

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 5th 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 5th 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 5th 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 Blaalid, 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.

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 5th 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, Blaalid – 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 5th 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.

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

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning