

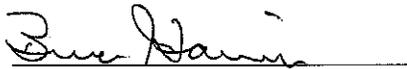
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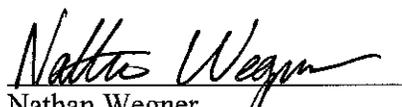


PLANNING COMMISSION MINUTES
February 3, 2015

1. Call to order at 1:18 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Jeff Bathke, Nathan Wegner.
 - Absent: Gary Stadlman, Lewis Bainbridge, Kim Weitala.
 - Guests: Doug Altman, Vince Boddicker, Tim Helling, Jim Helling, Mark Hinker.
3. Approve the agenda
 - Motion by Brenda Bode, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the January 13, 2015 Minutes
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the January 13, 2015 minutes. All members voted aye, motion carried.
5. That Doug Altman has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to operate a kennel in the Agricultural - Residential (AR) District. This request is pursuant to Section 607 (23) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the SE 1/4 S RY EX A, B, B1, B2, B3, E, G, H, I & J and EX W. 988.6' lying S. of RR ROW EX E. 404.6' of the S. 776' of Section 23, 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 were no responses from those notified.
 - The applicant was present to answer questions. Discussion included clarification and explanation of a kennel in the agricultural residential vs. the agricultural district in terms of being a conditional use and a permitted use. The applicant shared his intentions and reasoning for the permit with the Planning Commission. Discussion and information was also provided of the buildings and area where the animals (dogs) are housed.
 - After consideration of 1403- A Conditional Uses, motion by Charles Storm, seconded by Brenda Bode, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – absent, Bode – aye, Weitala – absent, motion carried.
6. Approve a Plat of Lot 2 of Wagner's Addition, A Subdivision of the SW 1/4 of Section 15, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Vincent Boddicker.
 - Deputy Administrator Wegner gave an explanation of the plat and that it had gone through the review process of the City and was approved.
 - The applicant was present to answer questions. Discussion included the plans and intended use of the land being acquired; applicant stated that he was planning to

- build a shed and fence off a portion, the remaining land would be used by Mr. Wagner as it currently is today.
- Motion by Brenda Bode, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – absent, Bode – aye, Weitala – absent, motion carried.
7. Approve a Plat of Tracts 1 and 2 of Helling Subdivision in the W 1/2 of Section 7, T 102 N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Jim Helling.
- Deputy Administrator Wegner gave an explanation of the plat. Administrator Bathke provided a summary of the events that had occurred with the surveying company and informed the Planning Commission members of the differences found. The Planning Commission was informed, as per the advice of the Deputy State's Attorney, to hear the plat and consider it as presented.
 - The applicant was present to answer questions. Discussion included survey differences from 100+ years ago and today. Further discussion was given to the difference in acreage amount being presented and the previous amount. Surrounding land ownership and lot line configuration was also conversed. Land use was also questioned to which the applicant stated it would still be used for pasture and farming practices.
 - Motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – absent, Bode – aye, Weitala – absent, motion carried.
8. Discussion and review of possible amendments to the Davison County Zoning Ordinance.
- Administrator Bathke presented possible changes to the zoning ordinance with group discussion following; further review at future meetings.
9. Additional Comments from the Group included:
- Flood plain and FEMA guidelines discussion in relation to the zoning ordinance.
 - Possible TID coming for the former Happy Chef location/building; additional information provided as it's presented.
 - Discussion of previous TID#4 and the possibility of a revisit at a later date.
 - Discussion of city TIF#17 and its inclusion of a portion of Mattie St. in the plan.
10. Set date and time for next meeting – March 3, 2015 @ 1:15 P.M.
11. Adjournment @ 2:50 P.M.


Bruce Haines
Planning Commission Chairman


Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director