



Davison County Planning & Zoning and Emergency Management  
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PLANNING COMMISSION MINUTES  
May 18, 2017

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call
  - Present: Bruce Haines, Steve Thiesse, Charles Storm, Kim Weitala, Brenda Bode, Jeff Bathke, Mark Jenniges.
  - Absent: Gary Stadlman, Lewis Bainbridge
  - Guests: Marty Rost, Tom Greenway, Peg Greenway, Doug & Holly Hansen, Chuck Eilts.
3. Consider the agenda.
  - Motion by Brenda Bode, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Consider the May 2, 2017 Minutes.
  - Motion by Steve Thiesse, seconded by Kim Weitala, to approve the May 2, 2017 minutes. All members voted aye, motion carried.
5. That Blue Stem Family Farm, LLC has appealed to the Davison County Planning Commission to recommend granting a variance for:
  - A front yard setback +/- 25 feet, resulting in a setback of +/- 275 feet from the east right of way.
  - A side yard setback of +/- 25 feet, resulting in a setback of +/- 275 feet from the north property line.
  - A side yard setback of +/- 25 feet, resulting in a setback of +/- 275 feet from the west property line.
  - A side yard setback of +/- 50 feet, resulting in a setback of +/- 250 feet from the south property line.
  - The setback is 300 feet for a CAFO Agricultural District.
  - This request is pursuant to Section 517:3 (f) and (h) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract A Greenway Addition in the NE 1/4 of Section 6, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. A letter was received in opposition from Darlene Wadleigh of the "Hog Confinement." The letter dealt with all water issues and about decreased value in land because of it.
  - The applicant was present to answer questions. Discussion included that there are 7 new structures that require a variance of the 30 total structures to be built. It is a million dollar project. They are installing new bio security filters/fans. The main purpose is to keep disease from coming into the facility. They will be moving the same cubic feet of air in and out as they currently do. Marty Rost gave a brief history of the facility. At the time of construction they were not using filter systems and now to modify after costs more than if they had done it during

original construction. One person is in charge of the maintenance of the filters. The big filters get replace every three years at a total cost of about \$750,000.

- Tom Greenway stated Davison County needs about 20 more of these facilities.
- Peg Greenway is a co-owner of the facility and believes this is a great addition and will greatly help prevent illness in the pigs.
- 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 – absent, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.

6. Considered a Plat of Tract 1 and Tract 2 of BSD Addition in the West half of the Southwest Quarter and in the Southeast Quarter of the Southeast Quarter of Section 27 and in the Southwest Quarter, the Northeast Quarter, and the Northwest Quarter of Section 34; all in Township 104 N, R 60 W of the 5<sup>th</sup> P.M. Davison County, South Dakota; requested by Robert Deboer.
  - Deputy Administrator Jenniges gave an explanation of the plat.
  - The applicant was not present to answer questions. This is in the ETJ and City Council has approved the plat already. Robert is selling the land to Doug & Holly Hansen and Chuck Eilts which were both present. Ingress/egress was is on the plat. There will have to be some easements with other landowners to reach certain parts of Tract 2 but that is a civil matter. Fences being off was also discussed but that too is a civil matter and both parties were advised to seek legal counsel for it.
  - Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners with the a service road easement running north and south along Hwy 37. Roll call vote:  
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. Considered A Plat of Lots 2A-1 and 2A-2, Block 2 of B. and J. DeVries First Addtion in the NE 1/4 of Section 31, T 104 N, R 60 W of the 5<sup>th</sup> P.M. Davison County, South Dakota.; requested by David DeVries
  - Deputy Administrator Jenniges gave an explanation of the plat.
  - The applicant was not present to answer questions. This plat is in the ETJ and will go in front of the city at their next meeting. David is parceling off his house from the other land. There is an easement on the plat for ingress/egress for Edwin Sigmund's property.
  - Motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners with the a service road easement running north and south along Hwy 37. Roll call vote:  
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
8. Additional Comments from the Group.
9. Set date and time or next meeting – June 6, 2017 @ 7:00 P.M.
10. Adjournment @ 8:13 P.M.

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Bruce Haines  
Planning Commission Chairman

*Mark Jenniges*

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Mark Jenniges  
Deputy Director of Planning & Zoning