



Davison County Planning & Zoning  
200 E. 4<sup>th</sup> 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 Blaaid & 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 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was present to answer questions.

**Discussion:** 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, Blaaid – 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 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was present to answer questions.

**Discussion:** 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 Wegleitner*

---

Karen Wegleitner  
Acting Director of Planning & 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:

+/- 20 acres, creating a lot size of +/- 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:** \_\_\_\_\_





Arnold & Donna Deurmier Trust

Carl & Bailey Betts

Oville & Anita Stevenson

Scot & Beverly VanderPol

Hot Rod Road, LLC

Brad & Tonya Doell

Jonathan & Jeanette Roeder

Marcia & Juan Lahens

R H Johnson Holdings, Inc.

Carl & Bailey Betts  
Lot D1  
+/- 20 acres, creating a lot size of +/- 5 acres

23

22

404TH AVE

25358

BEULLAH



1 Inch = 200 Feet

**LEGEND**

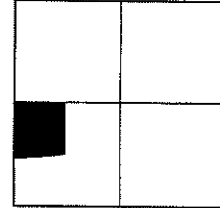
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.  
2100 NORTH SANBORN BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57301  
PHONE: (605) 996-7761

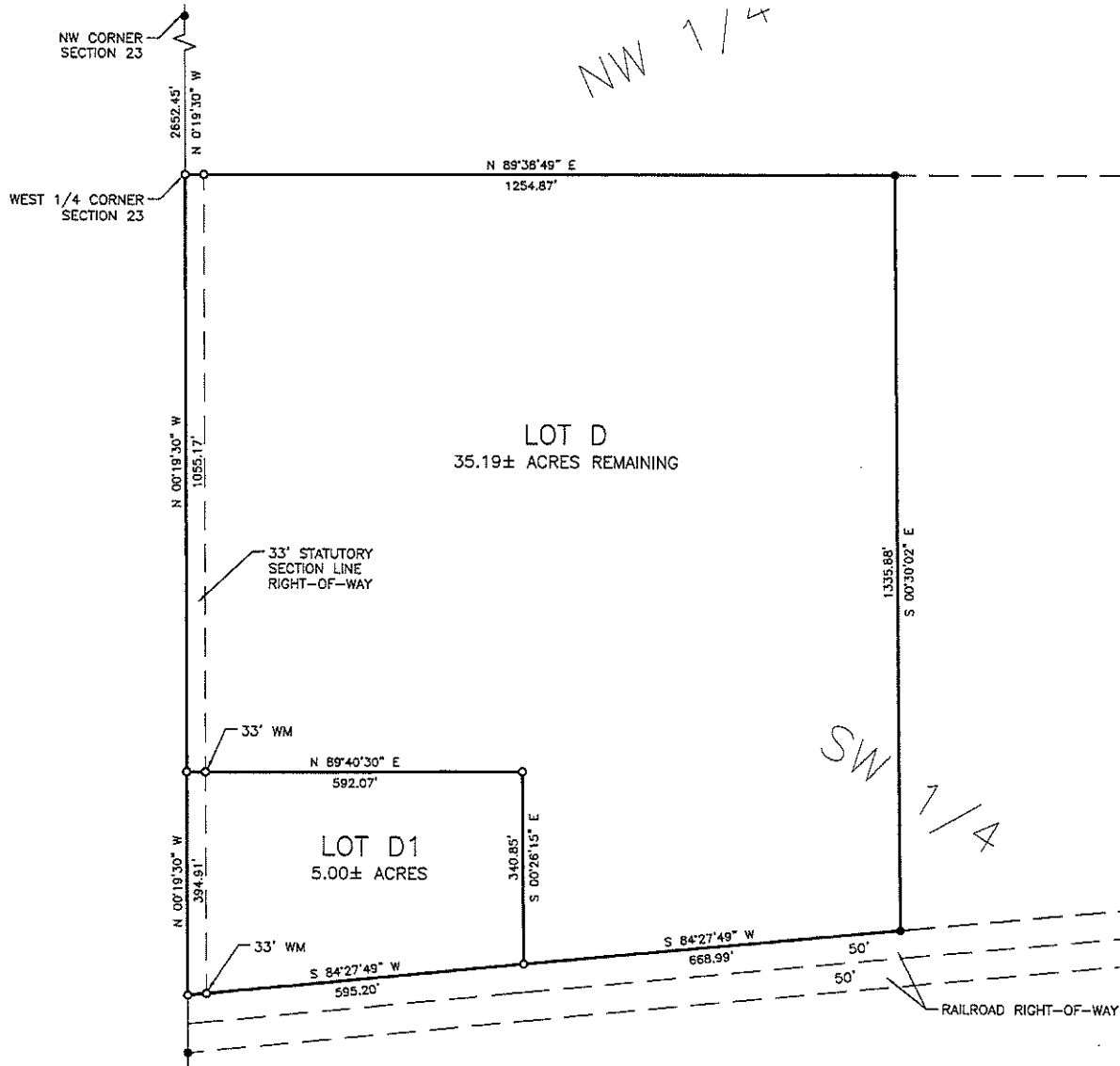
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,  
STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GEOID 18.  
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT  
THE BENEFIT OF A TITLE REPORT OR TITLE  
COMMITMENT. EASEMENTS OF RECORD WERE  
NOT RESEARCHED AND ARE NOT SHOWN  
UNLESS OTHERWISE NOTED.

SEC. 23, T 103 N, R 61 W



LOCATION MAP  
SCALE: 1" = 3000'



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

**SURVEYOR'S CERTIFICATE**

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Carl R. Betts and Bailey J. Betts, as owners, and under their direction for purposes indicated therein, I did on or prior to August 13, 2025, survey those parcels of land described as follows: 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.

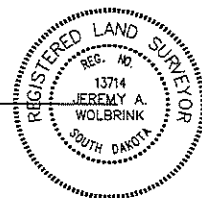
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Registered Land Surveyor #SD13714

**SPN**

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





## AUDITOR'S CERTIFICATE

**Auditor/Deputy Auditor, Davison County**

## Date: \_\_\_\_\_

## Date \_\_\_\_\_

## Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy

A circular seal for a Registered Land Surveyor. The outer ring contains the text "REGISTERED LAND SURVEYOR" at the top and "SOUTH DAKOTA" at the bottom. The inner circle contains the text "REG. NO." above the number "13714", which is above the name "JEREMY A. WOLBRINK".





Arnold & Donna Deurmier Trust

R H Johnson Holdings, Inc.

Carl & Bailey Betts

26358

23

Orville & Anita Stevenson

Marcia & Juan Lahens

Carl & Bailey Betts  
Lot D1  
+/- 5 acres

Jonathan & Jeanette Roeder

Brad & Tonya Doell

Hot Rod Road, LLC

Scot & Beverly VanderPol

BEULAH

404th AVE

404th AVE