

**Wagner Planning and Zoning Commission Meeting**  
**Monday, May 1<sup>st</sup>, 2017**  
**Wagner City Hall**  
**5:30PM**

Meeting called to order at 5:30 pm.

Members stood and recited the Pledge of Allegiance.

There was no conflict of interests declared.

Members Present: Dale Petrik, Jean Pirner, John Greger, Chad Peters and Vern Twitero.  
Others present: Rebecca Brunsing, Finance Officer. Absent: None. Citizens present: Dave and Judy Ishmael, Neil VonEschen and Lori Beeson.

A motion was made by Greger, second by Petrik for the approval of the agenda. All voted aye, motion carried.

A plat map was presented to the Zoning Commission for approval. It is for the property where the fire hall is currently located. The plat map was reviewed. A motion was made by Twitero, second by Pirner to approve the plat of Lot 5A, School Grounds Addition in Government Lot 4 in the NW ¼ of Section 4, T 95 N, R 63 W of the 5<sup>th</sup> P.M., City of Wagner, Charles Mix County, South Dakota. All voted aye, motion carried.

Chad Peters, Chairman explained the next item on the agenda is for a public hearing to consider the Conditional Use application of Dave & July Ishmael for property located at 50' X 112 ½' beg. at SW corner of E ½ -E ½; 50' X 112 ½', beg. 50' E of SW corner of E ½-E ½, Block 1, East Wagner Addition, City of Wagner, Charles Mix County, South Dakota. Building of garages on empty lots has recently been added to the Wagner Zoning Code through the ordinance process as a conditional use. Discussion followed. A motion was made by Greger, second by Petrik for the approval of a garage to be built on the empty lot. All voted aye, motion carried. It is noted that the size of the garage does not meet standard # 2 of the Section 718, Performance and Construction Standards for Garages on empty lots. A separate variance application request will be processed for the size of the garage.

The Board of Adjustments will meet on Monday, May 22<sup>nd</sup>, at 5:30 pm at Wagner City Hall for a public hearing to consider the recommendations of the Wagner Planning and Zoning Commission on the plat map and the recommendations of the Planning and Zoning Commission on this conditional use application.

A motion was made by Petrik, second by Twitero to adjourn the meeting at 5:54 pm.

Respectfully submitted,

Rebecca Brunsing  
Finance Officer

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**Wagner Planning and Zoning Commission Meeting**  
**Monday, May 15<sup>th</sup>, 2017**  
**Wagner City Hall**  
**5:30PM**

Meeting called to order at 5:52 pm.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, John Greger, Chad Peters and Vern Twitero.  
Others present: Rebecca Brunsing, Finance Officer. Absent: None. Citizens present: Dave and Judy Ishmael, and Jeff Doom.

A motion was made by Twitero, second by Beeson for the approval of the agenda. All voted aye, motion carried.

Chad Peters, Chairman, stated the next item on the agenda is the consideration of a variance application of Dave & July Ishmael for property located at 50' X 112 ½ ' beg. at SW corner of E ½ -E ½; 50' X 112 ½', beg. at 50' E of SW corner of E ½-E ½, Block 1, East Wagner Addition, City of Wagner, Charles Mix County, South Dakota. A conditional use application has been approved to build the garage on the empty lot. Mr. and Mrs. Ishmael have now presented an application for a variance for the size of the garage. According to the Wagner Planning and Zoning Ordinance, Section 718, construction and performance standards for garage on an empty lot shall not be more than 1,200 square feet. The Ishmaels are asking for an 800 square foot variance for the size of the garage for a total of 2,000 square feet. Much discussion followed. No neighbors were present in opposition of the variance. A motion was made by Twitero, second by Greger to approve the variance of 800 square feet. All voted aye, motion carried.

The next item for consideration is a variance application of Jeanette Doom for property located at E 35' of Lot 9, Lot 10 and Lot 11, Block 4, Wagner Heights Addition, City of Wagner, Charles Mix County, South Dakota. Jeff Doom was present on behalf of Jeanette Doom to speak about the variance. Mr. Doom has designed plans for two tiny houses to be built on the property. According to the Wagner Planning and Zoning Ordinance, Section 714, the minimum lot size for each house is 7,500 square feet. Each lot size is 6,864 square feet, therefore Mr. Doom is asking for a 636 square foot variance for each lot. Mr. Doom presented complete plans for the two homes. The houses will meet all the required setbacks for each lot. Much discussion followed. A motion was made by Beeson, second by Pirner to allow the variance for each lot. Five voted aye, Greger voted nay, motion carried.

The Board of Adjustments will meet on Monday, June 5<sup>th</sup>, 2017 at 7:00 pm at Wagner City Hall for a public hearing to consider the recommendations of the Wagner Planning and Zoning Commission on the variance applications of Dave and Judy Ishmael and Jeanette Doom. A motion was made by Greger, second by Twitero to adjourn the meeting at 6:48 pm.

Respectfully submitted,

Rebecca Brunsing  
Finance Officer

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**Wagner Extra Territorial Jurisdiction  
Planning and Zoning Commission Meeting  
Monday, May 15<sup>th</sup>, 2017  
Wagner City Hall  
5:30PM**

Meeting called to order at 5:30 pm.

Members stood and recited the Pledge of Allegiance.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, John Greger, Chad Peters and Vern Twitero. ETJ board members present: Jim Bastemeyer, Robert Tolliver, and Francis Lhotak. Others present: Rebecca Brunsing, Finance Officer. Absent: None. Citizens present: Scott Alderink, and Dave and Judy Ishmael.

A motion was made by Beeson, second by Pirner for the approval of the agenda. All voted aye, motion carried.

Chad Peters, Chairman explained that the first item on the agenda is for a public hearing on a conditional use application of Lighthouse Ministry for property located at Lot G, Doom Subdivision in Government Lot 1, 5-95-63 & E 60' of N 325' Lot F, Doom Subdivision in Government Lot 1 5-95-63, Charles Mix County, South Dakota. Scott Alderink was present representing Lighthouse Ministry. They would like to build a church on the west edge of Wagner approximately across from the football field. A church is listed as a conditional use in the extraterritorial zoning regulations and therefore requires the proper notifications and hearings of adjoining property owners. No one was present in opposition to building the church. More discussion followed. A motion was made by Greger, second by Beeson to approve the conditional use for a church and recommend the same to the Board of Adjustments. All voted aye, motion carried.

Peters indicated that the next item for consideration is for a variance of acre size. Minimum lot size is five acres. The property for the church is 3.84 acres, therefore, they are asking for a 1.16 acre variance of the lot size. Discussion followed. A motion was made by Bastemeyer, second by Lhotak to allow the 1.16 variance for acre size and recommend the same to the Board of Adjustments. All voted aye, motion carried.

The Board of Adjustments will meet on Monday, June 5<sup>th</sup>, 2017 at 7:00 pm at Wagner City Hall for a public hearing to consider the recommendations of the Wagner ETJ Planning and Zoning Commission on the conditional use application and variance request for Lighthouse Ministry.

A motion was made by Twitero, second by Greger to adjourn the meeting at 5:52 pm.

Respectfully submitted,

Rebecca Brunsing  
Finance Officer

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**Wagner Planning and Zoning Commission Meeting**  
**Monday, September 18<sup>th</sup>, 2017**  
**Wagner City Hall**  
**6:00PM**

Meeting called to order at 6:00 pm.

The Pledge of Allegiance was recited.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, John Greger, Aaron Hanson and Vern Twitero.  
Others present: Rebecca Brunsing, Finance Officer and City Attorney Ken Cotton. Absent: None. Citizens present: Dennis Fechner.

A motion was made by Twitero, second by Beeson for the approval of the agenda. All voted aye, motion carried.

Aaron Hanson, Chairman, stated that the purpose of the meeting was to meet for the consideration of variance application # VR 2017-03 for Dennis Fechner and Colby Series 17, LLC located at Lots 7,8,9,10,11 and 12, Block 16, Milwaukee 2<sup>nd</sup> Addition of Wagner, Charles Mix County, South Dakota. The request is to allow 10' X 18' parking stalls along the front row of parking along the highway. In the definition of a parking space area is to be 10' X 20'. Discussion followed. The consensus of the board was that there would be adequate parking in a 10' X 18' parking stall. A motion was made by Twitero, second by Beeson to allow the variance for the parking stalls. All voted aye, motion carried.

The next variance application to be considered is #VR 2017-04 for Dennis Fechner and Colby Series 17, LLC located at Lots 7,8,9,10,11 and 12, Block 16, Milwaukee 2<sup>nd</sup> Addition of Wagner, Charles Mix County, South Dakota. A six inch variance is being requested so the building can be in line with the other buildings on Main Avenue to help keep that downtown feel by matching surrounding building conditions. Discussion followed. A motion was made by Beeson, second by Pirner to allow the six inch variance so that the new building will be in line with other businesses on Main Avenue. All voted aye, motion carried.

The Board of Adjustments will meet on Thursday, October 12<sup>th</sup>, 2017 at 5:30 pm at Wagner City Hall for a public hearing to consider the recommendations of the Wagner Planning and Zoning Commission on the variance applications of Dennis Fechner and Colby Series 17, LLC located at Lots 7,8,9,10,11 and 12, Block 16, Milwaukee 2<sup>nd</sup> Addition of Wagner, Charles Mix County, South Dakota.

A motion was made by Greger, second by Pirner to adjourn the meeting at 6:22 pm.

Respectfully submitted,



Rebecca Brunsing  
Finance Officer

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