

## 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 Blaallid & 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, Blaallid – 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, Blaaid – 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.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Acting Director of Planning & Zoning