



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
October 6, 2015

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Gary Stadlman, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
 - Absent: Kim Weitala.
 - Guests: Ray Hanson, Dustin Brummett, Glen Meinke, Marge Mathers, Dan Raml, Jan Raml, Steve Gerlach, and Dale Kroupa.
3. Approve the agenda
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the agenda. All members voted aye, motion carried.
4. Approve the August 4, 2015 Minutes
 - Motion by Charles Storm, seconded by Gary Stadlman, to approve the August 4, 2015 minutes. All members voted aye, motion carried.
5. Consider a Plat of Lot 1 and 2 of R.L. Decker First Addition in the West 1/2 of the SE 1/4 of Section 29, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota; at the request of the Ricky Decker Estate.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was not present to answer questions. Discussion included: the location being 1/4 mile West of Trail King, and the easement of 20' being insufficient for future development.
 - Motion by Charles Storm, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
6. Consider a Plat of RDH Tract 1 in the NW 1/4 of Section 33, Blendon Township 104 North, Range 62 West of the 5th P.M., Davison County, South Dakota; at the request of Ray Hanson.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included road access from the west and south, and the reasoning behind the plat was for Ray to settle a lawsuit with his sister, to avoid his children dealing with this in the future.
 - Motion by Gary Stadlman, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
7. Consider a Plat of Kroupa's First Addition, in Lot 18-2 of the West 1/2 of the SW 1/4 of Section 22, Township 103 North, Range 62 West of the 5th P.M., Davison County, South Dakota, South Dakota; at the request of Steve Gerlach.

- Administrator Bathke gave an explanation of the plat.

The applicant was present to answer questions. Discussion included where the location of the driveway would be, which was on the gravel road. Any signage would be attached to the building, no impeding visibility for traffic. Location of building will be about in the center of the lot. Probably not going to have a fence, which will help Dale on farming the remainder of the property.

- Motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.

8. That Marge Mathers has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for storage units for rent in IT 3 SE 1/4 Less Mathers Tract A, Lying Within Section 16, T 103 N, R 62 W of the 5th P.M. Davison County, South Dakota, South Dakota.
 - This request is pursuant to Section 507 (34) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
 - The applicant was present to answer questions. Discussion included Marge explaining the plan and setbacks. The style and structure of building will be steel. The gravel road usage was discussed. Driveway will be in the center of the lot, and will be the only access point. Dry storage only. The Board thanked Marge for future planning on site.
 - After consideration of 1403-A Conditional Use motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the Conditional Use to the Board of Adjustment with the following condition(s): None. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
9. That Dan and Jan Raml have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in Lot size of: +/- 23.01 acres to create lot size of +/- 1.99 acres, +/- 23.94 acres to create lot size of +/- 1.06 acres, +/- 23.94 acres to create lot size of +/- 1.06 acres.
 - This request is pursuant to Section 616 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
 - The applicant was present to answer questions. Discussion included leaving the remaining land for hunting or a possible new house in the future. There are already several houses in area, good use of the land for that location. Rural water vs. well water. Location of driveways most likely be on new 40' road, not 256th.
 - After consideration of 1403-B Variances motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment with the following condition(s): None. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.

10. Consider a Plat of Lots 1, 2, and 3 of Raml First Addition in the West 1/2 of the NW 1/4 of Section 4, Township 102 North, Range 60 West of the 5th P.M., Davison County, South Dakota; at the request of Dan and Jan Raml.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included the trees and the good location for the residential plats.
 - Motion by Lewis Bainbridge, seconded by Gary Stadlman, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
11. That Dustin Brummett has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for storage units for rent in Lot 10 of Colwells Corner, in the SW 1/4 of Section 14, T 102 N, R 60 W of the 5th P.M. Davison County, South Dakota.
 - This request is pursuant to Section 607 (35) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
 - The applicant was present to answer questions. Discussion included that the units will be used for storage and an office on the north end. Size is 50' wide by 84' or 160' long depending on cost, 14' wide units. Question was brought up regarding setback at railroad, there are no setbacks other than the required setbacks for the Ag Res District. The storage units will be in line with the existing building and meets property line setback. Plumbing for the office will be septic. Good plan with the location and a good business currently.
 - After consideration of 1403-A Conditional Use motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use to the Board of Adjustment with the following condition(s): None. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – absent, motion carried.
12. Additional Comments and Discussion from the Group included:
13. Set date and time for next meeting – November 3, 2015 @ 7:00 P.M.
14. Adjournment @ 7:55P.M.

Bruce Haines
Planning Commission Chairman

Jeff Bathke
Planning & Zoning Director