

PLANNING COMMISSION MINUTES

December 3, 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, Steve Thiesse, Ray Gosmire, Chris Nebelsick, Lewis Bainbridge, Dave Anderson, and Karen Wegleitner.
 - Absent: Jeff Bathke and Mike Blaalid.
 - Guests: Ashton Connell.
3. Consider the amended agenda. To add agenda item # 8, Bartscher Plat.
 - Motion by Chris Nebelsick, 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 Ray Gosmire, seconded by Steve Thiesse, to approve the November 12, 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 conditional use application requested by Ashton & Levi Connell to operate auto sales or vehicles, including trailers and salvage yard-recycling center to include towing in the Agricultural District.

This request is located in Lot A in the SE1/4 of Section 5, T 104 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: Ashton explained she lives 7 miles from the property and between her and other members of her family, they plan on cleaning up the property by crushing and getting rid of vehicles hopefully within a year. They would like to use the trees on the west end of the property as a buffer for inoperable vehicles used for parts and the nicer sellable vehicles up front. They have had problems with theft of car parts and have installed lights and security cameras to help deter theft. They have no plans to do commercial towing as they only want to be able to tow vehicles in and out of the property.

The board discussed concerns of property becoming worse and how do they ensure it doesn't. They have concerns of rodents, weeds, an unpassable driveway, and unable to mow lawn due to junk. Ashton explained her and her family took over the property to clean it up and to generate an income to keep property. Different conditions to place on the permit were discussed amongst the board. The board voted to recommend approval to operate auto sales or vehicles, including trailers with no conditions and recommended approval to operate a salvage yard-recycling center to include non-commercial towing with the condition to limit inoperable vehicles to a number determined by the Board of Adjustment. Project and restorative vehicles are not included in the inoperable vehicle count.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to operate auto sales or vehicles, including trailers to the Board of Adjustment.

Roll call vote:

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

- Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval to the Board of Adjustment for the Conditional Use Permit to operate a salvage yard-recycling center to include non-commercial towing with the condition to limit inoperable vehicles to a number determined by 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 Plat of Tract A of Tanya's Addition in the NW1/4 of Section 35, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Jon & Tanya Bartscher.

This request is located in E.60 acres of the NW1/4 of Section 35, 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 not present to answer questions.

Discussion: Jon Bartscher has plans to build in the spring of 2025. To obtain a building permit, his land needs to be platted as it is described by measurements. A variance is not required.

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

9. Additional Comments from the Group
10. Set date and time for next meeting – January 7, 2025 @ 1:15 P.M.
11. At 2:30 PM, a motion was made by Lewis Bainbridge, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning