



PLANNING COMMISSION MINUTES  
May 10, 2016

- Call to order at 7:00 P.M. by Chairman Haines.
- Roll Call
  - Present: Bruce Haines, Steve Thiesse, Charles Storm, Gary Stadlman, Lewis Bainbridge, Mark Jenniges.
  - Absent: Kim Weitala, Brenda Bode
  - Guests: Robbie Müller, Mark White, Joe Blindauer, Glen Lowrio
- Approve the agenda
  - Motion by Charles Storm, seconded by Lewis Bainbridge, to approve the agenda. All members voted aye, motion carried.
- Approve the April 5, 2016 Minutes
  - Motion by Steve Thiesse, seconded by Gary Stadlman, to approve the April 5, 2016 minutes. All members voted aye, motion carried.
- That Doug Müller has appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 21.83 acres resulting in a lot size of +/- 3.17 acres.
  - This request is pursuant to Section 513 (4) 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 Lot 1 of D. & D. First Addition in the SE 1/4 of Section 4, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Administrator Jenniges 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 the variance and plat is for his son to build a house on. There is rural water to the property already and they have talked with Gary Stadlman about the septic system already.
  - After consideration of 1403- B Variance, motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Variance with an Ag Covent to the Board. Roll call vote:  
Haines – aye, Stadlman – abstain, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – absent, Weitala – absent, motion carried.
- Approve a Plat of Lot 1 of D. & D. First Addition in the SE 1/4 of Section 4, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Doug Müller.
  - Administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. Discussion for this was included with the variance.
  - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Stadlman – abstain, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – absent, Weitala – absent, motion carried.

- That Joe & Cathy Blindauer have appealed to the Davison County Planning Commission to recommend granting a variance for front yard setback of +/-23 feet, resulting in a setback of +/- 52 feet from the right of way.
  - This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the SW 1/4 of Perry TWP Section 21, T 104N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. There was no response from those notified.
  - The applicant was present to answer questions. Discussion included that the reason for the variance is for adding an addition onto the north side of the house. The house was built before the zoning ordinance and that's why it's closer than the 75' from the right of way. No trees will be cut down or utilities have to be moved. Parents own all the land to the north, south and west of their farm.
  - After consideration of 1403- B Variance, motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – absent, Weitala – absent, motion carried.
- That Billy Schnieder has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to build an in-ground swimming pool in the Agriculture District.
  - This request is in pursuant to Section 507 (36) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot 27 of Enemy creek Estates NE & NW (14) Section 14, Township 102 North, Range 60 West of the 5<sup>th</sup> P.M. Davison County, South Dakota.
  - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. Donald Tilberg called inquiring if water was to be in the pool year round or how or where it would be drained to with all the chemicals in it.
  - The applicant was present to answer questions. Discussion included from Billy that Splash City from Sioux Falls is the contractor on the project. The 40,000 gallon pool will be a salt water pool and will have to be drained down 1 ft in the fall every year and that will go into his septic tank. He is building a fence around the pool with a locking gate as well as installing a motorized cover with a lock as well. Jenniges explain that Billy is the first person to apply for CUP since Bathke has taken office. Haines explained the reason for needing the CUP for a pool is safety and understanding of the responsibility of owning a pool.
  - After consideration of the 1403-A Conditional Uses, a motion by Gary Stadlman, seconded by Steve Thiesse, to recommend approval of the plat to the Board of Adjustment. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – absent, Weitala – absent, motion carried.

- Approve a Plat of Plat of Lot 3 of Park Acres First Addition in the NE 1/4 of Section 6, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of CJM Consulting.
  - Administrator Jenniges gave an explanation of the plat.
  - The applicant was not present to answer questions. Discussion included that this is in the ETJ and the city planning commission approved the plat yesterday, but still has to go through the city council.
  - Motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – absent, Weitala – absent, motion carried
- Questions and discussion on amending the Davison County Zoning Ordinance.
  - Bathke is working on printing and mailing a hard copy to the board for them to read and make notes in to bring to the next meeting for discussion.
- Additional Comments and Discussion from the Group included:
- Set date and time for next meeting – June 7, 2016 @ 7:00 P.M.
- Adjournment @ 7:59P.M.



Bruce Haines  
Planning Commission Chairman



Mark Jenniges  
Deputy Director of Planning & Zoning