

PLANNING COMMISSION MINUTES

April 4, 2023

1. Chairman Haines called the meeting to order at 7:02 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, Jeff Bathke, & Karen Wegleitner.
 - Absent: None.
 - Guests: Leon Baier, David Lambort, Karla Love, Steve Frank, John & Steph Tyler, Bill Nebelsick, Steven Weisz, Stephanie Ellwein, Geri Beck, Doug Molumby, Tona Rozum, Joshua Klumb, Paul & Susan Kiepke, & Mike Rus.
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. Lewis Bainbridge, Ray Gosmire, Dave Anderson, Bruce Haines, & Chris Nebelsick recused themselves for agenda item #10. Five temporary board members will vote in their place, who are: Josh Klumb, Jerry Buchholz, Paul Kiepke, Tona Rozum, & Doug Molumby.
5. Consider the previous minutes. Motion by Mike Blaalid, seconded by Dave Anderson, to approve the March 14, 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 Plat of Rusty Acres Tract A, a Subdivision of the SE1/4 of Section 15, T 104 N, R 62, W of the 5th P.M., Davison County, South Dakota, at the request of Adonna Hetland. This request is located in SE1/4 of Section 15, T 104N, 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: The applicant was not present, but Mike Rus, who will be purchasing the proposed platted 25 acres from Adonna Hetland, was present. He plans to demolish the existing structures and build a new residence. He will have access to rural water out of the east ditch and there is an existing driveway. There are no setback issues due to future plans for removing the old structures.

 - Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval of the Plat to the County Commissioners. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.
8. Consider a Variance application requested by Stephanie Tyler of:
 - +/- 21.992 acres, creating a lot size of +/- 3.008 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
 - +/- 48', creating a setback of +/- 27' from the garage 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 residence on the west property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in NW1/4 of Section 25, 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 land is being platted out to separate the residence from the remaining farm ground. Currently, the land is owned by three family members and once platted will be

transferred to one individual. The land has been passed down from family to family and will continue to stay in the family.

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

Roll call vote:

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

9. Consider a Plat of Tract 1 of Walleye Addition in the NW1/4 of the NW1/4 of Section 25, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota, at the request of Stephanie Tyler. This request is located in NW1/4 of Section 25, 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 concerns or comments 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, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

10. Consider the project plan and the establishment of boundaries of the Davison County Tax Increment Financing District No. 4, at the request of High Plains Processing, LLC.

Discussion: Lewis Bainbridge, Ray Gosmire, Dave Anderson, Bruce Haines, & Chris Nebelsick recused themselves and Josh Klumb, Jerry Buchholz, Paul Kiepke, Tona Rozum, & Doug Molumby voted in their place as temporary Planning Commission Board Members, who were all appointed at the April 4, 2023, Commission Meeting.

Kyle Peters, Tom Kersting, Carl Odde, Toby Morris, & Ty Eschenbaum were present via Zoom. They gave a brief introduction of who they are and their involvement with High Plains Processing, LLC. Toby Morris explained the TIF Project Plan, the involvement of the County and the Developer, and how Davison County is financially held harmless if the TIF is approved. All costs associated with the development will be paid by the developer and reimbursed by the TIF, up to the maximum amount requested. The School District is also generally supportive of TIFs, as new development tends to generate additional students moving into the district.

Local resident Leon Baier questioned any additional funding available for the Mitchell Rural Fire District. Stephanie Ellwein, Mitchell City Administrator, explained the District contracts with the City of Mitchell for fire protection. Mr. Morris explained unless additional equipment or training is needed for this specific facility compared to any other facility in the area, current funding should be sufficient.

Discussion also included initial and recurring funding for road improvements and general maintenance on State, County and Prosper Township roads. Local resident Steven Weisz questioned the roads being used and who would pay for damage to the roads. Implementing a road haul agreement for trucks was suggested by a member of the board. A road improvement fund was voted in by Prosper Township that could generate approximately \$85,000 per year. Concerns of the levy increasing and how much was discussed, but an exact amount was not known by Prosper Township. Bill Nebelsick questioned the TIF amount vs. the infrastructure amount. Mr. Morris explained the TIF would cover

\$21,221,000 of the estimated \$79,656,000 in total infrastructure costs. Planning Commission Board Member Rozum questioned where the local farmers were taking their commodity at this time. Are they currently driving on the same roads?

Planning Commission Board Member Blaalid questioned the estimated assessed value used in the project plan. Mr. Morris explained the maximum amount of the TIF is \$21,221,000. So, if the assessed value is low, the developer is responsible for any shortfall. If the assessed value is high, the TIF will be paid off in less than 20 years. The Davison County Department of Equalization Director explained how construction costs and assessed value are different. Carl Odde from SDSP cautioned the board not to compare assessed values of various facilities, as each are drastically different.

Planning Commission Board Member Rozum questioned the economic impact on the area. Kyle Peters from A1 Solutions informed the board he could get the impact information from the Governor's Office of Economic Development, which has been uploaded to the Davison County website on the Planning and Zoning Agenda page. David Lambert, Regional Development Director, explained the development will add 75 jobs, up to \$3,750,000 in yearly payroll, and additional sales, use, and property tax.

After discussion, Vice-Chairman Thiesse called for a motion.

Motion by Josh Klumb, seconded by Tona Rozum, to recommend approval of the TIF to the County Commissioners. Roll call vote:

Klumb – aye, Thiesse – aye, Buchholz – aye, Kiepke – aye, Rozum – aye,
Blaalid – aye, Molumby – aye, motion carried.

11. Additional Comments from the Group

- None

12. Set date and time for next meeting – May 2, 2023 @ 7:00 P.M.

13. At 8:30 P.M., a motion was made by Steve Thiesse, seconded by Mike Blaalid, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Steve Thiesse
Planning Commission Vice-Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning