



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
September 11, 2020

1. Chairperson Haines called the meeting to order at 12:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson(telephonically), Kim Weitala, Brenda Bode, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
 - Absent: Charles Storm.
 - Guests: .
3. Consider the amended agenda.
 - Motion by Brenda Bode, 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– aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the September 11, 2020 Minutes.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the September 11, 2020 proposed minutes. Roll call vote:
 - Haines – aye, Thiesse – aye, Storm –absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
6. Public input for items not on the agenda-none.
7. That Commercial Asphalt has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Ag District.
 - This request is in pursuant to Section 304(14) 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 NW 1/4 & N 1/2 of the SW 1/4 of Section 3, T 101N, 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 not present to answer questions. Discussion included that they would like to move to a new location, they thought they had a CUP for it already but did not acquire one in 2002. The state has already approved the new location.
 - Commissioner Bainbridge talked with Neil of Commercial Asphalt via phone before the meeting to see what their plan was. Bainbridge stated there are a lot of pits in that area.
 - Commissioner Bode stated she understood there can be a shortage of gravel already but could be some issues with transporting the gravel and wrecking the roads.
 - Commissioner Anderson stated that as long as the applicant continues to pay the state their fee every year he believes that makes it an active pit and the CUP on

the county side would not expire if no material was removed for a period of two years.

- After consideration of the 1106 A-Conditional Uses, a motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
8. Considered a Plat of Lots 2A and 3, of L. Robinson's First Addition, a subdivision of the southerly 936' of the easterly 932.2' of the SE 1/4 of Section 24, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Robinson Housemoving Inc.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was not present to answer questions. They came in to acquire a building permit on what is now lot 3, but at the time it was described by measurements so a building permit could not be issued. During discussion Mike Robinson stated he wished to build a garage onto his existing house on Lot 2, but would need a variance to do so. So Lot 2 was replatted to Lot 2A so he won't require a variance for the garage addition. Lot 3 has an existing shed on it that will now require a variance due to moving the lot lines. They will take care of that house keeping item on the October 6 agenda. There is an easement on the plat for lot 2A and Lot 1 to use for their driveways
 - Commissioner Bode stated she was happy to see the applicant looking ahead to the future projects and take care of everything at one time.
 - 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 – aye, motion carried.
- 8A. Consider a Plat of DRJ's First Addition, in the NW 1/4 of Section 12, T 102N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Kevin Hagen.
- Deputy administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. He selling the 25 plus acres to his step daughter for her to build a house on it. It is over the required 25 acres so a variance is not required and that's why we put this item on the agenda. They have talked to Davison Rural Water and can acquire that. There is an approach on the south end of the proposed parcel that they will extend to the north to share the approach.
 - 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 – aye, motion carried.
9. Additional Comments from the Group-none.
10. Set date and time for next meeting – October 6, 2020 @ 7:00 P.M.
11. At 12:28 P.M., a motion by Kim Weitala seconded by Steve Thiesse to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Mark Jenniges

Mark Jenniges
Deputy Director of Planning & Zoning