

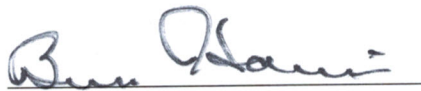
PLANNING COMMISSION MINUTES


December 7, 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, Lewis Bainbridge, Charles Storm, Brenda Bode, Kim Weitala, Dave Anderson, Jeff Bathke, & Karen Wegleitner
 - Absent: Steve Thiesse.
 - Guests: Charlie & Wanda Kobes, Bob & Kayleen Lee, Steve Gerlach, Dale Kroupa, Rich Mueller, Brian Eliason, Matt Buenzow, & Jason Nedved.
3. Consider the amended agenda.
 - Motion by Charles Storm, seconded by Dave Anderson, to approve the amended agenda. All members voted aye, motion carried. The agenda was amended to add the two Brtna plats.
4. Declare conflicts of interest. Hearing none, the meeting continued..
5. Consider the previous minutes.
 - Motion by Dave Anderson, seconded by Kim Weitala, to approve the November 2, 2021 proposed minutes. All members voted aye, motion carried
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Plat of Lot C of Earl's Subdivision in the NW1/4 of Section 27, T 103 N, R 62 West of the 5th P.M., Davison County, South Dakota; at the request of Dale Kroupa. This request is located in NW1/4 of Section 27, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the Plat Proposal. The applicant was present to answer questions. The applicant is platting land to be sold to the abutting property owner who lives in the residence nearby. There were no issues, and minimal concerns or comments.
 - Motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
8. Consider a variance of +/- 8.5', creating a setback of 1.5' from the west property line, where the minimum rear yard setback is 10' in the Agricultural Residential District & +/- 8', creating a setback of 2' from the north property line, where the minimum side yard setback is 10' in the Agricultural Residential District; at the request of Charles Sr. & Wanda Kobes. This request is located in Lot A-2 of the SE1/4 of Section 15, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the Variance Application. The applicant was present to answer questions. Discussion included verification of the setbacks to ensure they were 1.5' from the west & 2' from the north property lines. Kobes' were informed the measurements are from the outside of the gutters/downspouts. Kobes' discussed building a bigger garage provides more storage for equipment, cars, & a workspace for projects and would eliminate the need for renting a storage shed. Kobes' were asked about building in the front, but they would like to preserve the front yard.
 - Bob & Kayleen Lee (abutting neighbors) were also present to address concerns. The Lees are concerned about the gargae going over the property line and would like a

- Motion by Dave Anderson, seconded by Charles Storm, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
12. Considered a Plat of Lot 4A, of Circle K Ranch First Addition, a subdivision of an un-platted portion of the SE1/4 of Section 6 and all of previously platted Lot 4, of Circle K Ranch First Addition in the SE1/4 of Section 6, all in T 103 N, R 60 West of the 5th P.M., Davison County, South Dakota; at the request of Circle K Ranch, Inc. This request is located in SE1/4 of Section 6 and all of previously platted Lot 4, of Circle K Ranch First Addition in the SE1/4 of Section 6, all in T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the Plat Proposal. The applicant was present to answer questions. Discussion included the property is a shelterbelt and will be sold to the abutting property owner.
 - Motion by Dave Anderson, seconded by Brenda Bode, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
13. Considered a Plat of Lot 4A, Block 2 of Circle K Ranch Second Addition, a subdivision of an un-platted portion of the SE1/4 of Section 6 and all of previously platted Lot 4, Block 2 of Circle K Ranch Second Addition in the SE1/4 of Section 6, all in T 103 N, R 60 West of the 5th P.M., Davison County, South Dakota; at the request of Circle K Ranch, Inc. This request is located in SE1/4 of Section 6 and all of previously platted Lot 4, Block 2 of Circle K Ranch Second Addition in the SE1/4 of Section 6, all in T 103 N, R 60 West of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the Plat Proposal. The applicant was present to answer questions. Discussion included the property is a shelterbelt and will be sold to the abutting property owner.
 - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
14. Consider a Conditional Use Application to operate a Federal Firearms Sales in the Agriculture Residential District; at the request of Jason Nedved, on land owned by Steve & Nancy Nedved. This request is located in S1/2 of the NE1/4 of the SE1/4 ex Tract 1 Nedved Addition & S1/2 of the NE1/4 of the SE1/4 of Section 8, T 102 N, R 60 West of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the Conditional Use Application. The applicant was present to answer questions. Discussion included if this met the criteria for a home occupation. Motioned by Anderson and died for lack of second, due to the possibility of noise from gunfire, it does not. The operation will be inspected by the ATF to get the FFL. He will not have an excessive inventory. His operation will be more ordering of specific weapons. The property has several security cameras.
 - Motion by Brenda Bode, seconded by Charles Storm, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

15. Considered a Plat of Lot 1 of Brtna's 1st Addition, in the SE1/4 of Section 11, T 104 N, R 61 West of the 5th P.M., Davison County, South Dakota; at the request of Joe Brtna. This request is located in the SE1/4 of Section 11, T 104 N, R 61 West of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the Plat Proposal. The applicant was not present to answer questions. Discussion included Mr. Brtna has requested a building permit, and the property is currently described by measurements.
 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
16. Considered a Plat of Lot 1 of Janice's 1st Addition, in the SW1/4 of the NW1/4 of Section 15, T 104 N, R 61 West of the 5th P.M., Davison County, South Dakota; at the request of Joe Brtna. This request is located in the SW1/4 of the NW1/4 of Section 15, T 104 N, R 61 West of the 5th P.M., Davison County, South Dakota.
- Administrator Bathke gave an explanation of the Plat Proposal. The applicant was not present to answer questions. Discussion included Mr. Brtna is platting the property due to it currently being described by measurements.
 - Motion by Brenda Bode, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – absent, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
17. Additional Comments from the Group
- None
18. Set date and time for next meeting – January 4, 2022 @ 1:15 P.M.
19. At 2:30 P.M., a motion was made by Kim Weitala seconded by Dave Anderson to adjourn the meeting. All members voted aye, motion carried.


Bruce Haines
Planning Commission Chairperson


Jeff Bathke
Director of Planning & Zoning