

Douglas County Planning and Zoning Commission Meeting Minutes
January 11, 2024

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, January 11, 2024. Koedam, Lefers, Olawsky, Reimnitz and Star were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Fuoss and Spaans were absent. The meeting was called to order by Vice-Chairman Olawsky.

APPROVAL OF MINUTES

A motion was made by Lefers and seconded by Reimnitz to approve the minutes from the July 13, 2023, meeting. All members voted in favor of this action; motion carried.

PUBLIC HEARING- Variance Request Permit

At the appointed time of 5:30 p.m., a motion was made by Lefers and seconded by Reimnitz 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 prior approval for a variance in an Agricultural District to plat out the farm site consisting of approximately 3 acres NW ¼ (Except 10 Acres) Section 15, T 100 N, R 65 W of the 5th P.M. in Holland Township, Douglas County, South Dakota. Groeth-Langford Hill Top Farm LLC, Owners/Applicants 26944 383rd Avenue, Corsica, SD 57328

Deb Groeth-Langford was present to explain the variance request. Groeth-Langford explained that only 3 acres were needed, where the home place is located, and that there was no intent to sell the property at this time.

Olawsky declared the public hearing closed. A motion was made by Reimnitz and seconded by Koedam 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 Lefers and seconded by Koedam to *deny* the variance request submitted by Groeth-Langford Hill Top Farm LLC, in accordance with Section 513 of the Douglas County Zoning Ordinance, due to lack of hardship proven and not meeting the minimum lot requirements of ten (10) acres. A roll call vote was taken with the following votes recorded: Voting 'aye': Reimnitz, Lefers, Star, Koedam and Olawsky. Voting 'nay': none. Absent: Fuoss and Spaans. Motion carried.

PUBLIC HEARING- Conditional Use Permit

At the appointed time of 6:00 p.m., A motion was made by Lefers and seconded by Reimnitz to recess as the Planning and Zoning Commission and convene as the Board of Adjustment to consider the following conditional use under section 507 (41) of the Douglas County Zoning Ordinance. All members voted in favor of this action; motion carried.

Request for a gravel mining operation (quarry) in an Agricultural District to be located on NE ¼ SE ¼, NW ¼ SE ¼ and SW ¼ SE ¼ of Section 8, T 98 N, R 62 W, in Belmont Township, Douglas County, South Dakota. Buck Run Brewery, 27473 SD Hwy 37, Parkston, SD (Owners). Great Bear Sand & Gravel, 1509 E 39th Street N, Sioux Falls, SD 57104 (Applicants).

Jay Wright and Bryan Goedan, representing Great Bear Sand & Gravel, met with the Board to discuss the project. Great Bear Sand & Gravel has entered into a purchase agreement to purchase the above referenced property with the intent to mine gravel. This purchase is contingent upon the Conditional Use Permit being granted by the Planning and Zoning Board authorizing the company to mine. Wright explained that they have no plans to build any kind of infrastructure on the property and the sole use would be mining gravel. No one from the present was present in opposition.

Olawsky declared the public hearing closed. A motion was made by Reimnitz 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. Discussion was held.

A motion was made by Lefers, seconded by Star, to approve the Conditional Use Permit in accordance with Section 507 of the Douglas County Planning and Zoning Ordinance, and contingent upon the guidelines set forth in Section 519 of the Douglas County Planning and Zoning Ordinance being met. A roll call vote was taken with the following votes recorded: Voting 'aye': Koedam, Olawsky, Reimnitz, Lefers and Star. Voting 'nay': none. Absent: Fuoss and Spaans. Motion carried.

NEW BUSINESS

20 building permits were reviewed by the Board.

Revisions to the current Planning and Zoning Ordinance were discussed. A motion was made by Reimnitz and seconded by Lefers authorizing the Planning and Zoning Administrator to publish a Notice of Hearing to adopt the revisions as filed with the Planning and Zoning Administrator. All members voted in favor of this action; motion carried.

ADJOURNMENT

At 6:36 p.m., a motion was made by Koedam and seconded by Star, to adjourn until the next meeting tentatively scheduled for February 1, 2024, at 6:30 p.m. All members voted in favor of this action; motion carried.

Phyllis Barker
Planning and Zoning Secretary

Douglas County Planning and Zoning Commission Meeting Minutes February 1, 2024

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, February 1, 2024. Fuoss, Koedam, Olawsky, and Star were present. Also present was Zoning Administrator Jessica Goehring and Recording Secretary Phyllis Barker. Lefers, Reimnitz and Spaans were absent. The meeting was called to order by Chairman Fuoss.

APPROVAL OF MINUTES

A motion was made by Star and seconded by Koedam to approve the minutes from the January 11, 2024, meeting. All members present voted in favor of this action; motion carried.

PUBLIC HEARING- Proposed Ordinance No. 2024-01

At the appointed time of 6:30 p.m., Chairman Fuoss declared the Public Hearing open to review the amendments proposed in Ordinance No. 2024-01. No one from the public was present. Discussion was held.

Chairman Fuoss declared the Public Hearing closed at 6:45 p.m.

A motion was made by Olawsky and seconded by Koedam to approve of the amendments set forth in Ordinance No. 2024-01, AN ORDINANCE ENTITLED, DOUGLAS COUNTY ZONING ORDINANCE AMENDMENTS TO THE COUNTY ZONING ORDINANCE, AS ADOPTED ON MAY 1, 2018, AS AMENDED, AND AS ADOPTED ON SEPTEMBER 7, 2021, AS AMENDED, OF THE ZONING ORDINANCE OF DOUGLAS COUNTY, and to recommend adoption by the Douglas County Board of Commissioners. A roll call vote was taken with the following votes recorded: voting 'aye': Star, Koedam, Olawsky and Fuoss. Voting 'nay': none. Absent: Lefers, Reimnitz, Spaans. Motion carried.

NEW BUSINESS

There was no new business to discuss. Goehring handed out informational packets for the Board's review with no action necessary at this time.

ADJOURNMENT

At 6:55 p.m., a motion was made by Star and seconded by Olawsky, 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 May 09, 2024

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, May 09, 2024. Fuoss, Spaans, Reimnitz and Star were present. Olawsky was present via telephone. Also present was Zoning Administrator Jessica Goehring. Koedam, Lefers and Recording Secretary Phyllis Barker were absent. The meeting was called to order by Chairman Fuoss.

APPROVAL OF MINUTES

A motion was made by Spaans and seconded by Reimnitz to approve the minutes from the February 1, 2024, meeting. All members voted in favor of this action; motion carried.

NEW BUSINESS

4 building permits were reviewed by the Board.

Amended Douglas County Zoning Ordinance books were passed out.

PUBLIC HEARING- Variance Request Permit

At the appointed time of 7:15 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 variance under Section 519 (Prohibition of View Obstruction) of the Douglas County Zoning Ordinance. All members voted in favor of this action; motion carried.

Request for a variance less than the 150' setback requirement in an agricultural district for a house to be located in the SE ¼ Section 10, T100N, R62W, in Washington Township, Douglas County, South Dakota. Aaron Klumb, 40156 269th Street, Dimock, SD 57331 (Applicant). Terry/Lisa Klumb, 26907 402nd Avenue, Dimock, SD 57331 (Landowners).

Aaron Klumb was present to explain the variance request. Previously in 2012, Klumb had been granted permission for a variance to be 80' from the centerline of the road. Klumb is now requesting permission to be approximately 10' closer to the centerline of the road to construct a house. Klumb also brought a letter of approval for this project from Washington Township and from Terry/Lisa Klumb as this property is considered a building on leased site. No one from the public was present in opposition. Discussion was held. Fuoss declared the public hearing closed.

A motion was made by Reimnitz 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 Spaans and seconded by Reimnitz to reduce the required 150' setback down to 60' from the centerline of the road (with applicant being responsible for any needed snow removal) in accordance with Section 519 (Prohibition of View Obstruction) of the Douglas County Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Spaans, Olawsky, Star, Reimnitz and Fuoss. Voting 'nay': none. Absent: Koedam and Lefers. Motion carried.

PUBLIC HEARING- Variance Request Permit

Spaans recused himself from the Planning and Zoning Commission. At the appointed time of 7:30 p.m., a motion was made by Olawsky and seconded by Reimnitz to recess as the Planning and Zoning Commission and convene as the Board of Adjustment to consider the following variance under Section 519 (Prohibition of View Obstruction) of the Douglas County Zoning Ordinance. All members voted in favor of this action; motion carried.

Request for a variance less than the 150' setback requirement in an agricultural district for an addition to existing clubhouse to be located in the W ½ SW ¼ Section 3, T99N, R63W, in Valley Township, Douglas County, South Dakota. Dakota Trails Golf Course, 39522 274th Street, Armour, SD 57331 (Applicant). Douglas County, PO Box 159, Armour, SD 57313 (Landowners).

Jay Spaans, representing Dakota Trails Golf Course, explained the proposed project. Currently the clubhouse sits approximately 100' from the centerline of the road. Dakota Trails is now requesting to be approximately 86' from the centerline of the road. Spaans explained the inability to build on any other side of the building.

Goehring explained that on May 7, 2024, the commissioners passed the following motion: *Jessica Goehring, Director of Equalization, met with the Board to update them on the Dakota Trails Golf Course expansion project. Because the golf course is on County owned ground, a motion was made by Maas and seconded by Koedam to approve of the expansion project, contingent upon the Douglas County Planning and Zoning Board's approval of the variance request. All present voted in favor of this action; motion carried.*

No one from the public was present in opposition. Discussion was held. Fuoss declared the public hearing closed.

A motion was made by Reimnitz 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 Star and seconded by Olawsky to reduce the required 100' setback down to 80' from the centerline of the road due to the inability to expand the structure on any other side in accordance with Section 519 (Prohibition of View Obstruction) of the Douglas County Zoning Ordinance. A roll call vote was taken with the following votes recorded: Voting 'aye': Olawsky, Star, Reimnitz and Fuoss. Voting 'nay': none. Abstaining: Spaans. Absent: Koedam and Lefers. Motion carried.

Spaans rejoined the Planning and Zoning Board.

ADJOURNMENT

At 7:42 p.m., a motion was made by Star and seconded by Reimnitz, to adjourn until the next meeting tentatively scheduled for June 13, 2024, at a time to be determined. All members voted in favor of this action; motion carried.

Jessica Goehring
Zoning Administrator