



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
October 4, 2016

- Chairman Haines called the meeting to order at 7:00 P.M.
- Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Lewis Bainbridge, Brenda Bode, Charles Storm, Kim Weitala, Jeff Bathke, Mark Jenniges.
 - Absent: None:
 - Guests: Mr. & Mrs. Hanselman, Mr. & Mrs. Jorgenson
- Approve the agenda.
 - Motion by Lewis Bainbridge, seconded by Kim Weitala, to approve the agenda. All members voted aye, motion carried.
- Approve the September 6, 2016 Minutes.
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to approve the September 6, 2016 minutes. All members voted aye, motion carried. .
- That Harvey Hanselman has appealed to the Davison County Planning Commission to recommend granting a variance in side yard setback +/- 45 feet, resulting in a setback of +/- 5 feet from the property line. The minimum setback is 50 feet in the Agriculture District.
 - This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot A in the SW 1/4 of Section 2, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. Sandra Dewald responded via email saying lives on the south of Harvey's land and thinks 5' is to close and that's why we have zoning ordinances, but after informing her that Harvey is planning on building on the north side of his property she had no issues with it.
 - The applicant was present to answer questions. Discussion included Harvey explaining it will be a 42' x 30' pole barn with 12' side walls and two garage doors. It will be used as a garage and storage. There are no utility easements where he plans to build and there is enough room between where he plans to build and the fence so he can still mow back there. It will line up with his existing shed.
 - After consideration of 1403- B Variance, motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the Variance to the Board of Adjustment with the understanding if there is an easement for the waterline he will have to change his footprint. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

- That Steve Jorgenson has appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 22.72 acres to create a lot size of +/- 2.28 acres. The minimum in the Ag Res District is 25 acres.
 - This request is pursuant to Section 616 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as A Plat of Lot D-1, A Subdivision of Lot D in the SE 1/4 of Section 3, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. Dale Weitala stopped by the office and is okay with the variance. He thinks it's a good idea and will help keep up the land there.
 - The applicant was present to answer questions. Discussion included Steve has talked to the bank and there will be no issue with flood insurance as long as his structure is out of the flood plain. He did a perc test and found no water 6' down, there is 2' of top soil and 4' of clay. He plans to build up so he can have a walk out basement. Rural water, gas and electrical are all easily accessible to this site. The board all appreciated Steve being proactive and finding all the answers before being asked and that it's a beautiful area to build a house.
 - After consideration of 1403- B Variance, motion by Gary Stadlman, seconded by Charles Storm, to recommend approval of the Variance with an Ag Covent to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
- Approve a Plat of A Plat of Lot D-1, A Subdivision of Lot D in the SE 1/4 of Section 3, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Steve Jorgenson.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion for this was included with the variance and also that the Plat is within 3 miles of the city, so they had to hear it and it passed City Council on 10-3-16.
 - Motion by Lewis Bainbridge, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
- Questions and discussion on amending the Davison County Zoning Ordinance.
- Additional Comments and Discussion from the Group included:
- Set date and time for next meeting – November 1, 2016 @ 7:00 P.M.
- Adjournment @ 8:16 P.M.



Bruce Haines
Planning Commission Chairman

Mark Jenniges

Mark Jenniges
Deputy Director of Planning & Zoning