



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
August 4, 2015

1. Call to order at 7:00 PM by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Charles Storm, Steve Thiesse, Lewis Bainbridge, Kim Weitala, Brenda Bode, Jeff Bathke.
 - Absent:
 - Guests: Bob Weber, Barb Weber, Rex & Jan Balcom, Jerome McNarry, Marcus Traxler, Doug Molumby, Peggy Greenway, Chuck Mauszycki, Jr., Lisa Riggs, Roger Riggs, Len Scheich, Corey Juhl, Andy Prickett.
3. Approve the agenda
 - Motion by Gary Stadlman, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the July 7, 2015 Minutes
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the July 7, 2015 minutes. All members voted aye, motion carried.
5. That Bob & Barb Weber have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in front yard setback of +/- 22 feet to create a setback of +/- 53 feet.
 - This request is pursuant to Section 613 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Wilson Tract 2 in the NE ¼ of Section 25, T 103N, 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 was one response from a neighbor, who is fine with the variance.
 - The applicant was present to answer questions. Discussion included drainage, tree preservation, cleaning up the property, and approval for an additional driveway to the proposed garage.
 - After consideration of 1403- B Variance, motion by Lewis Bainbridge, seconded by Steve Thiesse, 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 – aye, Weitala – aye, motion carried.
6. Approve a Plat of Lot D-2-A of Rising Sun First Addition, 8th Avenue SE and Dorothy Court in Lot D-2, and Lot R-2-A of Rising Sun First Addition in Lot R-2, all in the NW 1/4 of Section 23, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of William Goldammer.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was not present to answer questions. However, Doug Molumby is familiar with the plat and explained the situation. Years ago the city and Mr. Goldammer had an arrangement for the area, which was not actually filed. This plat will clean up the access

- to Mr. Goldammer's property, as well as provide the city access to repair a drainage issue cause by the new Avera pond.
- Motion by Steve Thiesse, 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 – aye, Weitala – aye, motion carried.
7. That Lisa & Roger Riggs have requested granting a Variance Permit in Lot size of +/- 21.94 acres to create lot size of +/- 3.06 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. The property is legally described as Plat of Riggs Tract 1 in the South 825' of the SW 1/4 of the SW 1/4 of Section 24, T 102N, 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 response from a neighbor, who is fine with the variance.
 - The applicant was present to answer questions. Discussion included how it is a good idea to keep residences together (others in the area). A request was also made to keep the trees back from the road. This will also require an Ag Covenant.
 - After consideration of 1403- B Variance, motion by Gary Stadlman, seconded by Lewis Bainbridge, 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 – aye, Weitala – aye, motion carried.
8. Approve a Plat of Riggs Tract 1 in the South 825' of the SW 1/4 of the SW 1/4 of Section 24, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Lisa & Roger Riggs.
- Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Considering the Variance was just discussed, there was no additional comments on the Plat.
 - Motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
9. That John & Jeanne Mehlhaff have requested granting a Variance Permit in Lot size of +/- 18.31 acres to create lot size of +/- 6.69 acres.
- This request is pursuant to Section 513 (3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Plat of Mehlhaff Addition in the NW 1/4 of the SW 1/4 of Section 22, T 102N, 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 were no responses from those notified.
 - The applicant was not present to answer questions. Discussion included how other neighbors (present) were required to purchase 25 acres. The buyer, Mr. Prickett informed the board he is purchasing 40 acres, but needs to split the parcel due to financing. A request was made to rescind the plat once the financing is complete, which is not an option. Discussion also included if the applicant could sell the remaining acres, which he can.

- After consideration of 1403- B Variance, motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – nay, Storm – nay,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
10. Approve a Plat of Plat of Mehlhaff Addition in the NW 1/4 of the SW 1/4 of Section 22, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of John & Jeanne Mehlhaff.
- Administrator Bathke gave an explanation of the plat.
The applicant was present to answer questions. Considering the Variance was just discussed, there was no additional comments on the Plat.
 - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – nay, Storm – nay,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
11. That Loren VanOvershelde has appealed to the Davison County Planning Commission to recommend granting a variance for a front yard setback of +/- 40 feet, resulting in a setback of +/- 35 feet from the right of way to build 2 grain bins.
- 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 S 1/2 NE 1/4 & Lots 1 & 2 in the NE 1/4 EX LJV Tracts 1 & 2 of Section 1, 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 was one responses from those notified, who was fine with the variance once explained.
 - The applicant was present to answer questions. Discussion included floodplain, road, trees, electricity, and utilities (rural water line next to bins).
 - After consideration of 1403- B Variance, motion by Steve Thiesse, seconded by Kim Weitala, 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 – aye, Weitala – aye, motion carried.
12. That Juhl Energy has requested granting a Conditional Use Permit to install a temporary meteorological tower to measure wind.
- This request is pursuant to Section 607 (40) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as SE 1/4 EX Lots A & of Charlenes 1st Addition in the S714' Thereof of Section 9, T 103N, 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 was one responses from those notified, who was fine with the variance once explained; for this tower. He will reserve his concerns for the actual wind turbine permit.
 - The applicant was present to answer questions. Discussion included a plan to build 9-12 wind turbines in the future (\$40 million investment). The tower will be 198', which is below FAA regulations, but will have warnings (not lights). The tower is needed to gage the wind for financing. It will be up for 9-18 months.

- After consideration of 1403- B Variance, motion by Charles Storm, seconded by Lewis Bainbridge, 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 – aye, Weitala – aye, motion carried.
13. Approve a Plat of Lot E of CJM Second Addition, a Subdivision of the NW 1/4 of Section 32, T 104N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting.
- Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included that the buyer owns the property next to this lot and is looking at expanding his yard, so a septic tank will not be installed; as this has been a concern of having too many septic systems on this quarter.
 - Motion by Gary Stadlman, 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 – aye, Weitala – aye, motion carried.
14. Additional Comments and Discussion from the Group included:
15. Set date and time for next meeting – September 1, 2015 @ 7:00 P.M.
16. Adjournment @ 8:30P.M.


Bruce Haines
Planning Commission Chairman


Jeff Bathke
Director of Planning & Zoning