

## PLANNING COMMISSION MINUTES

April 5, 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, Brenda Bode, Lewis Bainbridge, Dave Anderson, Jeff Bathke, & Karen Wegleitner
  - Absent: Kim Weitala & Chuck Storm.
  - Guests: Marty Rost, Jerry Wadleigh, Jacob Vastad, Ryan & Amy Storm, Scott & Shona Beukelman, Eric Wadleigh, Doug Hohn, Nick Hohn, Clay Hohn, Eric Veurink, Ashton Connell, Jeremy Holmberg, Brent Greenway, Robert Kampshoff, & Matt Storm.
3. Consider the amended agenda.
  - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the amended agenda. The variance +/- 45', creating a rear yard setback of +/- 255' from the proposed compost expansion on the west side was added to agenda item 14 for Blue Stem. All members voted aye, motion carried
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the March 1, 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 Scott & Shona Beukelman of:
  - +/- 22 acres, creating a lot size of +/- 3 acres within lot 1
  - +/- 22 acres, creating a lot size of +/- 3 acres within lot 2
  - ~~+/- 6.854 acres, creating a lot size of +/- 18.146 acres within lot 3~~  
where the minimum lot size is 25 acres in the Agricultural District.

The minimum lot size is 25 acres for a residence in the Agricultural District.

- +/- 20', creating a setback of +/- 30' from the proposed residence on the north property line
- +/- 20', creating a setback of +/- 30' from the shed on the south property line
- +/- 38', creating a setback of +/- 12' from the grain bins on the north property line
- +/- 34', creating a setback of +/- 16' from the grain bins on the east property line.

The minimum rear & side yard setback is 50' in the Agricultural District. This request is located in NW 1/4 of the NW 1/4 of Section 10, T 102N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. The variance +/- 6.854 acres, creating a lot size of +/- 18.146 acres within lot 3, was omitted due to the lot only being used for agricultural purposes. Discussion included the purpose of the Beukelmans platting their land into 3 lots for their plans to build a residence on lot 1, future plans to build residence for mother-in-law on lot 2, & Lot 3 will be used for farming. Discussion included if the grain bins could be included on lot 1 to increase the acreage, but their insurance company would prefer Ag related structures on a separate lot.

- Motion by Dave Anderson, seconded by Lewis Bainbridge, 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 – absent, Anderson – aye, motion carried.

8. Consider a plat of Lots 1, 2 and 3 of Beukelman's Addition, in the NW 1/4 of the NW 1/4 of Section 10, T 102 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Scott & Shona Beukelman. This request is located in NW 1/4 of the NW 1/4 of Section 10, T 102N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.  
Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. Discussion included concerns of how to access lot 2. The Beukelmans explained there is a possible entry point located at the south end of the trees. There were no other concerns.
  - 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 – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
9. Consider a variance application requested by Adam Hanson of:
  - +/- 22 acres, creating a lot size of +/- 3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. This request is located in NE 1/4 of Section 22, T 103N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.  
Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was not present to answer questions. Discussion included the property was located right outside of the Mt. Vernon city limits and there are no concerns.
    - Motion by Steve Thiesse, seconded by Lewis Bainbridge, 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 – absent, Anderson – aye, motion carried.
10. Consider a plat of Lot 1 of Adam's Addition in the NE 1/4 of Section 22, T 103 N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Adam Hanson. This request is located in NE 1/4 of Section 22, T 103N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions. There was no discussion or concerns 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 – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
11. Consider a variance application requested by Eric Veurink of:
  - +/- 59', creating a setback of +/- 16' from the proposed shelterbelt on the north property line
  - +/- 59', creating a setback of +/- 16' from the proposed shelterbelt on the east property lineWhere the minimum setback is 75' in the Agricultural Residential District. This request is located in N 1/2 of the SW 1/4 of Section 10, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. Discussion included Eric Veurink explaining he cleaned up the dead trees and plans to replace them with putting in shelterbelt. Abutting landowner, Wade Strand, has no concerns.
  - 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 – absent, Bainbridge – aye, Bode – aye,  
Weitala – absent, Anderson – aye, motion carried.

12. Consider a plat of Tract 1 in the W 626.84' of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th PM, Davison County, SD, at the request of Ronald & Michelle Riggs. This request is located in SE 1/4 of Section 34, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions. Discussion included how the Riggs planned on building on the platted parcel. The plat has been reviewed and approved by the City of Mitchell.

- Motion by Dave Anderson, 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 – absent, Anderson – aye, motion carried.

13. Consider a conditional use application for an expansion of an existing concentrated animal feeding operation (CAFO) from 2,400 animal units to 4,672 animal units in the Agricultural District, at the request of Blue Stem Family Farms, LLC. This request is located in Tract A of Greenway Addition in Gov. Lot 1 in the NE 1/4 of the NE 1/4 & NE 1/4, ex. Tract A of Greenway Addition, in the NE 1/4 of Section 6, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions. Marty Rost from Pipestone Systems presented Blue Stem and the proposed expansion. Currently, Blue Stem has 2 gestation barns, 1 farrowing barn, 1 gilt developer barn, 1 office, & 1 compost building. The proposed expansion will add 1 gestation barn, 1 farrowing barn, 1 gilt developer barn, 1 expanded compost building, a tractor shed, & new office. The expansion will move them from a totally stall barn to Open Pen Gestation and increasing square footage per animal. Blue Stem currently holds a water rights permit from the state for about 42.3 million gallons annually. Have averaged about 6.6 million gallons per year in the last 3 years and projecting about 15 million per year of water usage. They have 4 wells on site, but the 4th well is not in use due to poor productivity. Odor control, pest control and the roads were addressed. The benefits of the expansion will increase employment, more feed and utilities purchased locally and additional nutrient applications for local farmers.

Discussion included with the expansion more manure will be produced and pumped in the fall using the hose dragline method. Blue Stem averages 4.7 million gallons per year and projecting about 10.2 million gallons per year. The proposed manure storage is around 10.3 million gallons. The unlikely event, any manure can't be pumped onto the row crops, plan B is to apply to alfalfa fields already included in the Nutrient Management Plan. Fire protection and security cameras are in place currently & will be added to the expansion as well. Dust control on the roads is not used at Blue Stem site, but if complaints are made, they would be happy to.

Jerry Wadleigh addressed his main concern of amount of water supply & condition of water for him & his neighbors. They put a well in when they first bought the farmstead and was sufficient enough, but his brother up the road had a hard time finding water when his well gave out. Jerry objects to the expansion due to the water concerns. Marty stated he as approval from the state for water rights and will make sure the water isn't depleted. He has confidence the water will not run out.

Eric Wadleigh presented AMBER Project from The School of Mines. AMBER Project is for recycling water. Marty stated they have had similar companies present to them, but they are not feasible and all in test phases.

- Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote: Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

14. Consider a variance application requested by Blue Stem Family Farms, LLC of:

- +/- 131', creating a rear yard setback of +/- 169' from the proposed GDU expansion on the west side
- +/- 200', creating a side yard setback of +/- 100' from the proposed gestation barn expansion on the south side
- +/- 122', creating a side yard setback of 178' from the proposed farrowing barn expansion on the south side
- +/- 14', creating a front yard setback of 286' from the proposed load out on the proposed farrowing barn expansion on the east side
- +/- 45', creating a rear yard setback of +/- 255' from the proposed compost expansion on the west side (Amended item),

Where the required setback is 300' in the Agricultural District for a CAFO. This request is located in Tract A of Greenway Addition in Gov. Lot 1 in the NE 1/4 of the NE1/4 & NE 1/4, ex. Tract A of Greenway Addition, in the NE 1/4 of Section 6, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. Marty presented the setbacks in the previous agenda item in the PowerPoint for the CUP. Discussion included is Blue Stem able to purchase land to make the 300' setback & still be able to farm the land. Purchasing the land needed to make the setbacks is possible, but there is a difference between purchasing 9 acres vs 19 acres financially & there is no guarantee the land will be farmed after purchasing.

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

15. Consider a plat of Lot 1 of Northwestern Energy Addition in the NE 1/4 of Section 22, T 102 N, R 60 W of the 5th PM, Davison County, SD, at the request of Northwestern Energy (Robert Gehm). This request is located in NE 1/4 of Section 22, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. The platted parcel is for a gas regulator site. There is an existing approach for access off Hwy 37 & easements shown on the plat. Robert from Northwestern explained the purpose for the site is to expand the gas line and help with regulating pressure & usage.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote: Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

16. Consider a variance application requested by Samantha Carmody & Todd Hohn of:
- +/- 11.475 acres, creating a lot size of +/- 13.525 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
  - +/- 59', creating a setback of +/- 16' from the grain bin on the north property line, where the minimum front yard setback is 75' in the Agricultural District.
  - ~~+/- 50', creating a setback of +/- 0' from the feed lot/free stall barn on the west property line, where the minimum side yard setback is 50' in the Agricultural District.~~ This request is located in N 1/2 of Section 26, T 101N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. The variance +/- 50', creating a setback of +/- 0 from the feed lot/free stall barn on the west property line, where the minimum side yard setback is 50' in the Agricultural District was omitted due to no longer needing it. The discussion included if there was room to build more structures, if wanted/needed to, and be in compliance with ordinance. It was stated they could, but would have to sacrifice trees.
    - 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 – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
17. Consider a plat of Tract 1 of Samantha's Addition in the N 1/2 of Section 26, T 101 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Samantha Carmody & Todd Hohn. This request is located in N 1/2 of Section 26, T 101N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. The plat is shaped how it is because they wanted no agricultural land included in the plat. No discussion or concerns 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 – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
18. Consider a variance application requested by Ashton Connell of:
- +/- 20.93 acres, creating a lot size of +/- 4.07 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
  - +/- 20', creating a setback of +/- 55' from the garage on the south side, where the minimum front yard setback is 75' in the Agricultural District. This request is located in SE 1/4 of Section 9, T 104N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. Discussion included Ashton Connell explaining they are cleaning up the property and building a residence. There was no concerns.
    - 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 – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
19. Consider a plat of Lot 1 of Moore's Addition in the SE 1/4 of Section 9, T 104 N, R 60 West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Ashton Connell. This request is located in SE 1/4 of Section 9, T 104N, R 60 W of the 5<sup>th</sup> P.M., Davison County,

South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions. No discussion or concerns 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 – absent, Bainbridge – aye, Bode – aye,  
Weitala – absent, Anderson – aye, motion carried.

20. Additional Comments from the Group

- None

21. Set date and time for next meeting – May 3, 2022 @ 7:00 P.M.

22. At 9:00 P.M., a motion was made by Brenda Bode, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning