

## 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 Blaallid, 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 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:** 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 Blaallid, to recommend approval of the Plat to the County Commissioners.

### **Roll call vote:**

Haines – aye, Thiesse – aye, Gosmire – absent, Bainbridge – absent, Nebelsick – aye, Blaallid – 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 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:** 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, Blaallid – 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 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:** 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 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:** 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 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:** 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 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:** 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.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning