

PLANNING COMMISSION MINUTES
January 10, 2023

1. Auditor Kiepke called the meeting to order at 1:15 P.M.
2. Election of 2023 Planning Commission Officers.
 - Auditor Kiepke called for nominations of Chairperson. Dave Anderson nominated Bruce Haines, Steve Thiesse second the nomination. Chris Nebelsick called to cease nominations and cast a unanimous vote, seconded by Dave Anderson. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
 - Auditor Kiepke called for nominations of Vice Chairperson. Bruce Haines nominated Steve Thiesse, Lewis Bainbridge second the nomination. Ray Gosmire called to cease nominations and cast a unanimous vote, seconded by Chris Nebelsick. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
3. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Jeff Bathke.
 - Guests: Nick & Vicky Herrick, Don Peterson, Shannon Klumb, & Darwin Hohn.
4. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, motion carried.
5. Declare conflicts of interest. Lewis Bainbridge recused himself from agenda item # 13.
6. Consider the previous minutes. Motion by Steve Thiesse, seconded by Mike Blaalid, to approve the December 6, 2022 proposed minutes. All members voted aye, motion carried.
7. Public input for items not on the agenda. Hearing none, the meeting continued.
8. Consider a variance application requested by Shannon Klumb of:
 - +/- 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 located in N1/2 of the NW1/4 of Section 27, T 101N, R 61, 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: Shannon plans to buy the N1/2 of the NW1/4 on contract for deed, but in order to obtain a loan to fix up the house, he has to separate the house from the agricultural ground. The surveyor was able to do a certificate of survey and parcel out 10 acres instead of replat. In the future his son plans to move in the house.

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

Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.
9. Consider a variance application requested by Kelley Family, Inc. of:
 - +/- 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.
 - +/- 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.

- +/- 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 located in NE1/4 of Section 15, T 103N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was not present, but Don Peterson from Morgan Theeler was to answer questions.

Discussion: There was one phone call from an abutting neighbor to see if they planned on developing the land. Don Peterson explained the land is being platted out to sell in the future and Peggy has no plans to develop. Lots 1 and 3 are crop ground and lot 2 is pasture with a residence and other structures. Peggy plans on selling lots 1 & 3 and keeping lot 2. The variances are for the existing buildings on lot 2.

- Motion by Steve Thiesse, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

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. This request is located in NE1/4 of Section 15, T 103N, 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, but Don Peterson from Morgan Theeler was to answer questions.

Discussion: No concerns on the plat. Each lot has access.

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

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

11. Consider a variance application requested by Nick Herrick of:

- +/- 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 located in SE1/4 of Section 2, T 103N, 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: The applicant plans to buy and build a residence on the purposed 3 acres. The land is owned by the applicant's brother-in-law. The size and location of the purposed 3 acres is due to the elevation of the land and they don't want or need more land. Putting in a new septic tank will not be an issue as the distance from any public drinking water supply from the site is over 660'.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

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.

This request is located in SE1/4 of Section 2, T 103N, 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: The setbacks for the purposed residence complies with our Ordinance and Mitchell Township has approved the approach for the driveway.

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

13. Consider a variance application requested by Jackrabbit Family Farms, LLC of:

- +/- 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.
- +/- 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 located in Lot 1A of Jackrabbit Addition in the SE1/4 of Section 8, 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 not present to answer questions.

Discussion: Lewis Bainbridge recused himself.

Jackrabbit Family Farms is rebuilding the shelterbelt torn down due to construction. There was one call wondering what the variance was for and had no issues with the shelterbelt.

The board discussed how the trees help with smell and Jackrabbits has been a good neighbor since built.

- Motion by Steve Thiesse, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – recuse, Nebelsick – aye, Blaaid – aye, Anderson – aye, motion carried.

14. Additional Comments from the Group

- None

15. Set date and time for next meeting – February 7, 2023 @ 1:15 P.M.

16. At 2:05 P.M., a motion was made by Chris Nebelsick, seconded by Mike Blaaid, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning