



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
February 2, 2016

1. Call to order at 1:15 P.M. by Deputy Zoning Administrator Jenniges.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Kim Weitala, Gary Stadlman, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
 - Absent: Brenda Bode.
 - Guests: Greg Robinson, Jerome MnNary, Dave Backlund.
3. Election of 2016 Planning Commission Officers.
 - Deputy Administrator Jenniges called for nominations of Chair. Gary Stadlman nominated Bruce Haines, Kim Weitala seconded the nomination. Hearing no other nominations, Bruce Haines was unanimously voted as Chairman.
 - Deputy Administrator Jenniges call for nominations of Vice Chairman. Charles Storm nominated Gary Stadlman, Bruce Haines seconded the nomination. Hearing no further nominations, Gary Stadlman was unanimously voted as Vice Chair.
4. Approve the agenda
 - Motion by Kim Weitala, seconded by Gary Stadlman, to approve the agenda. All members voted aye, motion carried.
5. Approve the December 1, 2015 Minutes
 - Motion by Charles Storm, seconded by Lewis Bainbridge, to approve the December 1, 2015 minutes. All members voted aye, motion carried.
6. Approve a Plat of Plat of Tracts K thru O, Tract B1 and Tract B2, Wild Oak Golf Club Addition in the Southeast 1/4 of Section 23, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Firesteel Links, LLC.
 - Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included that this is the top/new 9 at Wild Oak. Nothing had really changed, they were condensing and cleaning up existing plats. Make it easier to pay taxes in the future. Will save time for owner and county in the future.
 - Motion by Lewis Bainbridge, 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 – absent, Weitala – aye, motion carried
7. Approve a Plat of Plat of Tracts A thru C and Lot 4A, Backlund Addition in the Northwest 1/4 and Southwest 1/4 of Section 24, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Firesteel Links, LLC.
 - Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included that this is the bottom/old 9 at Wild Oak. Nothing had really changed, they were condensing

and cleaning up existing plats. Make it easier to pay taxes in the future. Will save time for owner and county in the future..

- Motion by Gary Stadlman, 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 – absent, Weitala – aye, motion carried
8. That Greg Robinson has appealed to the Davison County Planning Commission to recommend granting a variance:
1. Front yard setback +/-5 feet, resulting in a setback of +/- 70 feet from the right of way, where the minimum front setback is 75 feet in the Agriculture District.
 2. Side yard setback +/- 15 feet, resulting in a setback of +/- 35 feet from the property line, where the minimum side setback is 50 feet in the Agriculture District.
 3. Rear yard setback +/- 15 feet, resulting in a setback of +/- 35 feet from the property line, where the minimum rear yard setback is 50 feet in the Agriculture District.
- This request is pursuant to Section 515 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 South 18 RODS by East 12 RODS SE 1/4 of Section 23, T 104N, 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. Arbutus Hanson called to get a better understanding of what the papers she received were about and after explanation of the zoning codes, she had no issues with Greg building the shed.
 - The applicant was present to answer questions. Discussion included the reason for the shed is storage for boat, camper, vehicles, and kids toys. The shed would be built just inside the rows of trees and no trees would need to be removed. There would be a drive and approach directly east of the shed. 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 – nay, Bainbridge – aye, Bode – absent, Weitala – aye, motion carried.
9. That Jerome McNary has appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 19.72 acres resulting in a lot size of +/- 5.28 acres.
- This request is pursuant to Section 513 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 Plat of Lot 1 of McNary Addition in the SE 1/4 of Section 21, T 102N, 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. There were no responses from those notified
 - The applicant was present to answer questions. Discussion included that McNary was applying for the variance incase a house was to be built by a future owner of the land. To his knowledge just a Morton Poll Barn was going to be built at this time for machinery storage. There is no kinship in the sale. Two-thirds of the property is in the flood plain, so options for what could be done for a building in

that area was discussed. Storm was opposed granting small acreages like this for future housing. After consideration of 1403- B Variance, motion by Charles Storm, seconded by Gary Stadlman, to recommend disapproval of the Variance to the Board. Roll call vote:

Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – absent, Weitala – aye, motion denied.

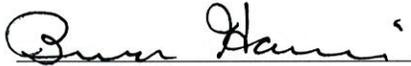
10. Approve a Plat of Lot 1 of McNary Addition in the SE 1/4 of Section 21, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Jerome McNary.

- Administrator Jenniges gave an explanation of the plat.
- The applicant was present to answer questions. Discussion for this was included with the variance.
- Motion by Kim Weitala, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – nay, Stadlman – nay, Thiesse – nay, Storm – nay,
Bainbridge – nay, Bode – absent, Weitala – aye, motion denied.

11. Additional Comments and Discussion from the Group included:

12. Set date and time for next meeting – March 1, 2016 @ 1:15 P.M.

13. Adjournment @ 3:09P.M.



Bruce Haines
Planning Commission Chairman



Mark Jenniges
Deputy Director of Planning & Zoning