



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
October 1, 2019

1. Chairman Haines called the meeting to order at 7:02 P.M.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Dave Anderson, Brenda Bode, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
 - Absent: Kim Weitala.
 - Guests:
3. Consider the proposed agenda.
 - Motion by Brenda Bode, seconded by Charles Storm, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the September 3, 2019 Minutes.
 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to approve the September 3, 2019 proposed minutes. All members voted aye, motion carried.
6. Public input-none.
7. That Willard (Scott) Meyer has appealed to the Davison County Planning Commission to recommend granting a Variance Permit for minimum lot size of +/- 21 acres to create a lot size of +/- 4 acres where the minimum is 25 acres in the Agricultural District.
 - This request is in pursuant to Section 307 (5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as A Plat of Lot B in the SE 1/4 Ex Tract 1 of Rices Addition of Section 9, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper and there were no responses for or against this.
 - The applicant was present to answer questions. Discussion included the applicant owns 11 acres and would like to parcel off 4 of those acres so a friend can build a house. He does not have the required 25 acres already. The land across the road is Ag Res. In 2012 they were granted a variance to parcel off land to the south to sell to Monte Rice. Scott had health issues at that time and this summer has had more health issues this summer so maintaining the 11 acres is difficult.
 - Commissioner Haines was concerned with flooding in that area or floodplain but it does not fall within the floodplain and is built up in the area. The topic of development was brought up but you need 4 lots for a development and this would only create 3 total so an access road would not be required.
 - After consideration of the 1106 B-Variiances, a motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

8. That Mark Meier has appealed to the Davison County Planning Commission to recommend granting a Variance Permit for minimum lot size of +/- 14.5 acres to create a lot size of +/- 10.5 acres where the minimum is 25 acres in the Agricultural District.
 - This request is in pursuant to Section 307 (1) 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 MAB Addition in the Northwest Quarter and Southwest Quarter of Section 15, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper and there were no responses for or against this.
 - The applicant was not present to answer questions. Discussion included the applicant has 3 parcels of land currently and all are described by measurements. He is combining two of them to create a farmstead which is 10.5 acres and under the required 25 acres. He is increasing the parcel the existing residence sits on by about 5 acres and will now include the outbuildings and pheasant pens.
 - Chet Edinger was curious what was being done, and after explanation had no issues with it. Informed the board the remaining acres, Lot 2, is going up for auction on Oct 22.
 - After consideration of the 1106 B-Variations, a motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
9. Considered a A Plat of Lots 1 & 2 of MAB Addition in the Northwest Quarter and Southwest Quarter of Section 15, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Mark Meier.
 - Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. Lot 1 goes along with the variance request which was item #8 on the agenda. Lot 2 is all the farm ground which is going to be auctioned off on Oct 22. There is ingress and egress through M A Tract 1 which is to the west which has been recorded at the ROD.
 - 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 – absent, Anderson – aye, motion carried.
10. Considered a Plat of Lot 1 of PWM First Addition in the South ½ of Section 9, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Wesley Morgan, Mike Morgan, Pat Morgan, Scott Morgan, Ronda Koepsell, Robin Moddy, Raven Ellwein, and Randi Haines.
 - Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. Pat Morgan is parcelling of his inheritance from the rest of the estate since his parents have passed away. He lives in the house that will be surrounded by this parcel. There is a house on the 35 acres but that will be moved off-site.

- Motion by Steve Thiesse, 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 – absent, Anderson – aye, motion carried.

11. Kannegieter discussion.

- At the previous meeting the CUP was tabled to give the applicant 30 days to clean up the property. One 30-yard roll off of tin and other small items has been removed. There is another roll off on the property. He has shifted items from one side of the property to the other side. Administrator Bathke has talked with H&R Salvage and they can remove all the pallets and grind them as well as all the metal and vehicles. Recommendation is that if substantial progress is not made by November 1st it is we notify the applicant the matter will be forwarded to the Board of Adjustment. It would be assumed the BOA would find the property in violation of the ordinance and request the States Attorney move forward with prosecution.

12. Additional Comments from the Group.

- The SDPA will be held in Brookings on October 16 and 17, the agenda has been emailed out to everyone.
- Comprehensive plan meeting in Ethan on Wednesday Oct 2, 6:00 P.M. at the Community Center. Planning & Zoning is working to set up a meeting in Mt Vernon in the near future.

13. Set date and time for next meeting – Nov 5, 2019 @ 7:00 P.M.

14. At 8:17 P.M., a motion by Brenda Bode seconded by Charles Storm to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairman



Mark Jenniges
Deputy Director of Planning & Zoning