



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
November 4, 2014

1. Call to order at 1:16 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Charles Storm, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: One (1) vacancy currently open.
 - Guests: Clancy Steele, Maria Houston, Todd Hohn, Steve French, Shane Crowe, Ray Dean, Don Petersen, Dave Backlund, Dave Backlund Jr., Terry Johnson, Christie Gunkel, Randa Dean, Steve Culhane, Leon Baier.
3. Approve the agenda
 - Motion by Bode, seconded by Weitala, to approve the agenda. All members voted aye, motion carried.
4. Approve the October 7, 2014 Minutes
 - Motion by Weitala, seconded by Thiesse, to approve the October 7, 2014 minutes. All members voted aye, motion carried.
5. That Steve French has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 23.79 +/- acres for three (3) parcels to create a lot sizes of 1.21 +/- acres. The minimum lot size is 25 acres in the Agricultural - Residential (AR) District. This request is pursuant to Section 616 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 Lots 1A, 1B and 1C, A Subdivision of French Tract 1 in the SE 1/4 of Section 15, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Wegner gave an explanation of the application, required notifications, and the GIS view. There was a collective objection from neighboring land owners; document with signatures and short explanation for the objection reasoning was presented to the Planning Commission.
 - The applicant was present to answer questions. Discussion included the intentions of the applicant, who stated he doesn't have any immediate plans, but it would be single family, residential housing if anything. The question was then raised by Haines: Do we (Planning Commission) want to recommend approval for land platted for future use and no immediate plans? Land use around the proposed parcels was also discussed with neighbor Leon Baier voicing his concerns of his horses, minimum acreage rule for the area, soil support concerns for septic tanks, and overall comment to hold the development to three (3) acres per parcel as the proposed acreage is too small.
 - Standards for subdivisions and planned development was discussed as well. Haines shared EPA documents that reported the success of septic tanks while Stadlman stated that every area is different. Another neighbor, Todd Hohn, voiced septic tank concerns as well as problems with Taft Street, i.e. maintenance, upkeep, cost, etc. General comment was made about French's rental unit in the

area but was found to not violate any part of the zoning ordinance. Deputy Administrator Wegner gave a quick and brief explanation of Taft St. issues and informed the audience that there is a maintenance agreement on file at the Register of Deeds at the Courthouse BUT should have been provided in title work when purchasing home/land. The neighbors believe the street (Taft) should be maintained by Prosper Township.

- After consideration of 1403- B Variance, motion by Weitala, seconded by Storm, to recommend disapproval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Lots 1A, 1B and 1C, A Subdivision of French Tract 1 in the SE 1/4 of Section 15, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Steve French.
- Due to the Variance motion and carry for denial, the plat was not sought for a vote.
7. Approve proposed boundaries for Tax Incremental District #4 (TID #4) in the Wild Oak development; at the request of Firesteel Links LLC.
- Administrator Bathke gave an explanation of the proposed TID.
 - The applicant was present to answer questions. The applicant also provided an explanation and presentation of the project; discussion included emphasis by Haines that the (Planning Commission) members need to focus on boundaries, not specifically the overall plan, at this point. Emphasis was also put on how generated revenue would be spent by the applicant, who stated it would only be used for appropriate TID/TIF expenditures. Applicant stated the three planned phases which will need the order finalized in the final plan. Applicant also stated that there are 67 lots left to be sold in the development (40 have been sold in the last ten (10) years). According to the applicant, housing alone sold would support all three (3) phases of the proposed TID. Throughout the lifespan of proposed TID 4 there would be absolutely no liability on the County if the project were to fall behind. The proposed TID is expected to last until one of two things happens: 1. Until a certain amount of tax revenue is generated, or 2. Twenty years have elapsed; applicant expects the TID to last approximately 18 years.
 - The total projected cost of all three phases was estimated to be between \$1.8 to 1.9 million. It was stated that when a lot is sold (in the development) it automatically gets annexed into the City (limits). Overall project plan for TID 4 will be presented within the next 30-60 days. It was also reassured that the passage of the TID would not affect funding for overall County roads. The applicants heavily stated that their development allows and welcomes any contractor, and any person to build, from \$200,000 to \$1,000,000 priced houses (they do not regulate what type of build a person chooses to do).
 - Motion by Storm, seconded by Stadlman, to recommend approval of TID #4 boundaries to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye, Bode – aye, Weitala – aye, motion carried.
8. Discussion and review of possible amendments to the Davison County Zoning Ordinance.

- Administrator Bathke discussed possible changes to the zoning ordinance and future review at December and/or January's meeting.
9. Discussion of possible individuals to fill vacant seat of the Planning Commission.
 - Discussion included how vacant seat came about and that advertising will be conducted.
 10. Additional Comments from the Group included:
 - Deputy Administrator Wegner reported on past issues that have been addressed and resolved.
 11. Set date and time for next meeting – December 2, 2014 @ 1:15 P.M.
 12. Adjournment @ 3:31 P.M.


Bruce Haines
Planning Commission Chairman


Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director