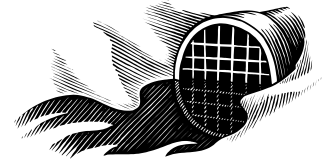




Davison County Planning & Zoning  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615



**TO: Planning Commission and the Public of Davison County**

**YOU ARE HEREBY NOTIFIED:** Sean Gerstenecker has applied to the Davison County Planning Commission to recommend granting a variance of +/- 24 acres, creating Lot C-3 with a lot size of +/- 1 acre & +/- 24 acres, creating Lot C-4 with a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. +/- 10', creating a setback of +/- 65' from the south property line to the house on Lot C-4, where the minimum front yard setback is 75' in the Agricultural Residential District. +/- 7.75', creating a lot width for Lot C-3 of +/- 142.25' & +/- 7.66', creating a lot width for Lot C-4 of +/- 142.34', where the minimum lot width is 150' in the Agricultural Residential District.

This request is pursuant to Sections 4:07 & 4:07(5) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is currently legally described as E.284.5' of Lot C in the SE1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota. If approved, the new parcel will be legally described as Lots C-3 and C-4 in Lot C in the SE1/4 of the SE1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**YOU ARE HEREBY NOTIFIED:** The Davison County Planning Commission will hold a public hearing on the said request on Tuesday, May 5, 2026, at 7:00 P.M., in the Commission Room of the Davison County North Offices, located at 1420 N. Main St., Mitchell, SD 57301.

All interested parties may be present and heard on the request, either in person or through an authorized representative. Written comments will be accepted until 5:00 P.M. on Monday, May 4, 2026, in the Davison County Planning & Zoning's office.

Dated the 25<sup>th</sup> day of April 2026.

*Karen Wegleitner*

Karen Wegleitner  
Acting Director of Planning & Zoning  
605-995-8615

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