



Davison County Planning & Zoning  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615



PLANNING COMMISSION AGENDA  
March 14, 2023

1. Call to order at 1:15 P.M. by Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve the February 7, 2023, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a Conditional Use application to allow a rental property of nine (9) units in the Agricultural District, at the request of Hardel & Rebecca Thuringer.
8. Consider a Variance application requested by Bruce Albrecht of:
  1. +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
9. Consider a Plat of Lot 1 of Albrecht's Addition in the NE1/4 of Section 18, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota, at the request of Bruce Albrecht.
10. Public hearing for the recommendation to the County Commission for the Resolution of Adoption on the Davison County Comprehensive Plan.
11. Additional comments from the group.
12. Set date and time for next meeting – April 4, 2023 @ 7:00 P.M.
13. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Deputy Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

February 7, 2023

1. Chairman Haines called the meeting to order at 1:22 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Ray Gosmire, Dave Anderson, Chris Nebelsick, Lewis Bainbridge, Jeff Bathke, & Karen Wegleitner.
  - Absent: Steve Thiesse & Mike Blaalid.
  - Guests: Eric Ambrosen.
3. Consider the amended agenda. To add item # 7.
  - Motion by Lewis Bainbridge, seconded by Chris Nebelsick, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Ray Gosmire, to approve the January 10, 2023 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a plat of Lots 1A and 1B, V.A. Mathis' First Addition in the SW1/4 of Section 3, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota, at the request of James & Tami Winter. This request is located in SW1/4 of Section 3, T 104N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat Proposal. The applicant was not present to answer questions.  
**Discussion:** James and Tami Winter are platting out their land and have a buyer for lot 1B. Lot 1A is their current residence and they have no intentions of selling.
  - Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:  
Haines – aye, Thiesse – absent, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.
8. Davison County Comprehensive Plan Overview - Eric Ambrosen of District III.  
**Discussion:** Eric Ambrosen of District III presented the Comprehensive Plan and the changes made since last presented to the board. Discussion on the County trying to take back the Extraterritorial Jurisdiction (ETJ) and adding this information in the plan and possible Davison County Zoning Ordinance updates.
9. Additional Comments from the Group
  - None
10. Set date and time for next meeting – March 14, 2023 @ 1:15 P.M.
11. At 2:00 P.M., a motion was made by Chris Nebelsick, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning

# DAVISON COUNTY CONDITIONAL USE APPLICATION

**Applicant Name:** Hardel & Rebecca Thuringer

**Applicant Mailing Address:** 26497 SD Hwy 37, Ethan, SD 57334 **Application Date:** 1/11/23

**Applicant Email:** hardyandbecky@gmail.com

**Contact Phone:** 1-360-931-6062 (Hardel)

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of Parent Parcel:** 10000-10160-154-40

**Legal Description of parcel:** E5/8 of the S1/2 of the SE1/4 except Lot 15, Section 15, T 101 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

**Zoning District:** Agricultural

**Reason for Conditional Use Request:** Applicant would like to remove existing buildings and replace with duplexes to have a rental property of a total of 9 units.

**Section of Code Allowing Conditional Use:** 3:04(27), 1106(A) and 1206(A)

**Fee Collected for Condition Use (\$150):** 1/11/23

**Check #:** Cash

**Receipt #:** 13440

**Planning Commission Hearing Date:** 3-14-23

**Board of Adjustment Hearing Date:** 3-21-23

## FOR ANIMAL FEEDING OPERATIONS ONLY:

**Current Animal Units in Operation:** N/A

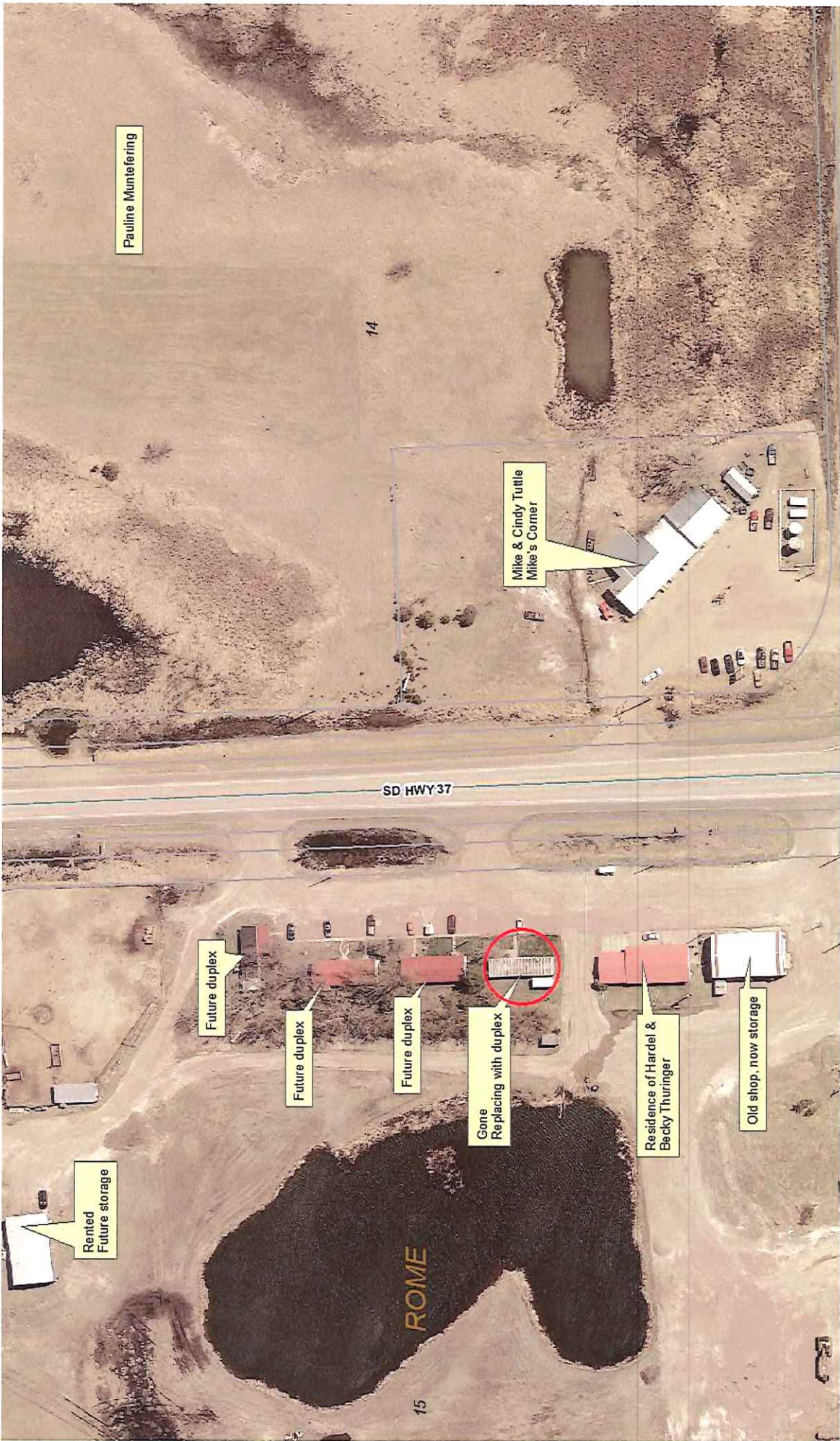
**Proposed Expansion of Operation:** N/A

## Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures
- ☒ Application Fee

**Signatures of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_





Pauline Muntefering

14

Mike & Cindy Tuttle  
Mike's Corner

SD HWY 37

Future duplex

Future duplex

Future duplex

Gone  
Replacing with duplex

Residence of Hardel &  
Becky Thuringer

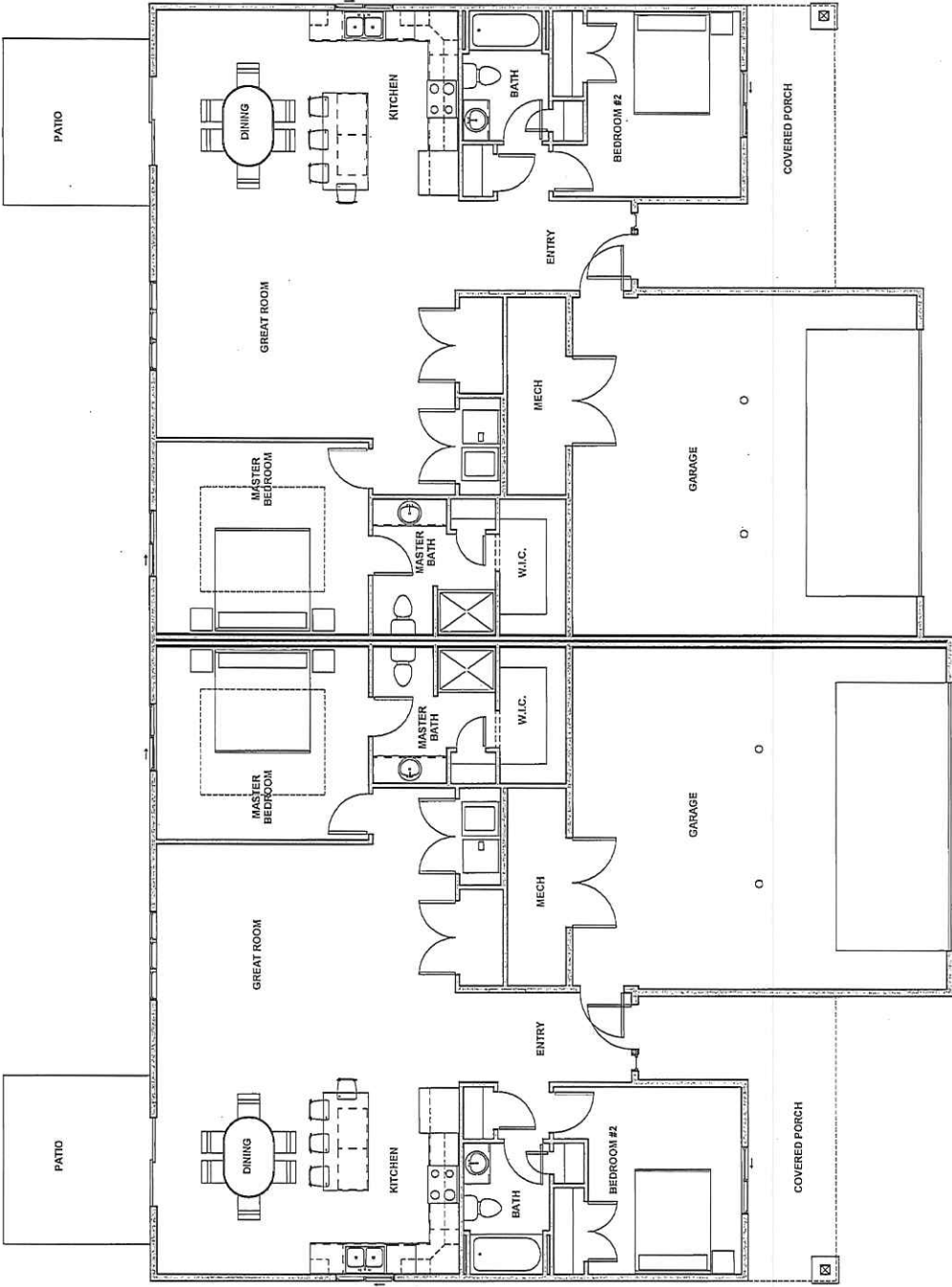
Old shop, now storage

Rented  
Future storage

ROME

15

Ethan Lumber Blueprints





# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Bruce Albrecht **Application date:** 2/17/23  
**Applicant Address:** 40679 252<sup>nd</sup> St., Mitchell, SD 57301 **Application deadline:** 2/17/2023  
**Applicant Email:** chirobjandk@gmail.com **Contact Phone:** 996-0850

**Owner Name:** Same  
**Owner Address:** Same  
**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 06000-10360-181-25

**Legal Description of current parcel(s):** S1/2 of the NE1/4 & S1/2 of the NE1/4 of the NE1/4 of Section 18, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Lot 1 of Albrecht's Addition in the NE1/4 of Section 18, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Reason for Variance:** Recommend granting a variance of:

1. +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is pursuant to Section 4:07(4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** Applicant is platting out 5 acres for his son to build a residence.

**Section of Code Allowing Variance:** 4:07(4), 11:06(b) and 12:06(b)

**Fee Collected for Variance (\$100):** 2/17/23

**Check #:** 9075

**Receipt #:** 13718

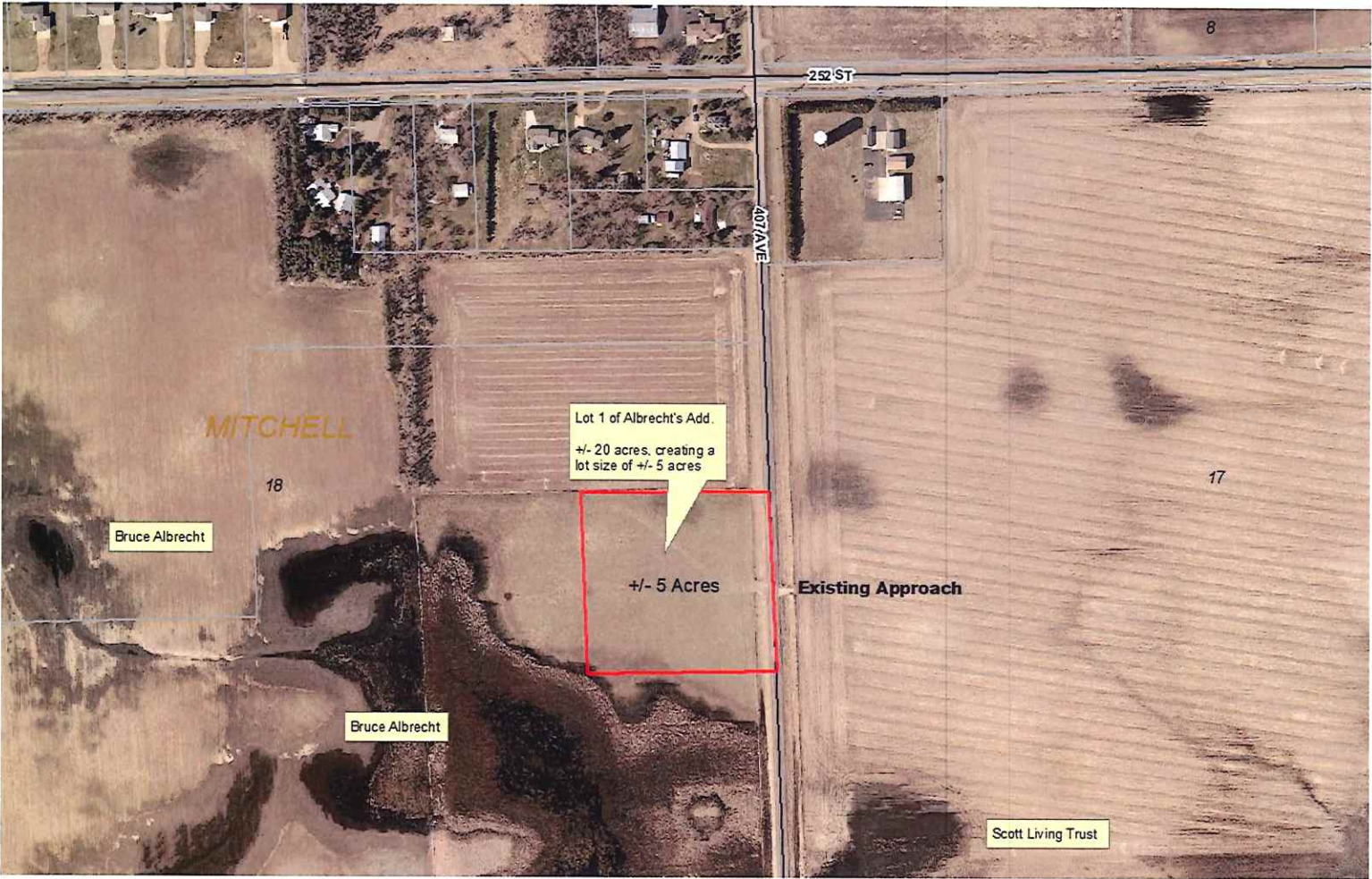
**Planning Commission Hearing Date:** 3/14/23

**Board of Adjustment Hearing Date:** 3/21/23

## Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

**Signatures of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_





1 Inch = 100 Feet

**LEGEND**

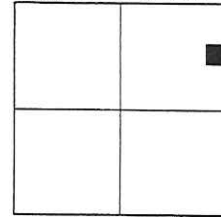
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.  
2100 NORTH SANBORN BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57301  
PHONE: (605) 996-7761

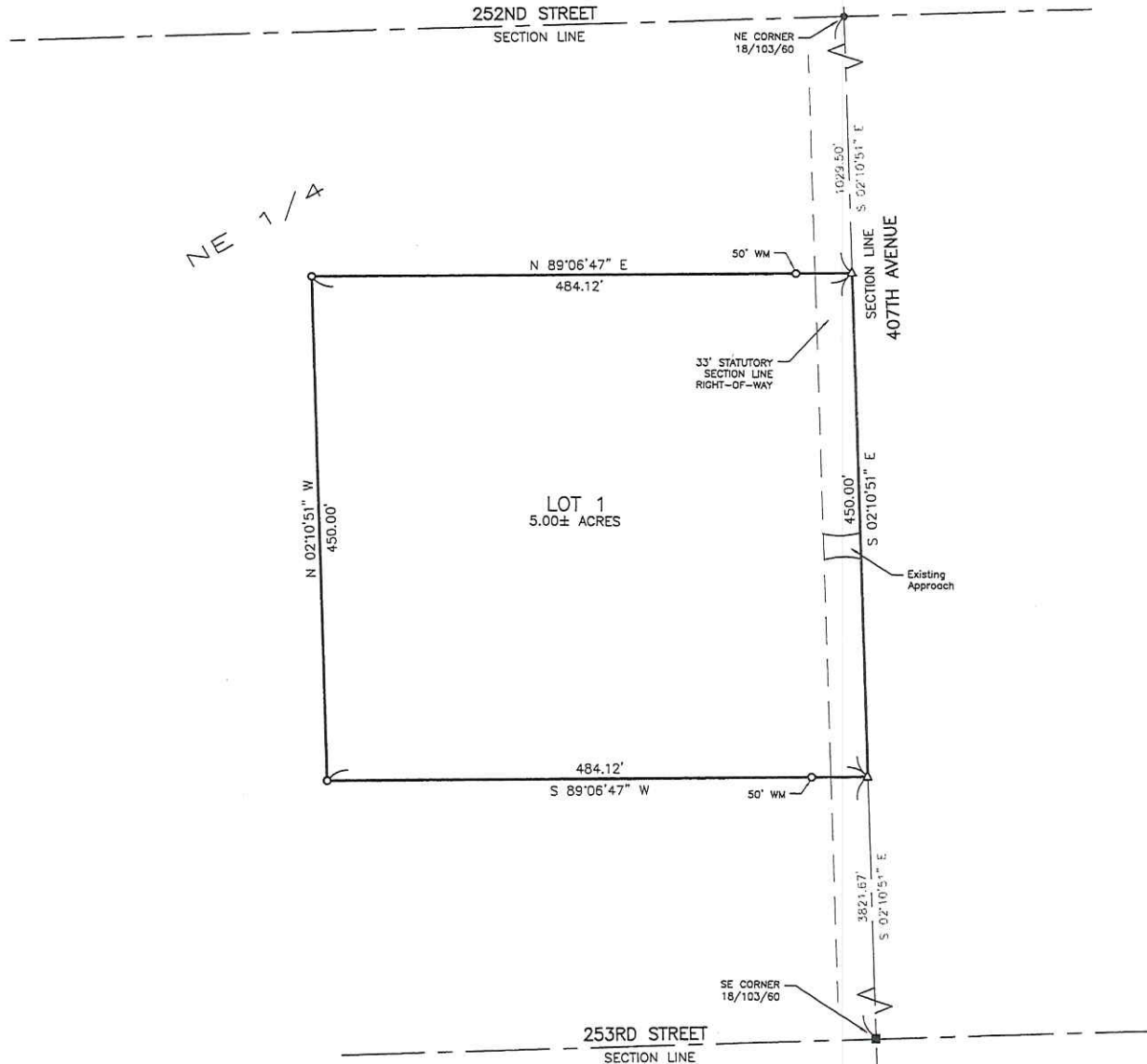
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,  
STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GRID 128  
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE REPORT OR TITLE  
COMMITMENT. EASEMENTS OF RECORD WERE  
NOT RESEARCHED AND ARE NOT SHOWN  
UNLESS OTHERWISE NOTED.

SEC. 18, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3600'



A PLAT OF LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18,  
T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Bruce Albrecht, as owner, and under his direction for purposes indicated therein, I did on or prior to January 8, 2023, survey those parcels of land described as follows: LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 14TH day of FEBRUARY, 2023.

*Jeremy A. Wolbrink*  
Registered Land Surveyor #SD13714



**SPN**

**& Associates**

**Engineers, Planners and Surveyors**  
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
Phone: (605) 996-7761 Fax: (605) 996-0015



## OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**& Associates**  
**Engineers, Planners and Surveyors**  
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota  
 Phone: (605) 996-7761 Fax: (605) 996-0015

# A PLAT OF LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

## RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chairperson/Vice-Chairperson of Davison County  
Planning Commission

## RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

\_\_\_\_\_  
Chairperson/Vice-Chairperson, Board of County Commissioners  
of Davison County

## AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on \_\_\_\_\_, 2023, approving the above-named plat.

\_\_\_\_\_  
Auditor/Deputy Auditor, Davison County

## CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
Highway Authority

## CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

\_\_\_\_\_  
Treasurer/Deputy Treasurer, Davison County

\_\_\_\_\_  
Date

## DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT 1 OF ALBRECHT'S ADDITION IN THE NE 1/4 OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

\_\_\_\_\_  
Director of Equalization/Deputy Director  
of Equalization, Davison County

\_\_\_\_\_  
Date

## REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)  
COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on  
Page(s) \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds, Davison County

By \_\_\_\_\_ Deputy

**SPN**

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