

PLANNING COMMISSION MINUTES

March 4, 2025

1. Vice Chairperson Thiesse called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Lewis Bainbridge & Jeff Bathke.
 - Guests: Brad James, Jeff Nicholson, Chuck Mauszycki, Joe Schroeder, Don Petersen, & Tonya Klingaman
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the January 7, 2025 proposed minutes. All members voted aye, the motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Bradley James of +/- 32', creating a setback of +/- 43' from the proposed house addition to the east property line, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 2 in the SE1/4 of Section 13, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: Brad James came in for a building permit to add an addition to the south side of his house, where he was informed, he must apply for a Variance Permit due to his house being less than 75' from the front right-of-way. Deputy Administrator Wegleitner explained the house was built in 1975 and the ordinance was adopted in 1996, which means the house is grandfathered until "messed with."

The board discussed the differences between a non-conforming vs conforming structure, potential for development & the floodplain.

 - Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

8. Consider a conditional use application requested by Jeff Nicholson to operate auto sales or vehicles, including trailers in the Agricultural District.

This request is located in Lot A of G.G. Plamp's First Addition in the SE1/4 of Section 3, T 104 N, R 61, W of the 5th P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: The Planning and Zoning office received a complaint about vehicles being brought to Jeff Nicholson's property. After looking into the complaint, vehicles and trailers were discovered lined up in front of his property. Jeff Nicholson explained he likes to collect cars, fix them up and sell some of them. The property is owned by his

grandfather, but he lives there and takes care of the place. He has been cleaning it up a little bit at a time since he took it over and the board stated the property looks well kept. The board asked if he had obtained a dealership license. Jeff explained that a dealership license is required if you sell 5 or more vehicles and don't need one at this time. It was asked if he uses signs for advertisements and Jeff stated he relies on social media and word of mouth. The board decided to recommend approval with no conditions.

- Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

9. Consider a Plat requested by CJM Consulting, Inc. of Lots 2B, 2C, and 2D, a Subdivision of Lot 2, Block 4 of Westwood First Addition, a Subdivision of the NW1/4 of Section 16, T 103 N, R 60, West of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota.

This request is located in Lot 2, Block 4 of Westwood First Addition, a Subdivision of the NW1/4 of Section 16, T 103 N, R 60, W of the 5th 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: The property being platted is located in the ETJ, Extra-Territorial Jurisdiction, and will follow the City of Mitchell's Zoning Ordinance. The city has approved the Plat. There is an access easement for Lots 2B, 2C & 2D. The portion of land being platted is all in the county, but the surrounding land was annexed into city limits. The County Commission approved a liquor license for the whole land and once platted, the liquor license will be transferred to lot 2B as this is the location of the steakhouse. There are a few more steps in the overall goal of their plan.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

10. Consider a variance application requested by PZ Partnership of +/- 6 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: PZ Partnership is platting out 6 acres for one of the partner's son, Taylor Feterl, to build a residence. Pat and Taylor Feterl started this process back in November of 2024, where Pat, Taylor's father, purchased around 52 acres with plans to Plat another lot for Taylor to build on.

- Motion by Ray Gosmire, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – aye, motion carried.

11. Consider a Plat requested by PZ Partnership of Lot 1A, a subdivision of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, W of the 5th 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: There were no comments or concerns about this Plat.

- Motion by Dave Anderson, seconded by Mike Blaaid, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaaid – aye, Anderson – aye, motion carried.

12. Consider a Plat requested by 4K Land Group LLC of Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a Subdivision of the SE1/4 of Section 6, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of Section 6, T 103 N, R 60, W of the 5th 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: The property being platted is located in the ETJ, Extra-Territorial Jurisdiction, and will follow the City of Mitchell's Zoning Ordinance. Tonya Klingaman is platting off 3 lots to sell to the adjacent landowners. The board has no concerns with the Plat.

- Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaaid – aye, Anderson – aye, motion carried.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – April 1, 2025 @ 7:00 P.M.

15. At 2:37 PM, a motion was made by Mike Blaaid, seconded by Steve Thiesse, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning