

Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES

September 1, 2020

1. Chairperson Haines called the meeting to order at 7:01 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Kim Weitala, Brenda Bode, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
 - Absent: Charles Storm, Dave Anderson,
 - Guests: Tom & Jean Starr.
3. Consider the amended agenda.
 - Motion by Steve Thiesse, seconded by Steve Thiesse, to approve the amended agenda. Roll call vote:
 - Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– absent, motion carried.
4. Declare conflicts of interest-none.
5. Consider the August 4, 2020 Minutes.

Motion by Brenda Bode, seconded by Kim Weitala, to approve the August 4, 2020 proposed minutes. Roll call vote:

Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– absent, motion carried.
6. Public input for items not on the agenda-none.
7. That Brett Lowrie has appealed to the Davison County Planning Commission to recommend granting a variance in minimum for lot size of +/- 16.33 acres to create a lot size of +/- 8.67 acres, where the minimum is 25 acres in the Agricultural District.
 - This request is in pursuant to Section 307(4) 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 1 of Brett's Addition, in Gov. Lots 1 and 2 of the NW 1/4 of Section 19, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota. It is currently described as NW ¼ Ex Lot B of Section 19, T 103 N, 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 a few phone calls but no negative responses.
 - The applicant was present to answer questions. Discussion included the applicant is parceling of the land from his aunt to build a house on.
 - Commissioner Bode asked about access to the property to which the applicant answered there is an existing approach they will use. Also, Commissioner Bode question if they will be using rural water to which was answered it will be a well.
 - After consideration of the 1106 B-Variences, a motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:

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

8. Consider a Plat of Lot 1 of Brett's Addition, in Gov. Lots 1 and 2 of the NW 1/4 of Section 19, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Brett Lowrie.
 - Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This plat goes along with the variance from item number seven of the agenda.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
9. Consider a Plat of Lot B of L.V. Frey's First Addition, in the E 1/2 of Section 19, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Brett Lowrie.
 - Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. They are keeping the trees to the south in their parcel just to clean it up, not for access to the railroad.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
10. That Tom and Jean Starr have appealed to the Davison County Planning Commission to recommend granting the following variances:
 1. Minimum lot size for an existing farmstead of +/- 20.99 acres to create a lot size of +/- 4.01 acres, where the minimum is 25 acres in the Agricultural District.
 2. Minimum east side yard setback to an existing building of +/- 22' resulting in a setback of +/-23' where the minimum is 50' in the Agricultural District.
 3. Minimum rear yard setback to an existing building of +/- 38' resulting in a setback of +/-12' where the minimum is 50' in the Agricultural District.
 - This request is in pursuant to Section 307(1) and 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 1 of Starr's Addition, in Gov. Lot 2 of the NE 1/4 of Section 2, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota. It is currently described as NE 1/4 of Section 2, T 103 N, 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 a few phone calls inquiring which location and what they were doing, no one had any issues with it.
 - The applicant was present to answer questions. Discussion included the applicant is parceling off the farmstead to sell. The boundaries were made to keep as much of the farm ground in production as possible. No new approaches will be needed, and any new structures built on the farmstead would require trees to be cut down or a future variance request.
 - After consideration of the 1106 B-Variances, a motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye,

Weitala – aye, Anderson– absent, motion carried.

11. Consider a Plat of Lot 1 of Starr's Addition, in Gov. Lot 2 of the NE 1/4 of Section 2, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Tom & Jean Starr.

- Deputy administrator Jenniges gave an explanation of the plat.
- The applicant was present to answer questions. This goes along with item #10 on the agenda.
- Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – aye, Anderson – absent, motion carried.

12. Consider a Plat of Tract 1 of Wendelboe First Addition in the NE 1/4 of Section 15, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Josh & Tammy Renken.

- Deputy administrator Jenniges gave an explanation of the plat.
- The applicant was present to answer questions. The applicant came in to acquire a building permit but their land was described by measurements so no permit could be issued. They are platting their land to come in compliance with the ordinance.
- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – aye, Anderson – absent, motion carried.

13. That David Nebelsick has appealed to the Davison County Planning Commission to recommend granting a variance in minimum for lot size of +/- 19.64 acres to create a lot size of +/- 5.36 acres, where the minimum is 25 acres in the Agricultural District.

- This request is in pursuant to Section 307(4) 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 1 of Debra Kaye's First Addition in the NE 1/4 of Section 9, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota. It is currently described as N 3/4 of the NE 1/4 of Section 9, T 101 N, 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.
- The applicant was present to answer questions. Discussion included the applicant is parceling of the land for his son to build a house on. The bank would not allow the previous amount of acres to be mortgaged.
- After consideration of the 1106 B-Variances, a motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye,
Weitala – aye, Anderson– absent, motion carried.

14. Consider a Plat of Lot 1 of Debra Kaye's First Addition in the NE 1/4 of Section 9, T 101 N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of David Nebelsick.

- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This plat goes along with the variance from item #13 of the agenda. The previous plat approved last month has not been recorded so they can use the same name.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
15. Consider a Plat of Tracts 1, 2, and 3 of BarNone63 Addition in the SE 1/4 of Section 1, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of BarNone63 LLLP.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. The applicant is selling tract 2 to Roskens which has been renting the pasture for a long time. The applicant is keeping tract 1 and 3 in farm ground. They own the adjoining land to the north of tract 1 and there is access off of 412th Ave for tract 3.
 - Motion by Lewis Bainbridge, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – absent, motion carried.
16. Additional Comments from the Group-None.
17. Set date and time for next meeting – September 11, 2020 @ 12:00 P.M.
18. At 7:58 P.M., a motion by Lewis Bainbridge seconded by Steve Thiesse to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson



Mark Jenniges
Deputy Director of Planning & Zoning