

PLANNING COMMISSION MINUTES  
March 14, 2023

1. Chairman Haines called the meeting to order at 1:10 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
  - Absent: Jeff Bathke.
  - Guests: Hardel & Rebecca Thuringer, Bruce Albrecht, & Eric Ambroson.
3. Consider the amended agenda. To add item # 10.
  - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the February 7, 2023 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 allow a rental property of nine (9) units in the Agricultural District, at the request of Hardel & Rebecca Thuringer. This request is located in S1/2 of the SE1/4 of Section 15, T 101N, R 60, W of the 5<sup>th</sup> 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:** Hardel & Rebecca plan to clean up the property and build four duplexes for a rental property of 9 units. Their plan is to start with one duplex and in the future build the other 3. Hardel stated he wants to do things right and update the community. Discussion included general water issues and the snow fall issues along Highway 42. Hardel has located the current septic tanks and will use rural water. The setbacks for the new duplexes will be in compliance with our Ordinance.

  - Motion by Lewis Bainbridge, seconded by Ray Gosmire, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.
8. Board member Bainbridge excused himself at 1:29 P.M. for the rest of the meeting.
9. Consider a Variance application requested by Bruce Albrecht of:
  - +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in S1/2 of the NE1/4 & S1/2 of the NE1/4 of the NE1/4 of Section 18, T 103N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions.

**Discussion:** Bruce is platting out 5 acres for his son to build a residence. There is an existing approach to access the platted acres and rural water is available. There are no access issues to Bruce's surrounding land.

  - Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Variance Permit to the Board of Adjustment.  
Roll call vote:  
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

10. Consider a Plat of Lot 1 of Albrecht's Addition in the NE1/4 of Section 18, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Bruce Albrecht. This request is located in S1/2 of the NE1/4 & S1/2 of the NE1/4 of the NE1/4 of Section 18, T 103N, R 60, W of the 5<sup>th</sup> 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 concerns or comments on Plat.

- 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 – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

11. Consider a Plat of Tract 1 of Patrick's Addition in the S1/2 of the SW1/4 of Section 17, T 102 N, R 61, W of the 5th P.M., Davison County, South Dakota, at the request of Chris DeRocher. This request is located in S1/2 of the SW1/4 of Section 17, T 102N, R 61, W of the 5<sup>th</sup> 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:** Chris platted out +/- 1.763 acres for his barn. The Plat meets all the requirements of our Ordinance.

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

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

12. Recommendation to the County Commission for the Resolution of Adoption on the Davison County Comprehensive Plan.

**Discussion:** Eric Ambrosion from District III presented the Comprehensive Plan to the Planning and Zoning Board for recommendation of approval for adoption of the Comprehensive Plan to the County Commission. City staff were present to discuss ETJ issues.

- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Comprehensive Plan to the County Commissioners. Roll call vote:

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

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – April 4 , 2023 @ 7:00 P.M.

15. At 2:52 P.M., a motion was made by Mike Blaalid, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning