

**Douglas County Planning and Zoning Commission Meeting Minutes  
February 11, 2021**

The Douglas County Planning and Zoning Commission met in the Community Room at the Douglas County Courthouse, Armour, SD, at 6:37 p.m. on Thursday, February 11, 2021. Denning, Goldammer, Lefers, Reimnitz and Star were present. Also present were Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Fuoss and Olawsky were absent. The meeting was called to order by Vice- Chairman Denning.

**NEW BUSINESS**

A motion was made by Goldammer and seconded by Lefers to approve the minutes from the June 9, 2020 meeting. All present voted in favor of this action; motion carried.

A motion was made by Reimnitz and seconded by Star to approve the 19 building permits as presented by the Administrator. All members voted in favor of this action; motion carried.

**PLAT APPROVAL:**

A motion was made by Lefers and seconded by Reimnitz authorizing the chairman to sign the following plat:

A Plat of Devries Tract 2 in the Southeast  $\frac{1}{4}$  of Section 34, T 99 N, R 65 W, of the 5<sup>th</sup> P.M., Douglas County, South Dakota. All present voted in favor of this action; motion carried.

**ADJOURNMENT**

At 7:04 p.m. a motion was made by Goldammer, seconded by Star to adjourn until the next meeting as set by the Zoning Administrator at a later date. All members voted in favor of this action; motion carried.

Phyllis Barker  
Recording Secretary

**Douglas County Planning and Zoning Commission Meeting Minutes  
April 8, 2021**

The Douglas County Planning and Zoning Commission met in the Community Room at the Douglas County Courthouse, Armour, SD, at 6:30 p.m. on Thursday, April 8, 2021. Fuoss, Lefers, Olawsky, Reimnitz and Star were present. Also present were Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Denning and Goldammer were absent. The meeting was called to order by Chairman Fuoss at 6:45 p.m.

**NEW BUSINESS**

Five building permits were reviewed by the Board.

Otto Fousek Jr. met with the Board to discuss future plans he has to add on to his business. Discussion was held with no action necessary at this time.

**PLAT APPROVAL:**

A motion was made by Olawsky and seconded by Lefers approving the following plat contingent upon setbacks being met or waivers being signed by the neighbors. All members voted in favor of this action; motion carried.

A Plat of Lot 5 of Christian School Subdivision, located on the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36, T100N, R66W, if the 5<sup>th</sup> P.M., town of New Holland, Douglas County, South Dakota.

A Plat of Lot "E" a Subdivision of the North 680' of the SW ¼ of Section 27, T100N, R64W, of the 5<sup>th</sup> P.M., Douglas County South Dakota was reviewed by the Board. Discussion was held resulting in a motion made by Reimnitz and seconded by Olawsky to deny the plat due to not meeting the minimum acre requirements as set by the Zoning Ordinance. All members voted in favor of this action; motion carried.

#### ADJOURNMENT

At 7:51 p.m. a motion was made by Lefers, seconded by Reimnitz to adjourn until the next meeting as set by the Zoning Administrator at a later date. All members voted in favor of this action; motion carried.

Phyllis Barker  
Recording Secretary

### **Douglas County Planning and Zoning Commission Meeting Minutes May 13, 2021**

The Douglas County Planning and Zoning Commission met in the Commissioner Room at the Douglas County Courthouse, Armour, SD, at 7:00 p.m. on Thursday, May 13, 2021. Fuoss, Olawsky, Goldammer and Star were present. Also present was Zoning Administrator Jessica Goehring. Denning, Lefers, Reimnitz, and Recording Secretary Barker were absent. The meeting was called to order by Chairman Fuoss at 7:10 p.m.

#### NEW BUSINESS

There were no new building permits to review.

A motion was made by Star and seconded by Olawsky to approve the minutes from the February 11, 2021 meeting. All present voted in favor of this action; motion carried.

A motion was made by Star and seconded by Goldammer to approve the minutes from the April 8, 2021 meeting. All present voted in favor of this action; motion carried.

Discussion was held on the following issues:

- Vic Munneke's property does meet the required setbacks.
- Letters were sent to Robert Gruenewald and LeRoy Blom informing them the plat they submitted had been denied due to not meeting the minimum acre requirements.
- Otto Fousek would not be building too close to the adjoining property owners' property.
- The need for a marijuana ordinance was discussed.

#### PLAT APPROVAL:

A motion was made by Olawsky and seconded by Goldammer approving the following plat:  
*Plat of Stern Tract 1, Located in the W ½ of NE ¼ Section 19, T99N, R62W, of the 5<sup>th</sup> P.M., Douglas County, South Dakota (Lincoln Township).* All members voted in favor of this action; motion carried.

A motion was made by Goldammer and seconded by Star approving the following plat:  
*Plat of Carroll Estates in the NW ¼ Section 29, T100N, R66W of the 5<sup>th</sup> P.M., Douglas County, South Dakota (Joubert Township).* All members voted in favor of this action; motion carried.

- *Carroll Estates is a replat of Van Zee Tract 1 and a portion of Van Zee Tract 2 in the NW ¼ Section 29, T100N, R66W of the 5<sup>th</sup> P.M., Douglas County, South Dakota (Joubert Township)*

#### ADJOURNMENT

At 7:42 p.m. a motion was made by Star, seconded by Goldammer to adjourn until the next meeting as set by the Zoning Administrator at a later date. All members voted in favor of this action; motion carried.

Jessica Goehring  
Zoning Administrator

**Douglas County Planning and Zoning Commission Meeting Minutes  
July 8, 2021**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 7:00 p.m. on Thursday, July 8, 2021. Fuoss, Goldammer, Lefers, Reimnitz and Star were present. Also present were Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Denning and Olawsky were absent. The meeting was called to order by Chairman Fuoss at 7:03 a.m.

**NEW BUSINESS**

Five building permits were reviewed by the Board.

A motion was made by Reimnitz and seconded by Goldammer to approve the minutes from the May 13, 2021 meeting. All members voted in favor of this action; motion carried.

Randall Brumbaugh's property in Harrison was discussed due to multiple complaints being received. No action was taken at this time.

**PLAT APPROVAL:**

A motion was made by Reimnitz, seconded by Lefers to approve the following plat:  
*Survey Plat of Zomer Tract 1 in the SE ¼ of Section 32, T99N, R65W, of the 5<sup>th</sup> P.M., Douglas County, South Dakota.* All members present voted in favor of this action; motion carried.

**ADJOURNMENT**

At 7:30 p.m. a motion was made by Reimnitz, seconded by Star to adjourn until the next meeting as set by the Zoning Administrator at a later date. All members voted in favor of this action; motion carried.

Phyllis Barker  
Recording Secretary

**Douglas County Planning and Zoning Commission Meeting Minutes  
August 12, 2021**

The Douglas County Planning and Zoning Commission met in the Community Room at the Douglas County Courthouse, Armour, SD, at 6:00 p.m. on Thursday, August 12, 2021. Denning, Fuoss, Goldammer, and Star were present to form a quorum. Also present were Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Lefers, Reimnitz and Olawsky were absent. The meeting was called to order by Chairman Fuoss at 6:03 p.m.

**NEW BUSINESS**

There were no building permits to be reviewed by the Board.

A motion was made by Goldammer and seconded by Denning to approve the minutes from the July 8, 2021, meeting. All members voted in favor of this action; motion carried.

#### PLAT APPROVAL:

A motion was made by Denning, seconded by Star to approve the following plat:  
*Plat of Goehring's Addition located in the W ½ of Section 12, T97N, R63W, of the 5<sup>th</sup> P.M., Douglas County, South Dakota.* All members present voted in favor of this action; motion carried.

#### MEDICAL CANNABIS ORDINANCES:

Discussion was held regarding the medical cannabis ordinance amendment that needs to be drafted and added to the current Planning and Zoning Ordinance. The following items were decided upon:

- **Number of Dispensaries:** Two (2)
- **Hours of Operation:** 8:00 a.m.- 5:00 p.m.; Monday- Saturday. Closed on Sundays and closed on all federal and state holidays.
- **Zoning District:** Ag District
- **Setbacks:** Will follow Section 517 (6) of the zoning ordinance. 2640 ft (1/2 mile) from any church, private or public school, residential dwelling, public park, library, daycare facility, rural residential district or another cannabis dispensary. They must also meet the minimum of owning 10 acres in order to build.

A motion was made by Denning and seconded by Goldammer to recommend the above-mentioned guidelines to the Board of County Commissioners for the licensing and zoning ordinances for Douglas County. All members voted in favor of this action; motion carried.

#### ADJOURNMENT

At 6:49 p.m. a motion was made by Denning, seconded by Star to adjourn until the next meeting as set by the Zoning Administrator at a later date. All members voted in favor of this action; motion carried.

Phyllis Barker  
Recording Secretary

### Douglas County Commissioner Meeting Minutes August 12, 2021

PURSUANT TO ADJOURNMENT the Board of County Commissioners met at the Douglas County Courthouse in Armour, SD at 6:00 p.m. on Thursday, August 12, 2021. Members present were Tim Goldammer, Steve Lau, Marlin Maas, Jerod Star and Nathan E. Ymker. Also present was Auditor Phyllis Barker. Chairman Lau called the meeting to order. motion was made by Star and seconded by Goldammer to adopt the agenda. All members voted in favor of this action; Motion carried.

#### JOINT MEETING:

The Board joined the Planning and Zoning Board for discussion regarding the medical cannabis ordinances that need to be drafted.

#### LICENSING:

A motion was made by Goldammer and seconded by Maas to set the license fee at \$5000.00 for applying with a 50% (\$2500.00) refund if the license is not issued. All members voted in favor of this action; motion carried.

A motion was made by Ymker and seconded by Maas to appoint the Appeal Board as follows: Auditor, Chairman of County Commission, Sheriff and States Attorney. All members voted in favor of this action; motion carried.

A motion was made by Star and seconded by Goldammer to approve the recommendations from the Planning and Zoning Board as follows:

- **Number of Dispensaries:** Two (2)
- **Hours of Operation:** 8:00 a.m.- 5:00 p.m.; Monday- Saturday. Closed on Sundays and closed on all federal and state holidays.
- **Zoning District:** Ag District
- **Setbacks:** Will follow Section 517 (6) of the zoning ordinance. 2640 ft (1/2 mile) from any church, private or public school, residential dwelling, public park, library, daycare facility, rural residential district or another cannabis dispensary. They must also meet the minimum of owning 10 acres in order to build.
- Placed in Section 525 of the current Planning and Zoning Ordinances Adopted May, 01, 2018.

Maas seconded the motion. All members vote in favor of this action; motion carried.

#### OTHER BUSINESS

Seth Denning met with the Board to submit his verbal resignation from the Planning and Zoning Board. Denning stated he will remain on the Board until the medical cannabis ordinances are finalized but would like the Commissioners to be looking for a replacement. The Commissioners regretfully accepted the Denning's resignation and thanked him for his years of service.

#### ADJOURNMENT

A motion was made by Ymker and seconded by Star to adjourn at 7:25 p.m. until the next meeting on August 17, 2021. All members voted in favor of this action; motion carried.

SIGNED: \_\_\_\_\_  
Steve Lau, Chairman  
Board of County Commissioners

ATTEST: \_\_\_\_\_  
Phyllis Barker, Auditor

### **Douglas County Planning and Zoning Commission Meeting Minutes November 18, 2021**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 7:00 p.m. on Thursday, November 18, 2021. Fuoss, Goldammer, Denning, Olawsky and Reimnitz were present. Also present was Zoning Administrator Jessica Goehring. Lefers, Star and Recording Secretary Phyllis Barker were absent. The meeting was called to order by Chairman Fuoss at 7:00 a.m.

#### PUBLIC HEARING- Conditional Use Request

At the appointed time of 7:00 p.m., a motion was made by Reimnitz and seconded by Olawsky to recess as the Planning and Zoning Commission and convene as the Board of Adjustment to consider a Conditional Use Request. All members voted in favor of this action; motion carried. The notice of public hearing was read to consider the following Conditional Use Request under Section 507 & 517 of the Douglas County Zoning Ordinance:

*Request for a conditional use permit to build a 999 head (Class B) cattle feedlot in an Agricultural District located in NE ¼ of Section 8, T 99 N, R 64 W, in Grandview Township, Douglas County, South Dakota. Allen Vanden Hoek/Ryan Vanden Hoek, 27415 388<sup>th</sup> Avenue/38563 271<sup>st</sup> Street, Corsica, SD 57328  
Owner/Applicant.*

Ryan, Allen and Eric Vanden Hoek and Scott and Garry Bultje were present. Ryan explained the proposed plan. A letter that Craig Parkhurst, States Attorney received from the Corsica City Council was reviewed as was the response letter and maps that were sent back to the Council. Discussion was held. No other public comment was heard.

Chairman Fuoss declared the hearing closed at 7:25 p.m. A motion was made by Reimnitz and seconded by Olawsky, pursuant to Section 1107 (B) of the Planning and Zoning Ordinance. After considering that the applicants have met all requirements under Section 517 Class B (450-999). A roll call vote was taken with the following votes recorded: Voting "aye": Goldammer, Fuoss, Reimnitz, Olawsky, and Denning. Voting "nay": none. Absent: Star and Lefers. Motion carried.

Motion made by Denning and seconded by Goldammer to recess as the Board of Adjustment and convene as Planning and Zoning Commissioner.

All guests left the meeting at 7:40 p.m.

#### NEW BUSINESS

A motion was made by Denning and seconded by Olawsky to approve the minutes from the August 12, 2021, meeting. All members voted in favor of this action; motion carried.

Seventeen building permits were reviewed by the Board.

Four letters from Department and Agriculture and Natural Resources were reviewed by the Board.

#### PLAT APPROVAL:

A motion was made by Denning, seconded by Olawsky to approve the following plat: *Plat of Captiva Plains in SW ¼ of Section 21, T 100 N, R 64 W, in Walnut Grove Township, Douglas County (10.026 Acres)*. All members present voted in favor of this action; motion carried.

#### PLAT APPROVAL:

A motion was made by Reimnitz, seconded by Denning to approve the following plat: *Plat of Tracts 1 (114.50 Acres) & 2 (44.36 Acres) of Morrison's 1<sup>st</sup> Addition in SE ¼ of Section 4, T 98 N, R 64 W, in Chester Township, Douglas County*. All members present voted in favor of this action; motion carried.

#### ADJOURNMENT

At 8:35 p.m. a motion was made by Denning, seconded by Goldammer to adjourn until the next meeting as set by the Zoning Administrator at a later date. All members voted in favor of this action; motion carried.

Jessica Goehring  
Zoning Administrator