

PLANNING COMMISSION MINUTES

January 4, 2022

1. Deputy Wegleitner called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Charles Storm, Brenda Bode, Kim Weitala, Dave Anderson, & Karen Wegleitner
 - Absent: Jeff Bathke.
 - Guests: Ronald Anderson.
3. Election of 2022 Planning Commission Officers.
 - Deputy Wegleitner called for nominations of Chairperson. Brenda Bode nominated Bruce Haines, Kim Weitala second the nomination. Brenda Bode called to cease nominations and cast a unanimous vote, seconded by Lewis Bainbridge. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
 - Deputy Wegleitner called for nominations of Vice Chairperson. Kim Weitala nominated Steve Thiesse, Brenda Bode second the nomination. Kim Weitala called to cease nominations and cast a unanimous vote, seconded by Lewis Bainbridge. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
4. Consider the amended agenda.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried.
5. Declare conflicts of interest. Hearing none, the meeting continued.
6. Consider the previous minutes. Commissioner Anderson requested the previous minutes reflect a motion to withdraw the Conditional Use application by Jason Nedved, as he felt it was not needed, but died for lack of second. Commissioner Anderson would like the noise comment to be removed, as he doesn't remember it being talked about.
 - Motion by Dave Anderson, seconded by Charles Storm, to approve the December 7, 2021 amended minutes. All members voted aye, motion carried
7. Public input for items not on the agenda. Ronald Anderson was present to address his concerns about a porta-pot business being operated by one of his neighbors. Planning & Zoning was asked to look into.
8. Consider a variance of +/- 15 acres, creating a lot size of +/- 10 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.; at the request of Brian Hohn. This request is located in N1/2 of NE1/4, lying West of the James River of Section 13, 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 not present to answer questions.
 - Discussion included about the bank wanting 10 acres or less to receive financing.
 - Ronald Anderson was present to address his concerns about the land being developed. Hohn must drive through Anderson's property to access his property. Anderson is fine with giving him an easement, if Hohn doesn't develop the land. It was stated the easement issue is between Anderson and Hohn.
 - Discussion of putting in a new road for Hohn to be off Anderson's property. Would be a township issue and would need approval.
 - Motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye,
Weitala – aye, Anderson – aye, motion carried.

9. Consider a Plat of Lot 1 of Fallen Tree Addition, in the N1/2 of the NE1/4, lying west of the James River, in Section 13, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota. This request is located in N1/2 of NE1/4 of Section 13, 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 not present to answer questions. This plat goes with the variance just discussed.
- Discussion included the easement is needed for the property not to be landlocked.
- Motion by Kim Weitala, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye,
Weitala – aye, Anderson – aye, motion carried.

10. Additional Comments from the Group

- None

11. Set date and time for next meeting – February 1, 2022 @ 1:15 P.M.

12. At 2:11 P.M., a motion was made by Brenda Bode, seconded by Bruce Haines, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

March 1, 2022

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Kim Weitala, Dave Anderson, Jeff Bathke, & Karen Wegleitner
 - Absent: Chuck Storm and Lewis Bainbridge.
 - Guests: Bradley Hohn, Marty Rost, Brad Woerner, Marilyn & Lyle Reimnitz, Chuck Storm, Lewis Bainbridge, Dan Boehmer, Jon Jones, Peggy & Brad Greenway, Steve Harr, and other guest who did not sign in.
3. Consider the proposed agenda.
 - Motion by Kim Weitala, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried
4. Declare conflicts of interest. Chuck Storm and Lewis Bainbridge declared a conflict of interest and dismissed themselves from the meeting.
5. Consider the previous minutes.
 - Motion by Steve Thiesse, seconded by Dave Anderson, to approve the January 4, 2022 proposed minutes. All members voted aye, motion carried
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application for an expansion of an existing concentrated animal feeding operation (CAFO) from 3,080 animal units to 4,798 animal units in the Agricultural District, at the request of Jackrabbit Family Farms, LLC. This request is located in Lot 1 of Jackrabbit Addition in the SE1/4 & SE1/4 ex Lot 1 of Jackrabbit Addition 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 Conditional Use Application. The applicant was present to answer questions. Marty Rost from Pipestone System and Brad Woerner from Stockwell presented Jackrabbit Family Farm and the proposed expansion. Currently, Jackrabbit has 2 gestation barns, 1 farrowing barn, 1 gilt developer barn, 1 office, 1 compost building, and 1 tractor/storage shed. The proposed expansion will add 1 gestation barn, 1 farrowing barn, and 1 expanded gilt developer barn. The expansion will move them from a totally stall barn to Open Pen Gestation and increasing square footage per animal. The site has 3 wells on site and a supplemental rural water source. Will obtain additional water rights or additional rural water source, if needed, by applying to the state or putting in new well. Marty addressed considerations for order control, pest control and the roads. Currently, a shelterbelt is in place and will replace trees wherever needed after construction is completed. The benefits of the expansion will increase employment, more feed and utilities purchased locally and addition nutrient applications for local farmers.

Discussion included concerns from the board of increased manure, traffic, dust, time to pump, composting, and road maintenance. Currently, averaging 7.5 million gallons of manure annually and will increase to around 10.2 million gallons annually. Will continue to have routine manure/pit treatments and cleaning and sanitation. Traffic will increase with the expansion. Currently, there are about 3-4 loads of feed per week and 2-3 loads of pigs per week. Will increase to 5-6 loads per week for feed and 5 loads per week for pigs. Magnesium Chloride is applied to roads to manage dust. Marty stated it depends on different factors on how long it takes to pump. They prefer the hose dragline method due to less

traffic, safer application and very reliable. With the expansion they will be going from 7 compost bins to 11 bins. Currently, Jackrabbit has a road haul agreement in place and will continue to follow.

Marilyn Reimnitz informed the commission additional sow and gestation barns will require additional nursery and finish barns. The board asked Marty if there were future plans for expanding again. At the moment, there is not, but never say never. Lyle Reimnitz spoke up about the dust and doesn't believe they are doing anything to control it. Marty stated they do apply Magnesium Chloride about once or twice per year. The board would like him to look into the dust control procedures and how often they apply.

Discussion included construction will take place in the summer of 2022 and take about 6-9 months. During construction no additional driveways will be added and will build off of current pathways.

- Motion by Dave Anderson, seconded by Brenda Bode, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
- 8. Consider a variance application requested by Jackrabbit Family Farms, LLC of +/- 258', creating a side yard setback of +/- 42' from the proposed gestation barn on the west side, +/- 124', creating a side yard setback of +/- 176' from the proposed GDU barn on the west side, & +/- 140', creating a rear yard setback of +/- 160' from the proposed farrowing barn on the north side, where the required setback is 300' in the Agricultural District for a CAFO. This request is located in Lot 1 of Jackrabbit Addition in the SE1/4 & SE1/4 ex Lot 1 of Jackrabbit Addition 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 present to answer questions. Marty explained they are asking for the variance to expand within the smallest footprint to preserve ag production land to the west and north. Jackrabbit will be purchasing 175'-180' of additional land to the west needed to properly slope buildings and replant trees that were removed during construction. There is an option to purchase agreement already in place. All other setback requirements addressed in the County Ordinance are met, such as, private & public wells, lake, rivers, or streams classified as a drinking water supply or fisheries, flood hazard area, incorporated municipality, churches, commercially zoned area or residential dwelling. Going with the smaller footprint will cut back on mowing, weed control and other lawn maintenance on both the west and north side.

The board suggested the setbacks changed to the following due to Jackrabbit purchasing 175'-180' of additional land to the west:

8.1: +/- 83', creating a side yard setback of +/- 217' from the proposed gestation barn on the west side, where the required setback is 300' in the Agricultural District for a CAFO.

8.2: Omitted due to the 300' setback requirement will be met.

8.3: Will remain the same.


- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

9. Additional Comments from the Group

- Future files were addressed to the board for any concerns they may have.

10. Set date and time for next meeting – April 5, 2022 @ 7:00 P.M.

11. At 2:48 P.M., a motion was made by Brenda Bode, seconded by Bruce Haines, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

April 5, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Lewis Bainbridge, Dave Anderson, Jeff Bathke, & Karen Wegleitner
 - Absent: Kim Weitala & Chuck Storm.
 - Guests: Marty Rost, Jerry Wadleigh, Jacob Vastad, Ryan & Amy Storm, Scott & Shona Beukelman, Eric Wadleigh, Doug Hohn, Nick Hohn, Clay Hohn, Eric Veurink, Ashton Connell, Jeremy Holmberg, Brent Greenway, Robert Kampshoff, & Matt Storm.
3. Consider the amended agenda.
 - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the amended agenda. The variance +/- 45', creating a rear yard setback of +/- 255' from the proposed compost expansion on the west side was added to agenda item 14 for Blue Stem. All members voted aye, motion carried
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the March 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 Scott & Shona Beukelman of:
 - +/- 22 acres, creating a lot size of +/- 3 acres within lot 1
 - +/- 22 acres, creating a lot size of +/- 3 acres within lot 2
 - ~~+/- 6.854 acres, creating a lot size of +/- 18.146 acres within lot 3~~

where the minimum lot size is 25 acres in the Agricultural District.

The minimum lot size is 25 acres for a residence in the Agricultural District.

 - +/- 20', creating a setback of +/- 30' from the proposed residence on the north property line
 - +/- 20', creating a setback of +/- 30' from the shed on the south property line
 - +/- 38', creating a setback of +/- 12' from the grain bins on the north property line
 - +/- 34', creating a setback of +/- 16' from the grain bins on the east property line.

The minimum rear & side yard setback is 50' in the Agricultural District. This request is located in NW 1/4 of the NW 1/4 of Section 10, T 102N, 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. The variance +/- 6.854 acres, creating a lot size of +/- 18.146 acres within lot 3, was omitted due to the lot only being used for agricultural purposes. Discussion included the purpose of the Beukelmans platting their land into 3 lots for their plans to build a residence on lot 1, future plans to build residence for mother-in-law on lot 2, & Lot 3 will be used for farming. Discussion included if the grain bins could be included on lot 1 to increase the acreage, but their insurance company would prefer Ag related structures on a separate lot.

 - Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

8. Consider a plat of Lots 1, 2 and 3 of Beukelman's Addition, in the NW 1/4 of the NW 1/4 of Section 10, T 102 N, R 62 W of the 5th P.M., Davison County, South Dakota, at the request of Scott & Shona Beukelman. This request is located in NW 1/4 of the NW 1/4 of Section 10, 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 present to answer questions. Discussion included concerns of how to access lot 2. The Beukelmans explained there is a possible entry point located at the south end of the trees. There were no other concerns.
- 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, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
9. Consider a variance application requested by Adam Hanson 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 NE 1/4 of Section 22, T 103N, 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 included the property was located right outside of the Mt. Vernon city limits and there are no concerns.
 - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
10. Consider a plat of Lot 1 of Adam's Addition in the NE 1/4 of Section 22, T 103 N, R 62 W of the 5th P.M., Davison County, South Dakota, at the request of Adam Hanson. This request is located in NE 1/4 of Section 22, T 103N, 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. There was no discussion or concerns with the plat.
- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
11. Consider a variance application requested by Eric Veurink of:
- +/- 59', creating a setback of +/- 16' from the proposed shelterbelt on the north property line
 - +/- 59', creating a setback of +/- 16' from the proposed shelterbelt on the east property line
- Where the minimum setback is 75' in the Agricultural Residential District. This request is located in N 1/2 of the SW 1/4 of Section 10, 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 included Eric Veurink explaining he cleaned up the dead trees and plans to replace them with putting in shelterbelt. Abutting landowner, Wade Strand, has no concerns.
- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

12. Consider a plat of Tract 1 in the W 626.84' of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th PM, Davison County, SD, at the request of Ronald & Michelle Riggs. This request is located in SE 1/4 of Section 34, 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 not present to answer questions. Discussion included how the Riggs planned on building on the platted parcel. The plat has been reviewed and approved by the City of Mitchell.

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

Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

13. Consider a conditional use application for an expansion of an existing concentrated animal feeding operation (CAFO) from 2,400 animal units to 4,672 animal units in the Agricultural District, at the request of Blue Stem Family Farms, LLC. This request is located in Tract A of Greenway Addition in Gov. Lot 1 in the NE 1/4 of the NE 1/4 & NE 1/4, ex. Tract A of Greenway Addition, in the NE 1/4 of Section 6, T 103N, R 61 W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions. Marty Rost from Pipestone Systems presented Blue Stem and the proposed expansion. Currently, Blue Stem has 2 gestation barns, 1 farrowing barn, 1 gilt developer barn, 1 office, & 1 compost building. The proposed expansion will add 1 gestation barn, 1 farrowing barn, 1 gilt developer barn, 1 expanded compost building, a tractor shed, & new office. The expansion will move them from a totally stall barn to Open Pen Gestation and increasing square footage per animal. Blue Stem currently holds a water rights permit from the state for about 42.3 million gallons annually. Have averaged about 6.6 million gallons per year in the last 3 years and projecting about 15 million per year of water usage. They have 4 wells on site, but the 4th well is not in use due to poor productivity. Odor control, pest control and the roads were addressed. The benefits of the expansion will increase employment, more feed and utilities purchased locally and additional nutrient applications for local farmers.

Discussion included with the expansion more manure will be produced and pumped in the fall using the hose dragline method. Blue Stem averages 4.7 million gallons per year and projecting about 10.2 million gallons per year. The proposed manure storage is around 10.3 million gallons. The unlikely event, any manure can't be pumped onto the row crops, plan B is to apply to alfalfa fields already included in the Nutrient Management Plan. Fire protection and security cameras are in place currently & will be added to the expansion as well. Dust control on the roads is not used at Blue Stem site, but if complaints are made, they would be happy to.

Jerry Wadleigh addressed his main concern of amount of water supply & condition of water for him & his neighbors. They put a well in when they first bought the farmstead and was sufficient enough, but his brother up the road had a hard time finding water when his well gave out. Jerry objects to the expansion due to the water concerns. Marty stated he as approval from the state for water rights and will make sure the water isn't depleted. He has confidence the water will not run out.

Eric Wadleigh presented AMBER Project from The School of Mines. AMBER Project is for recycling water. Marty stated they have had similar companies present to them, but they are not feasible and all in test phases.

- Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

14. Consider a variance application requested by Blue Stem Family Farms, LLC of:

- +/- 131', creating a rear yard setback of +/- 169' from the proposed GDU expansion on the west side
- +/- 200', creating a side yard setback of +/- 100' from the proposed gestation barn expansion on the south side
- +/- 122', creating a side yard setback of 178' from the proposed farrowing barn expansion on the south side
- +/- 14', creating a front yard setback of 286' from the proposed load out on the proposed farrowing barn expansion on the east side
- +/- 45', creating a rear yard setback of +/- 255' from the proposed compost expansion on the west side (Amended item),

Where the required setback is 300' in the Agricultural District for a CAFO. This request is located in Tract A of Greenway Addition in Gov. Lot 1 in the NE 1/4 of the NE 1/4 & NE 1/4, ex. Tract A of Greenway Addition, in the NE 1/4 of Section 6, 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 present to answer questions. Marty presented the setbacks in the previous agenda item in the PowerPoint for the CUP. Discussion included is Blue Stem able to purchase land to make the 300' setback & still be able to farm the land. Purchasing the land needed to make the setbacks is possible, but there is a difference between purchasing 9 acres vs 19 acres financially & there is no guarantee the land will be farmed after purchasing.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

15. Consider a plat of Lot 1 of Northwestern Energy Addition in the NE 1/4 of Section 22, T 102 N, R 60 W of the 5th PM, Davison County, SD, at the request of Northwestern Energy (Robert Gehm). This request is located in NE 1/4 of Section 22, 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. The platted parcel is for a gas regulator site. There is an existing approach for access off Hwy 37 & easements shown on the plat. Robert from Northwestern explained the purpose for the site is to expand the gas line and help with regulating pressure & usage.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.

16. Consider a variance application requested by Samantha Carmody & Todd Hohn of:

- +/- 11.475 acres, creating a lot size of +/- 13.525 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 59', creating a setback of +/- 16' from the grain bin on the north property line, where the minimum front yard setback is 75' in the Agricultural District.
- ~~+/- 50', creating a setback of +/- 0' from the feed lot/free stall barn on the west property line, where the minimum side yard setback is 50' in the Agricultural District.~~ This request is located in N 1/2 of Section 26, 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. The variance +/- 50', creating a setback of +/- 0 from the feed lot/free stall barn on the west property line, where the minimum side yard setback is 50' in the Agricultural District was omitted due to no longer needing it. The discussion included if there was room to build more structures, if wanted/needed to, and be in compliance with ordinance. It was stated they could, but would have to sacrifice trees.

- Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

17. Consider a plat of Tract 1 of Samantha's Addition in the N 1/2 of Section 26, T 101 N, R 61 W of the 5th P.M., Davison County, South Dakota, at the request of Samantha Carmody & Todd Hohn. This request is located in N 1/2 of Section 26, 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 present to answer questions. The plat is shaped how it is because they wanted no agricultural land included in the plat. No discussion or concerns with the plat.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

18. Consider a variance application requested by Ashton Connell of:

- +/- 20.93 acres, creating a lot size of +/- 4.07 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 20', creating a setback of +/- 55' from the garage on the south side, where the minimum front yard setback is 75' in the Agricultural District. This request is located in SE 1/4 of Section 9, T 104N, 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 included Ashton Connell explaining they are cleaning up the property and building a residence. There was no concerns.

- Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

19. Consider a plat of Lot 1 of Moore's Addition in the SE 1/4 of Section 9, T 104 N, R 60 West of the 5th P.M., Davison County, South Dakota, at the request of Ashton Connell. This request is located in SE 1/4 of Section 9, T 104N, 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. No discussion or concerns with the plat.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

20. Additional Comments from the Group

- None

21. Set date and time for next meeting – May 3, 2022 @ 7:00 P.M.

22. At 9:00 P.M., a motion was made by Brenda Bode, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

May 3, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Lewis Bainbridge, Dave Anderson, Jeff Bathke, & Karen Wegleitner
 - Absent: Brenda Bode & Kim Weitala.
 - Guests: Janelle, Alyssa & Matt Wollman, Ashley Digmann, Louis Schoenfelder, Scot VanderPol, & Jennifer Mayer.
3. Consider the proposed agenda.
 - Motion by Dave Anderson, seconded by Charles Storm, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the April 5, 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 Louis & JoAnne Schoenfelder of:
 - +/- 21.996 acres, creating a lot size of +/- 3.004 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in SW1/4 of the SE1/4 of Section 21, 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. Louis Schoenfelder explained the grain bin inside the parcel would be moved, there are two driveways to the property, and rural water has been approved. There are no concerns from the board.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.
8. Consider a plat of Tract 1 of Digmann Addition in the SW1/4 of the SE1/4 of Section 21, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Louis & JoAnne Schoenfelder. This request is located in SW1/4 of the SE1/4 of Section 21, 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 present to answer questions. Schoenfelder explained construction will start at the end of May and there will be no issues with water as the house will be built up. No concerns with the plat.
 - 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, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.
 9. Consider a plat of Lot 1A of Jackrabbit Addition, a subdivision of an unplatted portion of the SE1/4 of Section 8 & all of previously platted Lot 1 of Jackrabbit Addition in the SE1/4 of Section 8, all in T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota, at the request of Jackrabbit Family Farms, LLC. This request is located in 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 Plat Proposal. The applicant was not present to answer questions. Lewis Bainbridge and Chuck Storm recused themselves. The board had no issues with the plat.
 - Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:

Haines – aye, Thiesse – aye, Storm – recused, Bainbridge – recused, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

10. Consider a variance application requested by Scot VanderPol of:

- +/- 8.24 acres, creating a lot size of +/- 16.76 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, 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 present to answer questions. Scot VanderPol explained he is selling his house located in Rumley Court and buying Tract 2 from the family corporation. Tract 1 will be left in the family corporation as he doesn't want or need all the land. The rest of the lots in Rumley Court will be sold in the future. The pond on Tract 2 has a well they use to water grass.

- Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

11. Consider a plat of Tracts 1 & 2 of West Fifty 2nd Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Scot VanderPol. This request is located in Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, 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 present to answer questions. No issues or concerns with the plat.

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

Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

12. Consider a Plat of Lot 3 of Wagner's Addition, in the SW1/4 of Section 4, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Matthew & Janelle Wollman. This request is located in SW1/4 of Section 4, 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. Matt Wollman explained they want to purchase land to have room to build a storage shed. The board mentioned the setback they would have to follow when building. They have no other issues or concerns.

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

Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – absent, Weitala – absent, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – June 7, 2022 @ 7:00 P.M. & special meeting on June 20, 2022 @ 7 P.M.

15. At 7:24 P.M., a motion was made by Dave Anderson, seconded by Steve Thiesse, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

June 7, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Charles Storm, Brenda Bode, Lewis Bainbridge, Dave Anderson, & Karen Wegleitner
 - Absent: Kim Weitala & Jeff Bathke.
 - Guests: Greg Plamp, Justin Young, Collin Schulz, Allen Richardson, Ray Gosmire, Paul Hetland, Jim Lorang, & Kim Lorang.
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Charles Storm, 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 May 3, 2022 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Conditional Use Application to operate a mechanic shop business in the Agricultural District, at the request of Collin Schulz, on land owned by Phillip & Marsha Schulz. This request is located in SE1/4 of Section 16, T 103N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions.

Discussion: Collin Schulz stated he has been in the automobile business for 12 years and would like to start a mobile auto mechanic shop. Collin explained simple issues can be fixed off sight, but if the issue was more complex, he would need a shop to work. Discussion included the board's concern with how many vehicles will be allowed on sight, how will one driveway work if the business takes off, will parts be sold, & how will people be dealt with if they can't pay & leave their vehicle(s). Collin stated he was thinking around ten or under, they have a second driveway south of their property that could be utilized, he is on the fence about selling parts and understands he will need a dealer's license to sell, & he could possibly do some kind of contract with people who would leave their vehicle.

 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
8. Consider a Plat of Lot O-2 of Titze's Addition in the S1/2 of the SW1/4 of Section 24, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota, at the request of Keith & Bonnie Struble. This request is located in Lot O-1, ex. the E.28.67' & including E28.67' of Lot P-1, Titze's Addition in the S1/2 of the SW1/4 of Section 24, 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 to answer questions. **Discussion:** In order for the Strubles to build their storage shed where they want, they had to replat the two parcels North of their residence into one. The board was concerned about access to the lot. There is a right-of-way coming off 405th Ave. to the West.
 - Motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye,

Weitala – absent, Anderson – aye, motion carried.

9. Consider a Variance application requested by Jim, Trista & Nick Lorang of:

- +/- 17.19 acres, creating a lot size of +/- 7.81 acres within Lot 1, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 17.19 acres, creating a lot size of +/- 7.81 acres within Lot 2, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in the SE1/4 of the SE1/4 of Section 22, T 103N, 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: Trista & Jim platted out land to build a residence. Since the surveyor was already there, Nick decided to plat out his property as it was described by measurements. Discussion included how 398th Ave. is a Township Road and the Lorangs pay the County to maintain it. If heavy trucks come down 398th they will grade it themselves.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

10. Consider a Plat of Lots 1 & 2 of Lorang's Addition in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota, at the request of Jim, Trista & Nick Lorang. This request is located in the SE1/4 of the SE1/4 of Section 22, T 103 N, 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: There was no concerns or comments.

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

11. Consider a Plat of NCBC Tract 2 in the SW1/4 of Section 13, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Greg Plamp. This request is located in SW1/4 of Section 13, T 104N, 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 present to answer questions.

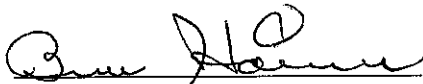
Discussion: The board asked if NCBC Tract 1 was platted and Greg Plamp replied saying it has been. No other concerns or comments.

- 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, Storm – aye, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.

12. Consider a Plat of Tract B of Greenway Addition in the NE1/4 of Section 6, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota, at the request of Blue Stem Family Farms, LLC. This request is located in Tract A of Greenway Addition & NE1/4, ex. Tract A of Greenway Addition of Section 6, 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 to answer questions.

Discussion: There was no concerns or comments.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye,
Weitalla – absent, Anderson – aye, motion carried.
13. Consider a Plat of Lots A1, A2 & A3, a subdivision of Lot A of Mommer's Subdivision in the NE1/4 of Section 14, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Keith & Justin Young. This request is located in Lot A of Mommer's Subdivision in the NE1/4 of Section 14, 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:** Justin Young explained how lot A1 will remain Keith Youngs, lot A2 he will purchase from Keith & lot A3 they will sell. Southview Drive is the only access to lot A1 & there is a private access easement to lot A2. Any variances will fall under the City ordinances.
- Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Storm – aye, Bainbridge – aye, Bode – aye,
Weitalla – absent, Anderson – aye, motion carried.
14. Additional Comments from the Group
- None
15. Set date and time for next meeting – Special meeting on June 20, 2022 @ 7:00 P.M.
16. At 8:00 P.M., a motion was made by Charles Storm, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

June 20, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Dave Anderson, & Karen Wegleitner.
 - Absent: Ray Gosmire, Kim Weitala, Lewis Bainbridge, & Jeff Bathke.
 - Guests: None.
3. Consider the proposed agenda.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried .
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the June 7, 2022 proposed minutes. All members voted aye, motion carried
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Conditional Use Application to operate a temporary concrete batch plant for the construction of an animal feeding operation expansion in the Agricultural District, at the request of JD Concrete Products, on land owned by Blue Stem Family Farms, LLC. This request is located in Tract B of Greenway Addition in the NE1/4 of Section 6, T 103N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was not present to answer questions. **Discussion:** JD Concrete would like to construct a temporary concrete batch plant along 401 Ave. The exact location has not been determined. The board likes the proposed spot indicated on the building plans provided by JD Concrete due to the location is close to existing pathways. Discussion included how the property and roads will be maintained during and after construction, what is the site plan, what route will the trucks take & when will construction start and end. JD Concrete was not in attendance to answer such questions and I advised the board I would call them after the meeting. The Conditional Use application was recommend for approval with 3 conditions:
 - Road agreement
 - Site plan with traffic patterns
 - Start & end complete dates of construction
- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – absent, Bainbridge – absent, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
8. Additional Comments from the Group
 - None
9. Set date and time for next meeting – July 5, 2022 @ 7:00 P.M.
10. At 7:30 P.M., a motion was made by Brenda Bode, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

July 5, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Ray Gosmire, Lewis Bainbridge, Brenda Bode, Dave Anderson, Jeff Bathke & Karen Wegleitner
 - Absent: Kim Weitala.
 - Guests: Tom Kersting from SDSP and his team, AI Development Solutions, KFI Engineers, & 72 other guests.
3. Consider the proposed agenda.
 - Motion by Dave Anderson, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. Lewis Bainbridge and Dave Anderson declared a conflict of interest to item No. 16 on the agenda and will dismiss themselves from the meeting when No. 16 is discussed.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the June 20, 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 Plat of Lot 1 of Gee-Aye Addition in the SE1/4 of Section 20, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Gary & Amy Blase. This request is located in SE1/4 of Section 20, T 101N, 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: There were no concerns or comments.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Weitala – absent, Anderson – aye, motion carried.
8. Consider a Variance application requested by Robert & Linda Henglefeldt:
 - +/- 22 acres, creating a lot size of +/- 3 acres within Lot B, where the minimum lot size is 25 acres for a residence in the Agricultural District.
 - +/- 42' creating a setback of +/- 33' from the grain bin on the west property line, where the minimum front yard setback is 75' in the Agricultural District.
 - +/- 16', creating a setback of +/- 34' from the shed on the south property line, where the minimum side yard setback is 50' in the Agricultural District.
 - +/- 50', creating a setback of +/- 0' from the hoop shed on the south property line, where the minimum side yard setback is 50' in the Agricultural District.
 - +/- 27', creating a setback of +/- 23' from the grain bin on the south property line, where the minimum side yard setback is 50' in the Agricultural District.
 - +/- 75', creating a setback of +/- 0' from the silo bin on the west property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in the SW1/4, ex Lot 1 & SE1/4 of Section 25, T 101N, 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 not present to answer questions.

Discussion: Lot A was platted out to sell to their son and Lot B for their residence. The board would like to know why Lot A is platted the way it is. The west property line is in the

middle of two silo bins. The Henglefeldts were not present to answer. The board was advised we will contact and find out the reason.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

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

9. Consider a Plat of Lots A & B of Henglefeldt Addition in the S1/2 of Section 25, T 101 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Robert & Linda Henglefeldt. This request is located in the SW1/4, ex Lot 1 & SE1/4 of Section 25, T 101N, 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 not present to answer questions.

Discussion: No comments on the plat.

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

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

10. Consider a Variance application requested by Jacob & Danialle Hohn 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 the SE1/4 of the SE1/4 of Section 12, T 101N, 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 board asked if the dark area on the map was a low area. Danialle Hohn said no, and the area has never had standing water. There were no other concerns.

- Motion by Lewis Bainbridge, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

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

11. Consider a Plat of Lot 1 of Cheyenne's First Addition in the SE1/4 of the SE1/4 of Section 12, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Jacob & Danialle Hohn. This request is located in SE1/4 of the SE1/4 of Section 12, T 101 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: There were no concerns or comments.

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

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

12. Consider a Variance application requested by Tony Martin of:

- +/- 20.502 acres, creating a lot size of +/- 4.498 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 35', creating a setback of +/- 40' 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 24, T 103N, 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: A house will be built in the future towards the west end of the property. The purpose of the 4.498 acres is it's his dad's land and they are conserving Ag ground.

- Motion by Steve Thiesse, seconded by Ray Gosmire, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Weitala – absent, Anderson – aye, motion carried.

13. Consider a Plat of Lot 1 of Grateful Lane Addition in the NE1/4 of Section 24, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota, at the request of Tony Martin. This request is located in NE1/4 of Section 24, T 103N, 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: The board asked if the driveway would go through the trees if sold and where will his water source come from. Tony replied with the driveway will go through the trees and he will have rural water as rural goes to his dad's property.

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

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Weitala – absent, Anderson – aye, motion carried.

14. Consider a Plat of Lots 1 & 2 of CJM Third Addition, a subdivision of Irregular Tract No. 3 in the SW1/4 of Section 32, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of CJM Consulting, Inc. This request is located in Irregular Tract No. 3 in the SW1/4 of Section 32, T 104N, 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 CJM property is in the ETJ District. Chuck Mauszycki is selling Lot 1 to the city to expand their lift station and Lot 2 is being sold to the abutting neighbors to the east. The rest of his property will be platted out and sold in the future. The board asked if the property the lift station sits on be combined with Lot 1 instead of adding another lot. The Register of Deeds does not like to combine and vacate lots as it becomes confusing when you search years down the road.

- Motion by Steve Thiesse, 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, Bode – aye,

Weitala – absent, Anderson – aye, motion carried.

15. Consider a Plat of Lot 1 of Suing Addition in the SE1/4 of Section 17, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota, at the request of Joe & Angela Suing. This request is located in SE1/4 of Section 17, T 103N, 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: Angela Suing stated when they bought the land a year ago it wasn't platted out and they want to do things the right way.

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

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Weitala – absent, Anderson – aye, motion carried.

16. Consider a Conditional Use application to operate an Agriculture Product Processing Facility in the Agricultural District, at the request of South Dakota Soybean Processors,

LLC. This request is located in NW1/4, ex. Lot A of Johnson's Sub. & Lots H1 & H2 & SW1/4, ex RR, Lot H2 & SW1/4 of the SW1/4 of Section 11, 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: Administrator Bathke stated there was an information meeting on June 30th and all the questions asked and answered are on our website. We have had calls, letters, and emails for and/or against the soybean plant. South Dakota Soybean Processors, AI Development Solutions, and KFI Engineers were present and introduced themselves. Tom Kersting the CEO of SDSP and his team presented the proposed Ag Product Processing Facility.

SDSP is a value-added LLC of agricultural producers with emphasis on adding value to soybeans. SDSP will maintain a competitive position in the marketplace by providing safe quality products to customers with highly efficient and cost-effective processes. With two existing soy crush facilities in South Dakota, Volga, SD and St. Lawrence/Miller, SD, and over 25 years of operating experience, SDSP is a respected leader in the oilseed processing sector with oil and meal customers throughout the region. From 2017 to 2021 the Volga plant produced around 29.7M bushels and St. Lawrence around 3.7M. An estimated 50% of products are shipped by rail, via the Rapid City, Pierre and Eastern (RCP & E) rail line, with connections to the BNSF, CP, & UP rail lines. Civil Design, Inc. is assisting BNSF with the rail development efforts. The estimated rail traffic is 147 rail cars per week and 3-5 weekly switches. Currently, the highway sees 4,716 average daily traffic as of March 2022. The 434 average daily traffic are trucks. SDSP has been in constant contact with SD DOT, and who will have the ultimate say on appropriate infrastructure for safe traffic flows. The traffic impact study, required by SD DOT, will reveal what upgrades need to be done to ensure the safety is the top priority. The traffic study is being done by SEH out of Minnesota. SDSP firmly believes in safety, service, and sanitation. Safety is held at the highest regard for both facility operations and communities. All employees are trained to deal with solvent-hexane accidents with strict safety protocols. OSHA procedures and guidelines are followed. SDSP is a facility that processes products for human consumption and must comply with strict and stringent regulations to maintain food-grade certifications including, but not limited to control programs for commodity purity and cleanliness, pest, dust, order, and noise. SDSP seizes opportunities to support local schools, charities, boards, and businesses through donations, voluntary community leadership, and community service. SDSP has an opportunity to process sunflower seeds along with soybeans. Renewable diesel demand creates an overall vegetable oil deficit and sunflower is in an exceptional response position, with nearly 40% oil content and oil price premiums. SDSP has over 25 years of operating experience and are well positioned to address the market needs. The proposed site sits on +/- 296 acres south of Mitchell, SD, will be located just off Hwy 37 and 2 miles south of I-90, adjacent to BNSF Railway mainline, and proximity to power, natural gas, & water access. Mitchell is an ideal location for SDSP due to the business-friendly climate, highly skilled workforce, like-minded business community, ease to market, and quality of life. The site will bring in beans/seeds by truck and stored in grain storage. Beans/seeds enter off Hwy 37 onto 257th St where they are crushed to extract oil and process meal. Meal and oil are separated and sent to meal or oil storage where it will be shipped out by rail or truck. The proposed plant will use 460,000-530,000 GPD of water, will have 85-90 GPM est. wastewater, 6.0-6.5 MW with 5,000 - 6,000 kW total demand of power, and 3,000 MMBtu per day of natural gas. The SDSP soybean and sunflower plant will bring in 85 full-time employees with full benefits, utilization of local providers, state sales tax, city sales tax and

contractors excise tax revenue, and help local farmers with the high demand for locally produced grains. Construction for the plant will take place, if approved, in the fall of 2022 to summer of 2024 with a start up in summer/fall of 2025.

Public Questions and Answers

There were multiple people for and against the soybean plant. Some concerns from the public included traffic and safety measures from the increased traffic, road maintenance to County and Township roads, noise pollution, dust control, decreased property values, traffic blockage, environmental impacts, and time of year traffic study is being conducted. SDSP and A1 Development Solutions and their teams stated there is a traffic study being done required by SD DOT. The study will take 6-8 weeks and was started a week ago. The study is being done now and not months ago due to the amount of time it takes to request a traffic study and time to get on SEH schedule. SD DOT will determine safety and road updates based on the study and SDSP will follow what is recommended to make Hwy 37 safer. BNSF will determine how many cars and switches SDSP is allowed. The hours of operation will be anywhere between 6 A.M. to 6 P.M. No trucks or cars will be loaded and unloaded during the night. The trucks will take anywhere from 2 to 3 minutes to unload, and BNSF would like the rail cars to be loaded in a timely fashion to help prevent traffic blockage. The exact time of how long it will take to load rail cars hasn't been determined. The public concerns of road maintenance and dust control will be determined by Board of Adjustment. SDSP and A1 Development Solutions are in the process of finalizing a landscaping plan. They are willing to put in a shelterbelt. Also, they plan on putting in grass and habitat establishments to help protect wildlife. SDSP encourage abutting and surrounding neighbors of Mitchell to compare Volga, SD properties and the value of the Volga homes next to or near the soybean plant. The homes being built next to the Volga plant are not cheap homes. Many local farmers spoke of the positive impacts the plant will have on the community. Producing local soybeans will produce local revenue and bring in tax dollars for Davison County. People will sell, buy, and spend money locally. The plant will create jobs with full benefits and will attract new families and keep current families. Belief the plant will be a good neighbor and good thing for Davison County.

Board Questions and Answers

What is your vision/plan for the project? When will you know plan? - At the moment there is no set plan and/or vision as SDSP and A1 Development Solutions are still in the preliminary stages, and they are unsure of when they will have a set plan and/or vision. Will there be subcontractors, and will they be setting up camp on the jobsite? Will there be security? - Camping at the jobsite will not be allowed and there will be controlled access with fences around the jobsite. What is the average daily plant traffic? - The average daily traffic will be determined based on how much product will be made and shipped out, weight of trucks and how many trucks will need due to weight, where the trucks are coming from, north or south bound, and how many employees coming and going. What is your safety rating and incident reports? - SDSP have a full comprehensive safety program and follow OSHA guidelines. All employees are trained to respond to incidents. SDSP has very low incident reports. What is your daily wastewater? - The daily wastewater is 250-300 gallons. The City of Mitchell is planning on taking wastewater and in the process of finalizing agreement. If you have a fire or explosion, will it be contained? Yes, where the hexane is stored, it meets required containment by the state. Where are you getting water? - SDSP has options to obtain rural water, but with who hasn't been finalized. They will have to pay to upgrade system. Board has traffic and safety concerns. - SDSP and A1 Development Solutions can't answer for

DOT. The traffic study is required by DOT and SDSP will follow whatever DOT says when it comes to traffic and safety.

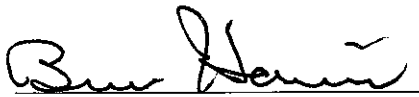
- Motion by Ray Gosmire, seconded by Steve Thiesse, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – abstain, Bode – aye,
Weitalla – absent, Anderson – abstain, motion carried.

17. Additional Comments from the Group

- None

18. Set date and time for next meeting – August 2, 2022 @ 7:00 P.M.

19. At 9:50 P.M., a motion was made by Steve Thiesse, seconded by Brenda Bode, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

August 2, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Ray Gosmire, Brenda Bode, Lewis Bainbridge, Mike Blaallid, Dave Anderson, Jeff Bathke & Karen Wegleitner
 - Absent: None.
 - Guests: Chuck Mauszycki, Sr., Ashley Green & Jordan Connor.
2. Chairman Haines welcomed Michael Blaallid to his first Planning Commission meeting.
3. Consider the amended agenda. Item number 8, Jason & Christi Walz's variance application, was pulled from the agenda due to meeting the conditions of the 2003 conditional use permit.
 - Motion by Brenda Bode, seconded by Steve Thiesse, 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 Ray Gosmire, to approve the July 5, 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 plat of Lots 3, 4 and 5 of CJM Third Addition, a subdivision of the NW1/4 and of Irregular Tract No. 3 in the SW1/4 of Section 32, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of CJM Consulting, Inc.
This request is located in NW1/4 & Irregular Tract No. 3 in the SW1/4 of Section 32, T 104 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: Chuck explained he is selling the 3 lots and his house as he is building a new one. The board asked if the property was in the City or County jurisdiction and it's in the ETJ Zoning District.
 - Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye, Blaallid – aye, Anderson – aye, motion carried.
8. Consider a plat of Lot A of Connor First Addition in the NW1/4 of Section 25, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Jordan Connor. This request is located in NW1/4 of Section 25, T 101N, 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: Jordan explained the property is described by measurements and in order to get a building permit, it has to be platted. He plans on buying the property from his aunt. The board asked why there is no variance application as the property is less than 25 acres. The land is an existing property and he isn't changing the acres of the land, only platting and no variance is needed.
 - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Blaalid – aye, Anderson – aye, motion carried.

9. Consider a variance application requested by Chris & Aimee Nebelsick of:

- +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in the SE1/4, ex. the N.852', of Section 20, 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 not present to answer questions.

Discussion: Ashley Green, the buyer of the 5 acres, was present to answer questions. Chris is selling 5 acres to Ashley for her to build a residence. The Greens and Nebelsicks are longtime friends. The Nebelsicks new Ashley wanted to build a residence and approached Daryl, Ashley's father, if they wanted to buy land to build. The plan is to use rural water and in the future purchase her parent's property, which will be abutting her property. The board likes how the proposed 5 acres will be right up to the Green's existing land and how easy farming the remaining ag ground will be.

- Motion by Lewis Bainbridge, seconded by Mike Blaalid, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Blaalid – aye, Anderson – aye, motion carried.

10. Consider a plat of Lot 1 of Daryl's Addition in the SE1/4, ex. for the N.852', of Section 20, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Chris & Aimee Nebelsick.

This request is located in SE1/4, ex N.852', of Section 20, 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 not present to answer questions.

Discussion: No discussion or concerns on the plat.

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

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Blaalid – aye, Anderson – aye, motion carried.

11. Additional Comments from the Group

- None

12. Set date and time for next meeting – September 6, 2022 @ 7:00 P.M.

13. At 7:38 P.M., a motion was made by Dave Anderson, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES
September 6, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Dave Anderson, Ray Gosmire, Steve Thiesse, Bruce Haines, Mike Blaalid, Brenda Bode, Lewis Bainbridge, Jeff Bathke, & Karen Wegleitner
 - Absent: None.
 - Guests: Tyler Helma, Larry Neugebauer, Scott & Dawn Mutchelknaus, Danna Kolbeck, Kayla McCloud, Daniel & Chauna McCloud, John Millan, James Wagner, Chris Nebelsick, Matt Doerr, & John & Mary Geidel.
3. Consider the proposed agenda.
 - Motion by Dave Anderson, seconded by Brenda Bode, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Mike Blaalid, seconded by Ray Gosmire, to approve the August 2, 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 Larry Neugebauer 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.
 - +/- 15', creating a setback of +/- 35' from the house on the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is located in the NW1/4 & SW1/4 of Section 25, T 102N, 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: Larry is platting out 3 acres to sell to his tenant. The tenant would like to purchase the house to do some updates on a property of his own. Larry is only selling the house to his tenant and plans to keep the surrounding buildings and well in his name. His tenant will have water access from his well. He plans to give his tenant 25 acres, including the buildings and well, if anything happens to him. The board questioned why the driveway was split in half with a 15' easement on both sides. Instead of one person owning the driveway, it was decided Larry will own half and his tenant will own the other half. The easement will be indexed under both properties in the Register of Deeds.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
8. Consider a plat of Tract 1 of Helma's Addition in the SW1/4 of the NW1/4 and in the NW1/4 of the SW1/4 of Section 25, T 102 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Larry Neugebauer.
This request is located in the NW1/4 & SW1/4 of Section 25, T 102N, 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 present to answer questions.
Discussion: No comments or concerns on plat.

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

9. Consider a variance application requested by Matt Doerr of:

- +/- 59', creating a setback of +/- 16' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.

This request is located in the W1/2 of the SE1/4 of the SE1/4 of Section 1, 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 present to answer questions.

Discussion: Matt Doerr would like to plant a shelterbelt 16' from the property line for a windbreak. The abutting neighbor to the west called about concerns with the trees being close and affecting his crops and spraying. The board asked why he wants his shelterbelt 16' away. Matt explained he doesn't want to take up land on his property, as he plans to plant other vegetation in the future.

The board explained trees suck up a lot of water from crops and prevent crops from growing and producing. The older the trees become the more water they will suck up and could affect crops 100 feet into the abutting neighbor's field. There is a fence dividing the neighbors and the Doerr's property. In time the fence will be full of trees making the lack of moisture worse for the crops. There are concerns if the fence will be able to be properly maintained. The board understands you should be able to do what you want on your own property, but we must respect our neighbors. Matt explained he respects his neighbors and is willing to compromise with whatever the decision the board decides.

- Motion by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment, which died for lack of second.

10. Consider a variance application requested by Daniel & Chauna McCloud of:

- +/- 15.161 acres, creating a lot size of +/- 9.839 acres within lot 1, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 14.812 acres, creating a lot size of +/- 10.188 acres within lot 2, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 14.785 acres, creating a lot size of +/- 10.215 acres within lot 3, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 25', creating a setback of +/- 25' from the west garage on the west property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in the N1/2 of the NW1/4 & Lot A of McCloud's Addition of Section 14, 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: The McCloud's land is being platted to clean up the legals and gift the land to their two daughters in the future. Their land has been deeded into multiple different legals over the past years and some legal are described by measurements. Their daughters plan on building residences in the distant future.

- Motion by Steve Thiesse, seconded by Ray Gosmire, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaallid – aye, Anderson – aye, motion carried.

11. Consider a plat of Lots 1, 2 & 3 of McCloud's Addition in the N1/2 of the NW1/4 of Section 14, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Daniel & Chauna McCloud.

This request is located in the N1/2 of the NW1/4 & Lot A of McCloud's Addition of Section 14, 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 on plat.

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

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Blaallid – aye, Anderson – aye, motion carried.

12. Consider a variance application requested by James Wagner of:

- +/- 25', creating a setback of +/- 50' from the two proposed sheds on the north property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in Lot 20 of Enemy Creek Estates, a Subdivision in the NE1/4 of Section 14, 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: James would like to build two more accessory buildings for storage. Where he lives, there are restrictions of only allowing one accessory building per lot. The board can approve the variance application and allow the buildings to be built, but the covenant & restrictions placed on the land can make him remove them.

The board asked if he could turn the east building a different direction to allow more space between the building and property lines. James explained the doors will be facing west and feels how it's placed is best.

The board discussed moving the west building to avoid another driveway, but James explained he doesn't want to drive through his front yard. There is an opening in the trees, on the west side of his property, perfect for another driveway to be added. The Township is the approving authority for the driveway.

The board made a motion to approve the two variances with the condition to amend the Amendment to Declaration of Reservations and Restrictions recorded in Book 74, Page 279 on July 29, 2014 at the Register of Deeds.

- Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

Blaallid – aye, Anderson – aye, motion carried.

13. Consider a conditional use application to amend a condition set forth on the permit granted on July 29, 2003, and amended on July 20, 2004, to add a fourth driveway to 258th Street, at the request of James Wagner.

This request is located in Lot 20 of Enemy Creek Estates, a Subdivision in the NE1/4 of Section 14, 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: The contents of item 13 were discussed in item 12. The board made a motion to approve the request with the condition the driveway be approved by Prosper Township.

- Motion by Dave Anderson, seconded by Mike Blaalid, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.

14. Consider a variance application requested by Dawn Mutchelknaus of:

- +/- 11.19 acres, creating a lot size of +/- 13.81 acres within Tract 2, where the minimum lot size is 25 acres for a residence in the Agricultural District.
- +/- 70', creating a setback of +/- 5' from the hay shelter on the north property line, where the minimum front yard setback is 75' in the Agricultural District.
- +/- 20', creating a setback of +/- 55' from the shed on the north property line, where the minimum front yard setback is 75' in the Agricultural District.
- +/- 4', creating a setback of +/- 46' from the proposed house on the east property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in the W.1134' of the S.185' of the SE1/4 of Section 26 & W.1230' of the N.489' of the NE1/4 of Section 35 both in 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 present to answer questions.

Discussion: Dawn platted out her father's land due to being described by measurements. She would like to build a residence on an existing foundation on the property. She plans to build as soon as she can and will start cleaning up the property. There is a second driveway to the east, near where she plans to build her residence. She will be using rural water and has been in contact with Davison Rural Water System.

- Motion by Lewis Bainbridge, seconded by Ray Gosmire, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.

15. Consider a plat of Tract 1 of Mutchelknaus Addition in the SW1/4 of the SE1/4 of Section 26, and Tract 2 of Mutchelknaus Addition in the NW1/4 of the NE1/4 of Section 35, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Dawn Mutchelknaus.

This request is located in the W.1134' of the S.185' of the SE1/4 of Section 26 & W.1230' of the N.489' of the NE1/4 of Section 35 both in 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 present to answer questions.

Discussion: No comments or concerns on plat.

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

16. Consider a plat of Tract 1 of DeVonne's Addition in the NW1/4 of Section 19, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota, except Lot H1, at the request of Glen Sommer.

This request is located in NW1/4 of Section 19, T 104N, 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 not present to answer questions.

Discussion: The property is being platted out due to the land being described by measurements and applicant would like a building permit.

- Motion by Steve Thiesse, 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, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
17. Consider a plat of Tract 1 of Geidel's Addition in the SE1/4 of Section 20, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of John & Mary Geidel. This request is located in the SE1/4 of Section 20, 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: The property is being platted out due to the land being described by measurements and applicant would like a building permit.

- Motion by Dave Anderson, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
18. Additional Comments from the Group
- None
19. Set date and time for next meeting – October 4, 2022 @ 7:00 P.M.
20. At 8:40 P.M., a motion was made by Steve Thiesse, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

October 4, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Ray Gosmire, Brenda Bode, Lewis Bainbridge, Mike Blaaid, Dave Anderson, Jeff Bathke, & Karen Wegleitner
 - Absent: None.
 - Guests: Ron, Deanna & Rocky Wiczorek, Dick Collins, Jerry Buchholz, Jim & Nick Lorang, Chet Edinger, Bryan VanderPol, Boyd Reimnitz, Clay & Jim Jorgensen, & Paul Reiland.
3. Consider the proposed agenda.
 - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. Steve Thiesse declared a conflict of interest on item number 11 and will dismiss himself when discussed.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the September 6, 2022 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application for a manure application in Davison County from an Aurora County CAFO in the Agricultural District, at the request of Lorang Family Farms, LLC. This request is located in multiple parcels in Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions.

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

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

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

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

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

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

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

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

Audience Concerns & Questions

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

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

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

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

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.

8. Consider a conditional use application to construct a 330' telecommunications guyed wire tower in the Agricultural District, to provide T-Mobile service to the area. The was requested by Performance Development Group, LTD.

This request is located in SW1/4 of Section 25, T 103N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was not present to answer questions.

Discussion: T-Mobile would like to construct a 330' tower for cell service on land owned by Ronald & Patricia Deinert. A Conditional Use Permit is required for towers over 100' in height. A Conditional Use Permit was granted for this location in 2000 but expired when it was not used within 24 months of being issued.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.

9. Consider a variance application requested by Scot VanderPol, of Hot Rod Road LLC, of:
 - +/- 21.56 acres, creating a lot size of +/- 3.44 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in Tract 1 of West Fifty 2nd Addition, Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103N, R 61, W of the 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: Brian VanderPol was in attendance, who will be building a residence on Lot A in Tract 1. The remainder of Tract 1 is being sold to a third party. A 40' perpetual access easement was created to allow access to Lot A from Rumley Ct. Rural water will be available.

- Motion by Mike Blaalid, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
10. Consider a plat of Lot A in Tract 1 of West Fifty 2nd Addition, a Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, Township 103 North, Range 61, West of the 5th P.M., Davison County, South Dakota, at the request of Scot VanderPol of Hot Rod Road LLC.
- This request is located in Tract 1 of West Fifty 2nd Addition, Subdivision of Lot A-2, a Subdivision of Lot A in the SW1/4 of Section 23, T 103N, R 61, W of the 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:** Brian VanderPol was in attendance, who will be building a residence on Lot A in Tract 1. No additional concerns or comments were discussed.
- Motion by Dave Anderson, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
11. Consider a plat of Tracts A Through D in Lot B in the NW1/4 of Section 11, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Steven & Judith Thiesse.
- This request is located in Lot B in the NW1/4 of Section 11, T 103N, R 60, W of the 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:** Steve recused himself. The plat was reviewed and approved by the City. Liberty Drive is a private road and is the only access to Tracts B, C, & D. Tract A has access from Liberty Drive and 251st Street. There is no road maintenance agreement for Liberty Drive. There is rural water & utility access.
- Motion by Ray Gosmire, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – Abstain, Gosmire – aye, Bainbridge – aye, Bode – aye,
Blaalid – aye, Anderson – aye, motion carried.
12. Consider a plat of Lots 1 and 2 of James Hoyt Addition in the NE1/4 of Section 11, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota, at the request of Wendy Smith & Vicki Schommer.
- This request is located in the NE1/4 of Section 11, T 102N, R 62, W of the 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:** Paul Reiland from SPN was present to answer questions. Wendy and Vicki live out of town and were unable to attend. Paul explained lot 2 was platted to eventually sell with the SE1/4. There are no plans to build on lot 2. Wendy and Vicki are the daughters of James & Bonnie Greene.
- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Bode – aye,

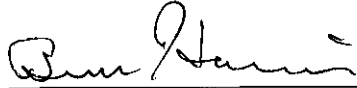
Blaalid – aye, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

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

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



Bruce Haines
Planning Commission Chairperson



Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

November 1, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Lewis Bainbridge, Brenda Bode, Dave Anderson, Ray Gosmire, Jeff Bathke, & Karen Wegleitner.
 - Absent: Steve Thiesse & Mike Blaalid.
 - Guests: Mark Johnson & Jeff Clark.
3. Consider the amended agenda. To add a fourth variance to item # 8.
 - Motion by Dave Anderson, 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 Ray Gosmire, to approve the October 4, 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 Jeff Clark of:
 - +/- 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.
 - +/- 62', creating a setback of +/- 13' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the south property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the east property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 15', creating a setback of +/- 60' from the proposed shelterbelt on the east property line, where the minimum setback is 75' in the Agricultural District.

This request is located in Lot C of Earls Subdivision of the NW1/4 of Section 27, T 103N, 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 Clark explained he can't speak of any hardships for why the shelterbelts can't be 75' from the property lines. He spoke with Dale Kroupa, the abutting neighbor, who has no issues with the shelterbelts. Jeff would be okay with any changes but would prefer what he has drawn out.

The Board struggles with the East & South sides due to the rules stated in the Davison County Ordinance and the abutting land being crop ground. There are no issues with the project, but the Ordinance states there needs to be a hardship to grant a variance. The shelterbelt to the West is less of an issue due to the driveway being in between the crop ground and shelterbelt.

Board made a motion to change the variances:

1. +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the West property line was recommended to stay the same.
2. +/- 62', creating a setback of +/- 13' from the proposed shelterbelt on the West property line was recommended to stay the same.

3. +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the South property line was recommended to maintain the 6 rows but move North to comply with the 75' setback eliminating the variance.
4. +/- 35', creating a setback of +/- 40' from the proposed shelterbelt on the East property line was recommended to go to 4 rows and comply with the 75' setback eliminating the variance.
5. +/- 15', creating a setback of +/- 60' from the proposed shelterbelt on the East property line was changed to +/- 25', creating a setback of +/- 50' from the proposed shelterbelt on the East property line due to moving the shelterbelt back 10'.

Jeff will speak with Matt Hayes on how to redo the plan.

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

Roll call vote:

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

8. Consider a variance application requested by Mark & Mikayla Johnson of:
 - +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the west property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 55', creating a setback of +/- 20' from the proposed shelterbelt on the north property line, where the minimum setback is 75' in the Agricultural District.
 - +/- 31', creating a setback of +/- 44' from the proposed shelterbelt on the north property line, where the minimum setback is 75' in the Agricultural District.

This request is located in Lot 3 of Mirkys Addition in the SE1/4 of Section 11, 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: Lewis recused himself due to a conflict of interest.

The Board approved to add a fourth variance by the applicant of +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the South property line.

Mark explained the shelterbelt is for habitat, wind, & block the view of the soybean plant. His hardship is protection from the wind and the soybean plant. They built their dream home prior to the soybean plant and don't want to see it. They plan on creating a space for their kids and potential grandkids to enjoy and one day pass down to.

The Board and Mark sees the property has waterways. The board explained the water can rip out fabric and young trees, making a mess of his property and wastes money. Mark doesn't plan on planting in the waterways.

Board made a motion to change the variances:

1. +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the west property line was recommended to reduce to 6 rows to comply with the 75' setback eliminating the variance.
2. The 8-row shelterbelt on the North side was recommended to reduce to 6 rows to comply with the 75' setback eliminating the variance.

3. The 3-row shelterbelt on the North side was recommended to reduce to 2 rows and eliminating the variances of +/- 55', creating a setback of +/- 20' and +/- 31', creating a setback of +/- 44'. Shelterbelts are defined as 3 or more rows per the Ordinance.
4. +/- 40', creating a setback of +/- 35' from the proposed shelterbelt on the South property line was recommended to stay the same.

Mark will speak with Matt Hayes on how to redo the plan.

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

Roll call vote:

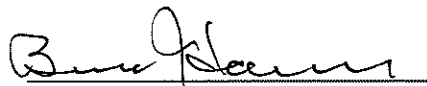
Haines – aye, Thiesse – absent, Gosmire – aye, Bainbridge – recused, Bode – aye, Blaaid – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group

- None

10. Set date and time for next meeting – December 6, 2022 @ 1:15 P.M.

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



Bruce Haines

Planning Commission Chairperson

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 an 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 Blaallid, 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,

Blaallid – 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,

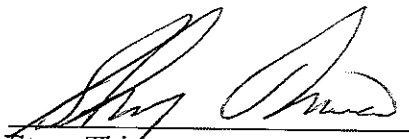
Blaallid – aye, Anderson – aye, motion carried.

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