

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 Blaalid, 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, Blaalid – 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, Blaalid – 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