



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
January 5, 2021

1. PZ Acting Director Jenniges called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson, Kim Weitala, Brenda Bode, Lewis Bainbridge, Mark Jenniges.
 - Absent:.
 - Guests: .
3. Election of 2020 Planning Commission Officers.
 - Acting director Jenniges called for nominations of Chairperson. Brenda Bode nominated Bruce Haines, Kim Weitala seconded the nomination. Steve Thiesse called to cease nominations and cast a unanimous vote, seconded by Charles Storm. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
 - Deputy Jenniges called for nominations of Vice Chairperson. Brenda Bode nominated Steve Thiesse, Kim Weitala seconded the nomination. Charles Storm called to cease nominations and cast a unanimous vote, seconded by Dave Anderson. Hearing no further nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
4. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Dave Anderson, to approve the amended agenda. Roll call vote:
 - Haines – aye, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
5. Declare conflicts of interest-none.
6. Consider the proposed December 1, 2020 Minutes.

Motion by Dave Anderson, seconded by Brenda Bode, to approve the December 1, 2020 proposed minutes. Roll call vote:

Haines – aye, Thiesse – aye, Storm –aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson– aye, motion carried.
7. Public input for items not on the agenda-none.
8. That Ray Trudeau has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to install an in-ground swimming pool in the Ag Res District.
 - This request is in pursuant to Section 404(40) 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 the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 3, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Acting director 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 the applicant intends to build a swimming pool in their yard and it will have a fence around it and a cover when not in use.
 - 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 – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
9. That James Miiller has appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 14.97 acres to create a lot size of +/- 10.03 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 a Plat of Lot 1 of Twelve Mile Creek First Addition in the W 1/2 of the SE 1/4 of Section 16, T 101 N, R 61 W of the 5th P.M., Davison County, South Dakota. The property is currently described as W ½ of the SE ¼ of Section 16, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Acting director 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 would be selling the farmstead to his son.
 - Commissioner Bainbridge was glad to see young farmers taking over.
 - Commissioner Anderson noted it is a nice layout of the farmstead.
 - After consideration of the 1106 B-Variances, a motion by Lewis Bainbridge, 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 – aye, Anderson – aye, motion carried.
10. Considered a Plat of Lot 1 of Twelve Mile Creek First Addition in the W 1/2 of the SE 1/4 of Section 16, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of James Miiller.
- Acting administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This plat goes along with item #9 on the agenda. An Ag Covenant will be filed along with the plat.
 - Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
11. Additional Comments from the Group-none.
12. Set date and time for next meeting – February 2, 2021 @ 1:15 P.M.
13. At 1:53 P.M., a motion by Steve Thiesse seconded by Kim Weitala to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Mark Jenniges

Mark Jenniges
Acting Director of Planning & Zoning