

Wagner Planning and Zoning Commission Meeting
Tuesday, March 20th, 2018
Wagner City Hall
5:30PM

Meeting called to order at 5:30 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 Don Hubbard.
Others present: Rebecca Brunsing, Finance Officer and David Hartley, CEO of Country Pride Coop. Absent: None. Citizens present: None.

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

The Planning and Zoning Commission reviewed a variance application for Country Pride Corporation located at Lot 3 and 4, Railroad subdivision in NE ¼ of 4-95-63 (2.76A), City of Wagner, Charles Mix County, South Dakota.

Country Pride has intentions of installing a new grain leg that would be 140 feet high. The maximum height of a structure in a highway commercial zoning district is 35 feet. Therefore, they are asking for 105 foot variance. In addition to the grain leg, there will be demolition of the old elevator building and two storage buildings on the property. New overhead bins and load out equipment will be installed and also repair to existing bins.

The FAA needs to determine that the structure does not exceed obstruction standards and would not be a hazard to air navigation or if marking and lighting are to be required. Helms & Associates, the city engineer for the Wagner Airport has been contacted and they have submitted forms to the FAA that will need to be approved. The FAA determination won't be ready for approximately 45 to 60 days.

Discussion followed. A motion was made by Beeson, second by Hubbard to approve the height variance of 105 feet, contingent on the FAA determination of no hazard to air navigation. All voted aye, motion carried.

The Board of Adjustments will meet on Monday, May 7th, 2018 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 above variance application of Country Pride Coop.

A motion was made by Pirner, second by Hubbard to adjourn the meeting at 5:45 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer

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Wagner Planning and Zoning Commission Meeting
Thursday, May 10th, 2018
Wagner City Hall
5:30PM

Meeting called to order at 5:30 pm.

The Pledge of Allegiance was recited.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, John Greger, and Aaron Hanson. Others present: Rebecca Brunsing, Finance Officer. Absent: Don Hubbard. Citizens present: None.

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

The Planning and Zoning Commission reviewed a variance application Walter Nedved, located at 607 SE First Street on the W 80' of lot 11 and 12, Block 13, East Wagner Addition, City of Wagner, Charles Mix County, South Dakota.

Mr. Nedved would like to add on a deck to the front of his house. The height of the deck will be 36 inches tall. This exceeds the 30 inch maximum height of a structure in the front yard. The deck needs to be 36 inches tall in order to step out directly onto it from the front door.

Discussion followed. A motion was made by Pirner, second by Beeson to approve the height variance of six inches. All voted aye, motion carried.

The Board of Adjustments will meet on Monday, May 29th, 2018 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 above variance application of Walter Nedved.

A motion was made by Pirner, second by Beeson to adjourn the meeting at 5:45 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer

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Wagner Planning and Zoning Commission Meeting
Tuesday, June 26th, 2018
Wagner City Hall
5:30PM

Meeting called to order at 5:30 pm.

The Pledge of Allegiance was recited.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, John Greger, Don Hubbard and Aaron Hanson.
Others present: Rebecca Brunsing, Finance Officer. Absent: None. Citizens present: Jamie Soukup, Jason Von Eschen and Neil Von Eschen.

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

The Planning and Zoning Commission reviewed a variance application for Jamie Soukup, located at 645 E SD Hwy 46; legal description E 412 feet of Lot B, Hicks Addition, City of Wagner, Charles Mix County, South Dakota.

Mr. Soukup is relocating his Pioneer Seed business to Wagner and will need to put up three bulk seed bins. The height of the bins with the concrete will be approximately 37 feet tall. This is two feet over the 35 foot maximum height requirement. Mr. Soukup is requesting a two foot variance.

Discussion followed. A motion was made by Hubbard, second by Pirner to approve the height variance of two feet. All voted aye, motion carried.

The next application reviewed was a rezoning request from Jason Von Eschen, located at 306 and 308 NW Washington Avenue; legal description Lots 10 & 11, Block 14, Lashiers Addition, City of Wagner, Charles Mix County, South Dakota.

Mr. Von Eschen would like to use the current building for storage. His intent is storage for himself, but he may rent out storage space to private individuals. This would require the property to be zoned Commercial instead of R1 Residential. Mr. Von Eschen indicated that no items would be stored or sitting outside, everything would be in the building.

Discussion followed. A motion was made by Beeson, second by Hubbard to approve the rezoning request and forward to the Wagner City Council for a public hearing. All voted aye, motion carried.

The Board of Adjustments and Wagner City Council will meet on Monday, July 16th, 2018 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 above variance and rezoning applications.

A motion was made by Pirner, second by Beeson to adjourn the meeting at 5:45 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer

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Wagner Planning and Zoning Commission Meeting
Tuesday, August 28th, 2018
Wagner City Hall
5:30PM

Meeting called to order at 5:30 pm.

The Pledge of Allegiance was recited.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, John Greger, Don Hubbard and Aaron Hanson.
Others present: Rebecca Brunsing, Finance Officer. Absent: None. Citizens present: Dale and Audrey Petrik.

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

The Planning and Zoning Commission reviewed a variance application for Dale Petrik located at 416 SE Elm Avenue, legal description Lot 4 ex W150' of N23'; Block 8 and Mobile Home Title #10268516, Chilars Addition, City of Wagner, Charles Mix County, South Dakota.

Mr. Petrik would like to build another garage next to his existing one. The total square footage of the garage does not meet the 75% rule for a garage in the case that all garages or storage sheds on a lot combined cannot equal more than 75% of the square footage of the total living space of the principal building. Also the garage does not meet the setback requirements of 20 feet from the right of way line. Therefore, Mr. Petrik is seeking a 766 square foot variance for the garage and a 10' variance of the 20' setback requirement.

Discussion followed. A motion was made by Beeson, second by Hubbard to approve the All voted aye, motion carried.

The Board of Adjustments and Wagner City Council will meet on Wednesday, September 19th, 2018 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 above variance and rezoning application.

A motion was made by Hubbard, second by Pirner to adjourn the meeting at 5:45 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer

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**Wagner Planning and Zoning/Extra Territorial Jurisdiction
Commission Meeting
Monday, October 29th, 2018
Wagner City Hall
5:30PM**

Meeting called to order at 5:30 pm.

The Pledge of Allegiance was recited.

There was no conflict of interests declared.

Members Present: Lori Beeson, Jean Pirner, Don Hubbard , Aaron Hanson, Jim Bastemeyer, Whitey Tolliver, and Francis Lhotak. Others present: Rebecca Brunsing, Finance Officer. Absent: John Greger. Citizens present: None.

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

The Planning and Zoning/Extra Territorial Jurisdiction (ETJ) Commission reviewed a variance application for Pat Breen located at 29676 Sunrise Street, described approximately as S 75' of Lot 20, Sunset Acres Subdivision, Wagner, Charles Mix County, South Dakota.

Mr. Breen is purchasing additional land from Jeff Doom. According to Section 2613, Minimum Lot Requirements, lots are to be a minimum of 5 acres. Therefore, Mr. Breen is asking for a variance. Discussion followed. A motion was made by Tolliver, second by Lhotak to approve the variance for Pat Breen.

Next, the Planning and Zoning/Extra Territorial Jurisdiction (ETJ) Commission reviewed a variance application for Jeff Doom located at 29670 Sunrise Street, described approximately as N 75' of Lot 20 and Lot 19, Sunset Acres Subdivision, Wagner, Charles Mix County, South Dakota.

Mr. Doom is going to build a house for a new property owner. According to Section 2613, Minimum Lot Requirements, lots are to be a minimum of 5 acres. Therefore, Mr. Doom is asking for a 3.90 acre variance. Discussion followed. A motion was made by Pirner second by Hubbard to approve the 3.90 acre variance for Jeff Doom.

A motion was made by Hubbard, second by Beeson to adjourn the meeting at 5:51 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer

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