



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
February 4, 2020

1. Chairperson Haines called the meeting to order at 1:15 P.M.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Dave Anderson, Kim Weitala, Lewis Bainbridge, Mark Jenniges.
 - Absent: Brenda Bode, Jeff Bathke
 - Guests: Chris Moller and Troy Moller
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the January 7, 2020 Minutes.
 - Motion by Dave Anderson, seconded by Charles Storm, to approve the January 7, 2020 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda-none.
7. That Moller Farms Partnership has appealed to the Davison County Planning Commission to recommend granting a variance in minimum setback for front yard setback +/-35', resulting in a setback of +/- 40' from the right of way where the minimum is 75' and north yard setback +/- 20', resulting in a setback of +/-30' from the property line where the minimum is 50' in the AG 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 is legally described as S 1/2 of the NE 1/4 of Section 31, T 102N, 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 with no responses for or against.
 - The applicant was present to answer questions. Discussion included they are placing a new bin in line with the existing and in the corner of a field. This will be in line with the trees to the north. The ROW is 100' from when it was an oil road back in the day. Hwy Superintendent Weinberg does not have an issue with the setback and doesn't foresee the road ever going back to oil. The variance request for the north property line is to their land as well. They are both listed under the exact same owner, it is something the county will look at changing wording in a future ordinance amendment to allow without a variance.
 - Commissioner Anderson said this will sit further back than the north edge of the tree belt to the north and since there are no safety concerns with that there are none with this variance location.
 - After consideration of the 1106 B-Variences, a motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – absent,
Weitala – aye, Anderson– aye, motion carried.

8. Additional Comments from the Group.
 - Planning and Zoning has had a few meetings with District III and the City of Mitchell regarding the Comprehensive Plan. The goal is to have a draft available to the board at the next meeting and public hearings to start at the following meeting.
 - Proposed Senate Bill 157 was briefly discussed. Planning and Zoning will continue to monitor.
9. Set date and time for next meeting – March 3, 2020 @ 1:15 P.M.
10. At 1:55 P.M., a motion by Kim Weitala seconded by Dave Anderson to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson



Mark Jenniges
Deputy Director of Planning & Zoning