



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
September 5, 2017

1. Vice Chairman Stadlman called the meeting to order at 7:00 P.M.
2. Roll Call
 - Present: Gary Stadlman, Steve Thiesse, Lewis Bainbridge, Brenda Bode, Jeff Bathke, Mark Jenniges.
 - Absent: Bruce Haines, Charles Storm, Kim Weitala.
 - Guests: Barb Schaffman, Craig and Betty Moller, Mike Rus.
3. Consider the agenda.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the agenda. All members voted aye, motion carried.
4. Consider the August 15, 2017 Minutes.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the August 15, 2017 minutes. All members voted aye, motion carried.
5. That Jim & Barb Schlaffman have appealed to the Davison County Planning Commission to recommend granting a variance for:
 - Lot size of +/- 22 acres to create lot size of +/- 3 acres where the minimum is 25 acres in the Ag District.
 - Side yard setback on the west side of +/- 17' to create a side yard setback of 33' from proposed garage where the minimum setback is 50' in the Ag District.
 - Side yard setback on the west side of +/- 36' creating a setback of +/- 14' from the existing house on the parent parcel where the minimum setback is 50' in the Ag District.
 - Side yard setback on the north side of +/- 32' creating a setback of +/- 18' from the existing shed of the parent parcel where the minimum setback is 50' in the Ag District.
 - This request is pursuant to Section 307(4) and Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as A Plat of Lot 1 of JBS Addition in the SE 1/4 of Section 11, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. A few phone calls were received just asking for clarification, no one was for or against.
 - The applicant was present to answer questions. Discussion included that the reason for the parcel lines where they are and the variance for side yard setback are because she didn't want any of the existing buildings to be taxed to her grandson. They plan on building a garage in the future and just wanted to get all the variances at one time.
 - Commissioner Bode wondered if an Ag Covenant was needed or if the updated zoning ordinance already required it, which it does, so no conditions of one needs to be made.

- After consideration of 1106-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 – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
6. Considered a Plat of Lot 1 of JBS Addition in the SE 1/4 of Section 11, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Jim & Barb Schlaffman.
- 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.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
7. That Craig Moller has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of +/- 12.78 acres to create a lot size of +/- 12.28 acres, where the minimum lot size requirement is 25 acres in the Agricultural District.
- This request is pursuant to Section 307(1)(5) 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 CBM Addition in Government Lot 1 of the NE 1/4 of Section 6, T 101N, 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. A few phone calls were received just asking for clarification, no one was for or against.
 - The applicant was present to answer questions. Discussion included that Craig wanted to keep as much farm land as he could to continue farming so he just platted out the farmstead. He thought parceling out a full 25 acres would make it hard to sell especially for someone to get financing from a bank. The grain bins shown on GIS are no longer there so a variance is not required.
 - After consideration of 1106-B Variance, motion by Steve Thiesse, seconded by Brenda Bode, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
8. Considered a Plat of Lot 1 of CBM Addition in Government Lot 1 of the NE 1/4 of Section 6, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Craig Moller.
- 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 – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.

9. Considered a Plat of Lots 1-H and 2-H, a Subdivision of Lot H of Brech's Subdivision in the W 1/2 of the SE 1/4 of Section 4, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Dan Brech.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. This is in the ETJ. The city planning commission tabled the plat at their last meeting due to ownership issues. Deputy State's Attorney Taylor informed planning and zoning to move forward with the plat and that would be a civil matter that does not affect the plat.
 - Steve Thiesse questioned why the size of the south lot, doesn't seem like it is big enough to build anything on.
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – nay, Thiesse – nay, Storm – absent,
Bainbridge – aye, Bode – aye, Weitala – absent, motion denied.
10. Considered a Plat of Lot 3 of Rus First Addition in the SE 1/4 of Section 15, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Mike Rus.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Mike tried to buy the land when he first moved to the location. He currently has about 10 acres and this would give him around 25 acres. He already uses the land and now would like to purchase it for more pasture.
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
11. Considered a Plat of Lot 1 of JJJ Addition in Government Lots 1 and 2 and the East 1/2 of the NW 1/4, All in Section 18, T 104N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Bob Jarding of Mitchell Realty.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. The surrounding land is being sold and the owners want to retain the farmstead. It is over 25 acres and no parcel line is within the 50' of setbacks so a variance is not required.
 - Motion by Lewis Bainbridge, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
12. Additional Comments from the Group.
13. Set date and time of next meeting – October 3, 2017 @ 7:00 P.M.
14. Adjournment @ 8:12 P.M.

Gary Stadlman
Planning Commission Vice Chairman

Mark Jenniges

Mark Jenniges

Deputy Director of Planning & Zoning