

PLANNING COMMISSION MINUTES

November 12, 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, Ray Gosmire, Lewis Bainbridge, Steve Thiesse, Jeff Bathke, & Karen Wegleitner.
 - Absent: Chris Nebelsick, Dave Anderson & Mike Blaalid.
 - Guests: Pat Gathman, Brenda & Dennis Ellwein, Taylor & Pat Feterl, Zach Schroder, and Cole Christian.
3. Consider the proposed agenda.
 - Motion by Ray Gosmire, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Lewis Bainbridge, seconded by Ray Gosmire, to approve the Oct. 1, 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 Lot B of Big Bend Addition in the NW1/4 of Section 1 and the NE1/4 of Section 2, all in T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Dennis & Brenda Ellwein.

This request is located in NW1/4, except Lot A of Section 1 and NE1/4 of Section 2 all in T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The Ellwein's explained they were platting the property for estate planning due to a recent access request by a neighbor.

- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

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

8. Consider a Plat of Lot A-3, a Subdivision of Lot A-1 of N. Boyden First Addition, a Subdivision of the SE1/4 of the NE1/4 of Section 23, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Railroad Pines, LLC.
This request is located in Lot A-1 of N. Boyden First Addition, a Subdivision of the SE1/4 of the NE1/4 of Section 23, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Discussion included the previous plat of Lot A-2 in July of 2023. The current plat is in the ETJ, so a 25 acre minimum is not required.

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

9. Consider a Plat of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Darwin Everson.

This request is located in NE1/4, except H1, H3, P1, P2, & Lot A of Everson's Addition of Section 4, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Pat Feterl, who is purchasing the property, explained he intends to parcel off a section of the land for his son Taylor to build a home on, in the future. A variance request will be heard at that time. The approach for the future residence already exists.

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

Roll call vote:

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

10. Consider a Plat of Tract 3 in the West 626.84 Feet of Lot 5 of Crane's Addition, in the SE1/4 of Section 34, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Ronald & Michele Riggs.

This request is located in W.626.84' of Lot 5 of Crane's Addition in the SE1/4 of Section 34, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Discussion included the previous plat of Tract 1 in April of 2022 and Tract 2 in May of 2023. The current plat is in the ETJ, so a 25 acre minimum is not required. The remaining 60' on the east side will provide access to the remaining land to the north. The drainage ditch to the east was also discussed. The driveways for Tract 1 and Tract 2 have a connecting culvert, which T's into a culvert under 256th St.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

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

11. Consider a variance application requested by South Dakota Soybean Processors, LLC for an on-site exterior sign with a total surface area of 201.74'. The maximum area in the Agricultural District for an on-site exterior sign is 100 square feet.

This request is located in NW1/4, except Lot A of Johnson's Subdivision, H1, H2, & RY of Section 11, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the variance application. The applicant was present to answer questions.

Discussion: Discussion included a detailed presentation and description of the sign and location by Cole Christian from A1 Development Solutions and Pat Gathman, General Manager of High Plains Processing. Gosmire asked if the sign could be moved farther south to avoid driver distraction looking at the sign and causing an accident on the intersection. Both presenting explained they looked at several locations and considered proximity to the houses on HWY 37, the water line, electricity, and the rail. The proposed location was the best choice considering all factors.

- Motion by Steve Thiesse, seconded by Bruce Haines, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

12. Additional Comments from the Group

- Administrator Bathke asked the Planning Commission if they have had time to review the current ordinance. Chairman Haines requested this be put on the December Agenda. Specifically, they will consider changes to setbacks.

13. Set date and time for next meeting – December 3, 2024 @ 1:15 P.M.

14. At 7:37 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