



Davison County Planning & Zoning and Emergency Management  
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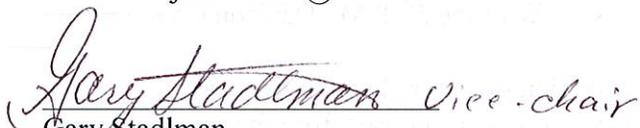


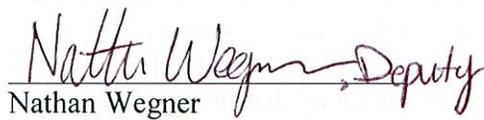
PLANNING COMMISSION MINUTES  
March 3, 2015

1. Call to order at 1:15 P.M. by Vice Chairman Stadlman.
2. Roll Call
  - Present: Gary Stadlman, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
  - Absent: Bruce Haines, Lewis Bainbridge, Charles Storm.
  - Guests: Arden and Jeannette Lemke, Ken Schlimgen.
3. Approve the agenda
  - Motion by Steve Thiesse, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Approve the February 3, 2015 Minutes
  - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the February 3, 2015 minutes. All members voted aye, motion carried.
5. Approve a Plat of Lot 1 of Lemke Addition, A subdivision of the W 372' of the SW 1/4, EX Lot H-1; And the W 372' of Lot W., All in the SW 1/4 of Section 27, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Arden and Jeannette Lemke.
  - Deputy Administrator Wegner gave an explanation of the plat. There were no responses from those notified.
  - The applicant was present to answer questions. Discussion was brief and included the existing zoning of the area and how the parcel was being divided.
  - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. That Central Electric Cooperative has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a ground mounted solar energy system in the Agricultural (AG) District. This request is pursuant to Section 509 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract 1A of Central Electric Cooperative Addition; a replat of Tract 1 of Central Electric Cooperative Addition, in the E 1/2 of the SE 1/4 of Section 28, T 103N, R 61 W of the 5<sup>th</sup> 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 an explanation from the applicant about the project which is intended to be used for research and training. Applicant also provided pictures of what the proposed solar energy system will look like. The footprint and lasting effects were questioned to which the applicant stated there are essentially no effects and the whole unit could be disassemble from its location if necessary. It was found that fencing is not required for the voltage amount this system will require. The applicant was asked

if other energy cooperatives use similar systems to which it was found there are over by Sioux Falls and into Minnesota. The applicant addressed concerns of possible panel glaring onto nearby roads by stating that the panels will face north and south so glare should be minimized.

- After consideration of 1403- A Conditional Uses, motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:  
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. Discussion Item: Front yard (75') v. Side yard (10') setback for a Pole Building at 25898 Taft Place (off of 259<sup>th</sup> St.) in the Agricultural Residential District of T 102 N, R 60 W, Prosper Township.
- Seeking input and guidance from the Planning Commission members, Administrator Bathke asked the group whether they thought, or preferred, Taft Place or 259<sup>th</sup> Street as the existing residence's front yard. Discussion included setbacks, neighboring properties, placement of the proposed structure, and clarification of what the issue is. After discussion the Planning Commission members unanimously agreed that 259<sup>th</sup> Street would be considered the front yard and Taft Place would be considered the side yard. \*Pending abutting property owner approval.
8. Discussion and review of possible amendments to the Davison County Zoning Ordinance.
- Administrator Bathke presented possible changes to the Board of Adjustment voting requirements as being proposed by legislature and how it would affect the writing of the zoning ordinance; group discussion followed; further review at future meetings.
9. Additional Comments from the Group included:
- Property opinion: Parceling 10 acres out of 40 for an existing house to be sold with the applicant using the remaining 30 acres for agricultural practices. Applicant will need a variance but was seeking input from the Planning Commission before proceeding with the purchase of the 40 acres.
  - 911 addressing discussion about issues and planned projects/corrections to better provide for residents.
  - Lack of sewer expansion plans for new developments north of Mitchell was discussed with emphasis on the amount of septic tanks that could occur in the area with proximity to Lake Mitchell.
10. Set date and time for next meeting – April 7, 2015 @ 7:00 P.M.  
11. Adjournment @ 2:56 P.M.

  
Gary Stadlman  
Planning Commission Vice Chairman

  
Nathan Wegner  
Planning & Zoning and Emergency Management Deputy Director