



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



PLANNING COMMISSION AGENDA
Tuesday, October 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 September 2, 2025, Minutes.
6. Consider a variance application requested by Scott Suelflow of +/- 35', creating a setback of +/- 40' from the proposed cabin to the north property line, where the minimum front yard setback is 75' in the Agricultural District.
7. Additional comments from the group.
8. Public input for items not on the agenda, no action will be taken.
9. Set date and time for next meeting – November 4, 2025 @ 7:00 P.M.
10. Adjournment.

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

September 2, 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, Dave Anderson, Ray Gosmire, & Karen Wegleitner.
 - Absent: Mike Blaaid, Lewis Bainbridge & Chris Nebelsick.
 - Guests: Carl & Bailey Betts
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Dave Anderson, 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 Ray Gosmire, seconded by Steve Thiesse, to approve the Aug. 7, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a variance application requested by Carl & Bailey Betts 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 located in Lot D in the SW1/4 of Section 23, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Variance application. The applicant was present to answer questions.

Discussion: Carl & Bailey Betts are platting 5 acres out of 40.19 to sell. The board discussed concerns about approving a lot less than 25 acres without hardship or a buyer. The applicants explained they wanted to Plat, as it would be easier to find one with it already completed.

 - Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

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.

This request is located in Lot D in the SW1/4 of Section 23, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: The Carl & Bailey have already talked with Beulah Township about the placement and approval of the driveway. They said the approval was contingent on the Plat being approved. The board discussed whether there was enough water and where the line would come from and the applicants were unsure. There were no other issues or comments.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – absent, Blaaid – absent, Anderson – aye, 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 – October 7, 2025 @ 7:00 P.M.
11. At 7:47 PM, a motion was made by Steve Thiesse, seconded by Dave Anderson, 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: Scott Suelflow

Applicant Address: 25075 410th Ave., Mitchell, SD 57301

Applicant Email: suelflowscott2@gmail.com

Application date: 9/22/25

Application deadline: 9/22/25

Contact Phone: 605-999-2989

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 06000-10360-013-10

Legal Description of current parcel(s): SW1/4, except Mitchell James River Pump Site, in Section 1, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of Parcels: No Plat, variance only.

Reason for Variance: Recommend granting a variance of:

1. +/- 35', creating a setback of +/- 40' from the proposed cabin to the north property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is pursuant to Section 3:08(1)(a) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to build a hunting cabin. He is unable to be 75' from the north property line due to elevation.

Section of Code Allowing Variance: 3:08(1)(a), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 9/22/2025

Check #: 1585

Receipt #: 19954

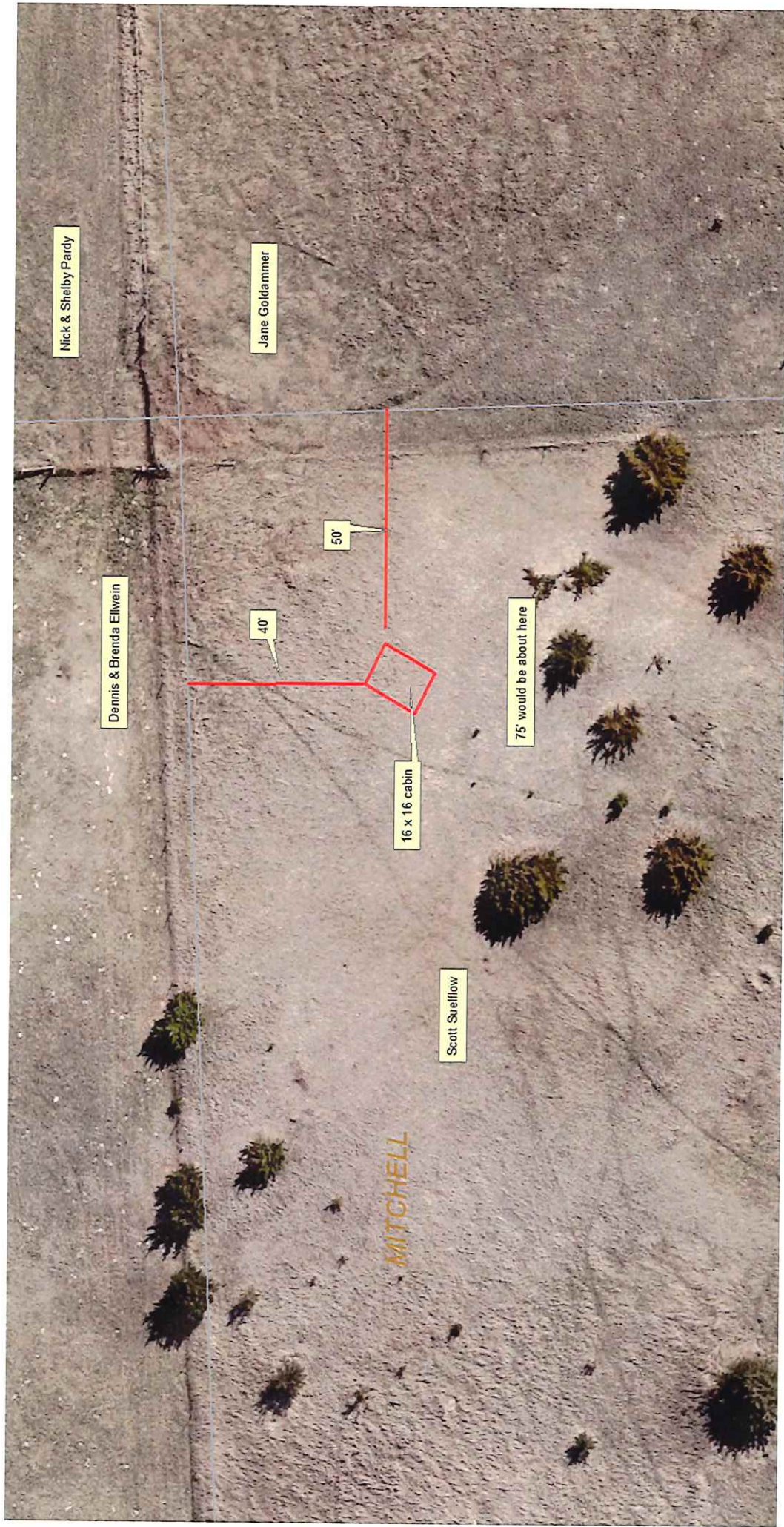
Planning Commission Hearing Date: 10/7/25

Board of Adjustment Hearing Date: 10/14/25

Required Items:

- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural
- ☒ Application Fee

Signatures of Applicant: _____ **Date:** _____



Nick & Shelby Pardy

Jane Goldammer

Dennis & Brenda Elwein

50'

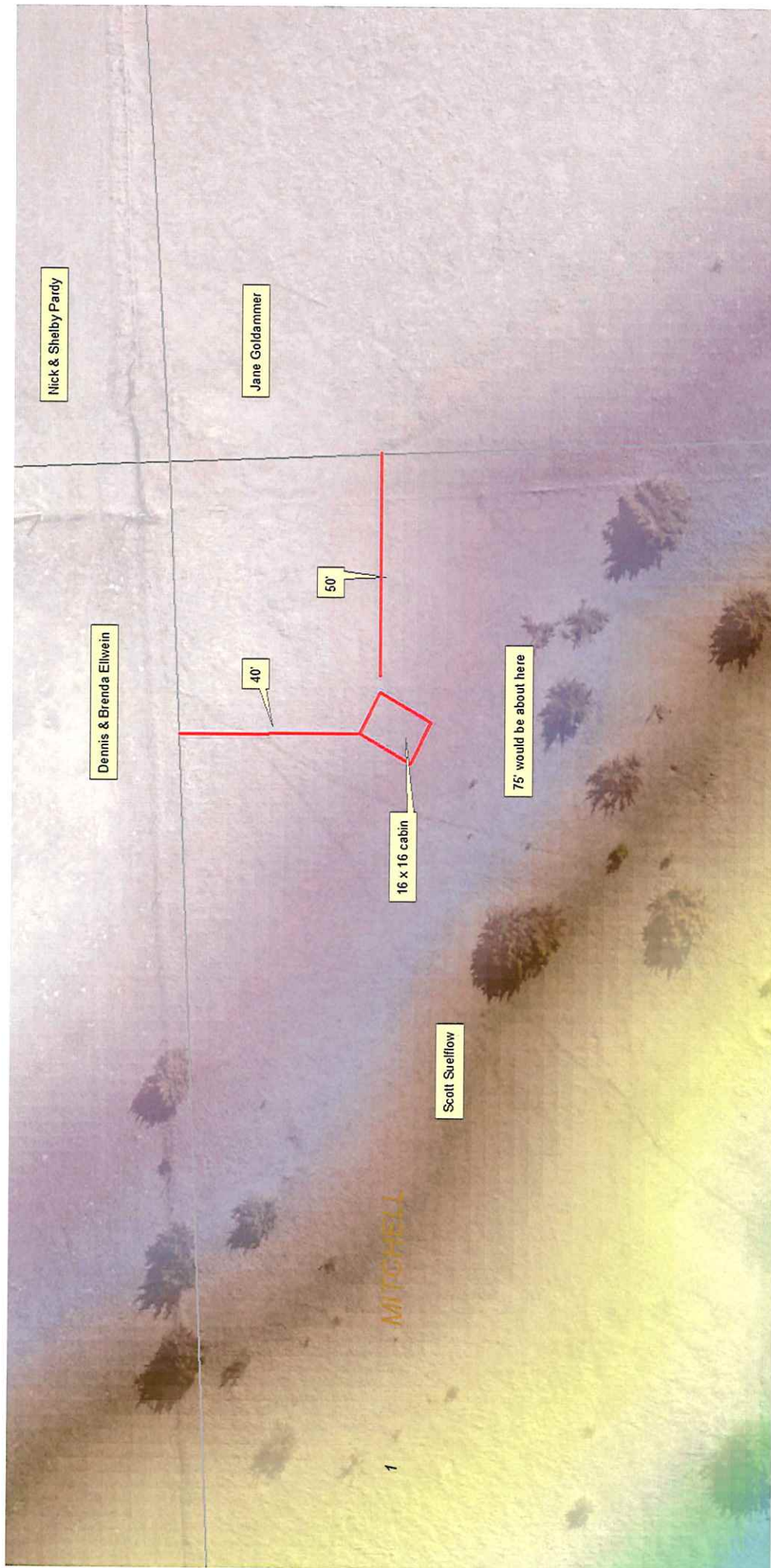
40'

75' would be about here

16 x 16 cabin

Scott Suelflow

MITCHELL



Nick & Shelby Pardy

Jane Goldammer

Dennis & Brenda Ellwein

16 x 16 cabin

Scott Suellow

75' would be about here

50'

40'

MITCHELL

06000-10360-013-10

06000-10360-013-10

MITCHELL

Elevation: 1291.1 Feet

Elevation: 1288.4 Feet

Elevation: 1284.4 Feet

Elevation: 1278.7 Feet