

PLANNING COMMISSION MINUTES
August 1, 2023

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, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Chris Nebelsick, Jeff Bathke, & Karen Wegleitner.
 - Absent: Mike Blaalid.
 - Guests: Robert Ball, Steve Gerlach, Eric & Mariah Knight, & Mark Klumb.
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. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the July 11, 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 construction of an in-ground swimming pool in the Agricultural District, at the request of Robert & Jane Ball.

This request is located in Lots A & B in Kotrba Subdivision in the SE1/4 of Section 15, T 103N, R 61, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions.

Discussion: Robert Ball explained the pool was there when he bought the house. The deck is rotting and would like to install an inground pool for the grandkids so he can watch them better. The contractor hired has experience installing inground pools.

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 – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.
8. Consider a variance application requested by Jennifer Booth of:
 - +/- 29', creating a setback of +/- 21' from the garage on the south property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in Lot 2 of Kroupa's 1st Addition in the SW1/4 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: Steve Gerlach was present to answer questions. Steve & Jennifer started building without a building permit. Steve stopped in for a building permit and found out the garage was too close to the south property line. The penalty for building without a permit is double the fee.
 - Motion by Dave Anderson, 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 – absent, Anderson – aye, motion carried.

9. Consider a variance application requested by Mark Klumb of:

- +/- 15 acres, creating a lot size of +/- 10 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in SE1/4 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 Variance Application. The applicant was present to answer questions.

Discussion: Mark Klumb is platting out 10 acres for his daughter and son-in-law to build a residence. The building site is out of the floodplain. They will start with well water and eventually switch to rural water. A new septic tank will be put in.

- Motion by Steve Thiesse, 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 – absent, Anderson – aye, motion carried.

10. Consider a plat of Tract 1 of Knights on the Prairie Addition in the SE1/4 of Section 5, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of Mark Klumb.

This request is located in SE1/4 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 present to answer questions.

Discussion: No concerns or comments with plat.

- Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

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

11. Additional Comments from the Group

- None

12. Set date and time for next meeting – September 5, 2023 @ 7:00 P.M.

13. At 7:40 PM, 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