



Davison County Planning & Zoning and Emergency Management  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
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PLANNING COMMISSION MINUTES  
September 2, 2014

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call
  - Present: Bruce Haines, Gary Stadlman, Brenda Bode, Steve Thiesse, Charles Storm, Denny Kiner, Kim Weitala, Jeff Bathke, Nathan Wegner.
  - Absent: None.
  - Guests: Becky Pitz, Ron Schiech, Ron Deinert, Dave Deinert, Connie Deinert, Nathan Sparks.
3. Approve the agenda
  - Motion by Stadlman, seconded by Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the August 5, 2014 Minutes
  - Motion by Kiner, seconded by Weitala, to approve the August 5, 2014 minutes. All members voted aye, motion carried.
5. That Ron Scheich has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 22 +/- acres to create a lot size of 3 +/- acres. The minimum lot size is 25 acres in the Agricultural (AG) District. 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 Scheich Tract 1 in the NW 1/4 of Section 27, T 102N, R 60 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 the amount of truck traffic and the road dust raised. The size of the acreage was heavily discussed with question to possible future purchase of land as well as ordinance wording clarification. There was also concern over the proposed parcel placement in the middle of a section.
  - After consideration of 1403- B Variance, motion by Thiesse, seconded by Kiner, to recommend approval of the Variance to the Board of Adjustment with condition of an Agricultural Use Covenant. All present members voted 7 aye, 0 nay, motion carried.
6. Approve a Plat of Scheich Tract 1 in the NW 1/4 of Section 27, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Ron Scheich.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was present to answer questions. Aside from the Variance, further discussion included concerns of the proposed parcel being platted to the center of the road; there was thought that as a County maintained road, the owner cannot own/purchase half of the road.
  - Motion by Kiner, seconded by Thiesse, to recommend approval of the plat to the County Commissioners. All present members voted 7 aye, 0 nay, motion carried.



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7. That Loren Gregerson has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 7 +/- acres to create a lot size of 18 +/- acres. The minimum lot size is 25 acres in the Agricultural (AG) District. This request is pursuant to Section 513 (3) 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 1 of Gregerson's Addition, A Subdivision of Lot A in the SW 1/4 of Section 23, T 104N, R 62 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 two notified neighbors that contacted Planning Commission Member Bode to which they stated they had no objection to the recommended Variance Permit.
  - The applicant was present to answer questions. Discussion included a brief explanation of the Variance image, placement, and purpose.
  - After consideration of 1403- B Variance, motion by Weitala, seconded by Stadlman, to recommend approval of the Variance to the Board of Adjustment with condition of an Agricultural Use Covenant. All present members voted 7 aye, 0 nay, motion carried.
8. Approve a Plat of Tract 1 of Gregerson's Addition, A Subdivision of Lot A in the SW 1/4 of Section 23, T 104N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Loren Gregerson.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was present to answer questions. Due to the variance, there was minimal discussion about the plat.
  - Motion by Storm, seconded by Weitala, to recommend approval of the plat to the County Commissioners. All present members voted 7 aye, 0 nay, motion carried.
9. That Nathan Sparks has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 18.8 +/- acres to create lot size of 6.2 +/- acres. The minimum lot size is 25 acres in the Agricultural (AG) District. This request is pursuant to Section 513 (3) 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, and 3 of Sparks Addition in the S 1/2 of the SW 1/4 of Section 28, T 102N, R 60 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 of the 25 acre rule and how it pertains to banks' regulations and protocol. Also discussed was the possibility of wrapping the 7.11 acres back in with the remaining 17.89 acres to the north if 50 acres total was afforded in the first place.
  - After consideration of 1403- B Variance, motion by Stadlman, seconded by Thiesse, to recommend approval of the Variance to the Board of Adjustment with condition of an Agricultural Use Covenant. All present members voted 5 aye, 2 nay, motion carried.



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10. Approve a Plat of Lots 1, 2, and 3 of Sparks Addition in the S 1/2 of the SW 1/4 of Section 28, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Nathan Sparks.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was present to answer questions. Due to the variance, there was minimal discussion about the plat.
  - Motion by Bode, seconded by Kiner, to recommend approval of the plat to the County Commissioners. All present members voted 5 aye, 2 nay, motion carried.
11. That Dave Deinert has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in side yard setback of 40 +/- feet to create side yard setback of 10 +/- feet. The minimum side yard setback is 50 feet in the Agricultural (AG) District. 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 Lot C of Deinerts First Addition in the NW 1/4 of Section 25, T 103 N, R 62 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 a clarification of the variance image and placement of the grain bin to which it was found the placement would be 10 feet from the property line based on the fan that extends from the grain bin, making the actual bin 15-16 feet from the property line.
  - After consideration of 1403- B Variance, motion by Storm, seconded by Bode, to recommend approval of the Variance to the Board of Adjustment. All present members voted 7 aye, 0 nay, motion carried.
12. Approve a Plat of Lot 7, in Hamilton's 2nd Addition, in the SE 1/4 of Section 10, T 101 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Larice Hamilton.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was not present to answer questions. Discussion included a clarification of the plat visual and the intentions of Lot 7 in the future.
  - Motion by Storm, seconded by Weitala, to recommend approval of the plat to the County Commissioners. All present members voted 7 aye, 0 nay, motion carried.
13. Approve a Plat of Lot C of Oster's Addition, in the NE 1/4 of Section 19, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Ila Rumbolz.
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was not present to answer questions. Discussion was brief and included explanation of the applicant's intentions which is to clean up/correct the lot lines, which are currently slanted instead of straight. The overall intention of the applicant is to sell the proposed parcel after platting.
  - Motion by Bode, seconded by Weitala, to recommend approval of the plat to the County Commissioners. All present members voted 7 aye, 0 nay, motion carried.



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14. Approve a Plat of Tract 4 of Prairie Ethanol Addition in Lot 1 of the SW 1/4 of Section 24, T 104N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Prairie Ethanol LLC (POET).
  - Deputy Administrator Wegner gave an explanation of the plat.
  - The applicant was present to answer questions. Discussion included an overview of the plan from the applicant which detailed the need for the plat and rail expansion.
  - Motion by Kiner, seconded by Weitala, to recommend approval of the plat to the County Commissioners. All present members voted 7 aye, 0 nay, motion carried.
15. Set date and time for next meeting – October 7, 2014 @ 7:00 P.M.
16. Adjournment @ 8:30 P.M.

  
Bruce Haines  
Planning Commission Chairman

  
Nathan Wegner  
Planning & Zoning and Emergency Management Deputy Director