

Wagner Board of Adjustments Meeting
Monday, August 2nd, 2021
Wagner City Hall
7:00PM

The meeting of the Wagner Board of Adjustments was called to order by the council president, Colby Kirwan at 7:03 pm.

The Pledge of Allegiance was recited.

Mr. Kirwan asked if anyone had to declare a conflict of interest with the areas under consideration. None were cited.

Members Present: Richard Dufur, Dan Cimpl, Tom Beeson Colby Kirwan ,Jamie Soukup, and Taylor Mohr. Absent: Mayor Todd Johannsen Others present: Kesa Alexander, Zoning Administrator/ City Clerk , Rebecca Brunsing, City Administrator/Finance Officer, Ken Cotton City attorney.

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

The purpose of the public hearing was to consider and review a variance request by Jeff Doom for a proposed plat located on Lot E of Meadow Brook addition of Lot 4, in the NW ¼ of section 5 Charles Mix County, South Dakota. The planning committee forwarded the recommendation to the board to not approve the plat. The recommendation was based on the 5 acre requirements for the AG- R district within the ETJ.

Mr. Kirwan opened the public hearing to those present. Justin and Ruth Bouza spoke up as they intend to purchase the area involved in the variance process. Mr. Bouza explained details of his plans.

Without further comment Kirwan closed the public hearing. Discussion with the board members followed. Mayor Todd Johansen entered the meeting and took over responsibility of facilitating the meeting.

A motion to follow the planning committees recommendation and not approve the variance for Jeff Doom for a proposed plat located on Lot E of Meadow Brook addition of Lot 4, in the NW ¼ of section 5 Charles Mix County, South Dakota was made by Kirwan, seconded by Cimpl. All voted aye, motion carried.

The board encouraged the developers to come up with a plan that would be suitable within the ETJ that could be reviewed and considered at a later time.

The second item on the agenda was to consider a conditional use recommendation forwarded by the Planning/ETJ boards for Chad Soulek, on property located on Lot 1, Wag Addition in SW ¼-SE1/4 SE1/4-SE1/4(11.2a) in the Extraterritorial Jurisdiction within the 1-mile of city limits of City of Wagner, Charles Mix County, South Dakota.

Mr. Soulek is wanting to place a campground on his property. Since the property is within 1-mile of city limits it falls in the ETJ district, zoned Ag-Residential. Under zoning guidelines a campground in the AG-Residential is listed as a conditional use.

Mr. Soulek presented the board with updated plans regarding the campground development.

A motion by Dufur seconded by Cimpl was made to follow the recommendations of the planning board and approve the conditional use for a campground owned by Chad Soulek, on property located on Lot 1, Wag Addition in SW ¼-SE1/4 SE1/4-SE1/4(11.2a) in the Extraterritorial Jurisdiction within the 1-mile of city limits of City of Wagner, Charles Mix County, South Dakota. Approval conditions are as follows 68 camp pads, no burning garbage, no atv traffic, DOT approval on approach, each camp pad has a 50 amp breaker. Also 6 septic tanks will be put in. Five 1,500 gallon tanks and one 1,000 gallon tank. Any construction that needs a building permit will be filed with the city. All voted aye, motion carried.

A motion to adjourn was made by Soukup, seconded by Kirwan.

The meeting was adjourned at 7:30pm.

Respectfully submitted,

Kesa Alexander
Zoning Administrator/City Clerk

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