

## PLANNING COMMISSION MINUTES

June 3, 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, & Karen Wegleitner.
  - Absent: Jeff Bathke, Mike Blaalid & Chris Nebelsick.
  - Guests: Melvin Fisher, Tonya Klingaman & Zeb Scheich
3. Consider the amended agenda. Adding agenda item # 8, 4K Land Group Plat.
  - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the amended agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the May 6, 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 Melvin Fisher for the sales of 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 5<sup>th</sup> 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:** Melvin Fisher was present to answer questions. Melvin explained he will buy new equipment and sell the older ones. He would also buy equipment that needs work done, fix it up and sell it. He has no interest in doing consignment. Melvin explained if one of his renters has an interest in buying a piece of equipment after renting, he would allow them to buy it. Melvin showed and explained how he addressed the light issue. The board asked where he would place items for sale and Melvin stated he uses Purple Wave.

Zeb Scheich was present to represent himself and his parents. He explained that Melvin's business was initially supposed to consist of just a couple of pieces of equipment, and now it has evolved into what it is today. He explained how he has equipment from his construction business on site, and they can smell trash burning.

Melvin explained he has some of his trailers from his construction company parked by the trees on the north side of his property, and his office for the rental and construction businesses runs out of a building that sits on the property as well. He explained that when he moved onto the property, he called DANR about burning trash, as there was an existing burn pit. The board and DEM Wegleitner recommended that he call DANR again to verify he is allowed to burn and what is approved to burn to be on the safe side. The board recommended approval for the sales of construction equipment with no consignment.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit with no consignment to the Board of Adjustment.

### **Roll call vote:**

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

8. Consider a Plat requested by 4K Land Group LLC of Lot 5 of Circle K Ranch First 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 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:** Tonya Klingaman was present to answer questions. This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. Steven Laufman, the abutting neighbor, is purchasing the proposed Lot 5. Tonya explained they are selling due to the leach field and don't want to deal with it. There is an access easement to Lot 5 shown on the Plat.

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

**Roll call vote:**

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

9. Additional Comments from the Group

- None

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

11. At 8:00 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