

PLANNING COMMISSION MINUTES  
October 4, 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 Blaaid, Dave Anderson, Jeff Bathke, & Karen Wegleitner
  - Absent: None.
  - Guests: Ron, Deanna & Rocky Wiczorek, Dick Collins, Jerry Buchholz, Jim & Nick Lorang, Chet Edinger, Bryan VanderPol, Boyd Reimnitz, Clay & Jim Jorgensen, & Paul Reiland.
3. Consider the proposed agenda.
  - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. Steve Thiesse declared a conflict of interest on item number 11 and will dismiss himself when discussed.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the September 6, 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 for a manure application in Davison County from an Aurora County CAFO in the Agricultural District, at the request of Lorang Family Farms, LLC. This request is located in multiple parcels in Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions.

**Discussion:** Lorang Farms would like to bring chicken manure into Davison County from a CAFO in Aurora County and use the manure for fertilizer for approximately 30 parcels of land. Nick & Jim Lorang were present to answer questions. Nick explained they plan to spread manure in Aurora County as well as Davison. They were approved in Aurora County and working on State permits.

**Board Questions:** Board has received multiple calls with concerns and questions to be addressed.

How will the chicken manure be hauled? They plan to haul the manure in side-dumps with tarps to try and prevent manure from falling or blowing out.

What will be the overall amount spread? They will spread once a year, but the amount spread will depend on soil test results from DANR. Anticipated amount is three ton per acre but could vary from 2 to 6 tons per acre.

How long will manure be stockpiled? Anticipated stockpiling is one week, due to hauling 30 tons per day. Manure will be hauled, stockpiled, then applied when enough is at the site to apply on the field.

Will they spread manure on snow and let it blow around? No, the manure is approximately 80% dry, but should not blow out of the field.

How long will it smell? Anywhere from 1 to 3 days. It all depends on how the manure is incorporated into the ground. Some will be incorporated, but they are a no-till operation.

Where are you spreading during crop season? Will spread in pastures and wheat stubble.

**Audience Concerns & Questions**

Chris Kummer: Stated his mom lives in the area on land they are spreading manure on and would like a courtesy call prior to application. Kummer's also have a private well on the

property and questioned the rules/regulations to prevent contamination. Manure is required to be 660' from private wells per the Davison County Ordinance.

Deanna & Ron Wieczorek: Deanna was curious on what land of hers we are talking about and how close she was to the land where manure was being spread on. Ron commented on how Aurora County manure should stay in Aurora County, and it does not belong in Davison County.

The Lorangs asked if they add more parcels in the future will they be required to amend the Conditional Use Permit. This procedural question was forwarded to the States Attorney's Office to answer. Deputy States Attorney Taylor informed the department additional parcels can be added by updating the Department of Agriculture and Natural Resources Nutrient Management Plan and would not need to come back for county approval. Parcel 18: North 60 acres in SE1/4 of Section 22, T 103 N, R 62 W of the 5th P.M., and parcel 20: N1/2 of Section 27, T 103 N, R 62 W of the 5th P.M were removed due to being too close to the town of Mt. Vernon.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,  
Blaalid – aye, Anderson – aye, motion carried.
8. Consider a conditional use application to construct a 330' telecommunications guyed wire tower in the Agricultural District, to provide T-Mobile service to the area. The was requested by Performance Development Group, LTD.  
This request is located in SW1/4 of Section 25, 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 Conditional Use Application. The applicant was not present to answer questions.  
**Discussion:** T-Mobile would like to construct a 330' tower for cell service on land owned by Ronald & Patricia Deinert. A Conditional Use Permit is required for towers over 100' in height. A Conditional Use Permit was granted for this location in 2000 but expired when it was not used within 24 months of being issued.
- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to the Board of Adjustment. 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 Scot VanderPol, of Hot Rod Road LLC, of:
- +/- 21.56 acres, creating a lot size of +/- 3.44 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
- This request is located in Tract 1 of West Fifty 2nd Addition, Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, 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 not present to answer questions.  
**Discussion:** Brian VanderPol was in attendance, who will be building a residence on Lot A in Tract 1. The remainder of Tract 1 is being sold to a third party. A 40' perpetual access easement was created to allow access to Lot A from Rumley Ct. Rural water will be available.

- Motion by Mike Blaalid, seconded by Dave Anderson, to recommend approval of the Variance Permit 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 A in Tract 1 of West Fifty 2nd Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, Township 103 North, Range 61, West of the 5th P.M., Davison County, South Dakota, at the request of Scot VanderPol of Hot Rod Road LLC.  
This request is located in Tract 1 of West Fifty 2nd Addition, Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, 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:** Brian VanderPol was in attendance, who will be building a residence on Lot A in Tract 1. No additional concerns or comments were discussed.
- Motion by Dave Anderson, seconded by Mike Blaalid, 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. Consider a plat of Tracts A Through D in Lot B in the NW1/4 of Section 11, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Steven & Judith Thiesse.  
This request is located in Lot B in the NW1/4 of Section 11, 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:** Steve recused himself. The plat was reviewed and approved by the City. Liberty Drive is a private road and is the only access to Tracts B, C, & D. Tract A has access from Liberty Drive and 251st Street. There is no road maintenance agreement for Liberty Drive. There is rural water & utility access.
- Motion by Ray Gosmire, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – Abstain, Gosmire – aye, Bainbridge – aye, Bode – aye,  
Blaalid – aye, Anderson – aye, motion carried.
12. Consider a plat of Lots 1 and 2 of James Hoyt Addition in the NE1/4 of Section 11, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota, at the request of Wendy Smith & Vicki Schommer.  
This request is located in the NE1/4 of Section 11, 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 not present to answer questions.  
**Discussion:** Paul Reiland from SPN was present to answer questions. Wendy and Vicki live out of town and were unable to attend. Paul explained lot 2 was platted to eventually sell with the SE1/4. There are no plans to build on lot 2. Wendy and Vicki are the daughters of James & Bonnie Greene.
- 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,

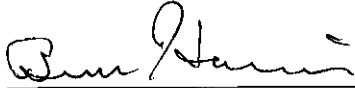
Blaalid – aye, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – November 1, 2022 @ 7:00 P.M.

15. At 8:20 P.M., a motion was made by Steve Thiesse, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning