



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



PLANNING COMMISSION AGENDA  
Tuesday, May 5, 2026

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 April 7, 2026, Minutes.
6. Consider a variance application requested by Jeffrey & Theresa Miiller of +/- 30', creating a setback of +/- 20' from the proposed house to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.
7. Consider a variance application requested by Steve & Cynthia Endres of +/- 30', creating a setback of +/- 20' from the proposed pole building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.
8. Consider a Plat requested by Paul, Barbara, & Teresa Wilson and Joan Jerke of Wilson Tracts 3, 4, & 5 in the E1/2 of Section 25 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.
9. Consider a variance application requested by Lyle Lowrie of +/- 19.613 acres, creating a lot size of +/- 5.387 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
10. Consider a Plat requested by Lyle Lowrie of Tract A of Lyle's Addition, in the E1/2 of the NE1/2 of Section 9, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
11. Consider a variance application requested by Sean Gerstenecker 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.
12. Consider a Plat requested by Sean Gerstenecker of 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.
13. Consider a variance application requested by Nick Lorang of +/- 40', creating a setback of +/- 10' from the north property line to the shed & +/- 15', creating a setback of +/- 35' from the south property line to the pole building, where the minimum side yard setback is 50' in the Agricultural District. +/- 45', creating a setback of +/- 5' from the west property line to the tanks, where the minimum front yard setback is 75' in the Agricultural District.
14. Consider a Plat requested by Nick Lorang of Lot 1 of Bins Addition, in the NW1/4 of the NW1/4 of Section 26, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.
15. Consider a variance application requested by Nick Lorang of +/- 20.437 acres, creating Tract A with a lot size of +/- 4.563 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 40', creating a setback of +/- 10' from the proposed building to the east property line on Tract A & +/- 18', creating a setback of +/- 32' from the shop to the west property line on Tract B, where the minimum side yard setback is 50' in the Agricultural District.
16. Consider a Plat requested by Nick Lorang of Tract A and Tract B in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

17. Consider a variance application requested by Spencer Neugebauer of +/- 19.81 acres, creating a lot size of +/- 5.19 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
18. Consider a Plat requested by Spencer Neugebauer of Tract 1 of Spencer's Addition in Government Lots 3 and 4 of the NW1/4 of Section 4, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.
19. Consider a variance application requested by Antonio & Penelyn Tilton of +/- 22 acres, creating a lot size of +/- 3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
20. Consider a Plat requested by Antonio & Penelyn Tilton of Tilton Tract 3 in the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.
21. Consider a conditional use application requested by Jakob & Ryan Storm for an expansion of an existing concentrated animal feeding operation from 1,920 AU to 3,000 AU in the Agricultural District.
22. Consider a variance application requested by Jakob Storm for expansion of an existing CAFO of +/- 200', creating a side yard setback of +/- 100' from the proposed finishing barn to the south property line & +/- 200', creating a front yard setback of +/- 100' from the proposed finishing barn to the west property line, where the required setback is 300' in the Agricultural District for a CAFO.
23. Consider a variance application requested by Ryan Storm for the expansion of an existing CAFO of +/- 200', creating a front yard setback of +/- 100' from the proposed nursery barn to the east property line, where the required setback is 300' in the Agricultural District for a CAFO.
24. Additional comments from the group.
25. Public input for items not on the agenda, no action will be taken.
26. Set date and time for next meeting – June 2, 2026 @ 7:00 P.M.
27. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Acting Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

April 7, 2026

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call-quorum is met, a simple majority vote is required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
  - Absent: None.
  - Guests: Dan & Diane DesLauries, Josh Russell, Doris Schneider, Phyllis Boddicker, Peg & Brad Greenway, & Mark Jenniges
3. Consider the proposed agenda.
  - Motion by Dave Anderson, seconded by Mike Blaalid, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the February 3, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a Plat requested by Gregory & Charlene Sonne of Tract 1 of Sonne's Addition in Gov. Lots 2, 3 and 4 of Section 4, T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in Gov. Lots 2, 3 & 4 of Section 4, T 104 N, R 62, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** Greg and Charlene Sonne are in the process of estate planning. As part of this, the property being platted will be transferred to their son and daughter-in-law, who already operate out of the site. The board expressed no concerns regarding the request.

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

**Roll call vote:**

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

7. Consider a Plat requested by Doris Schneider of Lot 1 of Schneider's Addition in the NW1/4 of Section 35 T 102 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 35, T 102 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** Doris Schneider is platting off 40 acres to be sold at auction, as she is no longer able to care for the property. The remaining surrounding agricultural land will remain in her ownership, and she will continue to rent it out. The board expressed no concerns regarding the request.

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

**Roll call vote:**

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

8. Consider a Plat requested by Railroad Pines, LLC & Daniel & Diane DesLauriers, trustees of the Daniel R. DesLauriers Revocable Living Trust Agreement of Lot 1 of DesLauriers Addition, in the NE1/4 of Section 23, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NE1/4 of Section 23, T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** Dan and Diane DesLauriers are platting to combine two parcels into one in order to meet agricultural status requirements. The plat falls within the city's extraterritorial jurisdiction (ETJ) and will comply with the city's zoning ordinance. The city has reviewed and approved the plat, with no zoning issues identified. The board expressed no concerns regarding the request.

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

**Roll call vote:**

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

9. Consider a Plat requested by Jean & Scott Stewart of Tract A of Stewart's Addition, in the N1/2 of the SE1/4 of the NE1/4 of the SE1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in N1/2 of the SE1/4 of the NE1/4 of the SE1/4 of Section 3, T 102 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Acting Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

**Discussion:** Jean and Scott Stewart are selling the trailer house currently on their property and plan to replace it with a modular home and garage. In order to obtain a building permit, they are required to plat the property due to its current legal description being based on measurements.

Acting Administrator Wegleitner explained that she informed Jean Stewart of the required setbacks per the county ordinance. The proposed house and garage must be set back 10 feet from both the south and north property lines to avoid the need for a variance.

The board inquired why a variance for lot size was not necessary. It was explained that applicants are not required to apply for a variance when platting solely to replace a metes and bounds description, as this is required by the county. A variance would only be needed if the total acreage of the property were being changed.

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

**Roll call vote:**

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

10. Consider a Plat requested by the City of Mitchell of Roundabout Tracts 1 and 2, in the SE1/4 of Section 8; Roundabout Tract 3, in the SW1/4 of Section 9; and Roundabout Tract 4, in the NW1/4 of Section 16; all in T 103 N, R 60, West of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota.

This request is located in SE1/4 of Section 8, SW1/4 of Section 9, & NW1/4 of Section 16; all in T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Acting Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** The plat falls within the city's extraterritorial jurisdiction (ETJ) and will comply with the city's zoning ordinance.

Mark Jenniges, the City Planner, was present to explain the proposed plat for the roundabout planned for construction in the near future. Tract 1 will eventually be owned by the City, as a purchase agreement is in place with RT LLC. Tracts 2 through 4 are already under City ownership and do not require an easement.

Mr. Jenniges explained that the southwest corner has not been platted because Lomar Development Co. is not willing to sell any land; however, the City will secure an easement for that area. He then provided additional details regarding the project.

- Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

11. Additional Comments from the Group

- None

12. Public input for items not on the agenda. Hearing none, the meeting continued.

13. Set date and time for next meeting – Tuesday, May 5, 2026 @ 7:00 PM.

14. At 7:46 PM, a motion was made by Lewis Bainbridge, seconded by Mike Blaalid, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines/Steve Thiesse  
Planning Commission Chairperson/Vice-Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Acting Director of Planning & Zoning

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Jeff & Theresa Miiller

**Application date:** 4/10/26

**Applicant Address:** 26292 399th Ave., Mt. Vernon, SD 57363

**Application deadline:** 4/20/26

**Applicant Email:** \_\_\_\_\_

**Contact Phone:** 605-770-9537

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 02013-10162-001-00

**Legal Description of current parcel(s):** Tract 1 of Jeff's Addition in the S1/2 of the SW1/4 of Section 1, T 101 N, R 62 W 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 +/- 30', creating a setback of +/- 20' from the proposed house to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

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

**Reason for Request to include hardships:** Applicant is replacing the existing house and is unable to be 50' from the rear property line due to lot size.

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

**Fee Collected for Variance (\$150):** 4/10/26

**Check #:** 1286

**Receipt #:** 21292

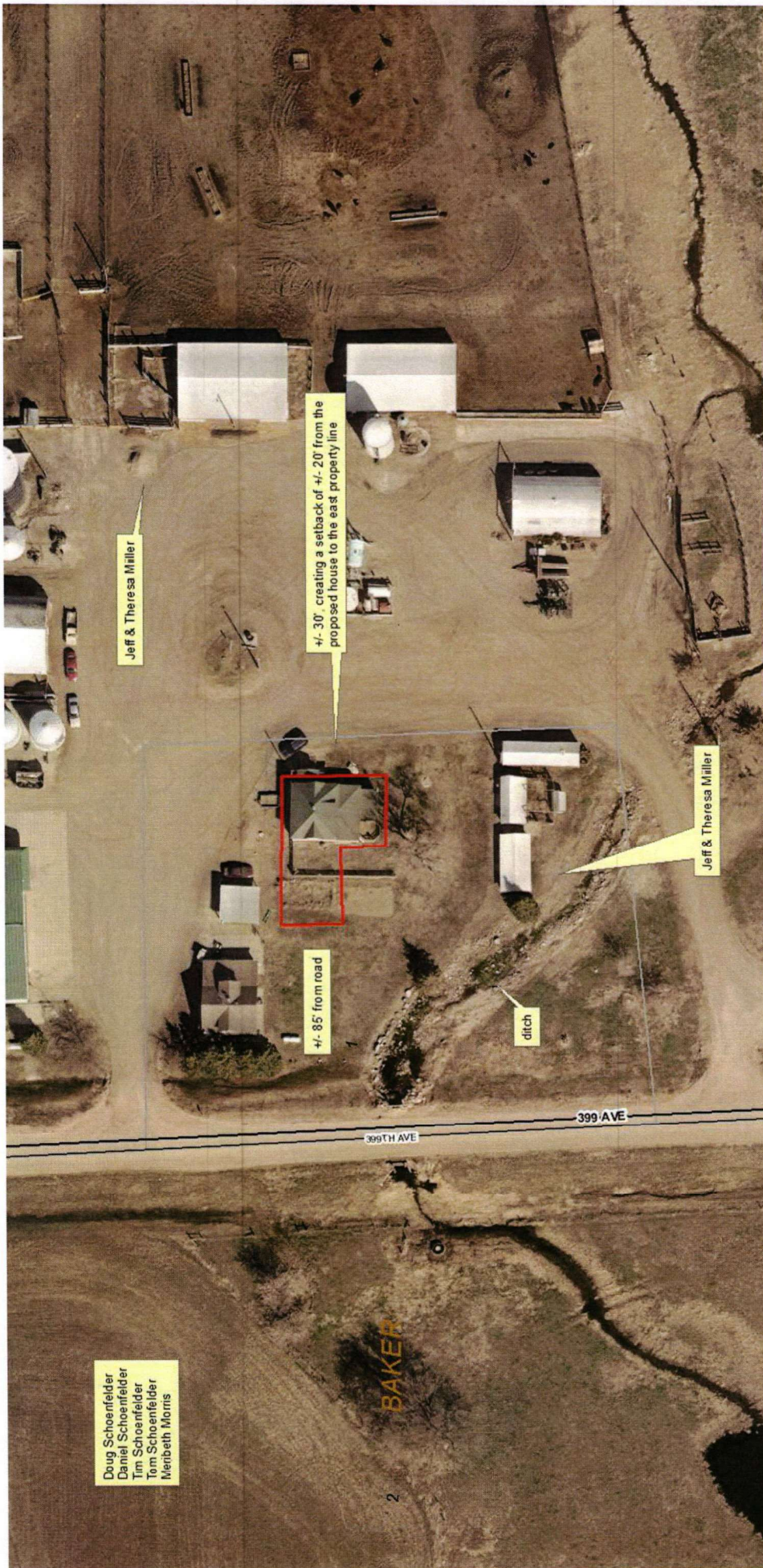
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

**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:** \_\_\_\_\_



Doug Schoenfelder  
Daniel Schoenfelder  
Tim Schoenfelder  
Tom Schoenfelder  
Meribeth Morris

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Steve & Cynthia Endres  
**Applicant Address:** 40611 257<sup>th</sup> St., Mitchell, SD 57301

**Application date:** 4/9/26

**Applicant Email:** \_\_\_\_\_

**Application deadline:** 4/20/26

**Contact Phone:** 770-6035

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 09071-10260-002-00

**Legal Description of current parcel(s):** Lots 2 & 3 of Shadow Valley Acres Addition in the N1/2 of the N1/2 of the NW1/4 of Section 7, T 102 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. +/- 30', creating a setback of +/- 20' from the proposed pole building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

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

**Reason for Request to include hardships:** The applicant is requesting to replace the existing pole building with a new structure in the same location due to the nearby hydrant and the structure's presence at this location for over 40 years.

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

**Fee Collected for Variance (\$150):** 4/9/26

**Check #:** 331

**Receipt #:** 21290

**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

## 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:** \_\_\_\_\_



Burt E Wilson Credit Exmpt Trust

257 ST

287H ST

40615

40611

Mark Weber

Steve & Cynthia Endres

Derek & Ashley Davis

25702

406TH AVE

25703

LISBON

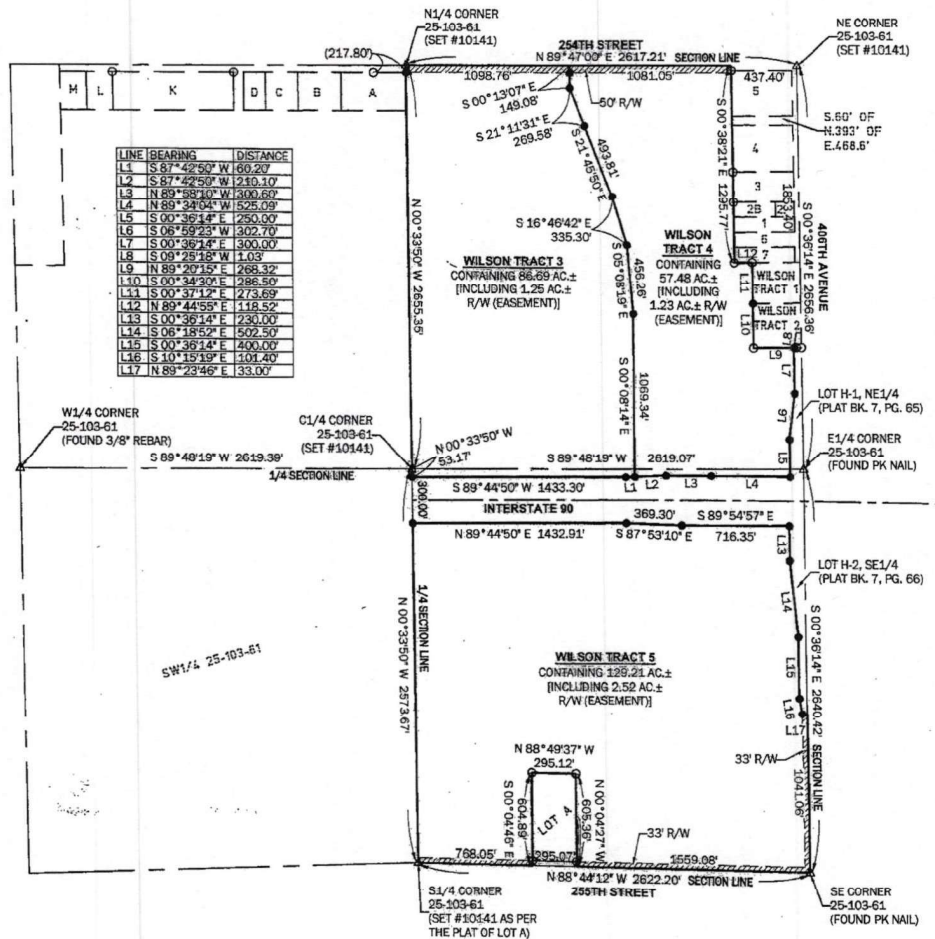
Kevin Hagen

+/- 30', creating a setback of +/- 20' from the proposed pole building to the east property line

Existing building being removed to build a new building (red box)

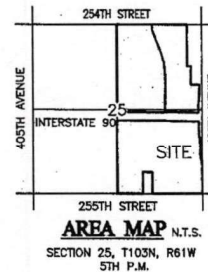
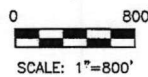
# A PLAT OF WILSON TRACTS 3, 4, AND 5

IN THE EAST HALF OF SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.



**LEGEND:**

- SET 5/8" REBAR W/CAP #10141
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- AC. ACRES
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- - - RIGHT OF WAY LINE



**NOTES:**

BASIS OF BEARINGS IS UTM-ZONE 14  
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



211 E. 14th Street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

# A PLAT OF WILSON TRACTS 3, 4, AND 5

IN THE EAST HALF OF SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH  
PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

### SURVEYOR'S CERTIFICATE

I, Jeffrey C. Schievelbein, of Midwest Land Surveying, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the East Half of Section 25 in Township 103 North, Range 61 West of the 5th Principal Meridian, Davison County, South Dakota, and plotted the same into WILSON TRACTS 3, 4, AND 5 IN THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, as shown on the foregoing PLAT.

The same shall be known and described as WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct, and that it was made at the request of the owners.

Dated this 3RD day of APRIL, 2026



*Jeffrey C. Schievelbein*  
Jeffrey C. Schievelbein, Registered Land Surveyor No. 10141

### RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffrey C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffrey C. Schievelbein, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, \_\_\_\_\_ Chairman of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the Planning Commission of Davison County, South Dakota, at a meeting hereof held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COUNTY PLANNING COMMISSION --- By: \_\_\_\_\_

### RESOLUTION BY BOARD OF COUNTY COMMISSIONER

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairperson, Board of County Commissioners  
Davison County, South Dakota

### AUDITOR'S CERTIFICATE

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Auditor/Deputy Auditor of Davison County \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which are liens upon any land included in the above plat, as shown by the records of this office, have been paid.

Treasurer/Deputy Treasurer of Davison County \_\_\_\_\_ Date \_\_\_\_\_

### DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the Plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County \_\_\_\_\_ Date \_\_\_\_\_

### REGISTER OF DEEDS

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at

\_\_\_\_ o'clock, \_\_\_\_ m., and recorded in Book \_\_\_\_ of Plats on Page \_\_\_\_ therein

and recorded on Microfilm Number \_\_\_\_\_

REGISTER OF DEEDS, DAVISON COUNTY By: \_\_\_\_\_ DEPUTY

### RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffrey C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota;

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffrey C. Schievelbein, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, \_\_\_\_\_ Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting hereof held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman/Vice Chairman of the City of Mitchell  
Planning Commission

### RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and

WHEREAS, it appears from an examination of the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffrey C. Schievelbein, duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of WILSON'S TRACTS 3, 4, AND 5 N THE EAST HALF OF SECTION 25 IN TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeffrey C. Schievelbein, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, \_\_\_\_\_ Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Finance Officer/Deputy Finance Officer of the City of Mitchell

### CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approaches is hereby approved. Any change in the location of the existing approaches shall require additional approval.

By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_  
HIGHWAY AUTHORITY



211 E. 14th street, Sioux Falls, SD 57104 | Phone: (605) 339-8901

# A PLAT OF WILSON TRACTS 3, 4, AND 5

IN THE EAST HALF OF SECTION 25, TOWNSHIP 103 NORTH, RANGE 61 WEST OF THE 5TH  
PRINCIPAL MERIDIAN, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of locating, monument, and plugging the same, and the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control laws, ordinances, and regulations. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously dedicated for the purposes indicated thereon.

Dated this 30<sup>th</sup> day of March, 2026

Paul Vern Wilson  
Paul Vern Wilson

Barbara Jean Wilson  
Barbara Jean Wilson

State of South Dakota  
County of Davison

On this the 30<sup>th</sup> day of March, 2026 before me, the undersigned officer, personally appeared Paul Vern Wilson and Barbara Jean Wilson, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Kevin L. Wieman  
Notary Public - State of South Dakota  
My Commission Expires: 3-12-32



Dated this 30<sup>th</sup> day of March, 2026

Teresa Lucille Wilson  
Teresa Lucille Wilson

State of South Dakota  
County of Davison

On this the 30<sup>th</sup> day of March, 2026 before me, the undersigned officer, personally appeared Teresa Lucille Wilson, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Kevin L. Wieman  
Notary Public - State of South Dakota  
My Commission Expires: 3-12-32



OWNER'S CERTIFICATE

Dated this 13<sup>th</sup> day of April, 2026

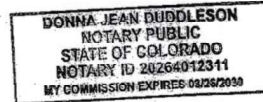
Joan L. Jerke  
Joan L. Jerke

State of Colorado  
County of Grand

On this the 13<sup>th</sup> day of April, 2026 before me, the undersigned officer, personally appeared Joan L. Jerke, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Donna Jean Duddleson  
Notary Public - State of Colorado  
My Commission Expires: 9/26/2030





Wilson Tract 4  
+/- 57.48 acres

Wilson Tract 3  
+/- 86.69 acres

Wilson Tract 5  
+/- 129.21 acres

Paul & Barbara Wilson  
Teresa Wilson  
Joan Jerke

Paul & Barbara Wilson  
Teresa Wilson  
Joan Jerke

Paul & Barbara Wilson  
Teresa Wilson  
Joan Jerke

HAVENS AVE

406TH AVE

405TH AVE

254TH ST

254 ST

19

25

26

BEULAH

190 W

180

190

190 E

30

255TH ST

31

36

255 ST

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Lyle Lowrie

**Application date:** 4/13/26

**Applicant Address:** 26331 409th Ave., Ethan, SD 57334

**Application deadline:** 4/20/26

**Applicant Email:** \_\_\_\_\_

**Contact Phone:** 299-6066

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 10000-10160-091-00

**Legal Description of current parcel(s):** E1/2 of the NE1/2 of Section 9, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Tract A of Lyle's Addition, in the E1/2 of the NE1/2 of Section 9, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Reason for Variance:** Recommend granting a variance of:

1. +/- 19.613 acres, creating a lot size of +/- 5.387 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is pursuant to Sections 3:07(1) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** The applicant is platting out his homestead to sell the surrounding ag ground.

**Section of Code Allowing Variance:** 3:07(1), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 4/13/26

**Check #:** 3841

**Receipt #:** 21299

**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

## 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:** \_\_\_\_\_



Kummer Family IRLT

10

409 AVE

409TH AVE

Lyle Lowrie

Lyle Lowrie

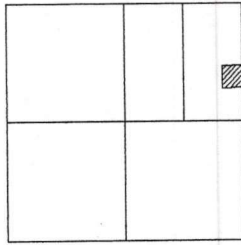
Tract A of Lyle's Addition  
+/- 5.387 acres  
+/- 19.613 acres, creating a  
lot size of +/- 5.387 acres

ROVE

Glen & Tamara Lowrie

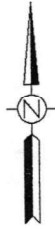
9

PLAT OF TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9,  
T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

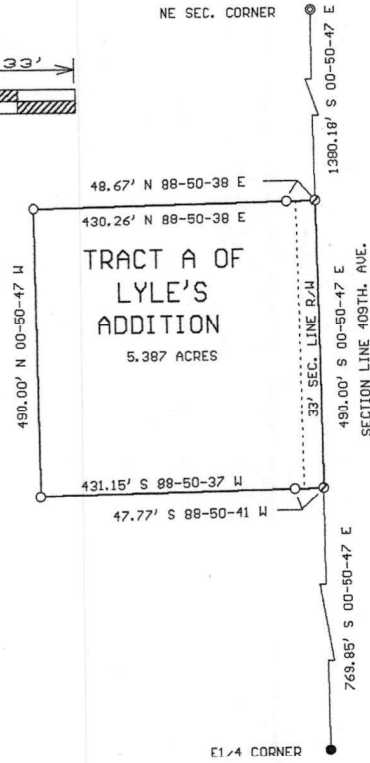
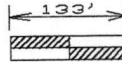


SECTION 9, T101N, R60W

- SET 5/8" REBAR WITH CAP  
STAMPED TOM WEEK LS 2912
- FOUND REBAR
- ⊙ FOUND REBAR WITH CAP
- ⊘ CALCULATED CORNER



SCALE :



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH. DAY OF APRIL, 2026.

\_\_\_\_\_  
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

**CERTIFICATE OF STREET AUTHORITY**

THERE IS ACCESS TO TRACT A FROM 490TH. AVE. ANY ADDITIONAL ACCESS WILL REQUIRE APPROVAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
TOWNSHIP / COUNTY AUTHORITY

PLAT OF TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, LYLE E. LOWRIE, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT A OF LYLE'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE EAST SIDE OF TRACT A. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
LYLE E. LOWRIE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LYLE E. LOWRIE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, \_\_\_\_\_, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT A OF LYLE'S ADDITION, IN THE E1/2 OF THE NE1/4 OF SECTION 9, T101N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF  
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ O'CLOCK \_\_. M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK  
407 REGAL DRIVE  
YANKTON, SOUTH DAKOTA 57078  
1-605-665-8333



Kummer Family IRLT

10

4097 AVE

409TH AVE

Lyle Lowrie

Lyle Lowrie

Tract A of Lyle's Addition  
+/- 5.387 acres  
+/- 19.613 acres, creating a  
lot size of +/- 5.387 acres

RD 10E

Glen & Tamara Lowrie

9

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Sean Gerstenecker

**Application date:** 4/3/26

**Applicant Address:** 40998 McKinley Place, Mitchell, SD 57301

**Application deadline:** 4/20/26

**Applicant Email:** \_\_\_\_\_

**Contact Phone:** 553-0597

**Owner Name:** Sean & Karen Gerstenecker

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 09000-10260-034-75

**Legal Description of current parcel(s):** 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.

**Proposed Legal Description of parcels:** 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.

**Reason for Variance:** Recommend granting a variance of:

1. +/- 24 acres, creating Lot C-3 with a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
2. +/- 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.
3. +/- 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.
4. +/- 7.75', creating a lot width for Lot C-3 of +/- 142.25', where the minimum lot width is 150' in the Agricultural Residential District.
5. +/- 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.

**Reason for Request to include hardships:** The applicant is requesting to plat the property into two separate lots to reflect the existing layout, as the two houses were originally established on individual sites. Each residence is served by its own utilities.

**Section of Code Allowing Variance:** 4:07 & 4:07(5), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 4/15/26

**Check #:** CC

**Receipt #:** 21328

**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

**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:** \_\_\_\_\_



Robert & Marilyn Strand

+/- 10' creating a setback of +/- 65' from the south property line to the house

+/- 7.66' creating a lot width for Lot C-4 of +/- 142.34'

+/- 7.75' creating a lot width for Lot C-3 of +/- 142.25'

Sean & Karen Gerstenecker  
Lot C-4  
+/- 1 acre  
+/- .24 acres, creating Lot C-4 with a lot size of +/- 1 acre

Sean & Karen Gerstenecker  
Lot C-3  
+/- 1 acre  
+/- .24 acres, creating Lot C-3 with a lot size of +/- 1 acre

Rex McDaniel

Sean Gerstenecker

Sean Gerstenecker

William & Janet Moller

PROSPER

2

3

SD HWY. 37

SD HWY. 37

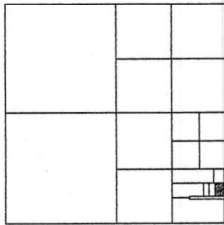
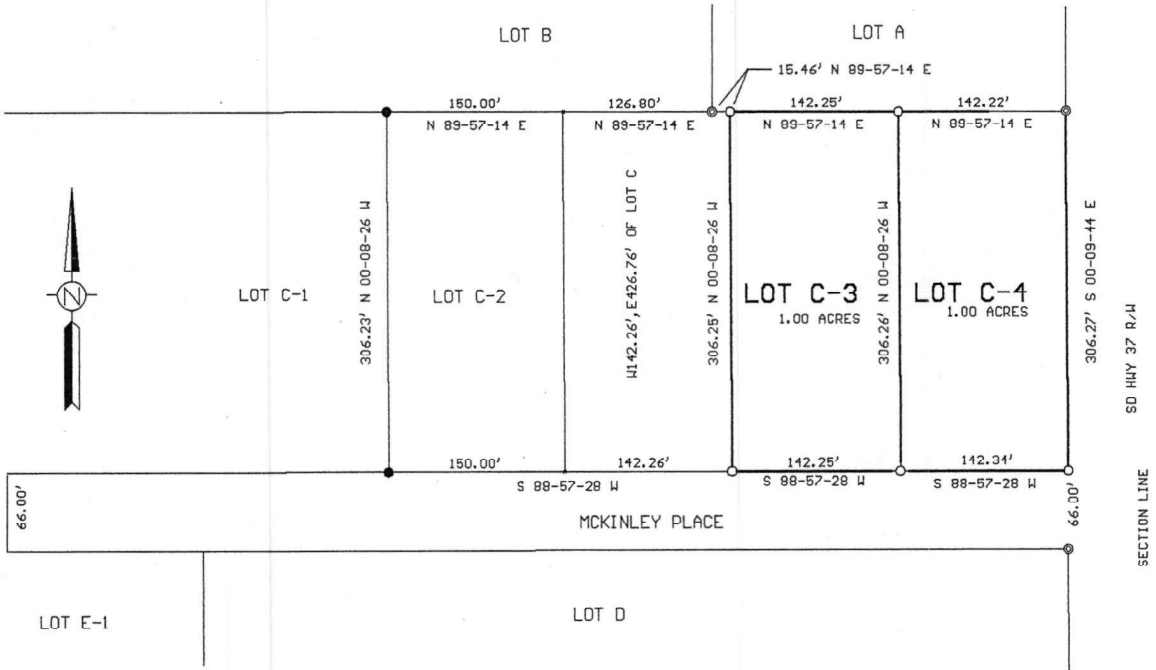
D. HWY. 37

MCKINLEY PL

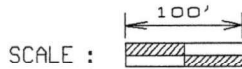
MCKINLEY PL

PLAT OF LOTS C-3 AND C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS WAS PREVIOUSLY DESCRIBED AS THE EAST 284.50 FEET OF LOT C, IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SECTION 3, T102N, R60W



SCALE :

- FOUND PIPE
- FOUND REBAR
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912



**SURVEYORS CERTIFICATE**

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 1ST. DAY OF APRIL, 2026.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

**CERTIFICATE OF STREET AUTHORITY**

NO ACCESS TO SD HWY 37 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

STATE HIGHWAY AUTHORITY

**DIRECTOR OF EQUALIZATION CERTIFICATE**

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF  
EQUALIZATION, DAVISON COUNTY, S.D.

PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, SEAN GERSTENECKER AND KAREN GERSTENECKER, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOT C-3 AND LOT C-4, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
SEAN GERSTENECKER

\_\_\_\_\_  
KAREN GERSTENECKER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SEAN GERSTENECKER AND KAREN GERSTENECKER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, \_\_\_\_\_, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION; NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, \_\_\_\_\_, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY PLANNING COMMISSION BY: \_\_\_\_\_

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, \_\_\_\_\_, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

FINANCE OFFICER BY: \_\_\_\_\_

SHEET 4 OF 4

PLAT OF LOT C-3 AND LOT C-4 IN LOT C IN THE SE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER\DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, \_\_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

PREPARED BY TOM WEEK

407 REGAL DRIVE  
YANKTON, SOUTH DAKOTA 57078  
605-665-8333

\_\_\_\_\_  
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.



Sean & Karen Gerstenecker  
Lot C-4  
+/- 1 acre  
+/- .24 acres, creating  
Lot C-4 with a lot size of +/- 1 acre

Sean Gerstenecker

+/- 10' creating a setback  
of +/- 65' from the south property  
line to the house

+/- 7.66, creating a lot width for  
Lot C-4 of +/- 142.34'

Rex McDaniel

Sean & Karen Gerstenecker  
Lot C-3  
+/- 1 acre  
+/- .24 acres, creating  
Lot C-3 with a lot size of +/- 1 acre

Sean Gerstenecker

+/- 7.75, creating a lot width for  
Lot C-3 of +/- 142.25'

William & Janet Moller

Robert & Marilyn Strand

PROSPER

3

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Nick Lorang

**Application date:** 4/6/26

**Applicant Address:** 25399 398th Ave., Mt. Vernon, SD 57363

**Application deadline:** 4/20/26

**Applicant Email:** \_\_\_\_\_

**Contact Phone:** 770-5794

**Owner Name:** Donald K. Lorang and Tammera J. Lorang Irrevocable Trust

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 07000-10362-262-20

**Legal Description of current parcel(s):** W1/2 of the NW1/4 of Section 26, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Lot 1 of Bins Addition, in the NW1/4 of the NW1/4 of Section 26, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Reason for Variance:** Recommend granting a variance of:

1. +/- 40', creating a setback of +/- 10' from the north property line to the shed, where the minimum side yard setback is 50' in the Agricultural District.
2. +/- 15', creating a setback of +/- 35' from the south property line to the pole building, where the minimum side yard setback is 50' in the Agricultural District.
3. +/- 45', creating a setback of +/- 5' from the west property line to the tanks, where the minimum front yard setback is 75' in the Agricultural District.

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

**Reason for Request to include hardships:** The applicant is platting to separate agricultural operations.

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

**Fee Collected for Variance (\$150):** 4/20/26

**Check #:** 1012

**Receipt #:** 21351

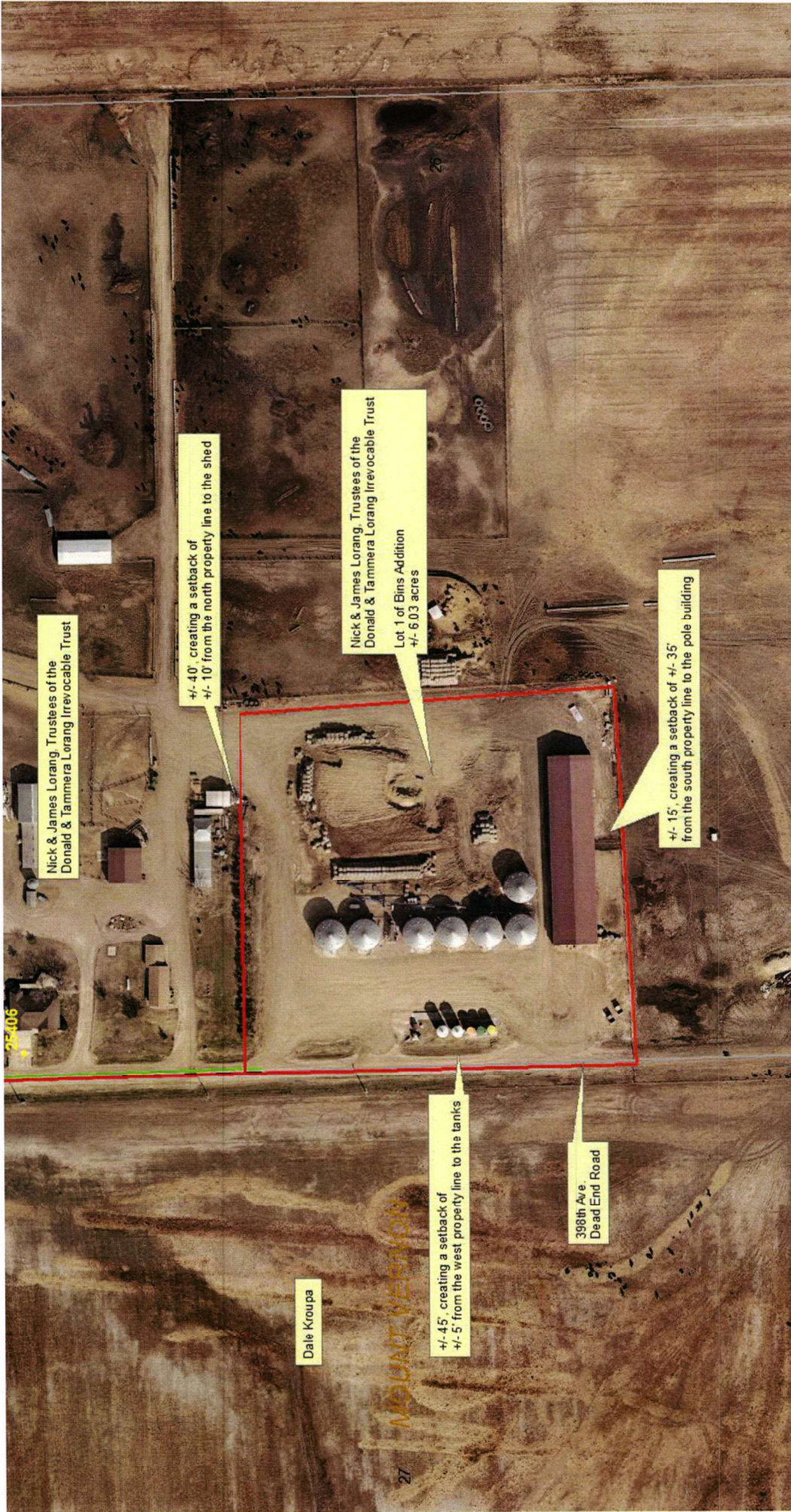
**Planning Commission Hearing Date:** 5/5/26

**Board of Adjustment Hearing Date:** 5/12/26

## 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:** \_\_\_\_\_



27-406  
Nick & James Lorang, Trustees of the Donald & Tammera Lorang Irrevocable Trust

+/- 40', creating a setback of +/- 10' from the north property line to the shed

Nick & James Lorang, Trustees of the Donald & Tammera Lorang Irrevocable Trust  
Lot 1 of Bins Addition  
+/- 6.03 acres

+/- 15', creating a setback of +/- 35' from the south property line to the pole building

Dale Kroupa

MOUNT VERNON

+/- 45', creating a setback of +/- 5' from the west property line to the tanks

398th Ave.  
Dead End Road