

**Douglas County Planning and Zoning Commission Meeting Minutes
March 10, 2022**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 6:30 p.m. on Thursday, March 10, 2022. Fuoss, Goldammer, Reimnitz and Star were present to form a quorum. Also present were Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Lefers and Olawsky were absent. The meeting was called to order by Chairman Fuoss at 6:30 p.m.

NEW BUSINESS

A motion was made by Goldammer and seconded by Reimnitz to approve the minutes from the November 18, 2021, meeting. All members voted in favor of this action; motion carried.

Six building permits were reviewed by the Board.

Two letters from the Department of Agriculture and Natural Resources for County Line Feeders and Bernard Van Vuuran Inc. were reviewed by the Board with no action needed.

PLAT APPROVAL:

A motion was made by Goldammer, seconded by Star, to approve the following plat:

A plat of Lot 1 of Spaans Addition in the NW ¼ of Section 27, T100N, R64W, of the 5th P.M., Douglas County, South Dakota.

All members voted in favor of this action; motion carried.

PUBLIC HEARING-CONDITIONAL USE

A motion was made by Reimnitz and seconded by Star to recess as the Planning and Zoning Board and convene as the Board of Adjustment to conduct a public hearing for a conditional use permit. All members voted in favor of this action; motion carried.

At 6:35 p.m., Chairman Fuoss declared the public hearing open. Said public hearing was to review a request for a conditional use permit under section 517 of the Douglas County Zoning Ordinance: *Request for a one-time application of biosolids from Delmont Municipal Lagoon to adjacent farmland, located in Part N ½ North of Railway and Part N ½ South of Railway and Railroad (Except Tract 1) of Section 35, T 98 N, R 62 W, in Belmont Township, Douglas County, South Dakota. Town of Delmont, PO Box 202, Delmont, SD 57330 Applicant and HB of South Dakota LLC, 41181 179th Street, Raymond, SD 57258 Owner of Land.*

Jacob Sonne, P.E for SPN & Associates, was present to explain the project. Sonne explained that the project has also been reviewed and will meet all of the requirements set forth by the South Dakota Department of Agriculture and Natural Resources. This includes incorporating the biosolids into the soil within six hours of application. Discussion was held. Chairman Fuoss declared the public hearing closed. A motion was made by Star and seconded by Goldammer to adjourn as a Board of Adjustment and reconvene as the Planning and Zoning Board. All present voted in favor of this action; motion carried.

A motion was made by Reimnitz and seconded by Star to approve the Conditional Use Permit submitted by the Town of Delmont according to section 517 (8) of the Douglas County Zoning Ordinance and in accordance with the DANR Guidelines. A roll call vote was taken with the following votes recorded: voting 'aye': Star, Goldammer, Reimnitz and Fuoss. Voting 'nay': none. Absent: Lefers and Olawsky. Motion carried.

OTHER BUSINESS

Jay Spaans, Douglas Electric Cooperative, met with the Board to ask for clarification on the 10-acre minimum for purchasing land to build on. Spaans is looking for ways to encourage people to build in rural Douglas County. Discussion was held with no action required.

ADJOURNMENT

At 7:30 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.

Phyllis Barker
Recording Secretary

Douglas County Planning and Zoning Commission Meeting Minutes April 14, 2022

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 6:30 p.m. on Thursday, April 14, 2022. Fuoss, Goldammer, Jay Spaans, Star and Lefers were present. Also present was Zoning Administrator Jessica Goehring. Olawsky, Reimnitz and Recording Secretary Phyllis Barker were absent. The meeting was called to order by Chairman Fuoss at 6:30 p.m.

NEW BUSINESS

A motion was made by Goldammer and seconded by Lefers to approve the minutes from the March 10, 2022, meeting. All members voted in favor of this action; motion carried.

Four building permits were reviewed by the Board.

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

PLAT APPROVALS:

A motion was made by Lefers, seconded by Star to approve the following plats:

Plat of Lot 1 (64.34 acres) and Lot 2 (92.51 acres) in Asmussen-Bolt 1st Addition in SW ¼ of Section 33, T100N, R64W, in Walnut Grove Township, Douglas County;

Plat of Lot 1 of Mayer Addition in Government Lot 3 in NW ¼ of Irregular Section 4, T99 N, R62 W, in Lincoln Township, Douglas County (10.00 acres); and

Plat of Lot 1 of Vander Ley's 1st Addition in N ½ of NE ¼ of Section 14, T100N, R65W, in Holland Township, Douglas County (10.00 acres)

All members present voted in favor of this action; motion carried.

Discussion was held regarding the possibility of reopening up the zoning manual to include a section for "administrative plat signing".

ADJOURNMENT

At 6:42 p.m. a motion was made by Goldammer, seconded by Spaans 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
September 29, 2022**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 5:00 p.m. on Thursday, September 29, 2022. Fuoss, Goldammer, Spaans, and Star. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Lefers, Olawsky, and Reimnitz were absent. The meeting was called to order by Chairman Fuoss at 5:00 p.m.

NEW BUSINESS

A motion was made by Goldammer and seconded by Star to approve the minutes from the April 14, 2022 meeting. All members voted in favor of this action; motion carried.

Eleven building permits were reviewed by the Board.

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

PLAT APPROVALS:

A motion was made by Goldammer, seconded by Spaans to approve the following plats:

Plat of Lot 1 (21.75 Acres), Lot 2 (143.88 Acres) and Lot 3 (150.96 Acres) in Thuringer 1st Addition in the N ½ of Section 15, T99N, R62W, in Lincoln Township, Douglas County

Plat of Judy's Addition in Government Lot 3 and in the SE ¼ of the NW ¼ (34.789 Acres) of Section 10, T100N, R64W, in Walnut Grove Township, Douglas County

Plat of Lot 4A (42.76 Acres), Lot 4B (55.69 Acres) and Lot 4C (53.47 Acres) a Subdivision of Lot 4 of Van Brother's First Addition a Subdivision of the N ½ of Section 5, T99N, R65W, in Iowa Township, Douglas County

Plat of Vanden Berge Tract 1 (46.55 Acres) a Subdivision of the S ½ of Section 31, T100N, R65W in Iowa Township, Douglas County

Plat of Feenstra Tract 2 (22.85 Acres) a Subdivision of the W ½ of the SE ¼ of Section 12, T100N, R66W in Joubert Township, Douglas County

All members present voted in favor of this action; motion carried.

ADJOURNMENT

At 5:25 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.

Phyllis Barker
Planning and Zoning Secretary

**Douglas County Planning and Zoning Commission Meeting Minutes
November 3, 2022**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 5:15 p.m. on Thursday, November 3, 2022. Fuoss, Goldammer, Olawsky, Lefers and Reimnitz were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Spaans and Star were absent. The meeting was called to order by Chairman Fuoss at 5:15 p.m.

NEW BUSINESS

A motion was made by Lefers and seconded by Olawsky to approve the minutes from the September 29, 2022 meeting. All members voted in favor of this action; motion carried.

Three building permits were reviewed by the Board.

PUBLIC HEARING- Variance Request

At the appointed time of 5:30 p.m., A motion was made by Goldammer and seconded by Olawsky to recess as the Planning and Zoning Commission and convene as the Board of Adjustment to consider the following variance under section 519 of the Douglas County Zoning Ordinance. All members voted in favor of this action; motion carried.

Request for approval for perennial or similar vegetation planted on or immediately adjacent to a public road right-of-way located in Grandview Tract 2 (5.26 acres) SE ¼ Section 1, T 98, R 64, in Chester Township, Douglas County, South Dakota. Zachery and Lacey Vekovius, Owner/Applicant, 39186 280th Street, Armour, SD 57313.

Zachery Vekovius was present to explain the project to the Board. No one from the public was present in opposition. Discussion was held. Chairman Fuoss declared the public hearing closed.

A motion was made by Reimnitz and seconded by Olawsky, to approve the variance request submitted by the Vekovius' in reference to Section 519 and to allow the planting of perennial shrubs and trees within one hundred (100) feet of all property delineating a change in ownership. The Board agreed to review the impact of snow accumulation on the road within the next three years of this approval and take appropriate action to remedy any issues at that time. All members present voted in favor of this action; motion carried.

A motion was made by Olawsky and seconded by Lefers to adjourn as a Board of Adjustment and re-convene as a Planning and Zoning Board. All members voted in favor of this action; motion carried.

ADJOURNMENT

At 6:15 p.m., a motion was made by Goldammer, seconded by Olawsky 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
Planning and Zoning Secretary

**Douglas County Planning and Zoning Commission Meeting Minutes
December 7, 2022**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 5:00 p.m. on Thursday, December 7, 2022. Fuoss, Olawsky, Lefers, Reimnitz, Spaans and Star were present. Also present were Zoning Administrator Jessica Goehring

and Recording Secretary Phyllis Barker. Goldammer was absent. The meeting was called to order by Chairman Fuoss at 5:00 p.m.

NEW BUSINESS

A motion was made by Reimnitz and seconded by Lefers to approve the minutes from the November 3, 2022 meeting. All members voted in favor of this action; motion carried.

Three building permits were reviewed by the Board.

PLAT APPROVAL

Goehring presented three plats to the Board for review. A motion was made by Spaans and seconded by Olawsky to approve and authorize the Chairman to sign the following plats. All members voted in favor of this action; motion carried.

Plat of Tract 1 of Gregerson 1st Addition in the E ½ of Section 1, T97N, R62W, of the 5th P.M., in East Choteau Township, Douglas County

Plat of Lot 1 in Hooger's 1st Addition in the NE ¼ of Section 23, T99N, R65W, of the 5th P.M., in Iowa Township, Douglas County

Plat of Tract 1 (85.13 Acres), 2 (42.86 Acres) and 3 (42.97 Acres) of Markus Addition in the N ½ Section 20, T100N, R65W, of the 5th P.M., in Holland Township Douglas County

ADJOURNMENT

At 5:10 p.m., a motion was made by Star, seconded by Lefers 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
Planning and Zoning Secretary