

PLANNING COMMISSION MINUTES

May 6, 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, Ray Gosmire, Mike Blaaid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Dave Anderson and Jeff Bathke.
 - Guests: Cindy & Todd Miiller, George Ryks, Michele Rumbolz, Kim & Tanner Cross, Ron & Cherie Scheich, Bob Weisz, Josh Staub, Neil Waldera, Zeb Scheich, Tim Olinger, & Justin Thiesse.
3. Consider the amended agenda. Adding agenda item # 13, Van Buskirk Trust Plat.
 - Motion by Chris Nebelsick, seconded by Ray Gosmire, to approve the amended agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. Steve Thiesse declared a conflict of interest on agenda item # 11.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Mike Blaaid, to approve the April 1, 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 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner explained of the Conditional Use application. The applicant was present to answer questions.

Discussion: This application was tabled at the April 1st Planning Commission meeting due to unanswered questions, which were, what approach off 408th would you use for ingress and egress, is the land proposed to be mined in a CRP, do you have a haul route and road haul agreement, what are the number of trucks that will travel the road(s), and how long will you be surface mining?

Neil Waldera from Commercial Asphalt and George Ryks, the landowner, were present to answer the above questions. They plan on using the last approach to the south due to fewer issues of view being obstructed by the hill. The land being mined is not in CRP.

The trucks will be using 408th as their haul route and have obtained a road haul agreement through the county. The number of trucks hauling will not be a set amount, as there will be days with 3-5 trucks and days with no hauling. They do not have a set timeframe for how long they will be surfacing mining.

There were no other issues or concerns from the board or the public. The board made a motion for approval with no conditions.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

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

8. Consider a conditional use application requested by Melvin Fisher & Joshua Staub to operate auto sales or vehicles, including trailers and construction equipment in the Agricultural Residential District.

This request is located in Tract A of Spruce Acres in the SE1/4 of Section 35, T 103 N, R 60, 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: Joshua Staub was present to answer questions. Melvin Fisher was unable to attend. Ronald Scheich stopped into the Planning & Zoning office to address his concerns about how many vehicles will be allowed and the permit being open-ended, the lights used for security shining onto his property which has been addressed with Melvin in the past, and excess traffic on 411th as the road is bad enough. Deputy Administrator Wegleitner called Josh and Melvin on these concerns. Deputy Administrator Wegleitner has informed Josh, Melvin & Ronald the road conditions need to be addressed to Mitchell Township as 411th is a township road.

Josh explained he can only address the application for auto sales and not for lights or road conditions. His goal is to provide affordable vehicles for those in need and has no plans to produce a car lot, commercial mechanic shop, or salvage yard. Melvin has offered him a place to make his goal happen, as he needs a physical location to obtain a dealership license. Josh does not foresee having more than 5 vehicles and plans to do light maintenance.

Zeb Scheich, son of Ronald & Cherie Scheich, spoke about how the previous permit was supposed to be a handful of equipment, and now there is a lot of equipment. He addressed how he is unable to hunt on his parents' property due to the lights, and he is not a fan of the application. Ronald Scheich, abutting neighbor to the east, spoke about how there used to be 2 lights and now there are 4. They shine into his windows and don't understand why the lights must go past the road. Ronald suggested that Melvin and Josh move their businesses to town, as this was supposed to be a small operation.

Bob Weisz, neighbor to the south, asked who takes care of issues when they arise? Deputy Administrator Wegleitner explained the procedure for how issues are handled. Josh approached the front to explain that he would be leasing a small office from Melvin. This property is just a starting point to what he wants to do, as he has another city property, he can store vehicles at but it wasn't feasible at this time to make a permanent location.

The board asked where his office will be located, if there is anyway we can address the light issue, and where Josh will park his vehicles. Josh explained his office will be in the NE corner of the building. He stated he will address the light issue with Melvin as he cannot speak on that. The vehicles will be parked on the south side of the property. The board discussed setting a limit on how many vehicles will be allowed and to only voting on the auto sales or vehicles part of the proposed application as Melvin was not present to address plans for the trailers and construction equipment.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to the Board of Adjustment to operate auto sales or vehicles with the maximum amount of 5 vehicles.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye,

Blaalid – aye, Anderson – absent, motion carried.

9. Consider a Plat requested by Timothy & Whitney Olinger of Lot 1 of Olinger Addition in the SW1/4 of Section 33, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SW1/4 of Section 33, 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 present to answer questions.

Discussion: This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. The city has approved of the Plat. The Olingers are platting their property into one parcel to acquire the agricultural status. There are no issues or concerns with the Plat.

- 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 – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

10. Consider a conditional use application requested by Tanner Cross to operate a boarding stable and fencing company in the Agricultural District.

This request is located in Lot D of Kotrba's Subdivision in the SW1/4 of Section 15, T 103 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: Tanner and Kim Cross were present to answer questions. Tanner explained he trains horses and owns a fencing company in Woonsocket. His fencing company has gone mostly commercial, and he would like to be closer to Mitchell. Semis will deliver material, but the property will only be used for a short-term staging area for fencing equipment.

Tanner explained Mitchell is limited for boarding and would like to offer boarding for people traveling through for rodeos. His main focus would be on Mitchell Tech kids. He plans to offer different services and would like to start with 16 stalls. He stated he will require proof of vaccinations. The board advised him to look into any state regulations. The board asked if he would offer long-term services. Yes, but he would like an option for overnight boarding. Michele Rumbolz, previous owner of the property, stated she is really excited about this.

Tanner explained the end goal is to live on the property. He stated boarding would be up front on the north end of property and housing in the back to the east. He has been approved for 2 approaches and the boarding business would have its own entrance. They plan to use rural water.

- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

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

11. Consider a Plat requested by JTZ Properties LLC of Lots 1 and 2 of Singapore Slab Tract 1, a Subdivision of the E1/2 of the SE1/4 of Section 32, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Singapore Slab Tract 1, a Subdivision of the E1/2 of the SE1/4 of Section 32, 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 present to answer questions.

Discussion: This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. The city has approved of the Plat. Lot 1 will be used for a gas station and lot 2 will be used for a 64-unit senior living center.

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

Roll call vote:

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

12. Consider a Plat requested by Cindy Müller & Robert King of Lots A and B, a Subdivision of Lot 1 of the SE1/4 of Section 17, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 1 of the SE1/4 of Section 17, 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 present to answer questions.

Discussion: Cindy Müller was present to answer questions. This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. The city has approved of the Plat. They are platting out the homestead and farm ground to sell separate.

- 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, Blaaid – aye, Anderson – absent, motion carried.

13. Consider a Plat requested by Myron Van Buskirk Revocable Trust of Lot A of Lot 2 of Rosewood Barn Lodge Addition in the SW1/4 of Section 27, T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 2 of Rosewood Barn Lodge Addition in the SW1/4 of Section 27, T 104 N, R 62, 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: Myron called the Planning and Zoning office to explain Mark Meier is trying to get a loan and for that to happen, he must Plat out the hunting lodge from the farm ground. No variances are needed as the building is commercial and there are variances on the other structures from previous Plats.

- Motion by Steve Thiesse, seconded by Chris Nebelsick, 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 – absent, motion carried.

14. Additional Comments from the Group

- None

15. Set date and time for next meeting – June 3, 2025 @ 7:00 P.M.

16. At 8:35 PM, a motion was made by Steve Thiesse, seconded by Mike Blaalid, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning