

Davison County Planning & Zoning and Emergency Management
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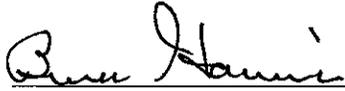


PLANNING COMMISSION MINUTES

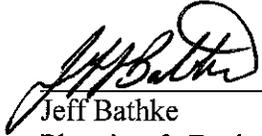
June 2, 2015

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: Lewis Bainbridge, Charles Storm.
 - Guests: Doran and Yvonne Bartscher.
3. Approve the agenda
 - Motion by Kim Weitala, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Approve the May 5, 2015 Minutes
 - Motion by Kim Weitala, seconded by Steve Thiesse, to approve the May 5, 2015 minutes with noted correction. All members voted aye, motion carried.
5. That Doran and Yvonne Bartscher have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 23.85+/- acres to create lot size of 1.15+/- acres. The minimum lot size is 25 acres in the Agricultural - Residential (AR) District. This request is pursuant to Section 616 (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 Tract A of Lot 6 of Sunrise Estates, A Subdivision of Lot 8 in the SW 1/4 of the SE 1/4 of Section 26, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy 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 access and approach to the property, utility availability, reasoning for variance, geographic characteristics of the land/area in regards to setbacks and the positioning of the proposed home. Soil types were also discussed in regards to supporting a septic tank and possible future tanks.
 - After consideration of 1403- B Variance, motion by Gary Stadlman, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Tract A of Lot 6 of Sunrise Estates, A Subdivision of Lot 8 in the SW 1/4 of the SE 1/4 of Section 26, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Doran and Yvonne Bartscher.
 - 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 Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. Additional Comments and Discussion from the Group included:
 - Floodplain discussion in relation to the construction of buildings and the Floodplain Ordinance.
 8. Set date and time for next meeting – July 7, 2015 @ 7:00 P.M.
 9. Adjournment @ 7:50 P.M.



Bruce Haines
Planning Commission Chairman



Jeff Bathke
Planning & Zoning Director