



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



PLANNING COMMISSION AGENDA
Thursday, August 7, 2025

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve July 1, 2025, Minutes.
6. Consider a conditional use application requested by Robert Carstensen dba ROKmotors, LLC to operate auto sales or vehicles, including trailers in the Agricultural District.
7. Consider a conditional use application requested by Ronald Halweg dba The Hitch and Buggy to operate the sales of used and new trailers in the Rural Commercial District.
8. Additional comments from the group.
9. Public input for items not on the agenda, no action will be taken.
10. Set date and time for next meeting – September 2, 2025 @ 7:00 P.M.
11. Adjournment.

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

July 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, Mike Blaaid, Chris Nebelsick, Ray Gosmire (called in at 7:08 PM), & Karen Wegleitner.
 - Absent: Jeff Bathke, Dave Anderson & Lewis Bainbridge.
 - Guests: Ryan Tupper, Justin Thiesse, Jacob Lincoln, Nathan Westhoff, & Colin May.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Steve Thiesse, to approve the proposed 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 Steve Thiesse, seconded by Chris Nebelsick, to approve the June 3, 2025 proposed minutes. All members voted aye, motion carried.
6. Consider a Plat requested by Focus Land & Cattle LLC of Tract 2 of Tupper's Addition in the NE1/4 of the NE1/4 of Section 8, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NE1/4 of the NE1/4 of Section 8, T 102 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: Ryan Tupper is platting Tract 2 to go with the sale of Tract 1. The buyer of Tract 1 asked for more pasture ground. There were no issues or concerns with the Plat.

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

Roll call vote:

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

7. Consider a Plat requested by Donald P. Blindauer Revocable Living Trust & Judith A. Blindauer Revocable Living Trust of Tract 5 of Prairie Ethanol Addition in Lot 1 of the SW1/4 of Section 24, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 1 of the SW1/4 of Section 24, T 104 N, R 61, 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: Ray Gosmire called in at 7:08 PM.

POET is purchasing additional property to expand the rail line. There were no issues or concerns with the Plat.

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

8. Consider a Plat requested by RW, LLC of Tract 6 of Prairie Ethanol Addition in NW1/4 of Section 25, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in NW1/4 of Section 25, T 104 N, R 61, 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: POET is purchasing additional property to expand the rail line. There were no issues or concerns with the Plat.

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

9. Consider a Plat requested by Donald P. Blindauer Revocable Living Trust & Judith A. Blindauer Revocable Living Trust of Tract 7 of Prairie Ethanol Addition in the NE1/4 of Section 25 T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in NE1/4 of Section 25, T 104 N, R 61, 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: POET is purchasing additional property to expand the rail line. There were no issues or concerns with the Plat.

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

10. Consider a Plat requested by RW, LLC of Tract 8 of Prairie Ethanol Addition in the SE1/4 of Section 25, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in SE1/4 of Section 25, T 104 N, R 61, 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: POET is purchasing additional property to expand the rail line. The rail will merge back onto the main line 200' prior to the 249th street intersection. There were no issues or concerns with the Plat.

- Motion by Chris Nebelsick, 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 – absent, motion carried.

11. Consider a Plat requested by JTZ Properties, LLC of Lots 3 and 4 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 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. Lots 3 & 4 are being platted for the next phase for his development plan. Lot 3

will be for the proposed wedding venue and lot 4 will be for the proposed apartment complexes. There were 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 – abstain, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

12. Additional Comments from the Group

- None

13. Public input for items not on the agenda. Hearing none, the meeting continued.

14. Set date and time for next meeting – August 5, 2025 @ 7:00 P.M.

15. At 7:20 PM, a motion was made by Steve Thiesse, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Robert Carstensen dba ROKmotors, LLC **Application Date:** 6/23/25

Applicant Mailing Address: [REDACTED]

Applicant Email: [REDACTED]

Contact Phone: [REDACTED]

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of Parent Parcel: 03021-10361-001-00

Legal Description of parcel: Tract 1 of Carstensen Addition in the NE ¼ of Section 2, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Zoning District: Agricultural District

Reason for Conditional Use Request: To operate auto sales or vehicles, including trailers in the Agricultural District.

Section of Code Allowing Conditional Use: Sections 3:04(5), 11:06(A), and 12:06(A)

Fee Collected for Condition Use (\$150): 6/23/25

Check #: Cash

Receipt #: 19426

Planning Commission Hearing Date: 8/7/25

Board of Adjustment Hearing Date: 8/12/25

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:** _____



Robert Carlensen dba
ROKn Motors, LLC
Auto Sales to include trailers - 3.04(5)
Would like to sell ATVs/UTVs

Phillip & Cheryl Breidenbach
Family Trust

Robert Young

Elaine Reid

Location of vehicles.
Would have a minimum of 5 vehicles.

Sheila Josephine Boyd
Revocable Trust

Sheila Josephine Boyd
Revocable Trust

DAVISON COUNTY

CONDITIONAL USE APPLICATION

Applicant Name: Ronald Halweg dba The Hitch and Buggy **Application Date:** 7/17/25

Applicant Mailing Address: [REDACTED]

Applicant Email: _____

Contact Phone: [REDACTED]

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of Parent Parcel: 03273-10361-001-00

Legal Description of parcel: Lot 1 of Lemke Addition, a Subdivision of the W.372' of the SW1/4, except Lot H-1 and a Subdivision of the W.372' of Lot W, all in the SW1/4 of Section 27, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Zoning District: Rural Commercial

Reason for Conditional Use Request: To operate the sales of used and new trailers in the Rural Commercial District.

Section of Code Allowing Conditional Use: Sections 9:05(5), 11:06(A), and 12:06(A)

Fee Collected for Condition Use (\$150): 7/17/25

Check #: 3299

Receipt #: 19567

Planning Commission Hearing Date: 8/7/25

Board of Adjustment Hearing Date: 8/12/25

FOR ANIMAL FEEDING OPERATIONS ONLY:

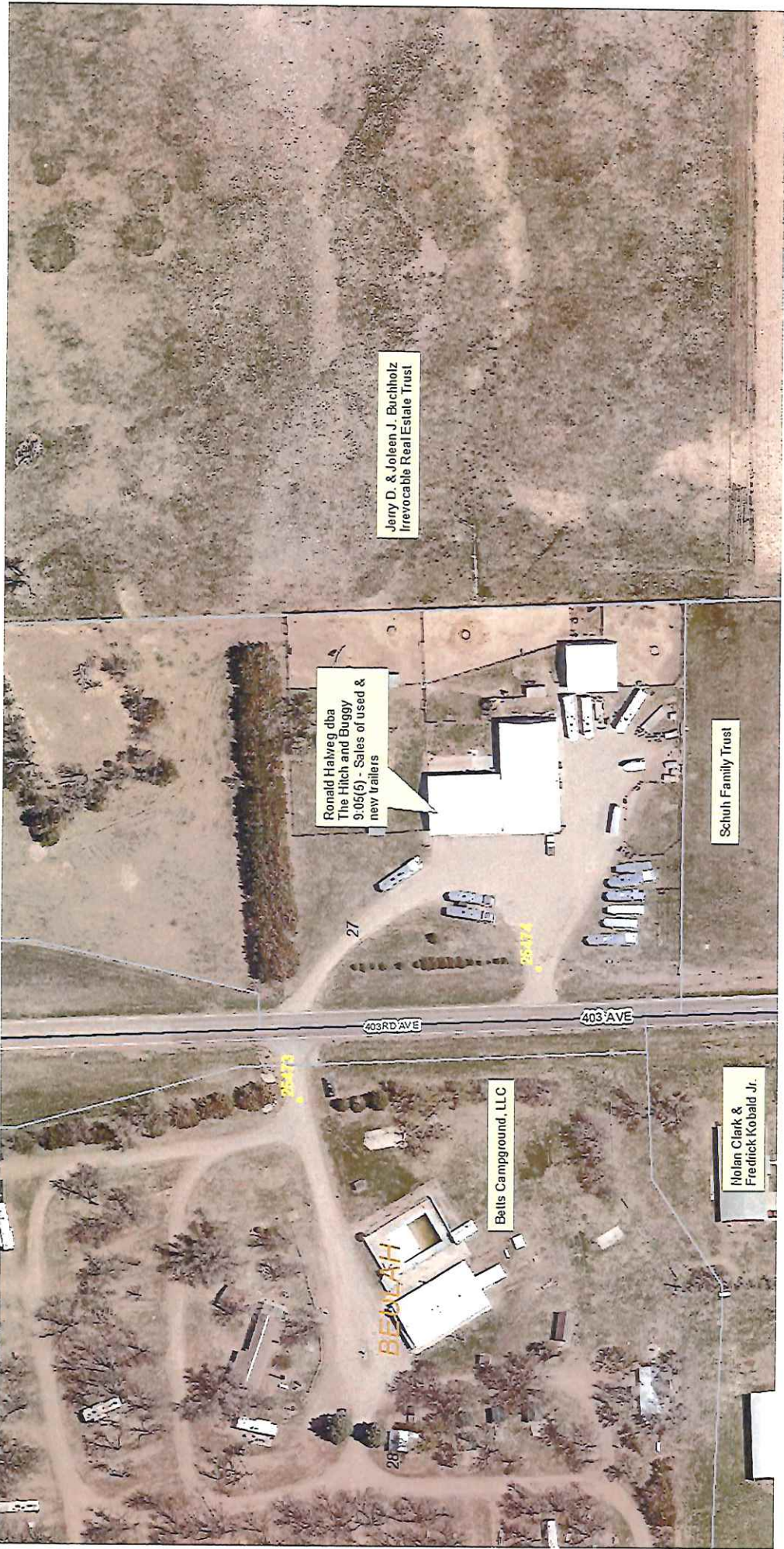
Current Animal Units in Operation: N/A

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:** _____



Jerry D. & Joleen J. Buchholz
Irrevocable Real Estate Trust

Ronald Halweg dba
The Hitch and Buggy
9,05(5) - Sales of used &
new trailers

Schuh Family Trust

403RD AVE

403 AVE

Nolan Clark &
Fredrick Kobald Jr.

Belts Campground, LLC

BENZAH