



Davison County Planning & Zoning and Emergency Management  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8642



PLANNING COMMISSION MINUTES  
February 5, 2019

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll Call
  - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Kim Weitala, Mark Jenniges.
  - Absent: One (1) vacancy currently open, Lewis Bainbridge, Jeff Bathke.
  - Guests: Don & Gladys Fergen, Jerry & Barb Weber, Wade Musick.
3. Consider the proposed agenda.
  - Motion by Brenda Bode, seconded by Kim Weitala, to approve the agenda. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the January 8, 2019 Minutes.
  - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the January 8, 2019 proposed minutes. All members voted aye, motion carried.
6. Public input-none.
7. Considered a Plat of Lots 1 and 2 of Cattle Co. First Addition in the SW 1/4 of Section 1, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Matt Hohn.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was not present to answer questions. A variance for this plat was approved at last month's meeting. He is doing this to conform with the Davison County Zoning Ordinance, his land is currently described by measurements and cannot obtain a building permit for the shed he wishes to build.
  - Motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Vacant, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
8. Considered a Plat of Lots 1, 2, 3 and 4 of WTC Addition in the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 5, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Wade Musick.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This is located in the ETJ and the city retains jurisdiction with zoning. The city has passed this with no issues. They are doing some estate planning that Randy had drawn up before he passed away, it was in his will to be divided this way. Lot 3 and the land south of that will be owned by the same person.
  - Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Vacant, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.

9. Considered a Survey Plat of Fergen Tract 1 and Fergen Tract 2 in the West Half of the Northeast Quarter, and Weber Tract 1 and Weber Tract 2 in the East Half of the Northeast Quarter, all in Section 33, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Gerald & Barbara Weber and Donald & Gladys Fergen.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. Webers and Fergens are doing some "horse trading" of the land, currently Fergens own Fergen tract 1 and 2 while Webers own Weber tract 1 and 2. Fergens will own both tract 1's and Webers will own both tract 2's after this is all completed.
  - Motion by Charles Storm, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Vacant, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
10. Considered a Plat of Lot 1 of DN & KN Addition in the SE ¼ of the SE ¼ and the NE ¼ of the SE ¼ of Section 36, T 104N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Darin Nemec.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was not present to answer questions. This plat is within 3 miles of the city of Mitchell, so their boards have heard this and passed it with no issues. Darin is getting more pasture land that he is already using. The replatting gets rid of the 100' wide frontage along 250th St which would not be wide enough for a lot. Darin is replatting his existing 25 acres to now include the addition 2.49 acres.
  - Motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Vacant, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
11. Considered a petition for vacation of Lots A & B of Endres' Addition in the NE ¼ of Section 7, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of B&C Bainbridge Land LLC.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was not present to answer questions. B&C Bainbridge Land LLC own the NE 1/4 surrounding Lots A & B they would like to vacate back to the quarter. Lot B is just of the tree grove and Lot A is of the farmstead, they don't need them separated into 3 different parcels, will make paying taxes using one parcel easier.
  - Motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Vacant, Thiesse – aye, Storm – aye,  
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
12. Additional Comments from the Group.
  - Planning and Zoning mailed out 244 letters to land owners in Davison County regarding land describe by measurements are not allowed to obtain a building permit. There have been many calls and people stopping by the office about this. Most don't plan to build on their land anyway so there are no issues. Other people have been informed of the process needed to follow.

13. Set date and time for next meeting – March 5, 2019 @ 1:15 P.M.
14. At 2:23 P.M., a motion by Kim Weitala seconded by Brenda Bode to adjourn the meeting. All members voted aye, motion carried.

---

Bruce Haines  
Planning Commission Chairman

*Mark Jenniges*

Mark Jenniges  
Deputy Director of Planning & Zoning