



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
February 2, 2021

1. Chairman Haines 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, Brenda Bode, Lewis Bainbridge, Mark Jenniges.
 - Absent: Kim Weitala.
 - Guests: .
3. Consider the amended agenda.
 - Motion by Charles Storm, seconded by Steve Thiesse, to approve the amended agenda adding item 8A. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the proposed January 5, 2021 Minutes.
 - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the January 5, 2021 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda-none.
7. That Margaret & John Kotrba Trust has appealed to the Davison County Planning Commission to recommend granting a variance in minimum front yard setback to an existing residence of +/- 25' creating a setback of +/- 50', 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 will be legally described as a Plat of Lot G, Kotrba's Subdivision, in the SW 1/4 of Section 15, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota. The property is currently described as SW 1/4 of Section 15, T 103N, 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. A few phone calls were received but after explanation of what the variance was for there were no negative responses.
 - The applicant was present to answer questions. Discussion included the house is non-conforming because it was built to close to the right of way prior to Davison County having a zoning ordinance. The variance will clean that up and make it easier to sell in the future.
 - Commissioner Anderson stated that the property is a mess and needs to be cleaned up.
 - Randy Stiles representing the trust was present and agreed the property needs some attention and will talk to his clients to work on that. Mr. Stiles is willing to work with the county and try to get a timeline established on cleaning up the property. The property is getting divided into 4 parcels and Waco is receiving the farmstead. Mrs. Kotrba had been residing at the farmstead but has had some health issues as of late and been in the hospital.

- Highway Superintendent Weinberg talked to Waco about moving the vehicles and trash from the right of way for safety concerns to which he did immediately.
 - There are no conditions attached to the variance just on the record that Planning and Zoning will move forward with a nuisance violation if the property is not cleaned up and Mr. Stiles agreed with it and will do everything in his power to make it happen.
 - After consideration of the 1106 B-Variances, 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, Weitala – absent, Anderson – aye, motion carried.
8. Considered a Plat of Lots D, E, F and G, Kotrba's Subdivision, in the SW 1/4 of Section 15, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Margaret & John Kotrba Trust.
- Acting administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. This plat goes along with item #7 on the agenda. There is access to all parcels off either 403rd Ave or 253rd St, however any new approaches will have to be approved by the appropriate road authority. An Ag Covenant will be filed along with the plat.
 - Motion by Charles Storm, 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.
- 8A. Considered a Tract 1 of Mitchell Waterworks 1st Addition in the SW 1/4 of the SW 1/4 of Section 35, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of City of Mitchell.
- Acting administrator Jenniges gave an explanation of the plat.
 - The applicant was present to answer questions. The City of Mitchell is looking to purchase the 10 acres and place a water holding tank on it. There is a water easement on the west side of the plat. This land falls in the ETJ so it is city zoning jurisdiction.
 - Terry Johnson and Neil Putnam from the city gave an overview of the future project of the land acquisition. There will be a 2.5-3 million gallon above ground water tank and a pump house on the site. They plan to surround the site with trees. There is currently a 24" BY water line on the west side of the property that this would tie into and give the city a bigger holding supply of water and increase pressure on the south side of the city. They have looked at other locations along the line and came to an agreement with Knox County Partnership (Mitchell Livestock) to purchase the land. City will hear this February 8th and 15th.
 - Motion by Charles Storm, seconded by Lewis Bainbridge, 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.
9. Additional Comments from the Group-Brief discussion on HB 1050.
10. Set date and time for next meeting – March 2, 2021 @ 1:15 P.M.

11. At 2:28 P.M., a motion by Brenda Bode seconded by Lewis Bainbridge to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Mark Jenniges

Mark Jenniges
Acting Director of Planning & Zoning