



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
July 6, 2021

1. Chairman 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, Brenda Bode, Lewis Bainbridge, Kim Weitala, Jeff Bathke,
 - Absent: Dave Anderson, Charles Storm.
 - Guests: Pat Hohbach, Brett Hohbach, Travis Strand, and Chuck Mauszycki.
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Kim Weitala, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest-none.
5. Consider the proposed June 1, 2021 Minutes.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the June 1, 2021 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda-none.
7. Considered a Lots 8 and 10 of Park Acres First Addition in the NE 1/4 of Section 6, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting Inc.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. This plat is located within the ETJ and was approved by the city on June 21, 2021. The applicant is selling the two lots to one of the current landowners to allow for more yard area.
 - 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.
8. Considered a Lots 3 and 4 of AJB Subdivision in the NE 1/4 of Section 12, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Aaron Baas.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was not present to answer questions. The applicant has previously platted Lot 1 & Lot 2. This plat is for Lot 3 and Lot 4. The applicant is retaining Lot 3 and selling Lot 4 to the neighbors. There is an easement pending approval in Hanson County to access Lot 4 along the south and west border of the Hanson County Parcels, which is included in the packet as a reference. This plat was also approved at the Mitchell City Council on July 6, 2021, due to being in the ETJ.
 - 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.

9. Considered a Plat of Lots B, C, D and E of Hohbach's Addition in the NE 1/4 of Section 31, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota; at the request of Patricia Hohbach.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. The applicant is platting the land for estate planning. Lot D will be sold in the future for a residence, but the parcel is over the 25 acre minimum. Access was discussed, which is sufficient for the current and future plans.
 - Motion by Brenda Bode, 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.
10. That Austin & Lyndsie Schoenfelder have appealed to the Davison County Planning Commission to recommend granting a variance in minimum lot size of +/- 16 acres resulting in a lot size of +/- 9 acres, where the minimum lot size 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 Tract 3 of Roeder's Addition, previously platted tract 1 & 2 (now vacated), all in the NE 1/4 of the NW 1/4 of Section 28, T 102N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Adiminstrator Bathke explained the application, required notifications, and the GIS view. Notices were sent out to the neighbors and published in the paper with no responses for or against.
 - The applicant was not present to answer questions. Discussion included the applicant is purchasing the land from a family member. Tract 1 was granted a variance in 2019. Tract 2 was approved in May of 2021. Due to financing, the applicant is requesting to vacate Tract 1 and Tract 2 and create a new Tract 3 of 9 acres. The Commission had no concerns with the plan. They did question the business currently being operated on the property, which will be checked by Planning & Zoning.
 - After consideration of the 1106 B-Variances, a motion by Lewis Bainbridge, seconded by Kim Weitala, to recommend approval of the Variance 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. Considered a plat of Tract 3 of Roeder's Addition, previously platted tract 1 & 2 (now vacated), all in the NE 1/4 of the NW 1/4 of Section 28, T 102N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Austin & Lyndsie Schoenfelder.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was not present to answer questions. This plat is goes along with item #10 on the agenda. There were no additional comments.
 - 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. Additional Comments from the Group-

- This MVDC will be presenting a planned development at a future meeting. They have requested input from the Planning Commission prior to the official application and proposed platting. MVDC Vice-President Travis Strand was available to answer questions. Discussion included having a plan for electrical, water, and septic systems. Also, the road is planned to be on the east side of the trees. The MVDC may request a second driveway on the north end to allow for better traffic flow of vehicles such as school buses, ambulance, fire trucks, etc. The plat will be required to have an Agriculture Covenant. The Planning Commission also recommended the MVDC create covenants for the lots and an HOA to fund repair and maintenance of the private driveway.

13. Set date and time for next meeting – August 3, 2021 @ 7:00 P.M.

14. At 7:49 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

Jeff Bathke
Director of Planning & Zoning