

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



PLANNING COMMISSION AGENDA Tuesday, September 2, 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 August 7, 2025, Minutes.
- 6. Consider a variance application requested by Carl & Bailey Betts of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
- 7. Consider a Plat requested by Carl & Bailey Betts of Lot D1, a Subdivision of Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.
- 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 October 7, 2025 @ 7:00 P.M.
- 11. Adjournment.

Karen Wegleitner

Karen Wegleitner Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES August 7, 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, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Mike Blaalid & Dave Anderson.
 - Guests: Robert Carstensen and Ron & LuEva Halweg.
- 3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Ray Gosmire, 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 Chris Nebelsick, seconded by Ray Gosmire, to approve the July 1, 2025 proposed minutes. All members voted aye, the motion carried.
- 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. This request is located in Tract 1 of Carstensen Addition in the NE1/4 of Section 2, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The

Acting Administrator Wegleitner explained the Conditional Use application. The applicant was present to answer questions.

<u>Discussion:</u> The Planning and Zoning office received no calls concerning the application. Robert Carstensen was present to answer questions. He explained he is working with the state to receive a dealership license and has insurance if approved. He has a designated location in his shop around 800' off the road to sell vehicles.

The board asked if he planned to have a sign, how many vehicles do you plan on having, and are you specialized in anything? Robert said he would have a sign, and it might be mounted on the shop wall. Acting Administrator Wegleitner explained the square footage requirements and setbacks for any on-site exterior sign per the Ordinance. He plans to have around 5-15 vehicles per year, as this is more of a hobby to fix up, drive and then sell. He stated he is not specialized in anything, just a passion.

Motion by Lewis Bainbridge, seconded by Chris Nebelsick, 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 – absent, Anderson – absent, motion carried.

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. This request is located in 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, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was present to answer questions.

<u>Discussion:</u> The Planning and Zoning office received a phone call from an abutting neighbor, Jerry Buchholz, with concerns about how many trailers will be allowed. Ron Halweg stated he plans on keeping new trailers at his location in town and having the

used trailers on the property located at 403rd Ave. He is trying to obtain a dealership license and one of the requirements is he needs to be on site for 20 hours a week. He can achieve that at 403rd Ave. property, as he can work on the used trailers while waiting for customers to call.

Motion by Steve Thiesse, seconded by Ray Gosmire, 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 – absent, Anderson – absent, motion carried.

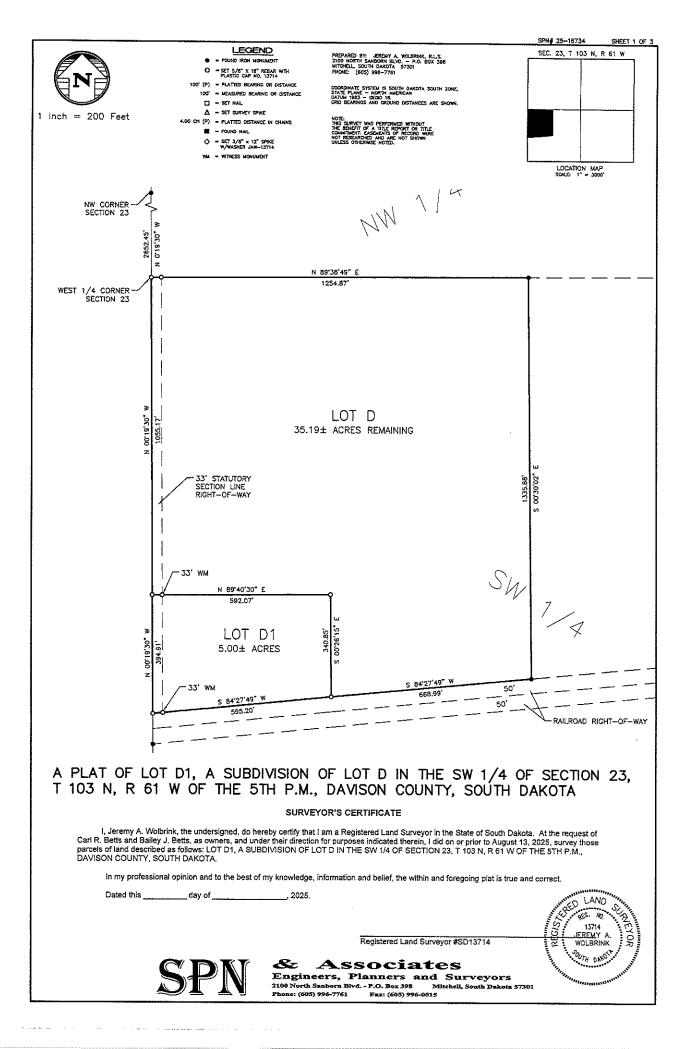
- 8. Additional Comments from the Group
 - None
- 9. Public input for items not on the agenda. Hearing none, the meeting continued.
- 10. Set date and time for next meeting September 2, 2025 @ 7:00 P.M.
- 11. At 7:36 PM, a motion was made by Lewis Bainbridge, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines	
Planning Commission	Chairperson
Karen Wegleitne	r
Karen Wegleitner	
Acting Director of Pla	nning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Carl & Bailey Betts Application date: 7/22/25 Applicant Address: 25358 404th Ave., Mitchell, SD 57301 Application deadline: 8/18/25 Applicant Email: bett0292@icloud.com **Contact Phone:** 541-216-1852 (Bailey) Owner Name: Same Owner Address: Same Owner Contact Phone: Same Parcel Number of parent parcel: 03000-10361-233-40 Legal Description of current parcel(s): Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota. Proposed Legal Description of parcels: Lot D1, a Subdivision of Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota. Reason for Variance: Recommend granting a variance of: \pm /- 20 acres, creating a lot size of \pm /- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. This request is pursuant to Section 4:07(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Reason for Request to include hardships: The applicants are platting 5 acres to sell. They do not want to sell more than 5 acres. **Section of Code Allowing Variance:** 4:07(5), 11:06(b), & 12:06(b) Fee Collected for Variance (\$150): 7/22/25 Check #: 1142 **Receipt #: 19586** Planning Commission Hearing Date: 9/2/25 **Board of Adjustment Hearing Date: 9/16/25** Required Items: Detailed site plan (GIS Photo of the property) Location and use of adjacent structures/land Agricultural, Residential Application Fee Signatures of Applicant: Date:





A PLAT OF LOT D1, A SUBDIVISION OF LOT D IN THE SW 1/4 OF SECTION 23, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT D IN THE SW 1/4 OF SECTION 23, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT D1, A SUBDIVISION OF LOT D IN THE SW 1/4 OF SECTION 23, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot D1 shall conform to all existing applicable zoning, subdivision, existing and that development of the land included within the boundaries of said Lot D1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 404th Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections of follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this	day of	, 2025.
Carl R. Betts	Bailey J. Betts	
Sann. Betts	balley J. Betts	
STATE OF SOUTH DAKOTA)		
)ss		
COUNTY OF DAVISON)		
On this, theday of, 2025, before me,		, the undersigned
On this, the	or satisfactorily proven to the purposes therein co	to be the persons whose names are subscribed to the ontained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.		
	Notary Public, So My Commission F	uth Dakota Expires:
	, • • • • • • • • • • • • • • • • • •	
RESOLUTION OF COUNT	Y PLANNING COMM	ISSION
WHEREAS, the plat of LOT D1, A SUBDIVISION OF LOT D IN THE	SW 14 OF SECTION	22 T 102 N D 64 W OF THE STILD M DAY 100 H
COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly license	d Land Surveyor in and	for the State of South Dakota, heretofore filed in the
office of the County Auditor of Davison County, South Dakota, has been sui South Dakota; and	omitted to the County Pl	anning Commission of the said County of Davison,
WHEREAS, the County Planning Commission, in regular meeting as	sembled, had duly cons	idered said plat and finds as a fact that said plat is in
conformity and does not conflict with the Master Plan for the County of Davi NOW THEREFORE, be it resolved by the County Planning Commiss	son. South Dakota, here	stofore adopted by this Commission:
SUBDIVISION OF LOT D IN THE SW 1/4 OF SECTION 23, T 103 N. R 61	WOFTHE 5TH PM D	AVISON COUNTY SOUTH DAKOTA prepared by
Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved South Dakota, is hereby recommended.	and its adoption by the	Board of Commissioners of the County of Davison,
The undersigned does hereby certify that the foregoing resolution wa	s passed by the County	Planning Commission of Davison County, South
Dakota, at a meeting thereof held on the day of	, 2025.	
		Chairperson of the Davison County Planning
	Commission	
RESOLUTION BY BOARD O	E COUNTY COMME	SIONEDS
Be it resolved by the Board of County Commissioners of Davison Co	unty, South Dakota, tha	t the plat of LOT D1, A SUBDIVISION OF LOT D IN
THE SW 1/4 OF SECTION 23, T 103 N, R 61 W OF THE 5TH P.M., DAVIS pursuant to law, is hereby approved and the County Auditor is hereby author	orized and directed to en	DAKO I A, which has been submitted for examination dorse on such plat a copy of this Resolution and
certify the same.		,
Dated this day of, 2025.		
	Chairperson/Vice Commissioners of	Chairperson of the Board of County
	John Manager Land	



& Associates Engineers, Planners and Surveyors 2100 North Sanborn Blvd. - F.O. Box 398 Mitchell, South Dakota d. - P.O. Box 398 Mitchell, South Dakota 57301 Fax: (605) 996-0015 Phone: (605) 996-7761





A PLAT OF LOT D1, A SUBDIVISION OF LOT D IN THE SW 1/4 OF SECTION 23, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

The undersigned does hereby Dakota, at a regular meeting held on _	certify that the above resolution was , 2025, app	adopted by the Board of County Commis roving the above-named plat.	ssioners of Davison County, South	
	Auditor/Deputy Auditor, Davison County			
	CERTIFICATE OF H	IIGHWAY AUTHORITY		
The location(s) of the existing a additional approval.	approach(es) is/are hereby approved	I. Any change in the location(s) of the exit	sting approach(es) shall require	
By: Highway Authority	Title:	Da	ste:	
		OUNTY TREASURER		
The undersigned does hereby c as shown by the records of my office, h	ertify that all taxes which would, if no ave been fully paid.	ot paid, be liens upon any of the land inclu	ded in the within and foregoing plat,	
	Treasu	rer/Deputy Treasurer, Davison County	Date	
	DIRECTOR OF	EQUALIZATION		
The undersigned does hereby on R 61 W OF THE 5TH P.M., DAVISON	ertify that a copy of the plat of LOT I COUNTY, SOUTH DAKOTA, has be	D1, A SUBDIVISION OF LOT D IN THE Sen received by me and is filed in my offic	SW 1/4 OF SECTION 23, T 103 N, e.	
	Director of Equalization/Deputy Dir	rector of Equalization, Davison County	Date	
	REGISTER	R OF DEEDS		
STATE OF SOUTH DAKOTA))SS				
COUNTY OF DAVISON)				
FILED for record thisd		at, and recorded in	Book of Plats on	
		Ву		
Register of Deeds, Davison County		Dep	puty	







