



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
July 7, 2015

1. Call to order at 7:04 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Brenda Bode, Kim Weitala, Jeff Bathke.
 - Absent: Gary Stadlman, Lewis Bainbridge.
 - Guests: Ray Paradies, Jim Lorang, Rick Podzimek, Nick Lorang
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 June 2, 2015 Minutes
 - Motion by Steve Thiesse, seconded by Kim Weitala, to approve the June 2, 2015 minutes. All members voted aye, motion carried.
5. That Rick Podzimek has appealed to the Davison County Planning Commission to recommend granting a variance:
 1. In lot size of +/- 23.75 acres to create lot size of +/- 1.25 acres, where the minimum lot size requirement is 25 acres in the Agriculture District.
 2. Plat is less than 50' from south end of barn (to include future addition).
 3. Plat is less than 50' from the west side of barn.
 4. Plat is less than 50" from the proposed addition on the residence.
 - This request is pursuant to Section 513 (3) and 515 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 Plat of R. Podzimek Tract 1 in the SE 1/4 of Section 33, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke 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 if the plat could be completed any other way to avoid a variance, which it could not. The applicant is purchasing the entire quarter section on contract for deed. The original owner does not wish to shorten the terms. The commission had concerns the new plat and house could be sold off. This will include an Ag Covenant. After consideration of 1403- B Variance, motion by Brenda Bode, 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 – absent, Thiesse – aye, Storm – nay,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Plat of R. Podzimek Tract 1 in the SE 1/4 of Section 33, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Rick Podzimek.
 - Administrator Bathke gave an explanation of the plat.

- The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion of the variance.
 - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – nay,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. That Oehlerking Holdings has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of 16.06 +/- acres to create lot size of 8.94 +/- acres.
- 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 Lots 1 & 2 Wild Plum Addition in the West Half of the Southeast Quarter of Section 13, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one phone call in response to the variance, which was Paul Muth. Once explained, he was fine with the variance.
 - The applicant was present to answer questions. Discussion included the fact that the remaining land is in the CRP Program, that no additional residences will be able to be added the way the land will be platted, and explained that the land to the east of Barber RD is in the floodplain and will not be able to be built on. After consideration of 1403- B Variance, motion by Kim Weitala, seconded by Charles Storm, 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 – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
8. That the Cynthia Bjerrum Revocable Trust has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of 21.03 +/- acres to create lot size of 3.97 +/- acres.
- 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 Lots 1 & 2 Wild Plum Addition in the West Half of the Southeast Quarter of Section 13, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one phone call in response to the variance, which was Paul Muth. Once explained, he was fine with the variance.
 - The applicant was present to answer questions. Discussion included the fact that the remaining land is in the CRP Program, that no additional residences will be able to be added the way the land will be platted, and explained that the land to the east of Barber RD is in the floodplain and will not be able to be built on.
 - After consideration of 1403- B Variance, motion by Brenda Bode, 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 – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.

9. Approve a Plat of Lots 1 & 2 Wild Plum Addition in the West Half of the Southeast Quarter of Section 13, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Oehlerking Holdings and the Cynthia Bjerrum Revocable Trust.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion of the variance.
 - Motion by Charles Storm, seconded by Steve Thiesse, 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 – aye, motion carried.
10. That Kim Lorang has appealed to the Davison County Planning Commission to recommend granting a variance for a front yard setback +/- 45 feet, resulting in a setback of +/- 30 feet from the right of way to build a grain bin.
 - This request is pursuant to Section 515 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 West 1/2 of the NW 1/4 EX HI of Section 26, T 103 N, R 62 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke 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 road not being used, except for recent I-90 construction. The applicant asked what the process was to have the road vacated. Applicant showed the commission a master plan of 5 bins. Applicant has built up the area with dirt and has brought electricity to the area.
 - After consideration of 1403- B Variance, motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
11. Consider a Plat of Lot D-2-A, 8th Avenue SE and Dorothy Court in Lot D-2, and Lot R-2-A in Lot R-2, all in the NW 1//4 of Section 23, T 103 N, R60 W of the 5th P.M., Davison County, South Dakota; at the request of William and Barb Goldammer. This item was placed on hold until the next meeting at the request of the surveyor.
12. Additional Comments and Discussion from the Group included:
13. Set date and time for next meeting – August 4, 2015 @ 7:00 P.M.
14. Adjournment @ 8:30P.M.


Bruce Haines
Planning Commission Chairman


Jeff Bathke
Director of Planning & Zoning