

PLANNING COMMISSION MINUTES

May 3, 2022

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, Charles Storm, Lewis Bainbridge, Dave Anderson, Jeff Bathke, & Karen Wegleitner
 - Absent: Brenda Bode & Kim Weitala.
 - Guests: Janelle, Alyssa & Matt Wollman, Ashley Digmann, Louis Schoenfelder, Scot VanderPol, & Jennifer Mayer.
3. Consider the proposed agenda.
 - Motion by Dave Anderson, seconded by Charles Storm, to approve the proposed agenda. All members voted aye, motion carried .
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the April 5, 2022 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 variance application requested by Louis & JoAnne Schoenfelder of:
 - +/- 21.996 acres, creating a lot size of +/- 3.004 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in SW1/4 of the SE1/4 of Section 21, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. Louis Schoenfelder explained the grain bin inside the parcel would be moved, there are two driveways to the property, and rural water has been approved. There are no concerns from the board.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.
8. Consider a plat of Tract 1 of Digmann Addition in the SW1/4 of the SE1/4 of Section 21, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Louis & JoAnne Schoenfelder. This request is located in SW1/4 of the SE1/4 of Section 21, T 101N, R 61 W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. Schoenfelder explained construction will start at the end of May and there will be no issues with water as the house will be built up. No concerns with the plat.
 - Motion by Lewis Bainbridge, 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 – absent, Weitala – absent, Anderson – aye, motion carried.
 9. Consider a plat of Lot 1A of Jackrabbit Addition, a subdivision of an unplatted portion of the SE1/4 of Section 8 & all of previously platted Lot 1 of Jackrabbit Addition in the SE1/4 of Section 8, all in T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota, at the request of Jackrabbit Family Farms, LLC. This request is located in SE1/4 of Section 8, T 101N, R 62 W of the 5th P.M., Davison County, South Dakota.
Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant

was not present to answer questions. Lewis Bainbridge and Chuck Storm recused themselves. The board had no issues 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 – recused, Bainbridge – recused, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

10. Consider a variance application requested by Scot VanderPol of:

- +/- 8.24 acres, creating a lot size of +/- 16.76 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. Scot VanderPol explained he is selling his house located in Rumley Court and buying Tract 2 from the family corporation. Tract 1 will be left in the family corporation as he doesn't want or need all the land. The rest of the lots in Rumley Court will be sold in the future. The pond on Tract 2 has a well they use to water grass.

- Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

11. Consider a plat of Tracts 1 & 2 of West Fifty 2nd Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Scot VanderPol. This request is located in Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. No issues or concerns with the plat.

- Motion by Dave Anderson, seconded by Charles Storm, to recommend approval of the Plat to the County Commissioners. Roll call vote:

Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

12. Consider a Plat of Lot 3 of Wagner's Addition, in the SW1/4 of Section 4, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Matthew & Janelle Wollman. This request is located in SW1/4 of Section 4, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. Matt Wollman explained they want to purchase land to have room to build a storage shed. The board mentioned the setback they would have to follow when building. They have no other issues or concerns.

- 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 – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – June 7, 2022 @ 7:00 P.M.

15. At 7:24 P.M., a motion was made by Dave Anderson, seconded by Steve Thiesse, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning