



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
October 3, 2017

1. Vice Chair Haines called the meeting to order at 7:00 P.M.
2. Roll Call
 - Present: Bruce Haines, Charles Storm, Steve Thiesse, Lewis Bainbridge, Brenda Bode, Kim Weitala, Jeff Bathke, Mark Jenniges.
 - Absent: Gary Stadlman
 - Guests: Paul Reiland, Dale & Dona Frank
3. Consider the agenda.
 - Motion by Kim Weitala, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Consider the September 5, 2017 Minutes.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the September 5, 2017 minutes. All members voted aye, motion carried.
5. That Dale and Dona Frank have appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 13.225 acres to create a lot size of +/- 11.775 acres for lot 2 and a variance in minimum lot size of +/- 21.623 acres to create a lot size of +/- 3.377 acres for lot 3, where the minimum lot size requirement is 25 acres in the Agricultural District.
 - This request is pursuant to Section 307(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 A Plat of Lots 1, 2, 3, and 4 of Frank's Addition, in the East 974.4 feet of the West 1772.4 feet of the South 718.2 feet in the S 1/2 of Section 14, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. No phone calls or emails were received for or against the variance.
 - The applicant was present to answer questions. Discussion included that the existing farmstead would be sold to their son which is lot 2 and on lot 3 is where Dale and Dona would like to build a new residence. They have extended the existing approach on the southeast corner of lot 3 for access. The layout planned for a house and garage on lot 3 fits within the zoning ordinance setbacks as well as not being built in a floodplain.
 - Commissioner Bode stated she had received calls wondering since there are 4 lots if it was going to become a housing district to which the answer is no. Only lot 2 and lot 3 will have a residence, lot 1 and 4 are going to be sold to the neighbor. Lot 3 will also be eligible to build any structures that fit within the zoning ordinance for the Ag District.

- After consideration of 1106-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 – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Considered a Plat of Lots 1, 2, 3, and 4 of Frank's Addition, in the East 974.4 feet of the West 1772.4 feet of the South 718.2 feet in the S 1/2 of Section 14, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Dale and Dona Frank.
- Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This is the plat for the variance discussed with item number 5 on the agenda. The original parcel is described by measurements and would not allow for a building permit. Lot 2 is the existing farmstead and lot 3 is where Dale & Dona would like to build a new residence. This is a perfect example of why land should be platted instead of sold by measurements. The Frank's thought their land followed the fence line, which it does not, that's what is creating the odd/small lots 1 and 4. Lot 1 and lot 4 are to be sold to the neighbor which has been farming the land already since that's where they thought the parcel line was. This plat is cleaning up an estate and making it right with the neighbor.
 - Motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
7. That Wilibrd Hohn has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of +/- 15.29 acres to create a lot size of +/- 9.71 acres, where the minimum lot size requirement is 25 acres in the Agricultural District.
- This request is pursuant to Section 307(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 A Plat of Lot 1 of WMH Addition in the SE 1/4 of Section 14, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. No phone calls or emails were received for or against the variance.
 - The applicant was not present to answer questions, however Paul Reiland of SPN was there to represent them. Discussion included that the farmstead will be sold to his son. Mr. Hohn will retain possession of the farmland around the house. Mr. Hohn has 11 children and parceling off the house now and selling it will help in the future estate planning. The size and shape of the new parcel are due to not wanting to take any farm ground away from the parent parcel.
 - No variances in setbacks are needed to any of the existing buildings.
 - After consideration of 1106-B Variance, motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,

Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.

8. Considered a Plat of Lot 1 of WMH Addition in the SE 1/4 of Section 14, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Wilibrd Hohn.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This is the plat for the variance discussed with item number 7 on the agenda.
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
9. Additional Comments from the Group.
10. Set date and time or next meeting – November 7, 2017 @ 7:00 P.M.
11. Adjournment @ 7:45 P.M.

Bruce Haines
Planning Commission Chairman



Mark Jenniges
Deputy Director of Planning & Zoning