



Davison County Planning & Zoning and Emergency Management  
200 E. 4<sup>th</sup> Ave.  
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PLANNING COMMISSION MINUTES  
July 2, 2019

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call
  - Present: Bruce Haines, Steve Thiesse, Charles Storm, Dave Anderson, Brenda Bode, Kim Weitala, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
  - Absent:.
  - Guests: Kyle & Melisa Crago, Marilyn Smith, Janel Hays, Jay Smith, Jim Thue.
3. Consider the amended agenda to include items 8A, 8B and 8C.
  - Motion by Charles Storm, seconded by Steve Thiesse, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the June 4, 2019 Minutes.
  - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the June 4, 2019 proposed minutes. All members voted aye, motion carried.
6. Public input-none.
7. Considered a A Survey Plat of Antelope Tract 1 in the Southeast Quarter of Section 5, T 102N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Marilyn Smith.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. Marilyn is transferring the 70 acres to her son.
  - Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
8. Considered a A Plat of Lot 12 and Meadows Court of Iverson's Addition, Located in Lot B of the SE 1/4 of Section 33, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Kyle & Melisa Crago.
  - Deputy administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This plat is located in the ETJ so it is the City of Mitchell's zoning jurisdiction. City Council has passed this already. Crago's have purchased the land and intend to sell lot 12 to their son. They might sell some lots in the future to family but the reason they bought the land was so people wouldn't build behind them. The Meadows Court name as been approved by LEPC already. Meadows Court will be a public road but be put in and maintained privately.
  - Commissioner Bode questioned if there was drainage or floodplain issues on this plat or future plats. There is county coordinated closed drainage line that runs on the west part of the property and would is the responsibility of the landowners to

maintain. There is also some floodplain on the northwest part of the future plats. All water in this area runs north to Kibbie Ditch.

- Motion by Dave Anderson, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

8A. Considered a Plat of Lot D in the NE 1/4 of the NE 1/4 of Section 30, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Jim & Julie Thue.

- Deputy administrator Jenniges gave an explanation of the plat.
- The applicant was present to answer questions. This plat is located in the ETJ so it is the City of Mitchell's zoning jurisdiction. This is replacing Lot C by increasing it an extra acre due to the flooding this past spring there was found not to be enough space for a house to be built. They are selling the land to their nephew. He has already rezoned the area as it was commercial before and a residence was not allowed.
- Motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

8B. Considered a Plat of Klock Tract 1, a subdivision of the SE 1/4 of Section 31, T 102 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Jarod Klock.

- Deputy administrator Jenniges gave an explanation of the plat.
- The applicant was not present to answer questions. This plat goes along with Jarod Klock's plan for a CAFO which was approved in April of 2019.
- Motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

8C. Considered a Plat of Tract A of Blasé Addition, in the NW 1/4 of the NE 1/4 and in the NE 1/4 of the NW 1/4 of Section 23, T 101N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Gary & Amy Blase.

- Deputy administrator Jenniges gave an explanation of the plat.
- The applicant was present to answer questions. They currently own two parcels described by measurements and are combining these to come in compliance with the Davison County Zoning Ordinance. They would like to build onto an existing shed and are not able to due to their land be described by measurements.
- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

9. Additional Comments from the Group.

10. Set date and time for next meeting – Aug 6, 2019 @ 7:00 P.M.

11. At 8:06 P.M., a motion by Kim Weitala seconded by Dave Anderson to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairman

*Mark Jenniges*

Mark Jenniges  
Deputy Director of Planning & Zoning