

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
May 22, 2023

1. Call to Order

Chairperson Larson called the May 22, 2023 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.

Present: Doescher, Genzlinger, Jirsa, Larson, Osterloo, Sonne.

Absent: Penney, Schmitz.

Staff Present: Dammann, Ellwein, Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Genzlinger, seconded by Jirsa to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: May 8, 2023

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the May 8, 2023 Planning Commission meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 12, 2023

Motion by Jirsa, seconded by Genzlinger to set the date for the next Planning Commission meeting for June 12, 2023. All present voting aye; motion carried.

7. Variance Permit: Arlen Schuh

Arlen Schuh has applied for a front-yard setback variance permit 0 feet vs 35 feet to replace a shed that was damaged due to a snow storm, located at 1511 W 5th Ave, legally described as Lots 4 thru 9 and vacated alley, Block 28, Home Park Original, Davison County, South Dakota. The said real property is zoned TWC Transportation Warehousing and Commercial District.

Jenniges explained notice was mailed out to neighbors, sign posted and a public notice published in the official newspaper. There were two responses in favor of the variance.

Jenniges explained the prior building was damaged during a snow storm and due to the extent of the damage it was torn down. Section 10-10-5 Damage and Destruction states that anything damaged over 75% has to come into compliance when rebuilt unless a variance is approved. The applicant was present to answer questions.

The applicant said it would cost him an extra \$20,000 to move the location to be in compliance with the ordinance. He would have to pour more concrete, rework plumbing and move the septic tank. The building was built about 75 years ago.

Genzlinger questioned the layout of the building in regards to height and doors and the applicant responded that it will be the same layout as the old building, just a new one to replace the damaged building.

Motion by Genzlinger, seconded by Jirsa to recommend approval of the variance. All present voting aye; motion carried.

8. Plat: Lot B of M. and S. Müller's First Addition, a subdivision of the NE 1/4 of the NW 1/4 of Section 32, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Darwin Müller

Jenniges explained this is outside the city limits but within the ETJ, so it's still city's zoning jurisdiction. The county will hear this plat at their June meeting. The applicant is doing some estate planning by parceling off the farmstead from the farm ground. There are no access issues with this plat. The applicant was not present to answer any questions.

Motion by Jirsa, seconded by Sonne to approve the plat. All present voting aye; motion carried.

9. Plat: Lot 1, Block 5 of Circle K Ranch Second Addition, a subdivision of the South 1/2 of the NE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M, Davison County, South Dakota; as requested by 4K Land Group LLC

Jenniges explained this is outside the city limits but within the ETJ, so it's still the city's zoning jurisdiction. The county will hear this plat at their June meeting. The applicant is parceling off acres to sell for a single family dwelling. There is an access easement off of Alex Court to get to the remainder of the land in the quarter. The applicant was present to answer any questions.

Tonya Klingaman stated they had already talked to Davison County Highway Department about an approach to the residence off of 407th Ave and that had been approved.

Motion by Jirsa, seconded by Genzlinger to approve the plat. All present voting aye; motion carried.

10. Plat: Lot 2-AB of Circle K Ranch Third Addition, a subdivision of Government Lots 3, 4 and 5, the SE 1/4 of the NW 1/4, and the West 1/2 of the NE 1/4, all in Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by 4K Land Group LLC and Darren Reasy

Jenniges explained this is outside the city limits but within the ETJ, so it's still the city's zoning jurisdiction. The county will hear this plat at their June meeting. Reasy owns the front 8.69 acres and is purchasing roughly 5 acres to the east from 4K Land Group LLC. This does create a land locked parcel to the north but there is an easement on the east side of this new parcel to allow for access to the north landlocked parcel. One of the applicants was present to answer any questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. All present voting aye; motion carried.

11. Plat: Tract 1 of Charles & Diana, Land & Cattle Addition, in the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by 4K Land Group LLC

Jenniges explained this is outside the city limits but within the ETJ, so it's still city's zoning jurisdiction. The county will hear this plat at their June meeting. Goldammer's are purchasing the land from 4K Land Group LLC. There is an aces easement along the north side of the new plat for access to the remaining quarter. The applicant was present to answer any questions.

Jenniges also explained the owners certificate is incorrect on the plat that was provided in the packet but has received the corrected page. Kleve and Tonya Klingaman are still the owners but under the 4K Land Group LLC, not as individuals.

Motion by Genzlinger, seconded by Osterloo to approve the amended plat. All present voting aye; motion carried.

12. Other Business:

Jenniges presented the proposed agenda for the upcoming South Dakota Planners Association meeting to the board that will take place in October in Mitchell and asked the board members to let him know if they were going to attend so he could get them registered.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:16 P.M.

A handwritten signature in cursive script, reading "Jay A. Larson".

Jay A. Larson
Planning Commission Chairperson