

PLANNING COMMISSION MINUTES

August 2, 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, Ray Gosmire, Brenda Bode, Lewis Bainbridge, Mike Blaalid, Dave Anderson, Jeff Bathke & Karen Wegleitner
 - Absent: None.
 - Guests: Chuck Mauszycki, Sr., Ashley Green & Jordan Connor.
2. Chairman Haines welcomed Michael Blaalid to his first Planning Commission meeting.
3. Consider the amended agenda. Item number 8, Jason & Christi Walz's variance application, was pulled from the agenda due to meeting the conditions of the 2003 conditional use permit.
 - Motion by Brenda Bode, seconded by Steve Thiesse, 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 Ray Gosmire, to approve the July 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 plat of Lots 3, 4 and 5 of CJM Third Addition, a subdivision of the NW1/4 and of Irregular Tract No. 3 in the SW1/4 of Section 32, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of CJM Consulting, Inc. This request is located in NW1/4 & Irregular Tract No. 3 in the SW1/4 of Section 32, T 104 N, 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.

Discussion: Chuck explained he is selling the 3 lots and his house as he is building a new one. The board asked if the property was in the City or County jurisdiction and it's in the ETJ Zoning District.

 - 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, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaalid – aye, Anderson – aye, motion carried.
8. Consider a plat of Lot A of Connor First Addition in the NW1/4 of Section 25, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Jordan Connor. This request is located in NW1/4 of Section 25, T 101N, 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.

Discussion: Jordan explained the property is described by measurements and in order to get a building permit, it has to be platted. He plans on buying the property from his aunt. The board asked why there is no variance application as the property is less than 25 acres. The land is an existing property and he isn't changing the acres of the land, only platting and no variance is needed.

 - 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, Gosmire – aye, Bainbridge – aye, Bode – aye,

Blaalid – aye, Anderson – aye, motion carried.

9. Consider a variance application requested by Chris & Aimee Nebelsick of:

- +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in the SE1/4, ex. the N.852', of Section 20, T 102N, R 60, W of the 5th 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: Ashley Green, the buyer of the 5 acres, was present to answer questions. Chris is selling 5 acres to Ashley for her to build a residence. The Greens and Nebelsicks are longtime friends. The Nebelsicks new Ashley wanted to build a residence and approached Daryl, Ashley's father, if they wanted to buy land to build. The plan is to use rural water and in the future purchase her parent's property, which will be abutting her property. The board likes how the proposed 5 acres will be right up to the Green's existing land and how easy farming the remaining ag ground will be.

- Motion by Lewis Bainbridge, seconded by Mike Blaalid, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.

10. Consider a plat of Lot 1 of Daryl's Addition in the SE1/4, ex. for the N.852', of Section 20, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Chris & Aimee Nebelsick.

This request is located in SE1/4, ex N.852', of Section 20, 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 not present to answer questions.

Discussion: No discussion or concerns on the plat.

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

11. Additional Comments from the Group

- None

12. Set date and time for next meeting – September 6, 2022 @ 7:00 P.M.

13. At 7:38 P.M., a motion was made by Dave Anderson, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning