

Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
Fax (605) 995-8642



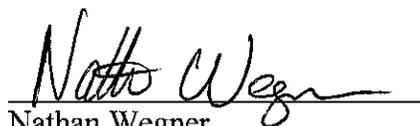
PLANNING COMMISSION MINUTES

December 2, 2014

1. Call to order at 1:17 P.M. by Vice Chairman Stadlman.
2. Roll Call
 - Present: Gary Stadlman, Steve Thiesse, Charles Storm, Brenda Bode, Kim Weitala, Nathan Wegner.
 - Absent: Bruce Haines, Jeff Bathke.
 - Guests: Lin Musick, Ross Haigh, and Chuck Mauszycki Jr.
3. Approve the agenda
 - Motion by Thiesse, seconded by Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the November 4, 2014 Minutes
 - Motion by Bode, seconded by Weitala, to approve the November 4, 2014 minutes. All members voted aye, motion carried.
5. That Lin Musick has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 17.88 +/- acres to create a lot size of 7.12 +/- acres. The minimum lot size is 25 acres in the Agricultural (AG) District. This request is pursuant to Section 513 (1) 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 1, 2, 3 and 4 of Harmony Addition in the SE 1/4 of Section 21, T 103N, R 61 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 one response from Jerry Buchholz after notification who stated he is not against the variance, but doesn't like having a farm in the middle of a bunch of residences.
 - The applicant was present to answer questions. Discussion included if the applicant plans to sell the existing home on lot 2 to family, which the applicant does not. The car lot conditional use relating to the property is not to be included in the variance or changed. Discussion about the need for the jog north off of parcel 2 was discussed and others would have liked to see more of a square parcel or better yet all 4 proposed lots divided more evenly to give 25 acres to all proposed parcels. The plans for lots 1, 2, and 4 were also discussed in regards to lot 3's plans.
 - After consideration of 1403- B Variance, motion by Bode, seconded by Thiesse, to recommend approval of the Variance to the Board of Adjustment with condition of an Agricultural Use Covenant. Roll call vote:
Haines – absent, Stadlman – nay, Thiesse – aye, Storm – nay, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Lots 1, 2, 3 and 4 of Harmony Addition in the SE 1/4 of Section 21, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Lin Musick.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion about the variance.

- Motion by Thiesse, seconded by Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – nay, Thiesse – aye, Storm – nay, Bode – aye, Weitala – aye, motion carried.
7. Approve a Plat of Lot 1-B of N. Maui's First Addition, A Subdivision of Lot 1 in the W. 1/2 of the NW 1/4, also described as Lot 1, All in Section 31, T 104N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Ross Haigh.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included access to the parcel in regards to 249th and the railroad right-of-way. Septic conditions in the area and if neighbors had voiced concern, to which they haven't. It was stated that Mr. Haigh has already gone to the City for a Conditional Use permit for his business on the proposed parcel. Setbacks, vehicles used by the business, and future development of the area were also briefly discussed.
 - Motion by Weitala, seconded by Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – aye, Bode – aye, Weitala – aye, motion carried.
 8. Approve a Plat of Lot 1 of Haley Addition in Government lots 3 & 4 of the NW 1/4 of Section 3, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Mike Haley.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was not present to answer questions. Discussion included the size of the lot in regards to having enough room for septic and a well; there will most likely not be room for a well on the proposed parcel. The size, shape, and placement of the lot was further discussed with concern for each, but realizing the City had approved, the Planning Commission furthered minimal conversation.
 - Motion by Storm, seconded by Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – nay, Thiesse – nay, Storm – aye, Bode – aye, Weitala – aye, motion carried.
 9. Additional Comments from the Group included:
 - Deputy Administrator Wegner handed out copies of the three applications that were returned to the Planning and Zoning office in regards to the current vacancy.
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10. Set date and time for next meeting – January 6, 2015 @ 1:15 P.M.
11. Adjournment @ 2:13 P.M.


 Gary Stadlman
 Planning Commission Vice Chairman


 Nathan Wegner
 Planning & Zoning and Emergency Management Deputy Director