

SPINK COUNTY PLANNING AND ZONING BOARD
July 17, 2012 Minutes

The Spink County Planning and Zoning Board met on July 17, 2012, at 10:00 am. Members present included Craig Johnson, David Albrecht, Jeff Albrecht, Brian Johnson, Gerald Zerbel, Planning and Zoning Administrator Heather Jordan, and Director of Equalization Kim Markley. Also present were Clayton Blachford, Myron Jeschke, David Thorson, James Boekelheide, Larry Tebben, Leroy Ronan, Jon Schumacher, and Dan & Candace Whittet.

Motion by Craig Johnson, second by Jeff Albrecht to approve the agenda as presented. Motion carried.

Motion by Gerald Zerbel, second by Craig Johnson to approve the July 3, 2012 Planning & Zoning minutes as presented. Motion carried. A copy is available for viewing in the Equalization Office.

Variance

Greg Peterson – Herman's 4th Addition, Block 11, Lots 11&12, Conde City. A variance public hearing was held for Greg Peterson to build a new 25' x 25' garage at the following location: NW ¼ EX Lot H-1 (5.03A) 26-119-64, Conde City. The variance has been requested because the new garage will be 15' from the center of the alley instead of the required 20' rear setback. Conde City does not have a concern with the project. Motion by David Albrecht, seconded by Jeff Albrecht to approve the variance application with all members present voting Aye. Motion carried.

Variance

Leroy Ronan – Block 35-36 & 37, Bk 36, Lots 7 & 8, Frankfort City
A variance public hearing was held for LeRoy Ronan, to build a new 32' x 41' garage/storage building at the following location: Block 35-36 & 37, Bk 36, Lots 7 & 8, Frankfort City. The variance has been requested because the new garage will be 40' from the center of Lincoln Avenue for a total setback of 40' instead of the required 60' setback. Adjacent neighbor, Darwin Simmons did not have a concern with the project as long as it is not built on Simmons' lot. Neighbors Dan & Candace Whittet appeared in support of the variance and stated that Ronan kept his property neat and that there would not be a visibility concern. Motion by Brian Johnson, seconded by Jeff Albrecht to approve the variance application with all members present voting Aye. Motion carried.

Variance

Donald Stahl – Original, Block 10, Lots 1&2, Mellette City.
A variance public hearing was held for Donald Stahl, to move in an existing 28' x 28' building to be used as a garage at the following location: Original, Block 10, Lots 1 & 2, Mellette City. The variance has been requested because the building will be 43' from the center of 1st Avenue for a total front setback of 43' instead of the required 53'

setback. Mayor Brian Bauer had a concern about the traffic visibility since the building would be located on the corner of the alley. Otherwise, he was fine with the project. Motion by Craig Johnson, seconded by David Albrecht to table the variance application until a written approval letter can be obtained from the City of Mellette and until Stahl can be contacted to see what his plans are to finish/repair the moved in building. Motion carried.

Variance

Linda Hofer – A parcel located in Outlot 2 of Plat of Han's 2nd Addition in N ½ of NE ¼ 1-116-61, Doland City, described by metes and bounds as follows: Beginning at a point 150' S of where the W side of Montana Street intersects the N line of the NE ¼ of 1-116-61; thence W 270'; thence S 300'; thence E 270' thence N 300' to the place of beginning and a parcel in the NE corner of OL 2 100' x 275' between U.S. Hwy. 212 and the parcel described above. A variance public hearing was held for Linda Hofer, to build a new 48' x 100' retail showroom at the following location: OL 2 in N ½ of NE ¼ 1 (2.00) A part of N ½ of NE ¼ of 1-116-61, Doland City. The variance has been requested because the new building will be 15' from the center of Montana Street for a total setback of 15' instead of the required 38.5' corner setback. A letter of support was received from the City of Doland. Motion by Jeff Albrecht, seconded by Craig Johnson to approve the variance application with all members present voting Aye. Motion carried.

Plat

Ford's Second Addition, Linda Hofer/Calvin Tebbel

Discussion was held regarding Ford's Second Addition, NW ¼ 31-117-60, Doland City. A motion was made by Craig Johnson, seconded by Jeff Albrecht, to approve the plat contingent upon obtaining signatures from SD Dept. of Transportation Supt. Wayne Cramer, with all present voting Aye. Motion carried.

Discussion was held on the zoning status of Lot 1, Ford's Second Addition. It was the consensus of the board to require the new owner to have Lot 1 rezoned to commercial to match Lot 2, Ford's Second Addition after the new owner assumes ownership of the parcel.

Old Business:

Special Exception - City of Northville, Lot 2 of the Northville Lagoon Subdivision, SW ¼ 32-120-64, Northville Township (*Continuation from 5-29-12 Public Hearing*) Motion by Brian Johnson, second by Gerald Zerbel to remove the special exception application from the table.

Clayton Blachford, President of Northville City, appeared before the Zoning Board to present background information regarding the installation and care and maintenance of the Northville lagoon system since 2002. Currently the lagoon system has two cells; a main cell that is lined and a second unlined wetland cell. The City of Northville has applied for a special exception to add a third, unlined cell to their current wastewater

system to accommodate the future growth of Northville City. Blachford stated that the current lagoon system was designed by Helms & Associates and approved by the SD Dept. of Environment & Natural Resources. In 2008, a complaint was received by the State of South Dakota from adjoining landowners and DENR inspected the lagoon system and found no glaring defects in the system. The May 2012 DENR report also found no glaring defects. Solutions from DENR included purchasing the additional five acres of land and making the existing wetland cell larger. The City of Northville chose to hire B & B Construction to install a pipeline to remove water one mile to the east in the Sand Lake Refuge beginning in September 2012. The cost of this project will be \$275,000 with the City of Northville responsible for half the cost. The City of Northville currently operates the lagoon system with two cells instead of three, but has applied for a special exception to create a third cell as a contingency plan for future expansion. Blachford also presented a series of photographs taken from Fall 2010, spring 2011, and spring 2012.

Jon Schumacher appeared before the board to discuss the effects of the Northville Lagoon's second wetland cell and the damage done to surrounding landowners' soil and crops due to excess water. Schumacher suggested installing drain tile near the lagoon area to discharge water to the east slew.

Motion by Craig Johnson, second by David Albrecht to table the Northville Lagoon special exception application until the August 28, 2012 meeting until Helms & Associates representative can attend and until more information can be obtained from a potential drain tile project. Motion carried with all members voting Aye.

Special Exceptions – Discussion was held on enforcing the current ordinance as it relates to hunting lodges and bed and breakfast inns. Director of Equalization Kim Markley and Zoning Administrator Jordan requested that the Zoning board either enforce the current zoning ordinance to require special exceptions for hunting lodges and bed & breakfast inns, or have the board remove it from the current ordinance altogether.

Motion by Craig Johnson, second by David Albrecht to approve the special exception application for Rhonda Wagner to operate a bridal suite rental business at Lots 24-31, Cottonwood Beach, 7-115-65. Motion carried with all member voting Aye.

Motion was made by Craig Johnson and second by Brian Johnson to adjourn as Planning & Zoning Board and reconvene as County Commission at 11:46 am.

Attest

Heather Jordan

Spink County Planning & Zoning

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