

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



PLANNING COMMISSION MINUTES
July 7, 2020

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

Motion by Dave Anderson, seconded by Charles Storm, to approve the June 2, 2020 proposed minutes. Roll call vote:

Haines – aye, 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 Palace MotoSports/Scott Studer has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to operate open sales business in the Ag District.
 - This request is in pursuant to Section 304(24) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as W 190' of the S 311.5' of the N 711.5' of the SW 1/4 of Section 2, 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 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 the history of the property owned by Scott Blacksten. The lot is described by measurements so no building permits are allowed to be issued and the lot is 115' deep so variances would need to be applied for as well.
 - Commissioner Bainbridge questioned if it would change the taxing on the land to which was answered it would not.
 - Commissioner Anderson questioned if he would be leaving everything out there every day or bringing it back to the shop. The applicant stated he plans to leave everything out there and is working with his insurance for a policy for it. The applicant lives near the location and will be driving by every morning and night to go to and from work.

- Commissioner Bode questioned if a sign would be able to be placed out there to which was answered that he could by following the on-site sign regulations in the ordinance.
 - After consideration of the 1106 A-Conditional Uses, a motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
8. That Renae & Terry Kleinsasser have appealed to the Davison County Planning Commission to recommend granting a variance in minimum side yard setback from an existing deck/residence/garage of +/- 20' to create a side yard setback of +/- 30' from the property line, where the minimum is 50' in the Agricultural 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 will be legally described as Plat of Lot A of Kleinsasser Addition in the SE 1/4 of Section 21, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota. It is currently described as W 509.15' of the S 2139' of the E 1043' of the SE ¼ of Section 21, T 102 N, 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 with one phone call just questioning what was happening, they had no issues with it.
 - The applicant was not present to answer questions. Discussion included the applicant would like to add onto the shed but their land is described by measurements so a building permit cannot be obtained. They are platting their 25 acres so they can obtain a building permit and the existing structures are non-conforming.
 - After consideration of the 1106 B-Variances, a motion by Brenda Bode, 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.
9. Considered a Plat of Lot A of Kleinsasser Addition in the SE 1/4 of Section 21, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Renae & Terry Kleinsasser.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. This plat goes along with the variance from item number eight of the agenda. They are platting 25 acres so no variance is required for lot size.
 - 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.
10. That Ron Long has appealed to the Davison County Planning Commission to recommend granting a variance in minimum front yard setback of +/- 45 feet to rebuild a shed that

was destroyed in the June wind storm, resulting in a setback of +/- 30 feet from the right of way, where the minimum is 75' in the Agricultural 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 NE 1/4 of Section 5, 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 phone calls for or against.
 - The applicant was present to answer questions. Discussion included the applicant would like to rebuild his shed in the same location so he can reuse the existing concrete pad. The old shed was 60' x 80' and the new one will be 62' x 80'.
 - Commissioner Bode stated the grain bins to the south are closer than the shed. Doesn't believe it will create a hazard or restrict any views for the intersection that is to the north.
 - After consideration of the 1106 B-Variances, 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 – aye, Weitala – absent, Anderson – aye, motion carried.
11. Considered a Plat of Tract A of Gillam's Addition, in the NE 1/4 of the NW 1/4 of Section 24, T 102N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Bruce Gillam Jr..
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. The applicant is parceling off 25 acres to build a residence in the future.
 - Motion by Lewis Bainbridge, 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.
12. Considered a Plat of Lot 1 of T and J Addition, a Subdivision of Irregular Tract No. 2 in the SE 1/4 of Section 2, T 101N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Barb Schlaffman.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. The applicant is parceling off the +/-20.27 to sell to her grandson so he can build a residence in the future. He isn't sure on his timeline for building and will require a variance when it is time per Section 307(4). A variance is only good for two years. The trees are an old gravel pit and currently are full of water.
 - Commissioner Bode asked about an approach to the land. There is one currently there and the plat has a dedicated easement for that.
 - An Ag Covenant will be filed with the plat per zoning ordinance.
 - Motion by Dave Anderson, seconded by Brenda Bode, 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.

13. That Michael & Pam Puetz have appealed to the Davison County Planning Commission to recommend granting a variance in minimum for lot size of +/- 16 acres to create a lot size of +/- 9 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 is legally described as SE 1/4 of the SE 1/4 of Section 01, 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 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 trying to sell their 40 acres but cannot find anyone to buy all 40. They would like to parcel off the farmstead and keep the rest of the pastureland in the hopes of getting someone to purchase the farmstead. They have lived at the farm for 22 years and are planning to move to Wyoming. The left over 31 acres they will look to sell to a neighbor. They hope to sell the full 40 acres but want some more options.
- Commissioner Bode stated her concern of parceling off the farmstead and someone purchasing the remaining 31 acres and turning it into a development in the future.
- After consideration of the 1106 B-Variences, 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,
Weitalla – absent, Anderson– aye, motion carried.

14. Additional Comments from the Group-None.

15. Set date and time for next meeting – August 4, 2020 @ 7:00 P.M.

16. At 8:13 P.M., a motion by Steve Thiesse seconded by Brenda Bode to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson



Mark Jenniges
Deputy Director of Planning & Zoning