



Davison County Planning & Zoning
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615



PLANNING COMMISSION AGENDA
January 3, 2023

1. Call to order at 1:15 P.M. by P&Z Chairman Haines.
2. Roll Call.
3. Election of 2023 Planning Commission Officers & turn the meeting over to the Chairperson.
4. Approve the agenda.
5. Declare conflicts of interest.
6. Approve the December 6, 2022, Minutes.
7. Public input for items not on the agenda, no action will be taken.
8. Consider a variance application requested by Shannon Klumb of:
 1. +/- 15 acres, creating a lot size of 10 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
9. Consider a variance application requested by Kelley Family, Inc. of:
 1. +/- 57', creating a setback of +/- 18' from the grain bins on the east property line, where the minimum front yard setback is 75' in the Agricultural District.
 2. +/- 15', creating a setback of +/- 60' from the SE corner of house on the east property line, where the minimum front yard setback is 75' in the Agricultural District.
 3. +/- 45', creating a setback of +/- 30' from the shed on the east property line, where the minimum front yard setback is 75' in the Agricultural District.
10. Consider a plat of Lots 1, 2 and 3 of Kellfam Addition in the NE1/4 of Section 15, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota, at the request of Kelley Family, Inc.
11. Consider a variance application requested by Nick Herrick of:
 1. +/- 22 acres, creating a lot size of +/- 3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
12. Consider a plat of Lot 1 of Herrick's Addition in the SE1/4 of Section 2, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Nick Herrick.
13. Consider a variance application requested by Jackrabbit Family Farms, LLC of:
 1. +/- 60', creating a setback of +/- 15' from the proposed shelterbelt on the north property line, where the minimum setback is 75' in the Agricultural District.
 2. +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.
14. Additional comments from the group.
15. Set date and time for next meeting – February 7, 2023 @ 1:15 P.M.
16. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES
December 6, 2022

1. Vice Chairman Thiesse called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Steve Thiesse, Ray Gosmire, Brenda Bode, Lewis Bainbridge, Mike Blaalid, Dave Anderson, Jeff Bathke, & Karen Wegleitner.
 - Absent: Bruce Haines.
 - Guests: Randy & Jeff Miiller, Matt & Wade Strand, & Daniel Brech.
3. Consider the amended agenda. To add item # 13.
 - Motion by Mike Blaalid, seconded by Brenda Bode, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the November 1, 2022 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Matt & Katie Strand of:
 - +/- 23.91 acres, creating a lot size of 1.09 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
 - +/- 1.5', creating a setback of +/- 8.5' from the garage on the east property line, where the minimum rear yard setback is 10' in the Agricultural Residential District.
 - +/- 1.5', creating a setback of +/- 8.5' from the garage on the south property line, where the minimum side yard setback is 10' in the Agricultural Residential District.

This request is located in SW1/4 of Section 3, T 102N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

Discussion: Matt & Katie built a new house on parent's farm. The bank required them to plat out the land the house sits on to obtain loan. The board asked if there was another way to access the farm. There is another driveway to the South.

 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:
Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
8. Consider a plat of Lot 1 of Wade's Addition in the SW1/4 of Section 3, Township 102 North, Range 60, West of the 5th P.M., Davison County, South Dakota, at the request of Matt & Katie Strand.

This request is located in SW1/4 of Section 3, T 102N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.

Discussion: No comments or concerns.

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

9. Consider a variance application requested by Jeffrey & Theresa Miiller of:
- +/- 23.631 acres, creating a lot size of 1.369 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
 - +/- 42', creating a setback of +/- 8' from the pole building on the east property line, where the minimum rear yard setback is 50' in the Agricultural District.
 - +/- 20', creating a setback of +/- 30' from the pole building on the south property line, where the minimum side yard setback is 50' in the Agricultural District.
 - +/- 17', creating a setback of +/- 33' from the grain bins on the north property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in S1/2 of the SW1/4 of Section 1, T 101N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

Discussion: Jeff is planning on building a new house in the future. The 2 existing houses and 1 other building will be removed. The bank requires him to plat out the land the house will sit on to obtain a loan. There is a 15' access easement on the driveway to the North and is shown on the plat.

- Motion by Brenda Bode, seconded by Mike Blaaid, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaaid – aye, Anderson – aye, motion carried.

10. Consider a plat of Tract 1 of Jeff's Addition in the S1/2 of the SW1/4 of Section 1, Township 101 North, Range 62, West of the 5th P.M., Davison County, South Dakota, at the request of Jeff & Theresa Miiller.

This request is located in S1/2 of the SW1/4 of Section 1, T 101N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.

Discussion: No comments or concerns.

- Motion by Ray Gosmire, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote:

Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaaid – aye, Anderson – aye, motion carried.

11. Consider a plat of Tract 1 of Abby's Addition in the NW1/4 of Section 33, Township 102 North, Range 62, West of the 5th P.M., Davison County, South Dakota, at the request of Matt & Abby Storm.

This request is located in NW1/4 of Section 33, T 102N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions.

Discussion: Matt is platting out only the CAFO due to him putting it into an LLC. He doesn't want any other farm buildings included in the plat or LLC. The board asked about why no variances and reason for the shape of the plat. Variances were not required due to no ownership change in property lines and the front variance was approved when the CAFO was approved back in 2020. The plat is shaped to include the truck routes for the CAFO.

- Motion by Mike Blaalid, seconded by Brenda Bode, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaalid – aye, Anderson – aye, motion carried.
12. Consider a plat of Lot I, a Subdivision of Lot H of Brech's Subdivision in the W1/2 of the SE1/4 of Section 4, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Daniel & Quincy Brech..
- This request is located in Lot H of Brech's Sub in the W1/2 of the SE1/4 of Section 4, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.
- Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was present to answer questions.
- Discussion:** Daniel plans to keep Lot I and give Quincy the rest of Lot H. This will allow Quincy access to the property he owns on the West side of the remaining Lot H.
- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaalid – aye, Anderson – aye, motion carried.
13. Consider a plat of Tract 1 of Klumb's Addition in Government Lot 4 of the NW1/4 of Section 5, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Gary Klumb.
- This request is located in NW1/4 of Section 5, T 101N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions.
- Discussion:** Gary is platting out his land due to being described by measurements and wanting a building permit.
- Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaalid – aye, Anderson – aye, motion carried.
14. Additional Comments from the Group
- None
15. Set date and time for next meeting – January 3, 2023 @ 1:15 P.M.
16. At 1:42 P.M., a motion was made by Dave Anderson, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.

Steve Thiesse
Planning Commission Vice Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Shannon Klumb **Application date:** 11/23/22
Applicant Address: 26219 403rd Ave., Ethan, SD 57334 **Application deadline:** 12/19/22
Applicant Email: sklumb@santel.net **Contact Phone:** 605-770-6119

Owner Name: Darwin Hohn, Darin Hohn & Patricia Kleinlein
Owner Address: 1612 E. Liberty Circle, Brandon, SD 57005 (Darwin)
Owner Contact Phone: _____

Parcel Number of parent parcel: 11000-10161-272-30
Legal Description of current parcel(s): N1/2 of the NW1/4 of Section 27, T 101 N, R 61 W of the 5th P.M., Davison County, South Dakota.
Proposed Legal Description of parcels: NE1/4 of the NE1/4 of the NW1/4 of Section 27, T 101 N, R 61 W of the 5th P.M., Davison County, South Dakota.
Reason for Variance: Recommend granting a variance of:
1. +/- 15 acres, creating a lot size of 10 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is pursuant to Section 3:07(3) & 3:07(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant is buying land from current owner and needs to parcel out residence from agricultural land to obtain loan.
Section of Code Allowing Variance: 3:07(3), 3:07(5), 11:06(b), and 12:06(b)

Fee Collected for Variance (\$100): 11/23/22
Check #: Cash
Receipt #: 13094

Planning Commission Hearing Date: 1/3/23
Board of Adjustment Hearing Date: 1/10/23

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____

22

Elder & Janelle Herman

Kuumb Family LMTD Partnership

266 ST

Proposed New Parcel:
NE 1/4 of the NE 1/4 of the
NW 1/4 of Section 27-101-61

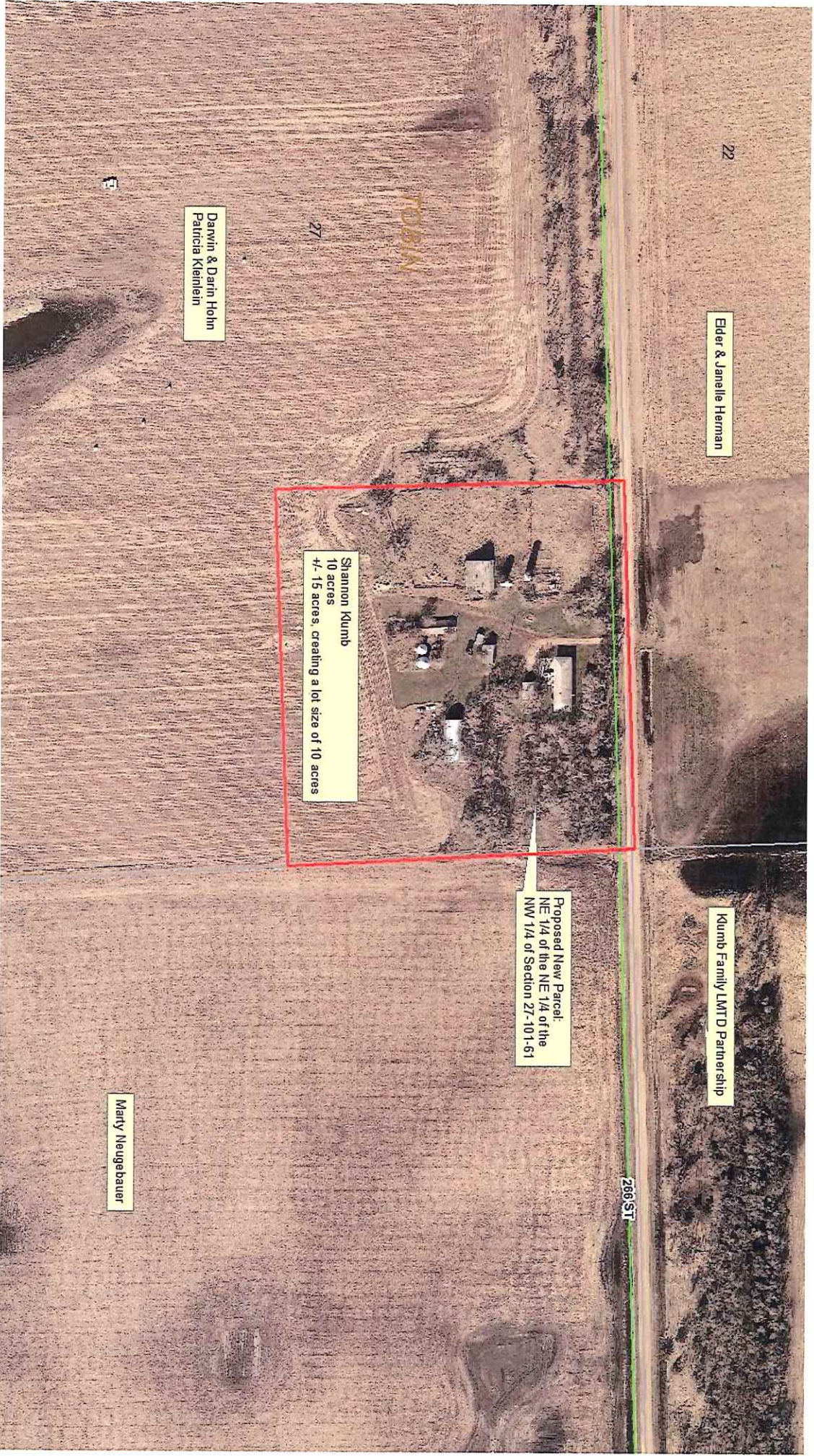
27

TODIA

Darwin & Darin Holm
Patricia Kleinlein

Shannon Kuumb
10 acres
+/- 15 acres, creating a lot size of 10 acres

Matty Neugebauer



DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Kelley Family, Inc.

Applicant Address: 25222 403rd Ave., Mitchell, SD

Applicant Email: dpetersen@morgentheeler.com

Application date: 11/29/2022

Application deadline: 12/19/2022

Contact Phone: 605-996-5588

Owner Name: Kelley Family, Inc.

Owner Address: 25222 403rd Ave., Mitchell, SD

Owner Contact Phone: 605-770-6050

Parcel Number of parent parcel: 03000-10361-151-00

Legal Description of current parcel(s): Northeast Quarter (NE1/4) of Section Fifteen (15), Township One Hundred Three (103) North, Range Sixty-one (61), West of the 5th P.M. Davison County, South Dakota, except Lot H1-N.

Proposed Legal Description of parcels: Lots One (1), Two (2) and Three (3) of Kellfam Addition in the Northeast Quarter (NE1/4) of Section Fifteen (15), Township One Hundred Three (103) North, Range Sixty-one (61), West of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance of:

1. +/- 57', creating a setback of +/- 18' from the grain bins on the east property line, where the minimum front yard setback is 75' in the Agricultural District.
2. +/- 15', creating a setback of +/- 60' from the SE corner of house on the east property line, where the minimum front yard setback is 75' in the Agricultural District.
3. +/- 45', creating a setback of +/- 30' from the shed on the east property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is pursuant to Section 3:08(1)(a) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to separate the buildings from the agricultural ground.

Section of Code Allowing Variance: 3:08(1)(a), 11:06(b) and 12:06(b)

Fee Collected for Variance (\$100): 12/6/22

Check #: 050186

Receipt #: 13197

Planning Commission Hearing Date: 1/3/2023

Board of Adjustment Hearing Date: 1/10/2023

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant:

Dorothy Kelley Date: 12/15/22



Kelley Family, Inc.

Lot 2
± 73.28 acres

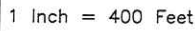
± 57' creating a setback of
± 18' from the grain bins

± 15' creating a setback of
± 60' from the SE corner of house

± 45' creating a setback of
± 30' from the shed

14

REGULATORY

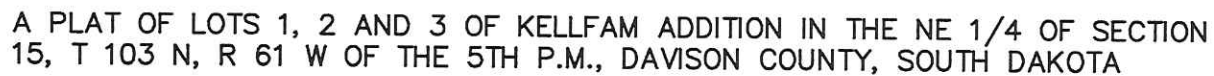


- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- ▲ = FOUND SURVEY SPIKE
- (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

	Black
White	

LOCATION MAP
SCALE: 1" = 3000'



In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this _____ day of _____, 2022.

& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015



OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

CORPORATION ACKNOWLEDGMENT

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

RESOLUTION OF COUNTY PLANNING COMMISSION

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Dated this _____ day of _____, 2022.

SPN

& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

AUDITOR'S CERTIFICATE

Auditor/Deputy Auditor, Davison County

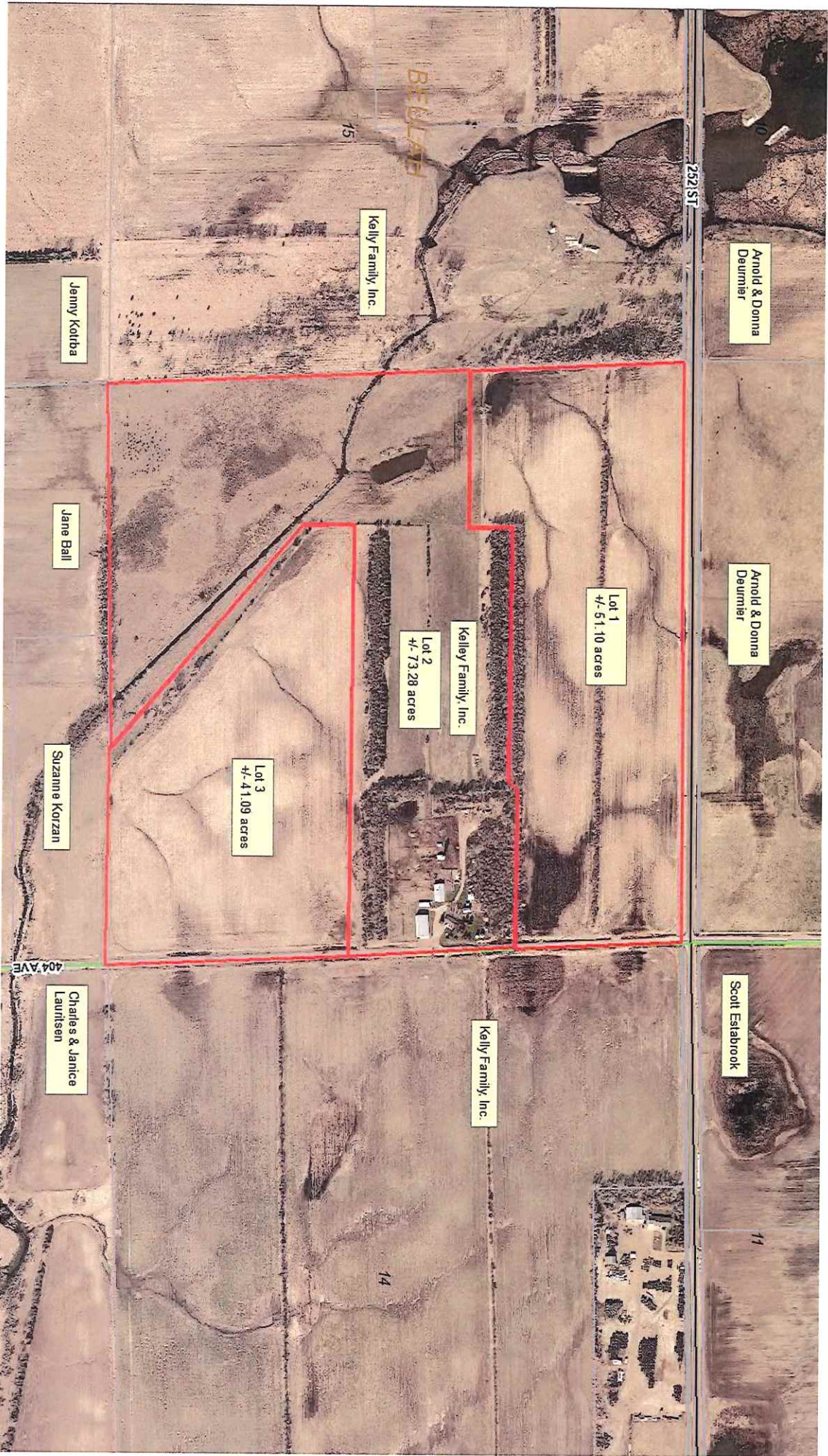
Date: _____

Date _____

Date _____

By _____ Deputy





DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Nick Herrick

Application date: 12/13/22

Applicant Address: 1020 Court Merrill, Mitchell, SD 57301

Application deadline: 12/19/2022

Applicant Email: nick.herrick@chrsolutions.com

Contact Phone: 999-0937

Owner Name: Scott & Tim Suelflow

Owner Address: 25075 410th Ave., Mitchell, SD

Owner Contact Phone: 999-2989 (Scott) & 605-545-3017 (Tim)

Parcel Number of parent parcel: 06000-10360-024-00

Legal Description of current parcel(s): SE1/4 of Section 2, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Lot 1 of Herrick's Addition in the SE1/4 of Section 2, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance of:

1. +/- 22 acres, creating a lot size of +/- 3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is pursuant to Section 3:07(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to purchase 3 acres to build a house on. The topography of the land prevents him from purchasing more than 3 acres.

Section of Code Allowing Variance: 3:07(5), 11:06(b) and 12:06(b)

Fee Collected for Variance (\$100): 12/13/22

Check #: 13221

Receipt #: 13249

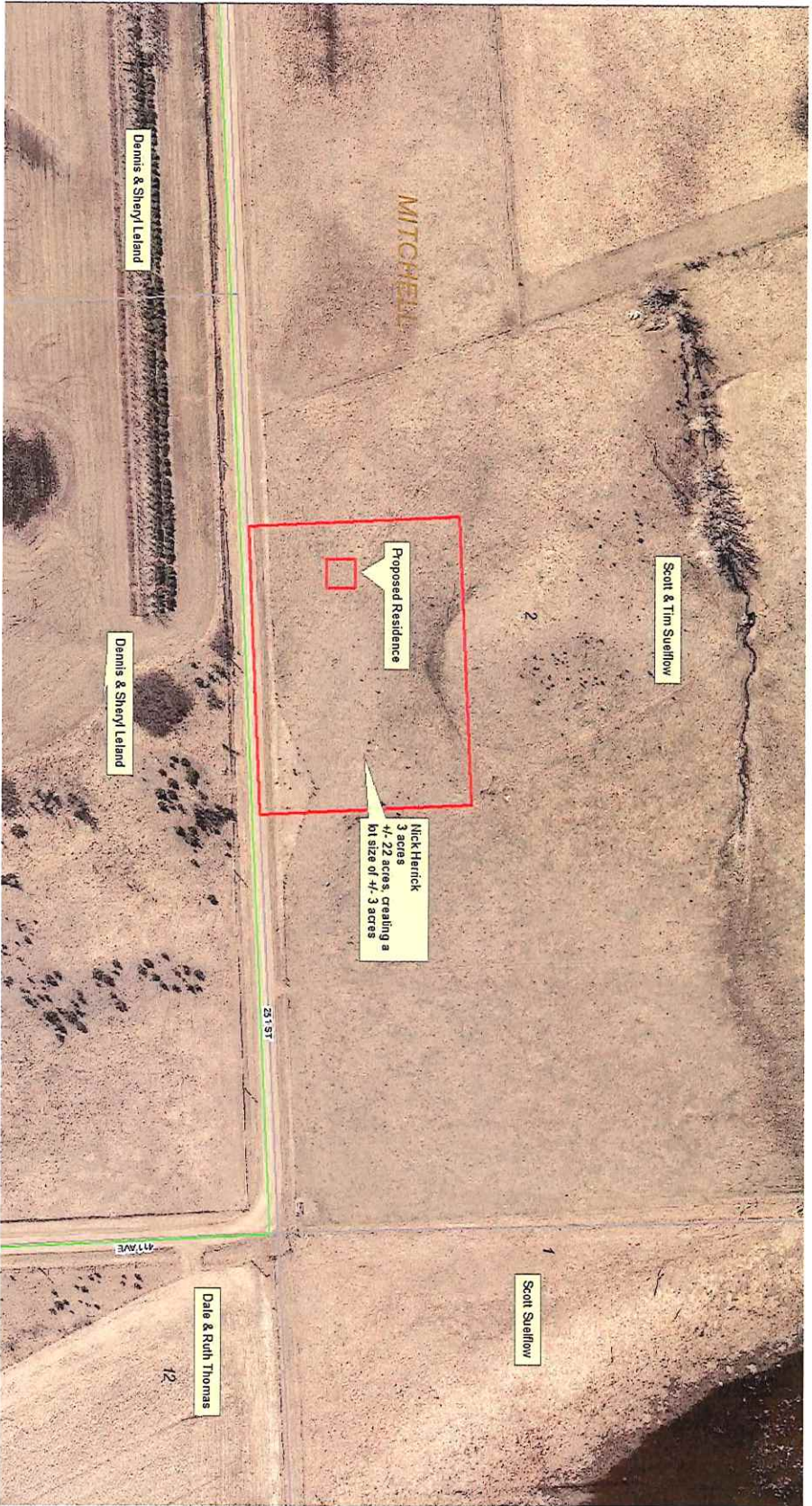
Planning Commission Hearing Date: 1/3/2023

Board of Adjustment Hearing Date: 1/10/2023

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____





1 Inch = 100 Feet

LEGEND

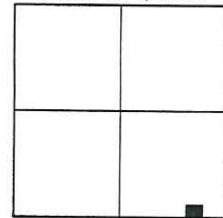
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

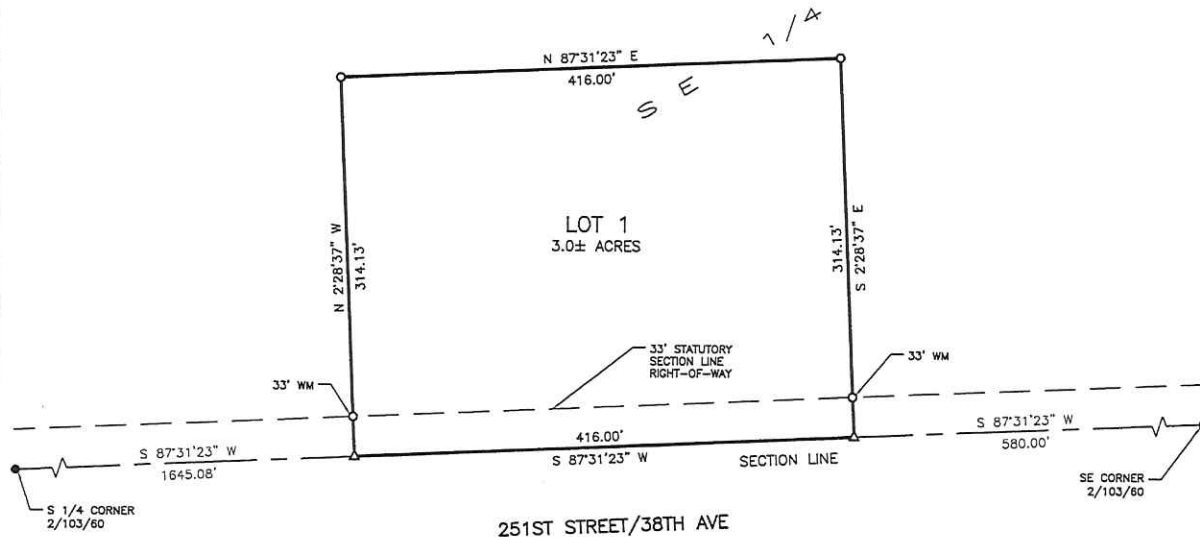
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 2, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Scott Lee Suelflow and Timothy Harold Suelflow, as owners, and under their direction for purposes indicated therein, I did on or prior to December 9, 2022, survey those parcels of land described as follows: LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 202____.

Registered Land Surveyor #SD13714



SPN

& Associates
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A circular professional seal for a Registered Land Surveyor. The outer ring contains the text "REGISTERED LAND SURVEYOR" at the top and "SOUTH DAKOTA" at the bottom. The inner circle contains the text "REG. NO." followed by "13714", the name "JEREMY A. WOLBRINK", and "SOUTH DAKOTA" at the bottom.

A PLAT OF LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 202____.

Chairman/Vice-Chairman of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 202____; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 202____.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 202____.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N,
R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 202____, approving the above-named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director
of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 202____, at _____, and recorded in Book _____ of Plats on
Page(s) _____ therein and recorded on Microfilm Number _____.

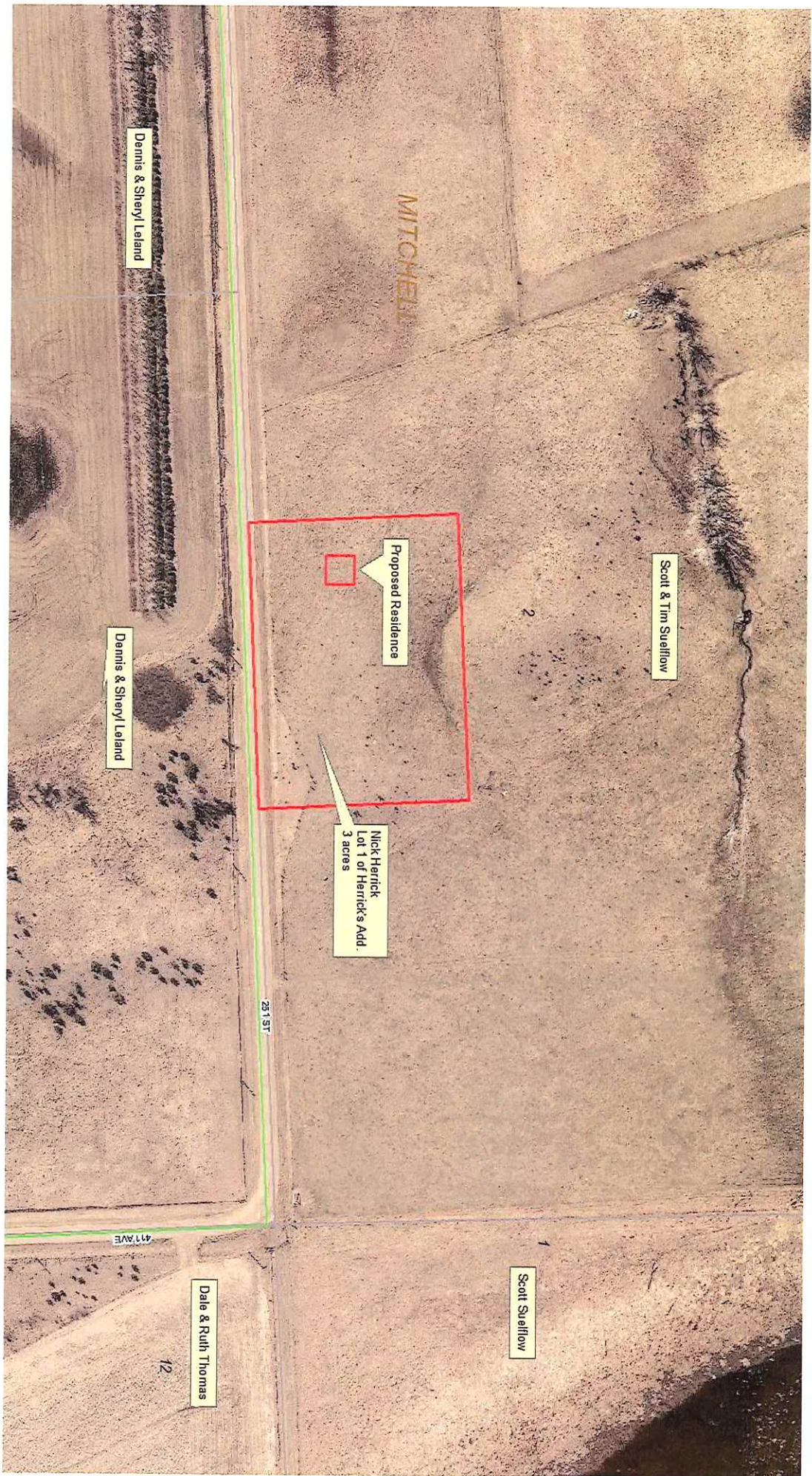
Register of Deeds, Davison County

By _____
Deputy

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





**DAVISON COUNTY
VARIANCE APPLICATION**

Applicant Name: Jackrabbit Family Farms, LLC

Application date: 12/19/22

Applicant Address: 39592 264th St., Mt. Vernon, SD 57363

Application deadline: 12/19/22

Applicant Email: marty.rost@pipestone.com

Contact Phone: (507) 215-0482

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 02084-10162-001-00

Legal Description of current parcel(s): Lot 1A of Jackrabbit Addition, a subdivision of an unplatted portion of the SE 1/4 of Section 8 & all of previously platted Lot 1 of Jackrabbit Addition in the SE 1/4 of Section 8, all Township 101 North, Range 62, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: No plat, only variance.

Reason for Variance: Recommend granting a variance of:

1. +/- 60', creating a setback of +/- 15' from the proposed shelterbelt on the north property line, where the minimum setback is 75' in the Agricultural District.

2. +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.

This request is pursuant to Section 2:15 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant is rebuilding the shelterbelt torn down due to construction.

Section of Code Allowing Variance: 2:15, 11:06 B, and 12:06 B

Fee Collected for Variance (\$100): 12/21/22

Check #: 8194

Receipt #: 13298

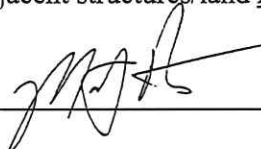
Planning Commission Hearing Date: 1/3/23

Board of Adjustment Hearing Date: 1/10/23

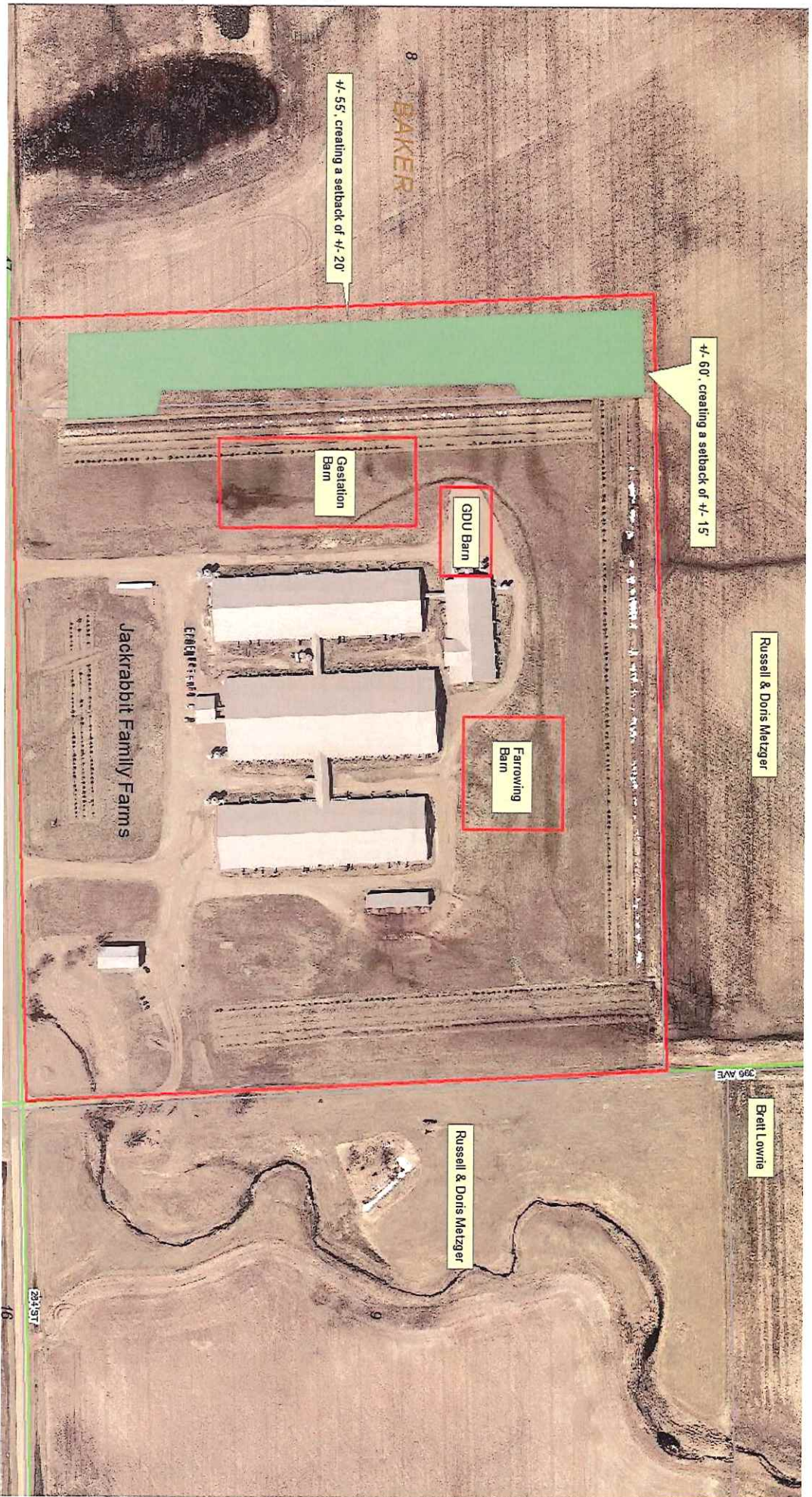
Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural
- ☒ Application Fee

Signatures of Applicant: _____



Date: 12/21/22



+/- 55, creating a setback of +/- 20'

+/- 60', creating a setback of +/- 15'

Gestation Barn

GDU Barn

Farrowing Barn

Russell & Dons Metzger

Brett Lowrie

Russell & Dons Metzger

Jackrabbit Family Farms

8 BAKER

16

23,517

6

1

9

TREE PLANTING SPECIFICATION SHEET

Producer: Jackrabbit Farms Year to be Planted: 2023
County Davison Farm Tract Field Windbreak Type Field Windbreak
Program CIN or referral # Practice Windbreak/Shelterbelt Establishment Practice # 380
55C Soil Map Unit: 3 Legal Desc. Sec 8 TWP 101 RGE 62
Resource Concern (CPPE Impact) Purpose:

Present Ground Cover:

List the herbicides applied
List the herbicides applied
List the herbicides applied

2022	
2021	
2020	

Fallow Needed?

☒ Yes ☐ No

Are Utilities Present?

(Overhead or Underground)
(Call Before You Dig 1-800-781-7474)

☐ Yes ☒ No

Are Cultural Resource Concerns Addressed?

☐ Yes ☐ No

**Site Preparation Needed
Prior To Planting:**

☐ None ☐ Herbicide ☐ Chisel Plow ☒ Disk ☒ Roto Tiller ☐ Windbreak Renovation ☐ Other

Describe Other:

Planting Method:

☒ Machine ☐ Scalp ☐ Hand Plant

Planned Weed Control:

Within Row

☐ Mechanical ☐ Herbicide ☒ Tree Fabric

7,400 Feet of Fabric

In Between Row

☒ Mechanical ☐ Herbicide ☐ Grass Seeding

0.0 Tree Tubes

Estimated Fencing Needed to Exclude Livestock (feet):

 Feet of Fence

Planning Assistance By:

Matt Hayes

11/29/2022

(Name)

(Date)

PRACTICE CERTIFICATION

Date Planted:

Planted By:

Practice Meets SD Standards and Specifications:

Yes ☐

No ☐

(If "No" is checked, state reasons in the
comments on performance section)

Certified By:

(Name)

(Title)

(Date)

How Measured?

☐ Wheel ☐ Photo ☐ GPS ☐ Other

Describe other

3.06 Acres Planned

 Acres Applied

 Feet of Windbreak Applied

 Feet Fabric Applied

 Tree Tubes Applied

Comments on Performance:

Comments:

Marty Rost

Producer Name		Jackrabbit Farms	
Address	39592 264th St., Mt Vernon, SD 57363		
Site Address	Same		
Phone	Home	Work	Cell (507) 215-0482
Type of Planting	Field Windbreak	Program	
Site Prep	Disk, Roto Tiller,	Practice #	380
Applied	Date Completed:	Completed by:	
Windbreak			
Fabric			



T101N R062W