



Davison County Planning & Zoning and Emergency Management

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PLANNING COMMISSION MINUTES

October 7, 2014

1. Call to order at 7:02 P.M. by Chairman Haines.
2. Roll Call
  - Present: Bruce Haines, Brenda Bode, Steve Thiesse, Denny Kiner, Kim Weitala, Jeff Bathke, Nathan Wegner.
  - Absent: Gary Stadlman, Charles Storm.
  - Guests: Marjorie Mathers.
3. Approve the agenda
  - Motion by Bode, seconded by Kiner, to approve the agenda. All members voted aye, motion carried.
4. Approve the September 2, 2014 Minutes
  - Motion by Thiesse, seconded by Weitala, to approve the September 2, 2014 minutes. All members voted aye, motion carried.
5. Approve a Plat of Lots 2, 3, and 4, of River Front Estates, A Subdivision of Lots 8 and 9 in the SE 1/4 of Section 25, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Damon Bartscher.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was not present to answer questions. Discussion included the presence of the flood plain in proximity to Lot 4 and the intentions of said Lot. No structures will be built in the flood plain of Lot 4, which is stated on the plat.
  - Motion by Weitala, seconded by Bode, to recommend approval of the plat to the County Commissioners with the condition of an Agricultural Use Covenant. All present members voted 5 aye, 0 nay, motion carried.
6. Approve Road Name Request – Wagon Road
  - Deputy Administrator Wegner gave an explanation of the request.
  - Discussion included where the road will be and the reason for naming the road. The road previously had three (4) names and Wagon Road was approved by the LEPC on September 19, 2014.
  - Motion by Bode, seconded by Thiesse, to recommend approval of the road name request of Wagon Road. All present members voted 5 aye, 0 nay, motion carried.
  - The following previously recorded plats shall resemble the road name change:
    - i. Lot A of Andersen's Subdivision in the SE ¼ of the SW1/4 of 24-103-60 West of the 5<sup>th</sup> P.M., Davison County, South Dakota, where it appears to reference it as "Dump Road".
    - ii. Lot 1 of River Front Estates, A Sub. Of Lot 8 in the SW1/4 of the SE1/4 of 25-103-60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota, where it references it as "Wagon Road/Territorial Road.
    - iii. Lots 1-A and 2 in Sunrise Estates, SE ¼ of 25-103-60 West of the 5<sup>th</sup> P.M., Davison County, South Dakota.
    - iv. Surveyor's Affidavit - Wagon Road Lots 1 and 2 in the N ½ of 25-103-60 West of the 5<sup>th</sup> P.M., Davison County, South Dakota.

7. Approve a Plat of Mathers Tract A in Irregular Tract No. 3 in the SE 1/4 of Section 16, T 103N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Marjorie Mathers.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was present to answer questions. Discussion included why there was not a variance with the plat; Marjorie Mathers had been awarded a variance in lot size on August 15, 2006 for this area and was just now platting. There was an Agricultural Use Covenant attached in 2006 as well. It was also noted that the City of Mt. Vernon does not need to review said plat because the area is not contiguous to the City limits.
  - Motion by Kiner, seconded by Weitala, to recommend approval of the plat to the County Commissioners. All present members voted 5 aye, 0 nay, motion carried.
8. Approve a Plat of Lots 3D-1 and 3D-2 of D.R. Kiner's First Addition in the SW 1/4 of Section 31, T 104N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Denny Kiner.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was present to answer questions. Discussion included an explanation of the situation and need/reason for the plat. All requirements of the area are subject to the City of Mitchell's zoning ordinance; a variance through the City will be placed on the parcel of 3D-2 for lot width.
  - Motion by Bode, seconded by Thiesse, to recommend approval of the plat to the County Commissioners. All present members voted: Haines aye, Bode aye, Thiesse aye, Weitala aye, Kiner abstained, motion carried.
9. Discussion and review of possible amendments to the Davison County Zoning Ordinance.
  - Administrator Bathke gave an overview of the possible changes to the zoning ordinance and discussion about the various changes pursued.
10. Other Items:
  - Discussion about the "Re-Cycle Center" business located at 40510 254<sup>th</sup> St. Mitchell in regards to not meeting some of the conditions of their conditional use permit obtained September 28, 2010. The issue will be further pursued by the Planning & Zoning administrators.
  - Planning Commission member Bode had several calls over the last month to include:
    - i. One row of shelter belt trees planted near a fence line at 397<sup>th</sup> Ave. and 247<sup>th</sup> St. with concern of visibility. As stated in the ordinance, a person can plant up to four rows before needing to meet the 75' (feet) setback.
    - ii. Attention has been brought in concern to the recent increase in pet/animal carcass dumping on private property by other people whom are not the owner. While not enforceable by ordinance, the matter is disheartening.
    - iii. Complaints about "Concrete Construction of Mitchell Inc." located at 41002 258<sup>th</sup> St. in regards to the amount of items/"junk" visible outside of the business when they have the necessary amount of land to organize, manage, and arrange their items in a more appealing matter. The issue will be further pursued by the Planning & Zoning administrators.

iv. Reports of corn being grown in or near the ditch around Davison County; crops must meet the 75' (feet) setback. If reported, Planning & Zoning administrators will contact the landowner to have it removed.

11. Set date and time for next meeting – November 4, 2014 @ 1:15 P.M.

12. Adjournment at 9:22 P.M.



Bruce Haines

Planning Commission Chairman



Nathan Wegner

Planning & Zoning and Emergency Management Deputy Director