

PLANNING COMMISSION/ BOARD OF ADJUSTMENT MEETING

CITY COMMISSION ROOM
Tuesday, November 4, 2025
7:00am

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: October 14, 2025, Planning Commission Minutes

APPROVAL OF MINUTES: October 14, 2025, Board of Adjustment Minutes

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE: None

OLD BUSINESS (Planning Commission and Board of Adjustment): None

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 753 – Don Amert for a variance that if granted, would permit the applicant to use metal material for a roof in the GT-1 District. The property is legally described as Lot 1 of Southridge Square First Addition to the City of Madison, in the County of Lake South Dakota.
2. Decision on Appeal No. 753 – Don Amert

NEW BUSINESS (Planning Commission): None

PUBLIC INPUT:

ADJOURNMENT:

Any person with a disability wishing to attend any board meeting who may require special arrangements may contact the Finance Office at 256-7500 and all attempts shall be made to accommodate those requests.

**PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
October 14, 2025
7:00 am**

Chairman John Groce called the meeting to order at 7:01am. The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Donna Fawbush, Jacob DeBoer, Roger Olson and Kerry Barlow. Ryan Hegg, Dan Whitlock (via Zoom), Roy Lindsay, Chad Van Den Hemel, Jennifer Hasleton, Jeff Wieman, Zac Zwaschka, Jeb Bludorn, Chandler Roberts, Pete Stemper, Mike Anderson, Rob Thuringer, Kellen Erpenbach, Luke Wietgreffe, and Jenny Wolff were also in attendance.

Motion by Commissioner Maxwell to approve the September 9, 2025, Planning Commission Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner DeBoer to approve the September 9, 2025, Board of Adjustment Minutes. Seconded by Commissioner Olson. Motion carried unanimously.

Motion by Commissioner Iverson to approve the October 14, 2025, agenda. Seconded by Commissioner DeBoer. Motion carried unanimously.

Old Business: None

Motion by Commissioner DeBoer, seconded by Commissioner Olson to move into Board of Adjustment at 7:03 am. Motion carried unanimously.

Motion by Commissioner Iverson, seconded by Commissioner DeBoer to move out of Board of Adjustment and into Planning Commission at 8:27 am. Motion carried unanimously.

New Business: None

Public Input: None

Commissioner Maxwell motioned to adjourn. Second by Commissioner DeBoer. Motion carried unanimously. Meeting adjourned at 8:28 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
October 14, 2025**

The Planning Commission motioned to move into Board of adjustment at 7:03 am.

The following members were present for roll call: John Groce, Jim Iverson, Bob Maxwell, Jacob DeBoer, Roger Olson, Donna Fawbush and Kerry Barlow. Also present were Administrative Officials Ryan Hegg, Mayor Roy Lindsay and Dan Whitlock (via Zoom). The following people were in attendance in addition to the Board, Jennifer Hasleton, Chad Van Den Hemel, Jeff Wieman, Jenny Wolff, Zac Zwaschka, Jeb Bludorn, Chandler Roberts, Pete Stemper, Mike Anderson, Rob Thuringer, Kellen Erpenbach and Luke Wietgreffe.

This being the time and place set for the hearing on variance Appeal Request No. 750 – by SODAK Construction, for a variance application that, if granted, will permit the applicant to deviate from the required 96 parking spaces to 77 spots at ten feet wide or 80 spots at nine feet wide. Mr. Hegg went through the contents of the packet describing the required parking ordinance. Concerns over where people would park if all spots were full. No availability for nearby overflow. Staff feel ten feet wide spots are more appropriate.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Iverson, second by Mr. Olson to approve Appeal No. 750. Roll call vote taken. 0-7 Motion failed.

This being the time and place set for the hearing on variance Appeal Request No. 751 – by Rob Thuringer, for a conditional use that if approved would permit the applicant to operate a small business to facilitate the purchase, sale and transfer of firearms from his residence at 1147 N Olive Avenue. Mr. Hegg went through the contents of the packet explaining that all local firearm regulations are met. No neighbor concerns. The move from current location is personal.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Iverson second by Ms. Fawbush to approve Appeal No. 751. Roll call vote taken 7-0. Motion carried unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 752 – by Inter-Lakes Community Action Partnership, for a variance that if granted, would permit the applicant to use angled, off-street parking as part of the project and to allow for 28 units in the Central Business District in lieu of the lot size permitted 24 at 122 SW 1st Street. Mr. Hegg went through the contents of the packet stating this is the same request as previous. Adjacent property owner concerns regarding parking in the downtown area. There will be no signs dedicating any street parking to the complex. Discussion regarding angled parking on the West wide of the property.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Maxwell second by Mr. DeBoer to approve Appeal No. 752. Roll call vote taken. 7-0. Motion carried unanimously.

Motion by Mr. Iverson, second by Mr. DeBoer to move out of the Board of Adjustment at 8:27am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

R00095099

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 753

APPLICANT (PRINT): Don Amert PHONE: 605 480-0898

ADDRESS: 310 S. Union Ave., PO Box 469, Madison, SD

OWNER (PRINT): Wesley Grantham PHONE: 605-881-4102
IF DIFFERENT THAN APPLICANT

ADDRESS: 26515 Lakeview Place, Hartford, SD 57033

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A VARIANCE FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

Lot 1, Southridge Square, 1st Additn. to Madison, Lake County, South Dakota

GENERAL AREA OR STREET ADDRESS: NE corner at Washington Ave + 234 St. (Hwy 34)

EXISTING LAND USE: undeveloped EXISTING ZONING: HB

SIZE OF PARCEL: ~~Acres~~ / SQFT 230 LOT DIMENSIONS: WIDTH 137' LENGTH 220' DEPTH 26'

SURROUNDING LAND USE

NORTH: undeveloped
SOUTH: professional offices
EAST: convenience store
WEST: car dealership

PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a letter of explanation to document requirements necessary to approve if necessary)

Variance: Use of sheet siding on the roof.
Hardship: Ongoing maintenance vs. a membrane roof.

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT Don Amert

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) Wesley Grantham

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- 2. NORTH DIRECTION
- 3. DIMENSIONS OF PROPOSED STRUCTURE
- 4. OTHER INFORMATION AS MAY BE REQUESTED
- 5. LOCATION OF PROPOSED STRUCTURE ON LOT
- 6. DIMENSIONS OF FRONT AND SIDE SET BACKS
- 7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

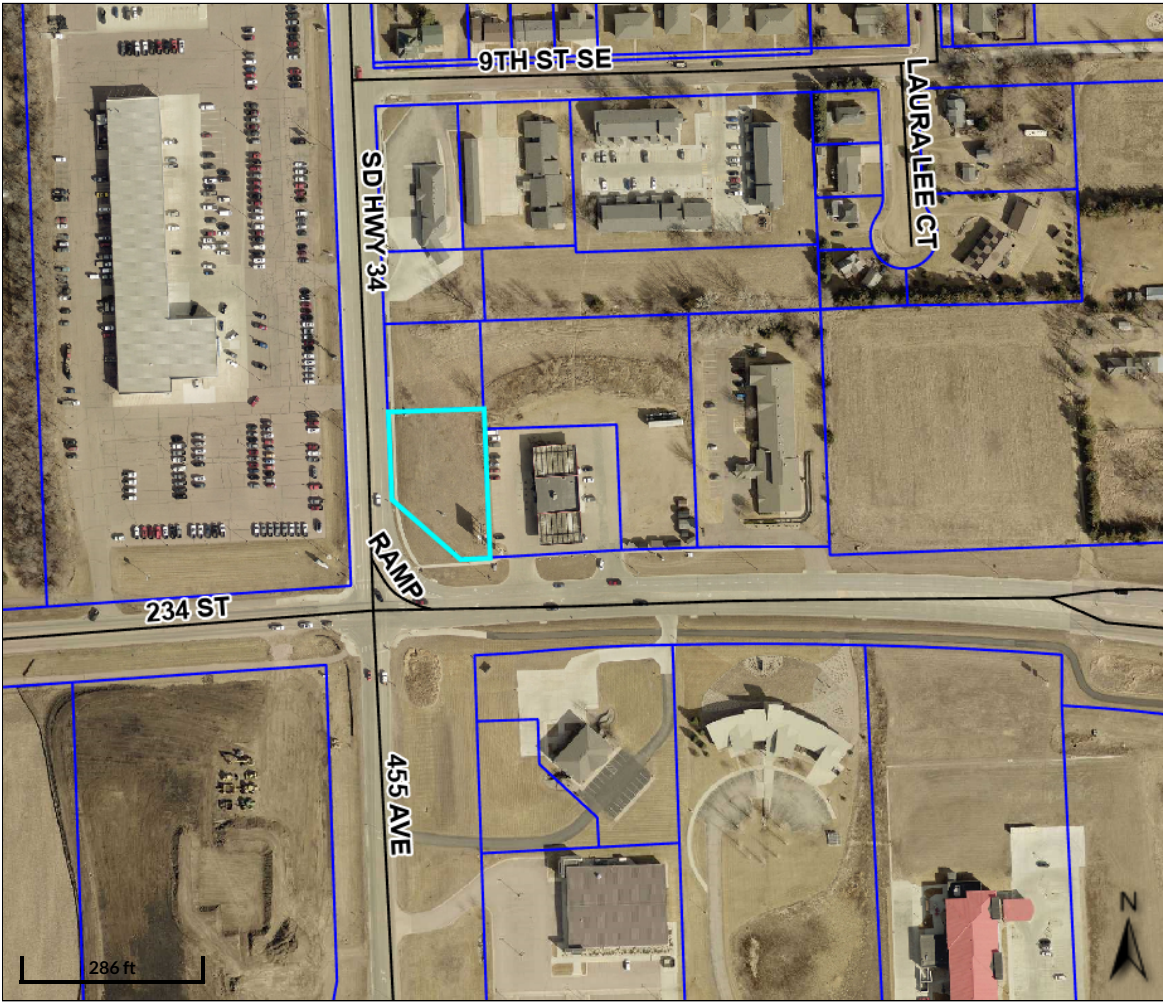
FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 10/15/2025

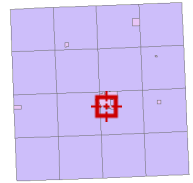
FEE PAID (NON-REFUNDABLE): YES NO

DATE OF HEARING: 11/4/2025







ACTION BY BOARD OF ADJUSTMENT: _____



Overview



Legend

-  Parcels
- Parcel Points**
-  BLL
-  CONDO
-  Roads
-  Corporate Limits
-  Political Townships

Parcel ID	215300020010020	Alternate ID	n/a	Owner Address	WOODLAND PARTNERS LLC
Sec/Twp/Rng	n/a	Class	Ag Land		26515 LAKEVIEW PL
Property Address		Acreage	0.65		HARTFORD, SD 57033-0000
District	Madison CN 39-2				
Brief Tax Description	W145' LOTS 8-9-10 EX PLATS H-1 & H3 BLK 2 SHIMERDA ADD #1906M				
	(Note: Not to be used on legal documents)				

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