

## PLANNING COMMISSION MINUTES

April 1, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, Jeff Bathke, & Karen Wegleitner.
  - Absent: None.
  - Guests: Doug Mueller, Curt & Leanne Wieczorek, Heidi Bailey, Chase Kristensen, Bev & Donnie McBrayer.
3. Consider the proposed agenda.
  - Motion by Ray Gosmire, seconded by Steve Thiesse, 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 Dave Anderson, seconded by Mike Blaalid, to approve the March 4, 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 conditional use application requested by Commercial Asphalt to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Agricultural District. This request is located in SW1/4 of Section 33, T 102 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner explained of the Conditional Use application. The applicant was not present to answer questions.  
**Discussion:** The Planning & Zoning office received no letters or phone calls regarding the application. There were neighbors present at the meeting for insight into Commercial Asphalt's application and the board had questions that could not be answered due to the applicant not being in attendance. The board made the decision to table application till May 6, 2025 due to unanswered questions.
  - Motion by Steve Thiesse, seconded by Mike Blaalid, to table Commercial Asphalt's application till May 6, 2025, due to unanswered questions.

### **Roll call vote:**

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

8. Consider a variance application requested by Curtis Wieczorek of +/- 25', creating a setback of +/- 50' from the proposed shed to the south property line, where the minimum front yard setback is 75' in the Agricultural District. This request is located in SE1/4, except the S1/2 of the W1/2, of Section 27, T 101 N, R 62, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.  
**Discussion:** Mr. Wieczorek would like to replace the existing building which was built prior to the Ordinance with the proposed building. The existing building is 50' away from the south property line and he would like to place proposed building the same distance for easy access for the semis. The placement of new building is the best location on his land and he owns the surrounding lands. Mr. Wieczorek stated he will maintain the 50' setback.

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

**Roll call vote:**

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

9. Consider a Plat requested by Francis W. & Celine M. Fergen Trust of Franny's Tracts 1 and 2, a Subdivision of the NW1/4 of Section 27, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 27, T 101 N, R 60, 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 present to answer questions.

**Discussion:** The land is being split into two parcels to divide between the family. There are existing approaches for each tract. At this time, they have no plans to build as they want to keep Tract 1 as pasture ground and Tract 2 as farm ground.

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

**Roll call vote:**

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

10. Consider a Plat requested by GL Wild Oak, LLC of Lot 1 of Tract M, Wild Oak Golf Club Addition in the SE1/4 of Section 23, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Tract M of Wild Oak Golf Club Addition of Section 23, T 103 N, R 60, 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, but Chase Kristensen was to answer questions.

**Discussion:** This Plat is in the ETJ and will follow the City Ordinance. Chase Kristensen is purchasing the golf course. He explained there will be deed restrictions placed on the property when bought. Lot 1 is being platted to be exempt from the deed restrictions.

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

**Roll call vote:**

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

11. Consider a Plat requested by GL Wild Oak, LLC of Lots 1, 2 & 3 of Tract C, Backlund Addition in the NW1/4 and SW1/4 of Section 24, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Tract C of Backlund Addition of Section 23, T 103 N, R 60, 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, but Chase Kristensen was to answer questions.

**Discussion:** This Plat is in the ETJ and will follow the City Ordinance. Mr. Kristensen will purchase lot 1 and lots 2 & 3 will remain with current owners at this time.

- Motion by Ray Gosmire, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

12. Additional Comments from the Group

- None

13. Set date and time for next meeting – May 6, 2025 @ 7:00 P.M.

14. At 7:24 PM, a motion was made by Lewis Bainbridge, seconded by Steve Thiesse, 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