



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES

June 2, 2020

1. Commissioner Bode called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present:, Steve Thiesse, Charles Storm, Dave Anderson, Brenda Bode, Lewis Bainbridge (telephonically), Jeff Bathke, Mark Jenniges.
 - Absent: Bruce Haines, Kim Weitala
 - Guests: Donny Howard.
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Charles Storm, to approve the proposed agenda. Roll call vote:
 - Haines – absent, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson– aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the May 5, 2020 Minutes.

Motion by Dave Anderson, seconded by Charles Storm, to approve the May 5, 2020 amended minutes. Roll call vote:

Haines – absent, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson– aye, motion carried.
6. Public input for items not on the agenda-none.
7. That Kardel Miiller has appealed to the Davison County Planning Commission to recommend granting the following variances:
 1. Minimum lot size of +/- 21.37 acres resulting in a lot size of +/- 3.63 acres, where the minimum is 25 acres in the Agricultural District.
 2. Minimum east side yard setback of +/- 17' for an existing residence on Lot 1 resulting in an east side yard setback of +/- 33' where the minimum is 50' in the Agricultural District
 3. Minimum rear yard setback of +/-10' for existing residence, garage, shed and 4 grain bins on Lot 1 resulting in a rear yard setback of +/-40' where the minimum is 50' in the Agricultural District.
 4. Minimum setback for an existing 30' diameter grain bin and 60' x 54' shed on Lot 2 to new north property line of +/- 35' resulting in a setback of +/- 15' where the minimum is 50' in the Agricultural District.
 5. Minimum east side yard setback for 2 existing north/south running sheds on Lot 2 to new east property line of +/- 15' resulting in a setback of +/- 35' where the minimum is 50' in the Agricultural District.
 - This request is in pursuant to Section 307(5) and 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 Lots 1 and 2 of Kardel and Amanda's Addition in the North 120 Acres of the NE 1/4 of Section 25, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota. The parent parcel is legally described as N 120 acres in the NE ¼ of Section 25, Township 101 North, Range 62 West 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 one phone call just questioning what was happening, they had no issues with it.
 - The applicant was present to answer questions. Discussion included the applicant is purchasing the residence with his wife and the rest of the farmstead with his brother. His lending agency won't allow him to purchase the entire farmstead in one parcel. The farmstead is currently 18.41 acres, not the required 25 acres without purchasing extra farm ground or pasture which would create extra issues. All the setback variances are for existing structures with how the new parcels were laid out, no new structures are being built.
 - After consideration of the 1106 B-Variances, a motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
8. Considered a Lots 1 and 2 of Kardel and Amanda's Addition in the North 120 Acres of the NE 1/4 of Section 25, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Kardel Miiller.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This plat goes along with the variances from item number seven of the agenda. There is an easement on the plat.
 - An Ag Covenant will be required to be filed at the same time of the plat. Administrator Bathke gave a brief description of what Ag Covenant is and why the county requires one.
 - Motion by Dave Anderson, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
9. That Steve Frank has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to operate a manufacturing/welding business in the Ag Res District.
- This request is in pursuant to Section 405 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Lot A in the SE 1/4 of Section 23, T 103N, R 61 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 to the neighbors and it was published in the paper with no responses for or against.
 - The applicant was present to answer questions. Discussion included most of Steve's work is done out of his truck. He does a lot of work for Khromers, Bob Ball and Toshiba. He currently stores his equipment in his garage. He will clean up the lot and feels it will look better than the previous owners. It's a good location being on the outside of town that farmers won't have to drive through

town with their combines/equipment if it is something that has to come to the shop instead of being repaired at the site.

- Commissioner Storm had a concern there will an accumulation of stuff as time goes on. Mr. Frank said he does not plan to have equipment or material stored outside, but if he does it will be on the north side of the building. He is thinking about installing a fence to help hide anything that does sit outside.
- After consideration of the 1106 A-Conditional Uses, a motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Conditional Use Permit. Roll call vote:
Haines – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

10. Considered a Plat of Lot 3-A of North Maui's First Addition, a Subdivision of Lot 1 in the West 1/2 of the NW 1/4, also described as Lot 1, Subdivision of Government Lot 1, All in Section 31, T 104N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Maui Farms Inc.

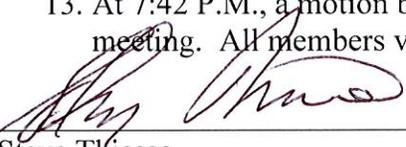
- Deputy administrator Jenniges gave an explanation of the plat.
- The applicant was present to answer questions. This plat is located in the ETJ. City of Mitchell has already passed the plat at city council. There is no water or sewer to the plat, but the owner is purchasing the property for more yard for his current residence. Maybe put a shed up in the future, this just gives him more space to the east of his current property.
- Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

11. Additional Comments from the Group.

- Planning and Zoning continues to work with District III on the Comprehensive Plan. They are working with the city to come up with new zoning jurisdiction for the ETJ and have the county take zoning back in that area. Discussion has been that the Comprehensive Plan may be on a hold for another year to get current census numbers. Adopting it now would have information that is 10 years old.
- Planning and Zoning will look into the few minor zoning ordinance recommended changes and moving forward with them before adopting the new Comprehensive Plan.

12. Set date and time for next meeting – July 7, 2020 @ 7:00 P.M.

13. At 7:42 P.M., a motion by Steve Thiesse seconded by Charles Storm to adjourn the meeting. All members voted aye, motion carried.


Steve Thiesse

Planning Commission Vice-Chairperson



Mark Jenniges

Deputy Director of Planning & Zoning