

Davison County Planning & Zoning and Emergency Management

200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
Fax (605) 995-8642



PLANNING COMMISSION MINUTES

January 13, 2015

1. Call to order at 1:15 P.M. by Zoning Administrator Bathke.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Charles Storm, Lewis Bainbridge, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: None.
 - Guests: Jerry Toomey, Randy Doescher, Dennis Westgard, Don Petersen, Dave Backlund, John Claggett, Merle Northrup, Terry Johnson, Gerrad Doering, Jodi Doering, Randy Reider, Doug Backlund, Susan Kiepke, Reg Young, Marcus Traxler, Christie Gunkel, Cory Aadland.
3. Election of 2015 Planning Commission Officers
 - Administrator Bathke called for nominations of Chairman. Charles Storm nominated Bruce Haines, Kim Weitala seconded the nomination. Hearing no further nominations, Bruce Haines was unanimously voted as Chairman.
 - Administrator Bathke called for nominations of Vice Chairman. Kim Weitala nominated Gary Stadlman, Brenda Bode seconded the nomination. Hearing no further nominations, Gary Stadlman was unanimously voted as Vice Chairman.
4. Approve the agenda
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to approve the agenda. All members voted aye, motion carried.
5. Approve the December 2, 2014 Minutes
 - Motion by Gary Stadlman, seconded by Steve Thiesse, to approve the December 2, 2014 minutes with one noted correction to the 'call to order'. All members voted aye, motion carried.
6. That Gerrad and Jodi Doering have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 15.00 +/- acres to create lot size of 10.00 +/- acres. The minimum lot size is 25 acres in the Agricultural (AG) District. This request is pursuant to Section 513 (3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Lot 1 of G.R. Doering Addition in the N 1/2 of the N 1/2 of the NW 1/4 of Section 15, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota, Except Lot H-1.
 - Administrator Wegner 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 plans for the remaining acreage which will be used as pasture land and is not suitable for farming/growing practices. There was also discussion about 252nd street in that it is a dirt track/trail and if abandoned by the township [someday] there would be no access to the remaining acreage; the interested buyer would be purchasing the total acreage, so access to the remaining acreage at this point is not a problem.

- After consideration of 1403- B Variance, motion by Kim Weitala, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote:
Haines – aye, Stadlman – nay, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
7. Approve a Plat of Lot 1 of G.R. Doering Addition in the N 1/2 of the N 1/2 of the NW 1/4 of Section 15, T 103N, R 62 W of the 5th P.M., Davison County, South Dakota, Except Lot H-1; at the request of Gerrad and Jodi Doering.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion about the variance.
 - Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – nay, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
 8. Consider Tax Increment District #4 proposed project plan in the Wild Oak development area; at the request of Firesteel Links LLC.
 - Prior to discussion about the proposed project plan, Deputy Administrator Wegner gave an explanation of the TID procedure process: the Planning Commission is responsible for reviewing the project plan and confirming that all criteria is met and the public welfare, benefit, and interest has been addressed. We will hear from the developer and his representatives as well as opening up the floor for public comment. Once the Planning Commission feels they have heard substantial information regarding the subject, a motion can be made; a favorable motion and roll call vote entitles the project plan to be forwarded to the Davison County Commissioners; not recommending approval means the project plan does not move forward. So today, the Planning Commission is to consider the Tax Increment District #4 project plan in the Wild Oak development area; at the request of Firesteel Links LLC. It was also stated that the discussion would be recorded; *below is the summary of the discussion's main points, for anyone who wishes to hear the full discussion, the recording is on file at the Davison County Courthouse in the Planning and Zoning Department.*
 - The applicant was present to answer questions. The applicant and his representative also provided an explanation and presentation of the proposed project plan. Discussion included comments and questions from both the commission and the audience. Discussion started with possible sites for the new clubhouse and its driveway placement, which will be determined by a site survey of the property. The driveway itself would be classified as public (dedicated to the public) but would be privately maintained. The TID will be classified as a grant since it will use discretionary funds. Importance was given to Mattie Street construction which would involve paving an estimated 300 feet to complete Mattie Street from Quiett Lane to Highway 38. Administrator Bathke pointed out that the TID itself meets all required criteria to be considered and a completed checklist was provided/available to the commission and audience. Chairman Haines stated that the phases are tight and leave very little room for change; Don Petersen assured the group that by law all phases must be complete within five years [of the TID being approved]. Mr. Petersen also stated that the construction of Mattie Street needs the increment from phase one in order to be

constructed and that the benefit of Mattie Street being completed through TID funds is both a benefit for the developer(s) and the City. Haines and Petersen also stated that the money that has been borrowed must be paid back with interest if the TID were to dissolve before the 20 year period and that the County is protected if payments/increment fall through [throughout the TID and at the end]. Brenda Bode asked Dave Backlund if, in his opinion, the clubhouse would be built without TID funds. Mr. Backlund responded by saying that he would not build the clubhouse without the TID [funds] because the TID money would provide provide [public] infrastructure (parking lot). Mr. Petersen reassured the group that any costs over the approved 3.1 Million would be covered by the developer. The total non-TID costs from this project would be approximately \$14,849,300 (clubhouse and single family housing units). The developer believes that this project and TID is a necessity for Mitchell area due to the findings of a 2012 study that showed a lack of single family houses to support the market; roughly 40 new houses would be needed each year to support the growth of Mitchell to which only 20-25 have been built each year over the past few years. Commission member Storm questioned the need for bridge(s) reconstruction; Mr. Petersen stated that if development took place east of the golf course then the new bridge(s) would provide for those landowners. It was noted that the City of Mitchell would be involved for all public infrastructure development, to include the parking lot for the clubhouse and the construction of Mattie Street, in order to keep costs under control by bidding the projects out and make sure the construction is to city standards. The City would have to approve any plans for the area through the (City) Planning Commission and City Council. It was asked of Terry Johnson why Mattie Street is fifteen years out for construction; Mr. Johnson responded by stating that not all of Mattie street is in the City limits therefore fiscally viable options (special assessments, budget money, and federal and state dollars) are not available; federal and state aid dollars are currently focused primarily on Spruce street reconstruction. The floor was then opened up for general input from the audience: Dennis Westgard stated that his house is at the intersection of Quiett lane and Mattie Street and he is in favor of the overall plan if it means that Mattie Street would be constructed sooner [than the fifteen years the city has projected]. Randy Doescher stated that he sits on the City Council for Mitchell and he is not in favor of the proposed TID because he does not think the TID meets all criteria and he also believes that the City has approved and overused Tax Incremental Financing (TIF) and doesn't want the County to go down the same road. He also doesn't like how consideration has been given to combining phases. Commission member Bode asked what Dave's definition of a clubhouse would be and Mr. Backlund explained that it is technically defined as a place for storage of clubs, however, today that definition has changed to include amenities for members. His proposed clubhouse would include a workout facility, concession area, check-in station, storage, and will have a liquor license; it will not include a banquet hall. Bode also questioned a paragraph (page 5) in the plan that calls for giving the developer flexibility of phases with no concrete order. Mr. Petersen stated that flexibility is necessary in order to accommodate development that may arise in order to best afford and provide increment for the TID which will keep the project and overall development progressing and overall increment building. Bode also questioned where economic development would occur with the TID and Mr. Petersen answered by stating that it would come in the form

of housing which would allow people to move here and have a place to live thus filling jobs and providing a larger workforce that, through the study, was found to be needed. Bode also wanted to shed light on the fact that Mattie Street has overshadowed the rest of the project plan and that we need to look at the plan in a different way- as if Mattie Street were not included; does the plan have merit without Mattie Street? The last main question of the afternoon dealt with the zoning of the area and what possible development could occur. The zoning would be controlled through the City since the area lies within the extraterritorial district.

- Motion by Gary Stadlman, seconded by Charles Storm, to recommend approval of Tax Incremental District #4 project plan to the County Commissioners. Roll call vote: Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

9. Additional Comments from the Group included:

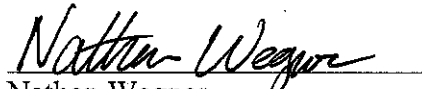
- Clarification and explanation of Section 513 (3) of the Davison County Zoning Ordinance: Every financial institution has their own number for the amount of acreage that they will finance; the new ordinance will reflect a recommendation for what most banks (on average) look for in max acreage for financing.

10. Set date and time for next meeting – February 3, 2015 @ 1:15 P.M.

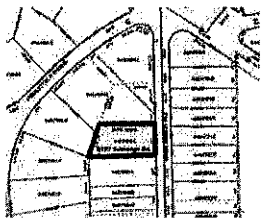
11. Adjournment @ 3:23 P.M.



Bruce Haines
Planning Commission Chairman



Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director



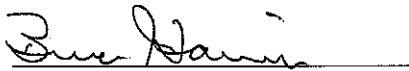
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PLANNING COMMISSION MINUTES
February 3, 2015

1. Call to order at 1:18 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Jeff Bathke, Nathan Wegner.
 - Absent: Gary Stadlman, Lewis Bainbridge, Kim Weitala.
 - Guests: Doug Altman, Vince Boddicker, Tim Helling, Jim Helling, Mark Hinker.
3. Approve the agenda
 - Motion by Brenda Bode, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the January 13, 2015 Minutes
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the January 13, 2015 minutes. All members voted aye, motion carried.
5. That Doug Altman has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to operate a kennel in the Agricultural - Residential (AR) District. This request is pursuant to Section 607 (23) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the SE 1/4 S RY EX A, B, B1, B2, B3, E, G, H, I & J and EX W. 988.6' lying S. of RR ROW EX E. 404.6' of the S. 776' of Section 23, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Wegner 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 clarification and explanation of a kennel in the agricultural residential vs. the agricultural district in terms of being a conditional use and a permitted use. The applicant shared his intentions and reasoning for the permit with the Planning Commission. Discussion and information was also provided of the buildings and area where the animals (dogs) are housed.
 - After consideration of 1403- A Conditional Uses, motion by Charles Storm, seconded by Brenda Bode, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – absent, Bode – aye, Weitala – absent, motion carried.
6. Approve a Plat of Lot 2 of Wagner's Addition, A Subdivision of the SW 1/4 of Section 15, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Vincent Boddicker.
 - Deputy Administrator Wegner gave an explanation of the plat and that it had gone through the review process of the City and was approved.
 - The applicant was present to answer questions. Discussion included the plans and intended use of the land being acquired; applicant stated that he was planning to

- build a shed and fence off a portion, the remaining land would be used by Mr. Wagner as it currently is today.
- Motion by Brenda Bode, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – absent, Bode – aye, Weitala – absent, motion carried.
7. Approve a Plat of Tracts 1 and 2 of Helling Subdivision in the W 1/2 of Section 7, T 102 N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Jim Helling.
- Deputy Administrator Wegner gave an explanation of the plat. Administrator Bathke provided a summary of the events that had occurred with the surveying company and informed the Planning Commission members of the differences found. The Planning Commission was informed, as per the advice of the Deputy State's Attorney, to hear the plat and consider it as presented.
 - The applicant was present to answer questions. Discussion included survey differences from 100+ years ago and today. Further discussion was given to the difference in acreage amount being presented and the previous amount. Surrounding land ownership and lot line configuration was also conversed. Land use was also questioned to which the applicant stated it would still be used for pasture and farming practices.
 - Motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – absent, Bode – aye, Weitala – absent, motion carried.
8. Discussion and review of possible amendments to the Davison County Zoning Ordinance.
- Administrator Bathke presented possible changes to the zoning ordinance with group discussion following; further review at future meetings.
9. Additional Comments from the Group included:
- Flood plain and FEMA guidelines discussion in relation to the zoning ordinance.
 - Possible TID coming for the former Happy Chef location/building; additional information provided as it's presented.
 - Discussion of previous TID#4 and the possibility of a revisit at a later date.
 - Discussion of city TIF#17 and its inclusion of a portion of Mattie St. in the plan.
10. Set date and time for next meeting – March 3, 2015 @ 1:15 P.M.
11. Adjournment @ 2:50 P.M.


Bruce Haines
Planning Commission Chairman


Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director



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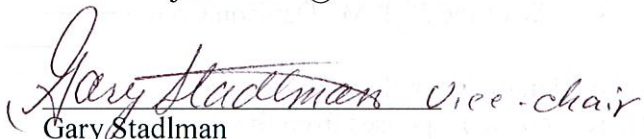


PLANNING COMMISSION MINUTES
March 3, 2015

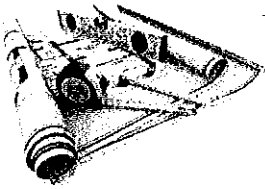
1. Call to order at 1:15 P.M. by Vice Chairman Stadlman.
2. Roll Call
 - Present: Gary Stadlman, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: Bruce Haines, Lewis Bainbridge, Charles Storm.
 - Guests: Arden and Jeannette Lemke, Ken Schlimgen.
3. Approve the agenda
 - Motion by Steve Thiesse, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Approve the February 3, 2015 Minutes
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the February 3, 2015 minutes. All members voted aye, motion carried.
5. Approve a Plat of Lot 1 of Lemke Addition, A subdivision of the W 372' of the SW 1/4, EX Lot H-1; And the W 372' of Lot W., All in the SW 1/4 of Section 27, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Arden and Jeannette Lemke.
 - Deputy Administrator Wegner gave an explanation of the plat. There were no responses from those notified.
 - The applicant was present to answer questions. Discussion was brief and included the existing zoning of the area and how the parcel was being divided.
 - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. That Central Electric Cooperative has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a ground mounted solar energy system in the Agricultural (AG) District. This request is pursuant to Section 509 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Tract 1A of Central Electric Cooperative Addition; a replat of Tract 1 of Central Electric Cooperative Addition, in the E 1/2 of the SE 1/4 of Section 28, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Wegner 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 an explanation from the applicant about the project which is intended to be used for research and training. Applicant also provided pictures of what the proposed solar energy system will look like. The footprint and lasting effects were questioned to which the applicant stated there are essentially no effects and the whole unit could be disassemble from its location if necessary. It was found that fencing is not required for the voltage amount this system will require. The applicant was asked

if other energy cooperatives use similar systems to which it was found there are over by Sioux Falls and into Minnesota. The applicant addressed concerns of possible panel glaring onto nearby roads by stating that the panels will face north and south so glare should be minimized.

- After consideration of 1403- A Conditional Uses, motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – absent, Stadlman – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. Discussion Item: Front yard (75') v. Side yard (10') setback for a Pole Building at 25898 Taft Place (off of 259th St.) in the Agricultural Residential District of T 102 N, R 60 W, Prosper Township.
- Seeking input and guidance from the Planning Commission members, Administrator Bathke asked the group whether they thought, or preferred, Taft Place or 259th Street as the existing residence's front yard. Discussion included setbacks, neighboring properties, placement of the proposed structure, and clarification of what the issue is. After discussion the Planning Commission members unanimously agreed that 259th Street would be considered the front yard and Taft Place would be considered the side yard. *Pending abutting property owner approval.
8. Discussion and review of possible amendments to the Davison County Zoning Ordinance.
- Administrator Bathke presented possible changes to the Board of Adjustment voting requirements as being proposed by legislature and how it would affect the writing of the zoning ordinance; group discussion followed; further review at future meetings.
9. Additional Comments from the Group included:
- Property opinion: Parceling 10 acres out of 40 for an existing house to be sold with the applicant using the remaining 30 acres for agricultural practices. Applicant will need a variance but was seeking input from the Planning Commission before proceeding with the purchase of the 40 acres.
 - 911 addressing discussion about issues and planned projects/corrections to better provide for residents.
 - Lack of sewer expansion plans for new developments north of Mitchell was discussed with emphasis on the amount of septic tanks that could occur in the area with proximity to Lake Mitchell.
10. Set date and time for next meeting – April 7, 2015 @ 7:00 P.M.
11. Adjournment @ 2:56 P.M.


Gary Stadlman
Planning Commission Vice Chairman


Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director

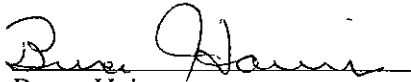


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PLANNING COMMISSION MINUTES
April 7, 2015

1. Call to order at 1:15 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: Charles Storm, Lewis Bainbridge.
 - Guests: Chuck Mauszycki.
3. Approve the agenda *Jr.*
 - Motion by Kim Weitala, seconded by Steve Thiesse, to approve the agenda. All members voted aye, motion carried.
4. Approve the March 3, 2015 Minutes
 - Motion by Kim Weitala, seconded by Steve Thiesse, to approve the March 3, 2015 minutes. All members voted aye, motion carried.
5. Approve a Plat of Lot 2 of Park Acres First Addition in the NE 1/4 of Section 6, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting Inc.
 - Deputy Administrator Wegner gave an explanation of the plat and the outcome from the City of Mitchell's meetings; Planning & Zoning on March 23, 2015 and Council on April 6, 2015.
 - The applicant was present to answer questions. Discussion included the soil condition of the area which reportedly has 2-4' (feet) top layer of silt that was pumped from Lake Mitchell in the 1980's. An overall master plan was discussed with concerns of septic tanks with emphasis on percolation with the silt layer; in the future, the ideal option for the area would be city sewer. Street dedication (public with private maintenance) and rural water availability was also discussed.
 - Motion by Gary Stadlman, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. Additional Comments and Discussion from the Group included:
 - Comprehensive Plan survey results, progression, and ideas for implementing the Transportation Plan's findings.
 - Recent reports about Jack Rabbit Farms was heavily discussed: Site/area visits have been conducted in the past couple of weeks to check smell, dragline placement, and other general safety and operational concerns. All site visits have been documented. Injection was monitored and it was found that after 48 hours the smell from the injection was virtually nonexistent. Jack Rabbit operators/owners were contacted and they would like to set up a meeting with neighbors; the meeting is scheduled for Thursday, April 9, 2015. It was last noted that calls from citizens to Commissioner Bode have turned bitter and irrational.
7. Set date and time for next meeting – May 5, 2015 @ 7:00 P.M.
8. Adjournment @ 2:40 P.M.

A handwritten signature in cursive script, appearing to read "Bruce Haines", written over a horizontal line.

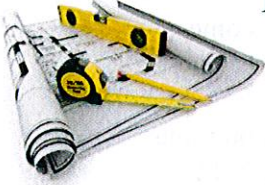
Bruce Haines

Planning Commission Chairman

A handwritten signature in cursive script, appearing to read "Nathan Wegner, Deputy", written over a horizontal line.

Nathan Wegner

Planning & Zoning and Emergency Management Deputy Director




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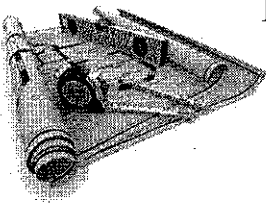
PLANNING COMMISSION MINUTES
May 5, 2015

1. Call to order at 7:01 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Charles Storm, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: Gary Stadlman.
 - Guests: Dave Sibson, James Taylor-Deputy State's Attorney, Russ McCormick, Marcus Traxler, and Chuck Mauszycki Jr.
3. Approve the agenda
 - Motion by Brenda Bode, seconded by Kim Weitala, to approve the agenda. All members voted aye, motion carried.
4. Approve the April 7, 2015 Minutes
 - Motion by Brenda Bode, seconded by Lewis Bainbridge, to approve the April 7, 2015 minutes. All members voted aye, motion carried.
5. That David Sibson has appealed to the Davison County Planning Commission to recommend granting a Variance Permit in front yard setback of 5 +/- feet to create a front yard setback of 70 +/- feet for replacement of a nonconforming structure. The minimum front yard setback is 75 feet in the Agricultural (AG) District. This request is pursuant to Section 515 and 1807 (2) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NW 1/4 of Section 13, T 104N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Wegner 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 the placement of the current structure and the fact that it was built prior to the variance hearings, issuance of a building permit, and against the guidance of Planning and Zoning and the Deputy State's Attorney. The applicant explained what construction has been completed thus far and his reasoning for doing so; the applicant stressed the importance of the structure to the family. There was discussion and clarification of the events that unfolded prior to the Planning Commission hearing. It was last stated that having the applicant move or add to the concrete pad would be creating more of a hardship than currently exists.
 - After consideration of 1403- B Variance, motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the variance to the Board of Adjustment based on a hardship of otherwise making the applicant add 5' of concrete to the existing pad. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Lot 12 of Park Acres First Addition in the NE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting Inc.

- Deputy Administrator Wegner gave an explanation of the plat and the outcome from the City of Mitchell's meetings; Planning & Zoning on April 27, 2015 and Council on May 4, 2015.
 - The applicant was present to answer questions. Discussion was brief as a previous plat in the same area was heard by the Planning Commission at the April 2015 meeting. It was noted that the same purchaser of lot 2 last month is also purchasing this proposed lot.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
7. Discussion and review of possible amendments to the Davison County Zoning Ordinance.
- Administrator Bathke discussed possible changes to the zoning ordinance after he reviews new laws that were recently approved this past legislation session and previous years since the Ordinance was last amended; group discussion followed with further review at future meetings.
8. Additional Comments and Discussion from the Group included:
- Group review and discussion of nuisance properties that continue to be watched and dealt with by the Planning and Zoning Department.
9. Set date and time for next meeting – June 2, 2015 @ 7:00 P.M.
10. Adjournment @ 8:16 P.M.


Bruce Haines
Planning Commission Chairman


Nathan Wegner
Planning & Zoning and Emergency Management Deputy Director



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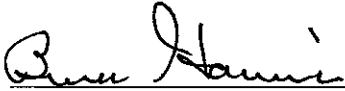


PLANNING COMMISSION MINUTES

June 2, 2015

1. Call to order at 7:00 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Brenda Bode, Kim Weitala, Jeff Bathke, Nathan Wegner.
 - Absent: Lewis Bainbridge, Charles Storm.
 - Guests: Doran and Yvonne Bartscher.
3. Approve the agenda
 - Motion by Kim Weitala, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Approve the May 5, 2015 Minutes
 - Motion by Kim Weitala, seconded by Steve Thiesse, to approve the May 5, 2015 minutes with noted correction. All members voted aye, motion carried.
5. That Doran and Yvonne Bartscher have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in lot size of 23.85+/- acres to create lot size of 1.15+/- acres. The minimum lot size is 25 acres in the Agricultural - Residential (AR) District. This request is pursuant to Section 616 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Tract A of Lot 6 of Sunrise Estates, A Subdivision of Lot 8 in the SW 1/4 of the SE 1/4 of Section 26, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Deputy Administrator Wegner 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 access and approach to the property, utility availability, reasoning for variance, geographic characteristics of the land/area in regards to setbacks and the positioning of the proposed home. Soil types were also discussed in regards to supporting a septic tank and possible future tanks.
 - After consideration of 1403- B Variance, motion by Gary Stadlman, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Tract A of Lot 6 of Sunrise Estates, A Subdivision of Lot 8 in the SW 1/4 of the SE 1/4 of Section 26, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Doran and Yvonne Bartscher.
 - Deputy Administrator Wegner gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion about the variance.

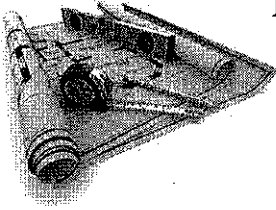
- Motion by Brenda Bode, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – absent,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. Additional Comments and Discussion from the Group included:
 - Floodplain discussion in relation to the construction of buildings and the Floodplain Ordinance.
 8. Set date and time for next meeting – July 7, 2015 @ 7:00 P.M.
 9. Adjournment @ 7:50 P.M.



Bruce Haines
Planning Commission Chairman



Jeff Bathke
Planning & Zoning Director



Davison County Planning & Zoning and Emergency Management
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PLANNING COMMISSION MINUTES
July 7, 2015

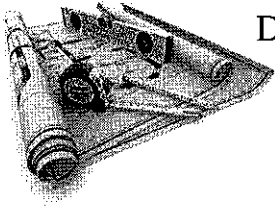
1. Call to order at 7:04 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Brenda Bode, Kim Weitala, Jeff Bathke.
 - Absent: Gary Stadlman, Lewis Bainbridge.
 - Guests: Ray Paradies, Jim Lorang, Rick Podzimek, Nick Lorang
3. Approve the agenda
 - Motion by Kim Weitala, seconded by Brenda Bode, to approve the agenda. All members voted aye, motion carried.
4. Approve the June 2, 2015 Minutes
 - Motion by Steve Thiesse, seconded by Kim Weitala, to approve the June 2, 2015 minutes. All members voted aye, motion carried.
5. That Rick Podzimek has appealed to the Davison County Planning Commission to recommend granting a variance:
 1. In lot size of +/- 23.75 acres to create lot size of +/- 1.25 acres, where the minimum lot size requirement is 25 acres in the Agriculture District.
 2. Plat is less than 50' from south end of barn (to include future addition).
 3. Plat is less than 50' from the west side of barn.
 4. Plat is less than 50" from the proposed addition on the residence.
 - This request is pursuant to Section 513 (3) and 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Plat of R. Podzimek Tract 1 in the SE 1/4 of Section 33, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - 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 if the plat could be completed any other way to avoid a variance, which it could not. The applicant is purchasing the entire quarter section on contract for deed. The original owner does not wish to shorten the terms. The commission had concerns the new plat and house could be sold off. This will include an Ag Covenant. After consideration of 1403- B Variance, motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – nay,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Plat of R. Podzimek Tract 1 in the SE 1/4 of Section 33, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota; at the request of Rick Podzimek.
 - Administrator Bathke gave an explanation of the plat.

- The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion of the variance.
 - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – nay,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
7. That Oehlerking Holdings has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of 16.06 +/- acres to create lot size of 8.94 +/- acres.
- This request is pursuant to Section 616 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Lots 1 & 2 Wild Plum Addition in the West Half of the Southeast Quarter of Section 13, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one phone call in response to the variance, which was Paul Muth. Once explained, he was fine with the variance.
 - The applicant was present to answer questions. Discussion included the fact that the remaining land is in the CRP Program, that no additional residences will be able to be added the way the land will be platted, and explained that the land to the east of Barber RD is in the floodplain and will not be able to be built on. After consideration of 1403- B Variance, motion by Kim Weitala, seconded by Charles Storm, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
8. That the Cynthia Bjerrum Revocable Trust has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of 21.03 +/- acres to create lot size of 3.97 +/- acres.
- This request is pursuant to Section 616 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Lots 1 & 2 Wild Plum Addition in the West Half of the Southeast Quarter of Section 13, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one phone call in response to the variance, which was Paul Muth. Once explained, he was fine with the variance.
 - The applicant was present to answer questions. Discussion included the fact that the remaining land is in the CRP Program, that no additional residences will be able to be added the way the land will be platted, and explained that the land to the east of Barber RD is in the floodplain and will not be able to be built on.
 - After consideration of 1403- B Variance, motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment with the condition of an Agricultural Use Covenant. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.

9. Approve a Plat of Lots 1 & 2 Wild Plum Addition in the West Half of the Southeast Quarter of Section 13, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Oehlerking Holdings and the Cynthia Bjerrum Revocable Trust.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion was brief and minimal due to prior discussion of the variance.
 - Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
10. That Kim Lorang has appealed to the Davison County Planning Commission to recommend granting a variance for a front yard setback +/- 45 feet, resulting in a setback of +/- 30 feet from the right of way to build a grain bin.
 - This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as West 1/2 of the NW 1/4 EX HI of Section 26, T 103 N, R 62 W of the 5th P.M., Davison County, South Dakota.
 - 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 the road not being used, except for recent I-90 construction. The applicant asked what the process was to have the road vacated. Applicant showed the commission a master plan of 5 bins. Applicant has built up the area with dirt and has brought electricity to the area.
 - After consideration of 1403- B Variance, motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – absent, Bode – aye, Weitala – aye, motion carried.
11. Consider a Plat of Lot D-2-A, 8th Avenue SE and Dorothy Court in Lot D-2, and Lot R-2-A in Lot R-2, all in the NW 1/4 of Section 23, T 103 N, R60 W of the 5th P.M., Davison County, South Dakota; at the request of William and Barb Goldammer. This item was placed on hold until the next meeting at the request of the surveyor.
12. Additional Comments and Discussion from the Group included:
13. Set date and time for next meeting – August 4, 2015 @ 7:00 P.M.
14. Adjournment @ 8:30P.M.


Bruce Haines
Planning Commission Chairman


Jeff Bathke
Director of Planning & Zoning



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PLANNING COMMISSION MINUTES

August 4, 2015


1. Call to order at 7:00 PM by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Charles Storm, Steve Thiesse, Lewis Bainbridge, Kim Weitala, Brenda Bode, Jeff Bathke.
 - Absent:
 - Guests: Bob Weber, Barb Weber, Rex & Jan Balcom, Jerome McNarry, Marcus Traxler, Doug Molumby, Peggy Greenway, Chuck Mauszycki, Jr., Lisa Riggs, Roger Riggs, Len Scheich, Corey Juhl, Andy Prickett.
3. Approve the agenda
 - Motion by Gary Stadlman, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the July 7, 2015 Minutes
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the July 7, 2015 minutes. All members voted aye, motion carried.
5. That Bob & Barb Weber have appealed to the Davison County Planning Commission to recommend granting a Variance Permit in front yard setback of +/- 22 feet to create a setback of +/- 53 feet.
 - This request is pursuant to Section 613 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Wilson Tract 2 in the NE ¼ of Section 25, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one response from a neighbor, who is fine with the variance.
 - The applicant was present to answer questions. Discussion included drainage, tree preservation, cleaning up the property, and approval for an additional driveway to the proposed garage.
 - After consideration of 1403- B Variance, motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Approve a Plat of Lot D-2-A of Rising Sun First Addition, 8th Avenue SE and Dorothy Court in Lot D-2, and Lot R-2-A of Rising Sun First Addition in Lot R-2, all in the NW 1/4 of Section 23, T 103N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of William Goldammer.
 - Administrator Bathke gave an explanation of the plat.
 - The applicant was not present to answer questions. However, Doug Molumby is familiar with the plat and explained the situation. Years ago the city and Mr. Goldammer had an arrangement for the area, which was not actually filed. This plat will clean up the access

- to Mr. Goldammer's property, as well as provide the city access to repair a drainage issue cause by the new Avera pond.
- Motion by Steve Thiesse, 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 – aye, motion carried.
7. That Lisa & Roger Riggs have requested granting a Variance Permit in Lot size of +/- 21.94 acres to create lot size of +/- 3.06 acres.
- This request is pursuant to Section 513 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Plat of Riggs Tract 1 in the South 825' of the SW 1/4 of the SW 1/4 of Section 24, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one response from a neighbor, who is fine with the variance.
 - The applicant was present to answer questions. Discussion included how it is a good idea to keep residences together (others in the area). A request was also made to keep the trees back from the road. This will also require an Ag Covenant.
 - After consideration of 1403- B Variance, motion by Gary Stadlman, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
8. Approve a Plat of Riggs Tract 1 in the South 825' of the SW 1/4 of the SW 1/4 of Section 24, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Lisa & Roger Riggs.
- Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Considering the Variance was just discussed, there was no additional comments on the Plat.
 - Motion by Brenda Bode, seconded by Kim Weitala, 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 – aye, motion carried.
9. That John & Jeanne Mehlhaff have requested granting a Variance Permit in Lot size of +/- 18.31 acres to create lot size of +/- 6.69 acres.
- This request is pursuant to Section 513 (3) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as Plat of Mehlhaff Addition in the NW 1/4 of the SW 1/4 of Section 22, T 102N, R 60 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no responses from those notified.
 - The applicant was not present to answer questions. Discussion included how other neighbors (present) were required to purchase 25 acres. The buyer, Mr. Prickett informed the board he is purchasing 40 acres, but needs to split the parcel due to financing. A request was made to rescind the plat once the financing is complete, which is not an option. Discussion also included if the applicant could sell the remaining acres, which he can.

- After consideration of 1403- B Variance, motion by Brenda Bode, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – nay, Storm – nay,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
10. Approve a Plat of Plat of Mehlhaff Addition in the NW 1/4 of the SW 1/4 of Section 22, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of John & Jeanne Mehlhaff.
- Administrator Bathke gave an explanation of the plat.
The applicant was present to answer questions. Considering the Variance was just discussed, there was no additional comments on the Plat.
 - Motion by Kim Weitala, seconded by Brenda Bode, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – nay, Storm – nay,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
11. That Loren VanOvershelde has appealed to the Davison County Planning Commission to recommend granting a variance for a front yard setback of +/- 40 feet, resulting in a setback of +/- 35 feet from the right of way to build 2 grain bins.
- This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the S 1/2 NE 1/4 & Lots 1 & 2 in the NE 1/4 EX LJV Tracts 1 & 2 of Section 1, T 104N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one responses from those notified, who was fine with the variance once explained.
 - The applicant was present to answer questions. Discussion included floodplain, road, trees, electricity, and utilities (rural water line next to bins).
 - After consideration of 1403- B Variance, motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
12. That Juhl Energy has requested granting a Conditional Use Permit to install a temporary meteorological tower to measure wind.
- This request is pursuant to Section 607 (40) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as SE 1/4 EX Lots A & of Charlenes 1st Addition in the S714' Thereof of Section 9, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There was one responses from those notified, who was fine with the variance once explained; for this tower. He will reserve his concerns for the actual wind turbine permit.
 - The applicant was present to answer questions. Discussion included a plan to build 9-12 wind turbines in the future (\$40 million investment). The tower will be 198', which is below FAA regulations, but will have warnings (not lights). The tower is needed to gage the wind for financing. It will be up for 9-18 months.

- After consideration of 1403- B Variance, motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment.
Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
13. Approve a Plat of Lot E of CJM Second Addition, a Subdivision of the NW 1/4 of Section 32, T 104N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of CJM Consulting.
- Administrator Bathke gave an explanation of the plat.
 - The applicant was present to answer questions. Discussion included that the buyer owns the property next to this lot and is looking at expanding his yard, so a septic tank will not be installed; as this has been a concern of having too many septic systems on this quarter.
 - Motion by Gary Stadlman, 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 – aye, motion carried.
14. Additional Comments and Discussion from the Group included:
15. Set date and time for next meeting – September 1, 2015 @ 7:00 P.M.
16. Adjournment @ 8:30P.M.


 Bruce Haines
 Planning Commission Chairman


 Jeff Bathke
 Director of Planning & Zoning



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; 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.

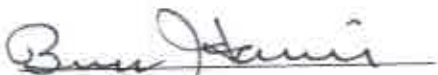
11. That Dustin Brummett has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for storage units for rent in Lot 10 of Colwells Corner, in the SW 1/4 of Section 14, T 102 N, R 60 W of the 5th P.M. Davison County, South Dakota.


- 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



Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
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PLANNING COMMISSION MINUTES
November 3, 2015

1. Call to order at 7:03 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Lewis Bainbridge, Charles Storm, Brenda Bode, Kim Weitala.
 - Absent: None
 - Guests: Planning and Zoning Director Bathke, Deputy Director Planning and Zoning Jenniges, Len and Patty Scheich,
3. Approve the agenda
 - Motion by Brenda Bode, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the October 6, 2015 Minutes
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the October 6, 2015 minutes. All members voted aye, motion carried.
5. That Leonard & Patty Scheich has appealed to the Davison County Planning Commission to recommend granting a Variance Permit for front yard setback +/- 20 feet, resulting in a setback of +/- 55 feet from the right of way to build a shop attached to the existing garage.
 - This request is pursuant to Section 515 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as E 1/2 NW 1/4 NE 1/4 NW 1/4 NW 1/4 & W 1/2 NE 1/4 NE 1/4 NW 1/4 NW 1/4 of Davison County, South Dakota.
 - Administrator Bathke gave an explanation of the application, required notifications, and the GIS view. There were no return letters or phone calls on this matter
 - The applicant was present to answer questions. Discussion included what the actual process should have been, the possible legalities from not getting the permit first, and no other issues with the location or set-back of the attached addition.
 - After consideration of 1403- B Variance, motion by Steve Thiesse, seconded by Charles Storm, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Questions and Discussion on amending Davison County Zoning Ordinance included numbers 1 through 21 of the proposed changes made by P/Z Bathke. Number 18 was tabled until a further time to let everyone think about this issue and the ramifications that go along with it.
7. Additional Comments and Discussion from the Group included:
 - Discussion of the previous SDPA conference that was held on Oct 28 and Oct 29.
8. Set date and time for next meeting – December 1, 2015 @ 1:15 P.M.
9. Adjournment @ 9:10P.M.


Bruce Haines
Planning Commission Chairman


Jeff Bathke
Director of Planning & Zoning



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PLANNING COMMISSION MINUTES
December 1, 2015

1. Call to order at 1:15 P.M. by Chairman Haines.
2. Roll Call
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Lewis Bainbridge, Kim Weitala, Jeff Bathke, Mark Jenniges.
 - Absent: Gary Stadlman.
 - Guests: (33) Peggy Greenway, Arlene Miller, Tom Greenway, Thomas Smith, Brad Greenway, Steve Gerlach, Dustin Knuston, Bonnie McBrayer, Corey Juhl, Doug Greenway, Janet Greenway, Lyle Bode, Jerry Scott, Gene & Denese Stehly, Bobbi Winters Schurs, David Shelter (representing Roland Johnson), Glen Lowrie, Dan & Mary Froning, Mavis Anderson, Dick Collins, Ken Bussmus, Mary Jo Wittstruck, Matt Keyser, Jack Anderson, Jerry & Darlene Wadleigh, Travis Hostler, Craig McManus, Mary Muller, Robery Fanel, Arnold Deumier.
3. Approve the agenda
 - Motion by Brenda Bode, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. Approve the November 3, 2015 Minutes
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the November 3, 2015 minutes. All members voted aye, motion carried.
5. That Steve Gerlach has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to operate a repair shop in the Agriculture District.
 - This request is in pursuant to Section 507 (28) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view.
 - The applicant was present to answer questions. Discussion included the layout and locatoin of the building on the site that was platted last month. If more business come to the curve a service road should be used as saftey.
 - Motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the plat to the Board of Adjustment. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Consider a Plat of Lot 1 of GM First Addition in the SE 1/4 of Section 23, Township 101 North, Range 61 West of the 5th P.M., Davison County, South Dakota; at the request of Gary Mogck.
 - Director Bathke gave an explanation of the Plat.
 - The applicant was not present to answer questions. Discussion included the history of the plat.

- Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
7. Consider a Plat of BMC Tract A in the NW 1/4 of Section 13, T 101 N, R 60 West of the 5th P.M., Davison County, South Dakota; at the request of Bonnie McBrayer.
- Deputy Director Jenniges gave an explanation of the Plat.
 - The applicant was present to answer questions. Discussion included McBrayer is platting her land to sell but will stay as AG.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
8. Consider a Plat of McBrayer Tract A in the NW 1/4 of Section 13, T 101 N, R 60 West of the 5th P.M., Davison County, South Dakota; at the request of Bonnie McBrayer.
- Deputy Director Jenniges gave an explanation of the Plat.
 - The applicant was present to answer questions. Discussion included McBrayer is platting her land to see but will stay as AG.
 - Motion by Charles Storm, seconded by Steve Thiesse, to recommend approval of the plat to the County Commissioners. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
9. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #1)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. The following comments were received prior to the meeting: 1) Central Electric requested information, which was sent on November 24, 2015. 2) Bob Ball requested information on the project, but did not have a position. 3) Todd Dikoff requested a more accurate location. He was directed to the map on the website. 4) Dan Koupal dropped off a letter against the towers (pdf version is in the folder). 5) Mrs. Jerry Wadleigh called to voice against the towers and state the meeting should be postpone due to weather. She was informed there will be another meeting where the final decision is made and is welcome to attend that meeting as well. 6) Jack Anderson called expressing he probably won't be able to make the meeting due to weather but had the following questions and concerns: decreased property value, noise of the towers, curious on actual locations of them, if roads will have to be upgraded and if so who pays for them? Informed him his concerns were noted and that he is still welcome to attend the December 15th BOA meeting.
 - The applicant was present to answer questions. Discussion included the layout of the plan using 9 to 11 sites will be determined by soil testing and the size of cells available at the time of construction. Since the Davison County Zoning Ordinance does not stipulate setbacks from a residence for a wind energy system, Juhl

Energy has used the setbacks in accordance with Minnesota standards. The data from the meteorological tower is a small sample but has been favorable for the wind energy systems.

- Commissioner Bode questioned the construction of the towers, life span and timetable to construct the towers. An explanation of the size of the shaft, cell and blades was given; as well as the history and reason for why tubes instead of metal framing is used, which is due to less bird deaths. The life span of the entire tower is about 50 years, but the moving parts will need to be replaced every 11 years. The towers can be assembled in roughly a day to a day and a half, with fine tuning and adjusting after construction.
- Commissioner Weitala wanted more information as to why the location was picked, the contract length, how the site is decommissioned when no longer functional; who pays for road maintenance, and will this system affect energy rates in the area. The site was picked because of the proximity to the 34.5 KW power line. The proposed wind energy system will produce about 20 MW. The contract will be made with Northwestern Energy for 20 to 25 years, after which they can renew the contract or sell to the open market. Once the 50 year life span has been reached the towers can be removed, as will three feet below grade to allow the land to be farmable. Davison County Wind LLC will sign a road agreement with the township. Davison County Wind LLC has no control on the rate charged for electricity.
- Commissioner Bainbridge wanted to know the lighting on top of the towers, emergency protocols (mainly fire), and how much energy the wind system will generate. The FAA regulates the lighting, and a system this small could possibly only have to install perimeter lights but this is an FAA decision. All employees/maintenance personnel are OSHA certified and trained to respond to fires. Juhl Energy will train local fire departments before any construction begins. The wind energy system could power a town about the size of Mitchell.
- Commissioner Storm wanted to know how the power will be transfer to the 34.5 KW power line and how often the wind turbines are actually creating power. All lines will be underground and the turbines produce energy 40 percent of the time.
- Commissioner Thiesse wanted to know who maintained the towers and where the parts are manufactured. They will be maintained by locals living in the area that are contracted with GE. With MTI in the area having a wind turbine program they are hoping to keep people in the community. All parts are manufactured in the USA, the tower is from Brandon, SD, the blade is from Tennessee, and the cell is from Florida.
- Commissioner Haines wanted to know about the property valuations, health risk and sounds the turbines make. There have been studies showing no property devaluations. There are no physical health risks but there is a "wind turbine syndrome", but this is more of a personal preference against the turbines. The noise most hear is the whoosh from the turbine turning. The hubs will make a light hum. After all the commissioners had their initial questions answer it was opened to the public to speak.
- Brad Greenway spoke in favor of the wind energy system. He feels like more will come to Davison County in the future and this will be a good project for the

community, providing additional tax dollars to the schools, county, and township. He understands the neighbors' concerns, but feels over time the towers will become a part of everyday life.

- Ken Bussmus wanted a better understanding on how Alt-1 and Alt-2 sites will or would be used. They will be used if the soil at another tower location is poor or if a smaller cell will need to be used (1.7 cell instead of a 2.3 cell). All sites will be requested to be permitted.
- Gene Stehly has 3 residents in the area and opposes the visual effect of the system. He believes it was a poor choice of location with so many people living in the area.
- Jerry Wadleigh will live by one of the towers and sees no benefit to him or others, just the Greenways. He believes they should be built over by Chamberlain where there is not as much population.
- Dan Froning questioned the affect the towers will have on tv/cell/ business band radios. There is no affect for TV and cell phones and the business band radios could have some affect if the towers are in the line of site. Davison County Wind LLC would be willing to work with the locals to test before construction.
- Jerry Scott wanted to know if Davison County Wind LLC would be building this system if the PTC had not been renewed. The project can go on without the funding of the PTC and there are no subsidies for wind energy.
- David Schelton spoke on behalf of Roland Johnson stating he is opposed to the project.
- Glen Lowry questioned the board on how close they live to the location and if they lived closer if that would affect their decision. He was also curious of the taxes on the project. The board made comments later about the first question. The taxes are estimated from the 20-25 year contract that is signed and would be about 3 million. Roughly 2 million of that comes back to the area with 50 % going to the schools, 35% to the county, and 15% to the township.
- Travis Hostler questioned if the setbacks for this should be the same as for other issues, such as animal feeding operations. There are no current setbacks for wind energy systems in Division County.
- Doug Greenway spoke for the project saying farming is becoming more diversified than the past and change happens and believes we should be a part of it.
- Final comments were made by the commission. Commissioner Bode lives in the area, which includes four hog confinements and believes change in Davison County is a good thing and we are on the forefront of technologies, more so than other counties. Commissioner Bode feels the Greenways will take responsibility of the project. Commission Weitala does not live in the area but knows change is inevitable. The system is clean, modern looking, and the rules in place are being applied and followed; they will be held accountable to them. Commissioner Bainbridge does not live in the area but believes it to be a positive project for the county, bringing in tax revenue. Commissioner Storm understands the noise and flicker can be an issue but believes that to be a personal opinion. Commissioner Thiesse stated there is no pollution, no issue with public safety so he has no issues with the project.


- After consideration of 1403-A Conditional Use a motion to recommend approval by Steve Thiesse, seconded by Charles Storm, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
10. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #2)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Lewis Bainbridge, seconded by Brenda Bode, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
11. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #3)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Charles Storm, seconded by Steve Thiesse, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye,
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
12. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #4)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.

- After consideration of 1403-A Conditional Use a motion to recommend approval by Lewis Bainbridge, seconded by Kim Weitala, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
13. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #5)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Brenda Bode, seconded by Lewis Bainbridge, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
14. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #6)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Steve Thiesse, seconded by Charles Storm, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
15. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #7)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.

- After consideration of 1403-A Conditional Use a motion to recommend approval by Charles Storm, seconded by Steve Thiesse, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
16. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #8)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Lewis Bainbridge, seconded by Charles Storm, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
17. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine #9)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Brenda Bode, seconded by Steve Thiesse, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
18. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine Alt-1)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.

- After consideration of 1403-A Conditional Use a motion to recommend approval by Steve Thiesse, seconded by Lewis Bainbridge, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
19. That Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit to construct a Commercial Wind Energy System in the Ag District. (Turbine Alt-2)
- This request is pursuant to Section 507 (39) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.
 - Deputy Director Jenniges gave an explanation of the application, required notifications, and the GIS view. Due to the entire project being discussed at once, no additional explanation was needed.
 - The applicant was present to answer questions.
 - After consideration of 1403-A Conditional Use a motion to recommend approval by Lewis Bainbridge, seconded by Kim Weitala, to construct/operate a commercial wind energy system in the AG district to the Board of Adjustment with the following condition(s): None. Roll call vote:
 - Haines – aye, Stadlman – absent, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
20. Continued questions and discussion on amending the Davison County Zoning Ordinance. Discussion included none, the item was tabled till next meeting.
21. Additional Comments and Discussion from the Group included: none
22. Set date and time for next meeting – January 5, 2015 @ 1:15 P.M.
23. Adjournment @ 3:43P.M.


 Bruce Haines
 Planning Commission Chairman


 Jeff Bathke
 Planning & Zoning Director