



Davison County Planning & Zoning and Emergency Management
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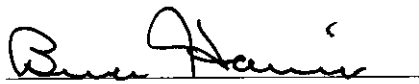



PLANNING COMMISSION MINUTES
August 14, 2018

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Mark Jenniges
 - Absent: Charles Storm, Lewis Bainbridge.
 - Guests: Jeff Miiller, Randy Miiller, Derek Mueller
3. Consider the proposed agenda.
 - Motion by Kim Weitala, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Consider the July 10, 2018 Minutes.
 - Motion by Steve Thiesse, seconded by Brenda Bode, to approve the July 10, 2018 proposed minutes. All members voted aye, motion carried.
5. Public input-none.
6. Considered a Survey Plat of Bauhs Barn Tract 1 in the Southwest Quarter of the Northwest Quarter and in the Northwest Quarter of the Southwest Quarter of Section 36, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Tim Neugebauer.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. Tim is parceling off the area of land where the newly built CAFO sits. There is already an existing approach he is using. The size of the parcel was questioned with so much room on the south side of the building. Planning and Zoning did not have an answer for that but did not believe there was going to be another CAFO on the same location. Tile was just put in in 2016 in that area as seen from the GIS flyover.
 - 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 – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. Considered a Survey Plat of Bacon Tract 1 in the Southwest Quarter of the Southwest Quarter of Section 20, T 102N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Jeff Miiller.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Jeff is parceling off land for the CAFO for financing and liability reasons.
 - Motion by Steve Thiesse, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.

8. Considered a Survey Plat of Ms. Piggy Tract 1 in the Southeast Quarter of the Southeast Quarter of Section 1, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Jeff Miiller.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Jeff is parceling off land for the CAFO for financing and liability reasons.
 - Motion by Gary Stadlman, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
9. Considered a Survey Plat of Wilbur Tract 1 in Government Lot 4 of the Northwest Quarter of Section 1, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Jeff Miiller.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Jeff is parceling off land for the CAFO for financing and liability reasons.
 - Motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
10. Considered a Plat of Tract 1 of DJM Addition, an Addition in the Northwest Quarter of the Northwest Quarter (NW ¼, NW ¼) of Section 9, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Derek Mueller.
 - Deputy Administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Derek is platting his land because it is currently described by measurements and he can not obtain a building permit and wants to build a grain bin.
 - Commissioner Stadlman was curious if there would be enough power for the new bins or if there would need to be a new service line to which Derek said he can come off the existing barn for power.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
11. That Derek Mueller has appealed to the Davison County Planning Commission to recommend granting a Variance Permit for front yard setback of +/- 15 feet to create a front yard setback of +/- 60 feet where the minimum is 75 feet in the Agricultural District
 - This request is in pursuant to 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 Tract 1 of DJM Addition, an Addition in the Northwest Quarter of the Northwest Quarter (NW ¼, NW ¼) of Section 9, T 101 N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There was no response from those notified.

- The applicant was present to answer questions. Discussion included Derek would like to place a grain bin on his property and this is best place to not take up farm ground or alley ways for his equipment to get around the property.
 - Commissioner Bode understood why he was placing it were he is because it's not just the bin you have to account for, the tractor, auger, semi or other pieces of farm equipment needed.
 - Commissiner Haines was curious if there was a hardship for this and Derek explained there is a slope on the land and he would have to do more dirt work.
 - Commissioner Stadlman had no concerns with the position of the bin since it's an established treebelt that is giong up against and shouldn't cause any issues.
 - After consideration of the 1106 B-Variiances, a motion by Gary Stadlman, seconded by Kim Weitala, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm –absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
12. Discussion on possible Davison County Zoning Ordinance updates. Planning and Zoning went over any questions the board had from the previous months discussion or new topics pertaining to updating the ordinance.
13. Additional Comments from the Group. Director Bathke explained that the county is in the process of updating its Comprehensive Plan. They are working with the 3 cities within the county as well as the County Commission to get funding for it in next year's budget. This will be one of the first Comprehensive Plans that include all municipalities with the county within the state. Davison County's last plan was done in 1999 and the City of Mitchell was in 1990. Mt. Vernon and Ethan have never had one done and are excited to see the results of the findings and solutions for the future that District III will come up with. There will be public input for this and the Davison County Zoning Ordinance will be amended to support the findings of the Comprehensive plan.
14. Set date and time or next meeting – September 4, 2018 @ 7:00 P.M.
15. Adjournment @ 8:01 P.M.


 Bruce Haines
 Planning Commission Chairman


 Mark Jenniges
 Deputy Director of Planning & Zoning