

**Douglas County Planning and Zoning Commission Meeting Minutes
January 11, 2023**

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 Wednesday January 11, 2023. Koedam, Lefers, Olawsky, Spaans, Star and Reimnitz were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Chairman Fuoss was absent. The meeting was called to order by Zoning Administrator Goehring.

NEW BUSINESS

Administrator explained that no one has been appointed as Vice-Chairman for the Planning and Zoning Board. Therefore, Goehring asked for nominations for a Vice-Chairman for 2023.

A motion was made by Star and seconded by Lefers to appoint Olawsky as the Vice-Chairman for 2023. Koedam moved for nominations to cease. Spaans seconded this motion. All members voted in favor of this action; motion carried. A vote was held on the motion to nominate Olawsky as Vice-Chairman with all members voting aye; motion carried. Olawsky took over the meeting.

APPROVAL OF MINUTES

A motion was made by Spaans and seconded by Lefers to approve the minutes from the December 7, 2022 meeting. All members voted in favor of this action; motion carried.

PLAT APPROVAL

A motion was made by Spaans and seconded by Reimnitz to approve the following plat and authorize the Vice-Chair to sign. All members voted in favor of this action; motion carried:

Plat of Tracts 1 (21.905 Acres), 2 (26.692 Acres), 3 (18.486 Acres) and 4 (10.001 Acres) of Hertz Addition in the W ½ of SW ¼ of Section 12, T98N, R64W, of the 5th P.M., in Chester Township, Douglas County

ADJOURNMENT

At 5:10 p.m., a motion was made by Star, seconded by Lefers to adjourn until the next meeting scheduled for February 8th at 5:30 p.m. if needed. All members voted in favor of this action; motion carried.

Phyllis Barker
Planning and Zoning Secretary

**Douglas County Planning and Zoning Commission Meeting Minutes
March 9, 2023**

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 5:30 p.m. on Thursday March 9, 2023. Fuoss, Koedam, Lefers, Olawsky, Spaans, Star and Reimnitz were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. The meeting was called to order by Chairman Fuoss.

APPROVAL OF MINUTES

A motion was made by Spaans and seconded by Lefers to approve the minutes from the January 11, 2023 meeting. All members voted in favor of this action; motion carried.

PUBLIC HEARING- Variance Request

At the appointed time of 5:30 p.m., A motion was made by Star 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 variance from setback requirements delineating a change in ownership in an agricultural district for a shelterbelt to be located on Plat of Lot 1 of Spaans Addition NW ¼ Section 27, T 100, R 64, in Walnut Grove Township, Douglas County, South Dakota. Spaans Grain & Cattle Company SD Corporation (Calvin Spaans), Owner/Applicant 26955 392nd Avenue, Corsica, SD 57328.

Anthony Spaans was present to explain his plans to the Board. No one from the public was present in opposition. Chairman Fuoss declared the public hearing closed.

A motion was made by Reimnitz and seconded by Olawsky to approve the variance request submitted by Calvin Spaans and reduce the required 100 ft setback down to 15 ft based on Sec 519 of the Douglas County Planning and Zoning Ordinance. All members voted in favor of this action; motion carried.

A motion was made by Star and seconded by Lefers to adjourn as the Board of Adjustment and reconvene as the Planning and Zoning Board. All members voted in favor of this action; motion carried.

PLAT APPROVAL

A motion was made by Lefers and seconded by Olawsky to approve the following plat and authorize the Chairman to sign. All members voted in favor of this action; motion carried:

Lot 1 in Veurink 1st Addition in the NW ¼ of Section 33, T100N, R66W, of the 5th P.M., in Joubert Township, Douglas County (12.21 Acres)

NEW BUSINESS

Two building permits were reviewed by the Board.

ADJOURNMENT

At 5:55 p.m., a motion was made by Spaans, seconded by Koedam to adjourn until the next meeting scheduled for April 13, 2023 at 5:30 p.m. if needed. All members voted in favor of this action; motion carried.

Phyllis Barker

Planning and Zoning Secretary

Douglas County Planning and Zoning Commission Meeting Minutes April 13, 2023

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 5:30 p.m. on Thursday April 13, 2023. Koedam, Lefers, Olawsky, Spaans, Star and Reimnitz were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Fuoss was absent. The meeting was called to order by Vice-Chairman Olawsky.

APPROVAL OF MINUTES

A motion was made by Reimnitz and seconded by Spaans to approve the minutes from the March 9, 2023 meeting. All members voted in favor of this action; motion carried.

PUBLIC HEARING- Variance Request

At the appointed time of 5:30 p.m., A motion was made by Star and seconded by Koedam 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 variance from setback requirements delineating a change in ownership in an agricultural district for a shelterbelt to be located on S ½ SW ¼ NW ¼ and South 7 Rods of N ½ SW ¼ NW ¼ Section 26, T 100, R 64, in Walnut Grove Township, Douglas County, South Dakota. Calvin and Danielle Boluyt, Owners/Applicants, 27140 390th Avenue, Corsica, SD 57328.

Calvin Boluyt was present to explain his plans to the Board. No one from the public was present in opposition. Discussion was held. Vice-Chairman Olawsky declared the public hearing closed.

A motion was made by Spaans and seconded by Reimnitz to approve the variance request submitted by Calvin and Danielle Boluyt and reduce the required 100 ft setback down to 15 ft based on Sec 519 of the Douglas County Planning and Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Lefers, Koedam, Reimnitz, Star, Spaans and Olawsky. Voting 'nay': none. Absent: Fuoss. Motion carried.

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

NEW BUSINESS

Six building permits were reviewed by the Board.

ADJOURNMENT

At 5:50 p.m., a motion was made by Star and seconded by Lefers to adjourn until the next meeting scheduled for May 11, 2023 at a time to be determined if necessary. All members voted in favor of this action; motion carried.

Phyllis Barker

Planning and Zoning Secretary

Douglas County Planning and Zoning Commission Meeting Minutes May 4, 2023

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 6:00 p.m. on Thursday May 4, 2023. Fuoss, Olawsky, Spaans and Star were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Koedam, Lefers and Reimnitz were absent. The meeting was called to order by Chairman Fuoss.

APPROVAL OF MINUTES

A motion was made by Olawsky and seconded by Spaans to approve the minutes from the April 11, 2023 meeting. All members voted in favor of this action; motion carried.

PUBLIC HEARING- Conditional Use Permit

At the appointed time of 6:00 p.m., A motion was made by Star and seconded by Spaans to recess as the Planning and Zoning Commission and convene as the Board of Adjustment to consider the following conditional use under section 507 and 517 of the Douglas County Zoning Ordinance. All members voted in favor of this action; motion carried.

Request for conditional use permit to rebuild (1) 1100 head finishing barn (reconstruction of damaged barn, not increasing animal units) in an Agricultural District to be located in Tract A SW4 of Section 4, T97N, R62W, in East Choteau Township, Douglas County, South Dakota. Nathan Lagg, PO Box 74, Delmont, SD 57330. Owner/ Applicant.

Nathan Lagg was present to explain his plans to the Board. No one from the public was present in opposition. Lagg explained that he was rebuilding due to a roof collapse from snow. He will not be adding any additional footage or animal units. Discussion was held. A motion was made by Spaans and seconded by Star to close the public hearing. All members voted in favor of this action; motion carried.

A motion was made by Spaans and seconded by Olawsky to adjourn as the Board of Adjustment and reconvene as the Planning and Zoning Board. All members voted in favor of this action; motion carried.

A motion was made by Olawsky and seconded by Spaans to approve the conditional use permit submitted by Nathan Lagg in accordance with Section 507 and 517 of the Douglas County Planning and Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Star, Spaans, Olawsky and Fuoss. Voting 'nay': none. Absent: Koedam, Lefers and Reimnitz. Motion carried.

NEW BUSINESS

Five building permits were reviewed by the Board.

Plat Approval

Goehring presented the following plat to the Board for their review:

Plat of Lot 1 of Bultje's Addition, a Subdivision of a portion of previously platted Lot B of Larson's Addition, in the City of Corsica and a portion of previously platted Lot 2 of M.F. Lefers' First Addition, all in the NE ¼ of Section 3, T 99 N, R 64 W of the 5th P.M., Douglas County, South Dakota.

This plat combines two pre-existing plats previously approved in 2009 into one legal description. A motion was made by Spaans and seconded by Olawsky to approve the above-mentioned plat for the purpose of cleaning up a confusing legal description. All members voted in favor of this action; motion carried.

ADJOURNMENT

At 6:30 p.m., a motion was made by Olawsky and seconded by Spaans to adjourn until the next meeting to be determined as necessary by the Planning and Zoning Administrator. All members voted in favor of this action; motion carried.

Phyllis Barker

Planning and Zoning Secretary

Douglas County Planning and Zoning Commission Meeting Minutes July 13, 2023

The Douglas County Planning and Zoning Commission met in the Commissioners Chambers at the Douglas County Courthouse, Armour, SD, at 7:30 p.m. on Thursday, July 13, 2023. Fuoss, Koedam, Spaans and Star were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Olawsky, Lefers and Reimnitz were absent. The meeting was called to order by Chairman Fuoss.

APPROVAL OF MINUTES

A motion was made by Spaans and seconded by Koedam to approve the minutes from the May 4, 2023, meeting. All members voted in favor of this action; motion carried.

PUBLIC HEARING- Variance Request Permit

At the appointed time of 7:30 p.m., a motion was made by Koedam and seconded by Star to recess as the Planning and Zoning Commission and convene as the Board of Adjustment to consider the following variance under Section 513 (minimum lot requirements – acreage and frontage) of the Douglas County Zoning Ordinance. All members voted in favor of this action; motion carried.

Request for variance in an Agricultural District to subdivide a previously platted parcel into Plat of Lots A1, A2 and A3, a Subdivision of Lot A of B.J. Van Vuuren's First Addition, a Subdivision of the NW ¼ of Section 15, T 100 N, R 64 W of the 5th P.M. in Walnut Grove Township, Douglas County, South Dakota. Brian/Leatha Van Vuuren, Owners/Applicants 38903 269th Street, Corsica, SD 57328.

No one was present for the request; Goehring explained the project.

At the appointed time of 7:40 p.m., the board discussed the following variance under Section 513 (minimum lot requirements – acreage and frontage) of the Douglas County Zoning Ordinance.

Request for variance in an Agricultural District for Plat of Baier Tract 1, a Subdivision of the NW ¼ of Section 15, T 99 N, R 64 W of the 5th P.M. in Grandview Township, Douglas County, South Dakota. Karen Baier, Owner/Applicant 27534 US Hwy 281, Corsica, SD 57328.

No one was present for the request; Goehring explained the project.

At the appointed time of 7:50 p.m., the board discussed the following variance under Section 519 (Prohibition of View Obstruction) of the Douglas County Zoning Ordinance.

Request for variance from setback requirement in an agricultural district for a grain bin to be located in the NE ¼ (Ex. Lot 1) & (Ex. E 525' of S 195' of N 1460') Section 10, T 99, R 62, in Lincoln Township, Douglas County, South Dakota. Luebke Brothers LLC (Richard Luebke), Owner/Applicant, 27433 402nd Avenue, Parkston, SD 57366.

No one was present for the request; Goehring explained the project.

Discussed was held regarding each above-mentioned projects.

Fuoss declared the public hearings closed. A motion was made by Spaans and seconded by Star to adjourn as the Board of Adjustment and re-convene as the Planning and Zoning Board. All members voted in favor of this action; motion carried.

A motion was made by Star and seconded by Spaans to approve the variance request submitted by Brian Van Vuuren in accordance with Section 513 (minimum lot requirements – acreage and frontage) of the Douglas County Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Star, Spaans, Koedam, and Fuoss. Voting 'nay': none. Absent: Olawsky, Lefers and Reimnitz. Motion carried.

A motion was made by Star and seconded by Spaans to approve the variance request submitted by Karen Baier in accordance with Section 513 (minimum lot requirements – acreage and frontage) of the Douglas County Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Spaans, Fuoss, Star and Koedam. Voting 'nay': none. Absent: Olawsky, Lefers and Reimnitz. Motion carried.

A motion was made by Spaans and seconded by Koedam to approve the variance request submitted by Richard Luebke with the stipulation that the new grain bin has to be at the same setback as the existing bins, in accordance with Section 513 (minimum lot requirements – acreage and frontage) of the Douglas County Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Star, Koedam, Spaans and Fuoss. Voting 'nay': none. Absent: Olawsky, Lefers and Reimnitz. Motion carried.

Plat Approval

A motion was made by Spaans and seconded by Koedam to approve the following plat:

Plat of Lots A1, A2 and A3, a Subdivision of Lot A of B.J. Van Vuuren's First Addition, a Subdivision of the NW ¼ of Section 15, T 100 N, R 64 W of the 5th P.M. in Walnut Grove Township, Douglas County, South Dakota.
All members voted in favor of this action; motion carried.

A motion was made by Star and seconded by Koedam to the approve the following plat, contingent upon DOT approval and signature:

Plat of Baier Tract 1, a Subdivision of the NW ¼ of Section 15, T 99 N, R 64 W of the 5th P.M. in Grandview Township, Douglas County, South Dakota. All members voted in favor of this action; motion carried.

A motion was made by Spaans and seconded by Star to approve the following plat:

Plat of Tract A (16.10 Acres) and Tract B (38.66 Acres) of Bunker Hill Addition in the SW ¼ of Section 26, T 100 N, R 66 W of the 5th P.M. in Joubert Township, Douglas County, South Dakota. All members voted in favor of this action; motion carried.

NEW BUSINESS

Nine building permits were reviewed by the Board.

ADJOURNMENT

At 8.29 p.m., a motion was made by Star and seconded by Koedam to adjourn until the next meeting to be determined as necessary by the Planning and Zoning Administrator. All members voted in favor of this action; motion carried.

Phyllis Barker

Planning and Zoning Secretary