

PLANNING COMMISSION MINUTES

April 2, 2024

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, Ray Gosmire, Mike Blaalid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: Dave Anderson.
 - Guests: Doug & Joy Schley, Jenna & David Byrd, Mark Jenniges, Tara Volesky, & Derek Mueller.
 3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried.
 4. Declare conflicts of interest. Lewis Bainbridge will recuse himself from agenda item # 8.
 5. Consider the previous minutes. Motion by Mike Blaalid, seconded by Chris Nebelsick, to approve the March 5, 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 Plat of Lots A, B and C of Fawn Creek Addition, a Subdivision of previously platted Lot No. 3, in the W1/2 of the W1/2 of Section 31, T 104 N, R 60 W of the 5th P.M. Davison County, South Dakota; and Lots D and E of Fawn Creek Addition, a Subdivision of previously platted Lot No. 3 and of Irregular Tract No. 2 within Lot No. 3, in the W1/2 of the W1/2 of Section 31, T 104 N, R 60 W of the 5th P.M. Davison County, South Dakota; at the request of City of Mitchell.

This request is located in Lot No. 3 in W1/2 of the W1/2 & IT No. 2 in the W1/2 of the W1/2 of Section 31, 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: Mark Jenniges from the city was present to explain the Plat. The city is platting to clean up legal descriptions in the area for future projects and land exchanges. There is an access easement from 406th all the way to Lot D.

 - Motion by Steve Thiesse, 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 – absent, motion carried.
8. Consider a Conditional Use application to construct a wind energy tower in the Ag District; at the request of L & C Bainbridge Land LLC .

This request is located in SE1/4 of Section 12, T 101 N, 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: Lewis would like to build a wind energy tower to supplement energy for the farm. The tower will be 100' and turbines will be 31' in diameter with a total height of 116.5'. He has no plans to sell energy.

 - Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

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

9. Consider a variance application requested by Derek Mueller of:

1. +/- 45', creating a setback of +/- 5' from the proposed building to the south property line, where the rear yard setback is 50' in the Ag District.

This request is located in Tract 1 of DJM Addition in the NW1/4 of Section 9, T 101 N, 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: Derek would like to build a feed mill for personal use on the farm. He is asking for a variance due to the lack of space to build on his property. The land to the west is farmed and placing the building anywhere else would be in the way of the truck route. The surrounding land is owned by 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 – absent, motion carried.

10. Consider a variance application requested by Doug & Joy Schley of:

1. +/- 25', creating a setback of +/- 25' from the proposed house to the proposed north property line, where the rear yard setback is 50' in the Ag District.
2. +/- 13.01 acres, creating a lot size of +/- 11.99 acres, where the minimum lot size is 25 acres for a residence in the Ag District.
3. +/- 23.54 acres, creating a lot size of +/- 1.46 acres, where the minimum lot size is 25 acres for a residence in the Ag District.

This request is located in Lot A-1, Subdivision of Lot A in the SW1/4 of Section 26, T 102 N, 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: Doug & Joy are platting out land for their daughter to build a house on. They are asking for the 25' variance for the north property line to be farther away from the floodplain. They are buying 50' of land to the east to meet the 50' side yard setback and to be out of the floodplain. Lot 2 is only +/- 1.46 acres due to the floodplain and other structures on the property. They will share the same driveway.

- Motion by Lewis Bainbridge, 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 – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

11. Consider a Plat of Lots 1 and 2 of Schley Addition in the SW1/4 of Section 26, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Doug & Joy Schley.

This request is located in Lot A-1, Subdivision of Lot A in the SW1/4 of Section 26, T 102 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 is an access easement for the driveway. No comments or concerns with the Plat.

- Motion by Mike Blaaid, 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, Blaaid – aye, Anderson – absent, motion carried.

12. Consider a Plat of Tract 1 of Volesky Properties Addition, in the West 7 Rods of the NE1/4 of the NE1/4; and in Lot 3B of the NW1/4 of the NE1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; at the request of Volesky Properties LLC.

This request is located in West 7 Rods of the NE1/4 of the NE1/4 & Lot 3B of the NW1/4 of the NE1/4 of Section 26, 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: Tract 1 is being platted to sell in the near future. The applicant has future plans for the rest of the property. Tract 1 has existing access off of Hwy 38.

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

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – May 7, 2024 @ 7:00 P.M.

15. At 8:00 PM, a motion was made by Steve Thiesse, 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