

## PLANNING COMMISSION MINUTES

June 7, 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, Brenda Bode, Lewis Bainbridge, Dave Anderson, & Karen Wegleitner
  - Absent: Kim Weitala & Jeff Bathke.
  - Guests: Greg Plamp, Justin Young, Collin Schulz, Allen Richardson, Ray Gosmire, Paul Hetland, Jim Lorang, & Kim Lorang.
3. Consider the proposed agenda.
  - Motion by Steve Thiesse, seconded by Charles Storm, to approve the amended agenda. All members voted aye, motion carried .
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the May 3, 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 Conditional Use Application to operate a mechanic shop business in the Agricultural District, at the request of Collin Schulz, on land owned by Phillip & Marsha Schulz. This request is located in SE1/4 of Section 16, 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.

**Discussion:** Collin Schulz stated he has been in the automobile business for 12 years and would like to start a mobile auto mechanic shop. Collin explained simple issues can be fixed off sight, but if the issue was more complex, he would need a shop to work. Discussion included the board's concern with how many vehicles will be allowed on sight, how will one driveway work if the business takes off, will parts be sold, & how will people be dealt with if they can't pay & leave their vehicle(s). Collin stated he was thinking around ten or under, they have a second driveway south of their property that could be utilized, he is on the fence about selling parts and understands he will need a dealer's license to sell, & he could possibly do some kind of contract with people who would leave their vehicle.

  - Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Conditional Use 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. Consider a Plat of Lot O-2 of Titze's Addition in the S1/2 of the SW1/4 of Section 24, T 103 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Keith & Bonnie Struble. This request is located in Lot O-1, ex. the E.28.67' & including E28.67' of Lot P-1, Titze's Addition in the S1/2 of the SW1/4 of Section 24, 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 Plat Proposal. The applicant was not present to answer questions. **Discussion:** In order for the Strubles to build their storage shed where they want, they had to replat the two parcels North of their residence into one. The board was concerned about access to the lot. There is a right-of-way coming off 405th Ave. to the West.
  - 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. Consider a Variance application requested by Jim, Trista & Nick Lorang of:

- +/- 17.19 acres, creating a lot size of +/- 7.81 acres within Lot 1, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 17.19 acres, creating a lot size of +/- 7.81 acres within Lot 2, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in the SE1/4 of the SE1/4 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 present to answer questions.

**Discussion:** Trista & Jim platted out land to build a residence. Since the surveyor was already there, Nick decided to plat out his property as it was described by measurements. Discussion included how 398th Ave. is a Township Road and the Lorangs pay the County to maintain it. If heavy trucks come down 398th they will grade it themselves.

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

10. Consider a Plat of Lots 1 & 2 of Lorang's Addition in the SE1/4 of the SE1/4 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 Jim, Trista & Nick Lorang. This request is located in the SE1/4 of the SE1/4 of Section 22, T 103 N, 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:** There was no concerns or comments.

- Motion by Charles Storm, 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 – aye,  
Weitala – absent, Anderson – aye, motion carried.

11. Consider a Plat of NCBC Tract 2 in the SW1/4 of Section 13, T 104 N, R 61, West of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Greg Plamp. This request is located in SW1/4 of Section 13, T 104N, 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.

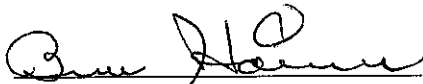
**Discussion:** The board asked if NCBC Tract 1 was platted and Greg Plamp replied saying it has been. No other concerns or comments.

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

12. Consider a Plat of Tract B of Greenway Addition in the NE1/4 of Section 6, T 103 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota, at the request of Blue Stem Family Farms, LLC. This request is located in Tract A of Greenway Addition & NE1/4, ex. Tract A of Greenway Addition 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 Plat Proposal. The applicant was not present to answer questions.

**Discussion:** There was no concerns or comments.

- 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 – aye, Bainbridge – aye, Bode – aye,  
Weitala – absent, Anderson – aye, motion carried.
13. Consider a Plat of Lots A1, A2 & A3, a subdivision of Lot A of Mommer's Subdivision in the NE1/4 of Section 14, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Keith & Justin Young. This request is located in Lot A of Mommer's Subdivision in the NE1/4 of Section 14, 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 present to answer questions.  
**Discussion:** Justin Young explained how lot A1 will remain Keith Youngs, lot A2 he will purchase from Keith & lot A3 they will sell. Southview Drive is the only access to lot A1 & there is a private access easement to lot A2. Any variances will fall under the City ordinances.
- 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 – aye, Bainbridge – aye, Bode – aye,  
Weitala – absent, Anderson – aye, motion carried.
14. Additional Comments from the Group
- None
15. Set date and time for next meeting – Special meeting on June 20, 2022 @ 7:00 P.M.
16. At 8:00 P.M., a motion was made by Charles Storm, 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