

## PLANNING COMMISSION MINUTES

February 6, 2024

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, Mike Blaalid, Ray Gosmire, Dave Anderson, Steve Thiesse, Chris Nebelsick, & Karen Wegleitner.
  - Absent: Jeff Bathke & Lewis Bainbridge.
  - Guests: Alan & Shirley Bowman, Samantha Olson & Tonner Bowman.
3. Consider the proposed agenda.
  - Motion by Chris Nebelsick, seconded by Mike Blaalid, 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 January 3, 2024 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 Tonner Bowman of:
  1. +/- 53', creating a setback of +/- 22' from the grain bin to the south property line, where the front yard setback is 75' in the Agricultural District.
  2. +/- 31', creating a setback of +/- 44' from the shed to the east property line, where the front yard setback is 75' in the Agricultural District.
  3. +/- 25', creating a setback of +/- 25' from the shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
  4. +/- 19', creating a setback of +/- 31' from the proposed shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
  5. +/- 15.7 acres, creating a lot size of +/- 9.3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in Lot A in the SE1/4 of Section 17, T 104 N, 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:** Tonner has plans to live on the property. Lot 1, the 9.3 acres, will be under a contract for deed and lot 2, the 1 acre, was created so the bank will finance the new building. In the future he plans on owning the remaining land. There are some buildings on the property he plans on removing.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, 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.

8. Consider a Plat of Lots 1 and 2 of Bowman's Addition in the SE1/4 of Section 17, T 104 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Tonner Bowman.

This request is located in Lot A in the SE1/4 of Section 17, T 104 N, 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:** There are no access issues to the lots or remaining land. No comments or concerns on the Plat.

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

**Roll call vote:**

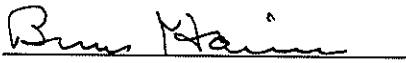
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

9. Additional Comments from the Group

- None

10. Set date and time for next meeting – March 5, 2024 @ 1:15 P.M.

11. At 1:30 P.M., a motion was made by Steve Thiesse, 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