



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



PLANNING COMMISSION AGENDA
Tuesday, June 2, 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 May 5, 2026, Minutes.
6. Consider a Plat requested by Jakob Storm of Tract 1 of Jacob's Addition, in Gov. Lot 2 of the NW1/4 of Section 19 T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.
7. Consider a variance application requested by Bryan & Cynthia Dixon of +/- 24 acres, creating Lot 1 with a lot size of +/- 1 acre & +/- 24 acres, creating Lot 2 with a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. +/- 4.80', creating a lot width for Lot 1 of +/- 145.20' & +/- 4.80', creating a lot width for Lot 2 of +/- 145.20', where the minimum lot width is 150' in the Agricultural Residential District.
8. Consider a Plat requested by Bryan & Cynthia Dixon of Lots 1 and 2, a Subdivision of Lot B in the NW1/4 of Section 25, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.
9. Consider a conditional use application requested by Swine Ridge LLC for the construction of a 1,920-animal unit concentrated animal feeding operation within the Agricultural District.
10. Additional comments from the group.
11. Public input for items not on the agenda, no action will be taken.
12. Set date and time for next meeting – July 7, 2026 @ 7:00 P.M.
13. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

May 5, 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, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Dave Anderson.
 - Guests: Ryan, Kory & Jakob Storm, Steve Endres, Teresa Wilson, Dan Boehmer, Bradley Hohn, Austin & Tony Tilton.
 3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Ray Gosmire, 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 Chris Nebelsick, to approve the April 7, 2026 proposed minutes. All members voted aye, motion carried.
 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.

This request is located in 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. Acting Administrator Wegleitner gave an explanation of the Variance application . The applicant was not present to answer questions.

Discussion: Jeff Miiller previously platted the property to separate the farm structures from the residential area in anticipation of building a new residence in the future. He is now moving forward with construction of the new home; however, due to the size of the lot, he is unable to meet all required setback requirements. To maintain the required 75-foot setback from the road right-of-way, he is requesting a variance to allow the residence to be located 20 feet from the east property line. Mr. Miiller owns the adjoining property surrounding the lot.

 - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.
- Roll call vote:**
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.
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.

This request is located in 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, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Variance application . The applicant was present to answer questions.

Discussion: Steve Endres is removing the existing structure and replace it with a new building. He would like to construct the new building in the same location due to the existing water hookups, and because the current structure has been located there for many years.

- Motion by Chris Nebelsick, seconded by Mike Blaalid, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

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.

This request is located in E1/2 of Section 25, T 103 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: The Wilsons are platting their property following the auction sale, as this is the final step needed to complete the process. The tracts meet the minimum 25-acre size requirement.

- 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 – absent, motion carried.

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.

This request is located in E1/2 of the NE1/2 of Section 9, T 101 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: Lyle Lowrie is platting out the existing structures in order to sell the surrounding agricultural land. The board had no issues or concerns with the request.

- Motion by Lewis Bainbridge, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

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.

This request is located in E1/2 of the NE1/2 of Section 9, T 101 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: There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, 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 – absent, motion carried.

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.

This request is located in E.284.5' of Lot C in 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 Variance application. The applicant was present to answer questions.

Discussion: Sean Gerstenecker is requesting to plat his property into two lots. Several variances are being requested due to the proposed lot sizes, lot widths, and the existing house on Lot C-4 being too close to the front property line.

The ordinance requires a minimum lot width of 150 feet. Due to the size of the original lot, this requirement cannot be met; however, there are other lots in the surrounding area with similar dimensions. The board had no issues or concerns with the requested variances.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

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.

This request is located in E.284.5' of Lot C in 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 present to answer questions.

Discussion: There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Chris Nebelsick, 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 – absent, motion carried.

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. This request is located in W1/2 of the NW1/4 of Section 26, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.
- Discussion:** Nick Lorang is platting the property in preparation for any future financial assistance related to constructing an additional grain bin or other agricultural buildings.

Variations are being requested because the proposed property lines are too close to existing structures.

The tanks located at the front of the property are movable; however, they currently sit within a concrete containment area designed for spill prevention purposes. There are no issues or concerns from the board.

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

Roll call vote:

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

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.

This request is located in W1/2 of the NW1/4 of Section 26, T 103 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: There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Steve Thiesse, 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 – absent, motion carried.

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.

This request is located in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota.

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

Discussion: Nick Lorang platted out his residence from the shop in preparation for any future financial assistance. The board questioned whether an easement would be required between the two properties since they share the same approach. At this time, no easement is necessary because both properties are owned by the same individual. However, if either property is sold in the future, an easement would need to be established if access from 254th Avenue is not granted.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

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.
This request is located in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 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: There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Mike Balaalid, seconded by Chris Nebelsick, 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 – absent, motion carried.

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.

This request is located in NW1/4 including Government Lots 3 and 4 of Section 4, T 101 N, R 60, W of the 5th P.M., Davison County, South Dakota.

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

Discussion: A minimum of 25 acres is required to avoid requesting a variance for lot size. Spencer is proposing to plat 5.19 acres in order to obtain financial assistance to build a house. He has already received approval for an approach, which has since been installed.

The board had no concerns with the variance request and commented positively on how well the property is being developed.

- Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

Roll call vote:

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

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.

This request is located in NW1/4 including Government Lots 3 and 4 of Section 4, T 101 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: There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Mike Balaalid, seconded by Steve Thiesse, 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 – absent, motion carried.

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.

This request is located in Tilton Tract 1, a Subdivision of the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota.

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

Discussion: The Tiltons are platting approximately 3 acres from their property to allow their children to build a house. While they initially did not intend to separate either 25 acres or even 3 acres, the ordinance requires the creation of a 3-acre parcel for this type of development. The parents reside immediately north of the proposed lot. There are no access issues and they are in contact with the township for an approach.

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

Roll call vote:

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

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.

This request is located in Tilton Tract 1, a Subdivision of the W1/2 of the SW1/4 of Section 33, T 102 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: There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Mike Blaalid, 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 – absent, motion carried.

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.

This request is located in NW1/4 & SE1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Conditional Use application . The applicant was present to answer questions.

Discussion: Jakob and Ryan Storm are proposing an expansion of their existing CAFO operation, which Ryan originally established in 1997 and has since expanded in 2000 and 2024. Jakob, Ryan’s son, has been involved in the family business but is now planning to construct his own barn.

Jakob is proposing a 2,400-head (960 AU) finishing barn located in the southwest corner of the NW¼ of Section 19 in Baker Township. He is currently in contact with the state, and permitting is in process.

Ryan Storm is also proposing a 1,200-head (120 AU) nursery barn on property that already contains an existing barn approved in 2024. The proposed structure would be located on the south end of the SE¼ of Section 19 in Tobin Township. State permitting is likewise in process.

The board had no issues with the application, noting the Storms have an established operation and are experienced in their business. Acting Administrator Wegleitner reported she received no concerns from the public; only one individual contacted the office out of curiosity regarding the location of the new barns.

- Motion by Mike Blaalid, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

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

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.

This request is located in NW1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Variance application . The applicant was present to answer questions.

Discussion: Jakob is requesting a variance to allow the new barn to be located 100 feet from both the west and south property lines. He is proposing this placement to maintain consistent spacing with the other three existing barns and to preserve as much agricultural production ground as possible.

The board had no issues with the variance application.

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

Roll call vote:

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

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.

This request is located in SE1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Variance application . The applicant was present to answer questions.

Discussion: Ryan is requesting a variance to allow the new barn to be located 100 feet from the east property lines. He does not need a variance for the south property line since he owns the land. He is proposing this placement to maintain consistent spacing with the other three existing barns and to preserve as much agricultural production ground as possible.

The board had no issues with the variance application.

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

Roll call vote:

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

24. Additional Comments from the Group

- None

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

26. Set date and time for next meeting – Tuesday, June 2, 2026 @ 7:00 PM.

27. At 7:36 PM, a motion was made by Chris Nebelsick, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines/Steve Thiesse

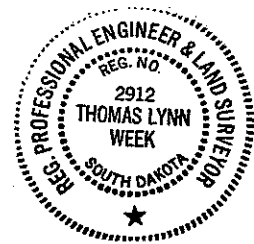
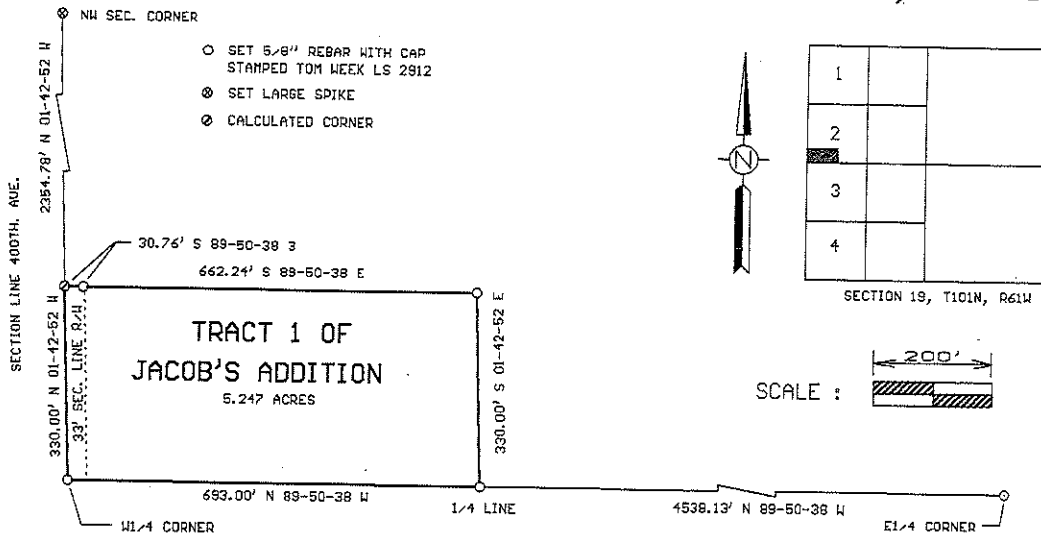
Planning Commission Chairperson/Vice-Chairperson

Karen Wegleitner

Karen Wegleitner

Acting Director of Planning & Zoning

PLAT OF TRACT 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



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 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W 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 MAY, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS AN APPROACH TO TRACT 1, FROM 400TH. AVE.

THIS _____ DAY OF _____,

TOWNSHIP / COUNTY AUTHORITY

PLAT OF TRACT 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, CHARLES STORM, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W 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 1 OF JACOB'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 WEST SIDE OF TRACT 1. 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 _____, _____,

CHARLES STORM

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHARLES STORM, 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 HERETO 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 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W 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 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W 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 1 OF JACOB'S ADDITION, IN GOV. LOT 2 OF THE NW1/4 OF SECTION 19, T101N, R61W 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 _____, _____.

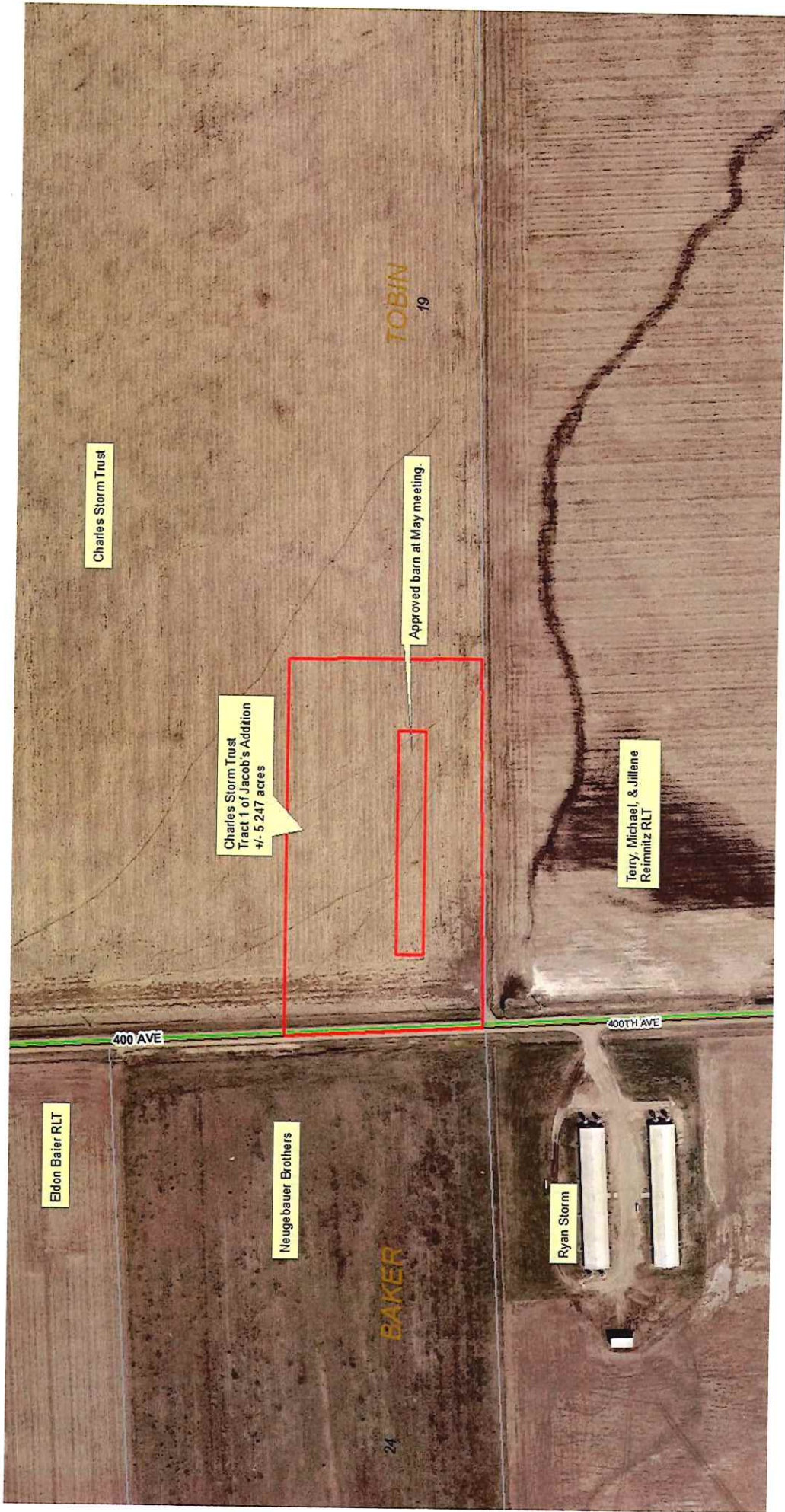
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

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



Charles Storm Trust

Charles Storm Trust
Tract 1 of Jacob's Addition
+/- 5.247 acres

Approved barn at May meeting.

Terry, Michael, & Jillene
Reimnitz RLTL

Eldon Baier RLTL

Neugebauer Brothers

Ryan Storm

TOBIN
19

BAKER
24

400 AVE

400TH AVE

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Bryan & Cynthia Dixon

Application date: 5/15/26

Applicant Address: 40537 254th St., Mitchell, SD 57301

Applicant Email: _____

Application deadline: 5/18/26

Contact Phone: 999-9220 (Bryan)

Owner Name: Same

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 03000-10361-252-35

Legal Description of current parcel(s): Lot B in the NW1/4 of Section 25, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Lots 1 and 2, a Subdivision of Lot B in the NW1/4 of Section 25, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance of:

1. +/- 24 acres, creating Lot 1 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 2 with a lot size of +/- 1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
3. +/- 4.80', creating a lot width for Lot 1 of +/- 145.20', where the minimum lot width is 150' in the Agricultural Residential District.
4. +/- 4.80', creating a lot width for Lot 2 of +/- 145.20', where the minimum lot width is 150' in the Agricultural Residential District.

This request is pursuant to Section 4:07 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. One lot will be transferred to his son, while the applicants will retain ownership of the other lot.

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

Fee Collected for Variance (\$150): 5/18/26

Check #: 10750

Receipt #: 21500

Planning Commission Hearing Date: 6/2/26

Board of Adjustment Hearing Date: 6/9/26

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:** _____



Chris & Deobrah Bassler

ROW

Sharon Brink

Andrew Hillis

John Bruce

Karen J. Lunn RLT

Lowell Titze Trust

261 1/2 ST

264 ST

+/- 4.80' creating a lot width for Lot 1 of +/- 145.20'

Lot 1
+/- 1 acre
+/- 24 acres, creating Lot 1 with a lot size of +/- 1 acre

Pole building Built in 2025

Building Gone

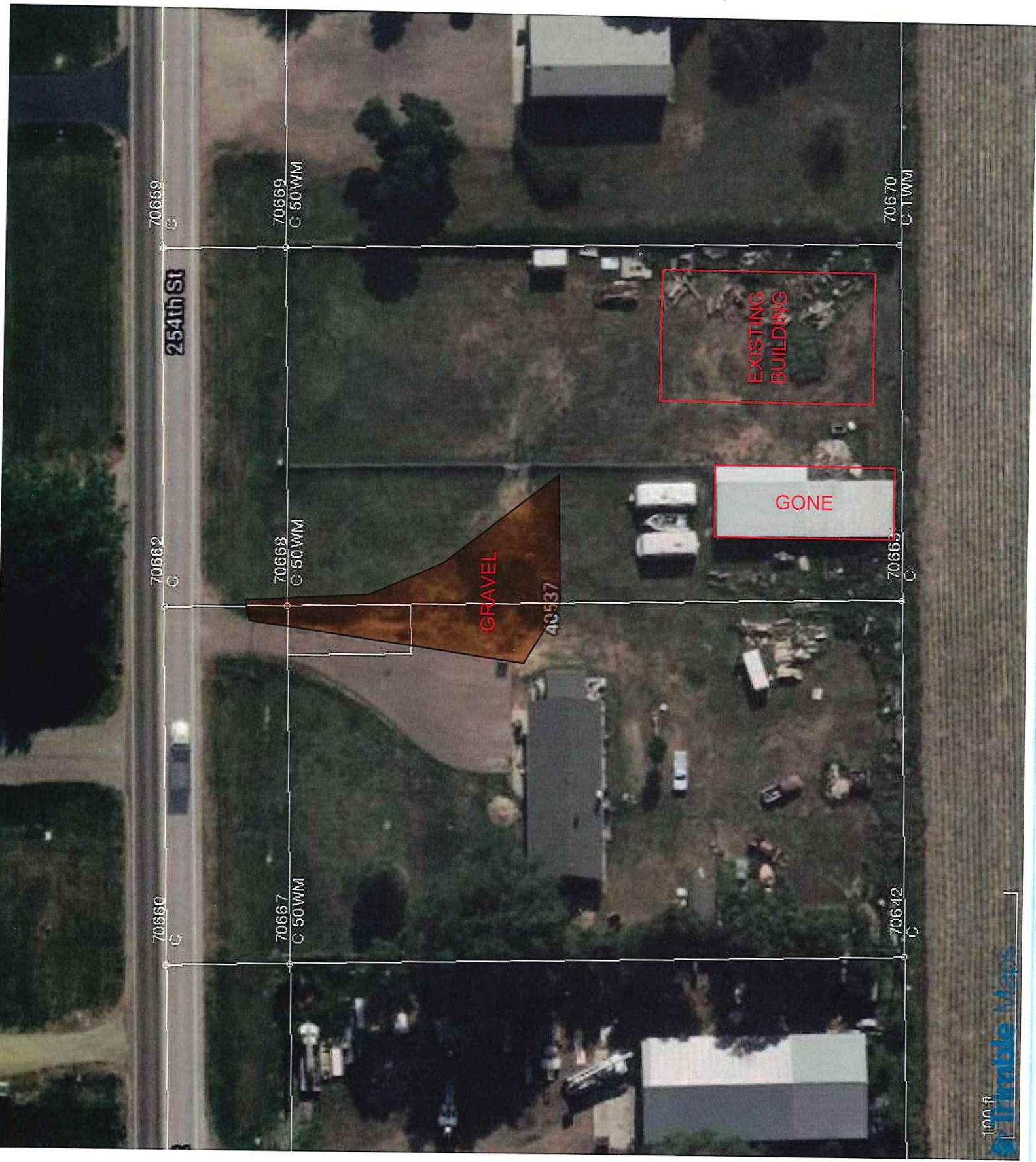
+/- 4.80' creating a lot width for Lot 2 of +/- 145.20'

Lot 2
+/- 1 acre
+/- 24 acres, creating Lot 2 with a lot size of +/- 1 acre

24

25

BEULAH



254th St

70669
C

70669
C 50'WM

70670
C 1'WM

70662
C

70668
C 50'WM

70665
C

GRAVEL

40537

GONE

EXISTING
BUILDING

70660
C

70667
C 50'WM

70642
C



1 Inch = 100 Feet

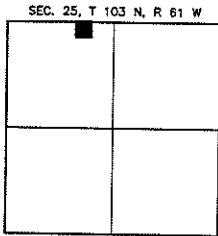
LEGEND

- - FOUND IRON MONUMENT
- - SET 3/8" x 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- △ - SET SURVEY SPIKE
- ▲ - FOUND SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM - WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

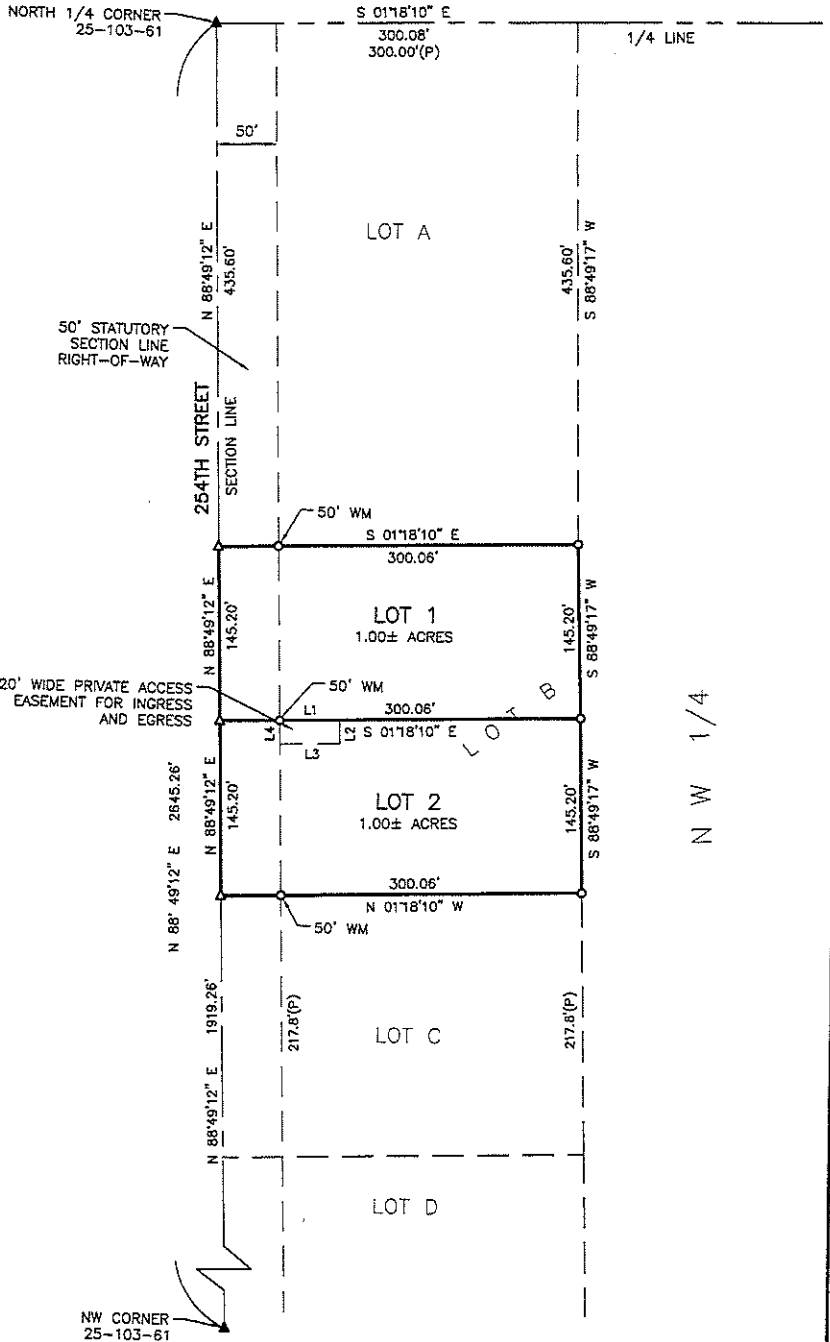
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE -- NORTH AMERICAN
DATUM 1983 -- GZD0 18.
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.



LOCATION MAP
SCALE: 1" = 3000'

Line Table		
Line #	Length	Direction
L1	50.00'	S 01°18'10" E
L2	20.00'	S 88°49'12" W
L3	50.00'	N 01°18'10" W
L4	20.00'	N 88°49'12" E



A PLAT OF LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Bryan Dixon and Cynthia Dixon, and under their direction for purposes indicated therein, I did on or prior to May 6, 2026, survey those parcels of land described as follows: LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 15th day of May, 2026.

Registered Land Surveyor #SD13714



SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and that we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 1 and 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 254nd Street; furthermore this plat dedicates a private access easement for ingress and egress as shown.

Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the 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 subdivision and shall, in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the 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 documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2026.

Bryan Dixon

Cynthia Dixon

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Bryan Dixon and Cynthia Dixon, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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; 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 LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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.

The undersigned does 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.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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 LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does 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/Deputy Finance Officer of the City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 and finds as a fact that said plat is 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 LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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.

The undersigned hereby certifies that 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.

Chairperson/Vice-Chairperson,
Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., 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 _____, 2026.

Chairperson/Vice-Chairperson,
Board of County Commissioners of Davison County



& Associates

Engineers, Planners and Surveyors

2100 North Sauborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., 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 _____, 2026, approving the above-named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County Date _____

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 1 AND 2, A SUBDIVISION OF LOT B IN THE NW 1/4 OF SECTION 25, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

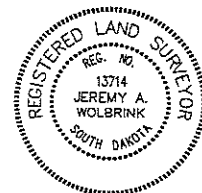
Director of Equalization/Deputy Director of Equalization of Davison County Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2026, at _____, and recorded in Book _____ of
Plats on Page(s) _____ therein.

Register of Deeds, Davison County By _____ Deputy



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



Chris & Deobrah Bessler

ROW

Sharon Brink

Andrew Hillis

25th ST

264 ST

+/- 4.80' creating a lot width for Lot 1 of +/- 145.20'

Lot 1
+/- 1 acre
+/- 24 acres, creating Lot 1 with a lot size of +/- 1 acre

Karen J. Lunn RLT

Pole building Built in 2025

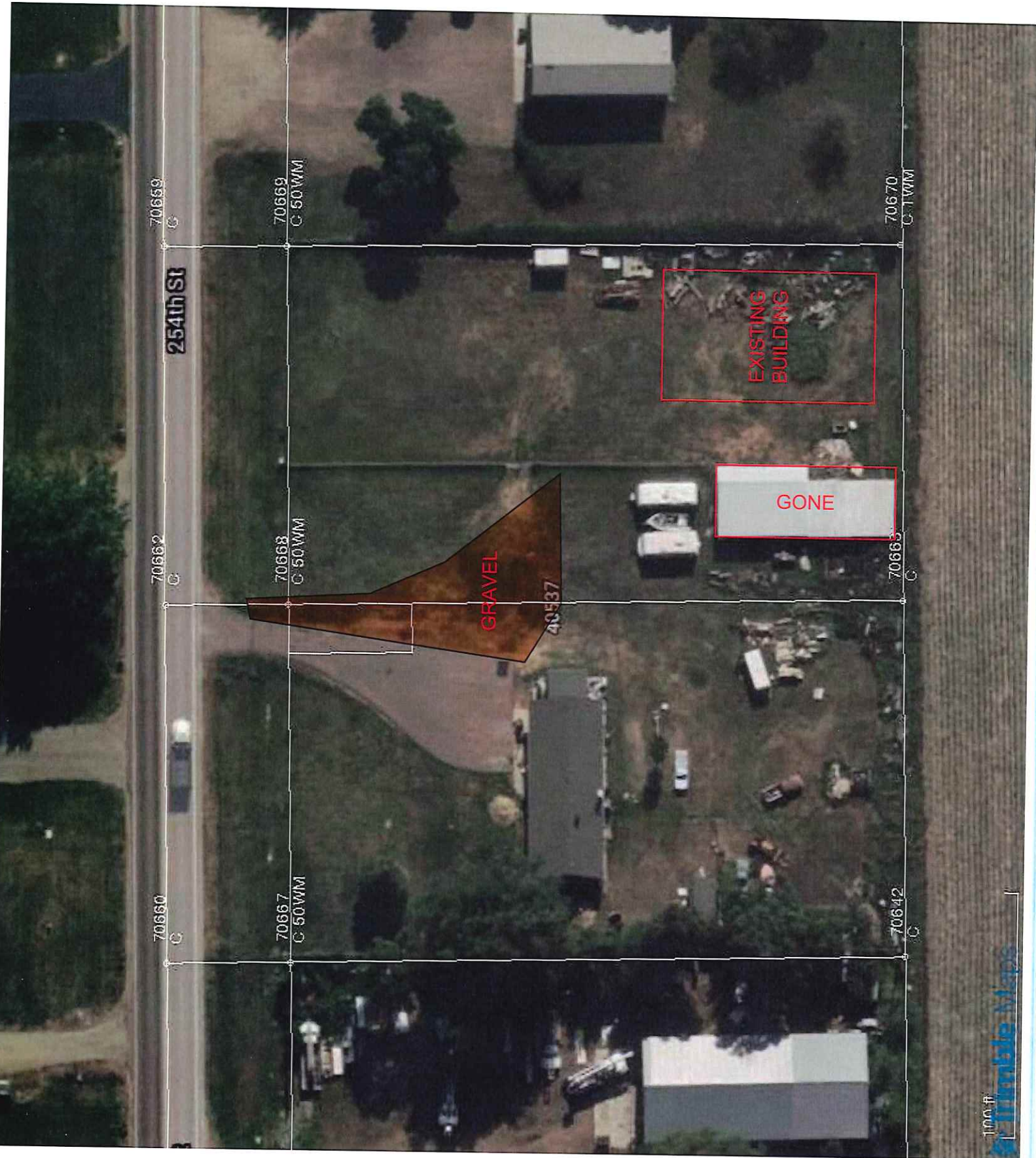
Building Gone

Lowell Titze Trust

+/- 4.80' creating a lot width for Lot 2 of +/- 145.20'

Lot 2
+/- 1 acre
+/- 24 acres, creating Lot 2 with a lot size of +/- 1 acre

John Bruce



70669
C

254th St

70669
C-50WM

70670
C-11WM

EXISTING
BUILDING

GONE

70662
C

70668
C-50WM

70663
C

GRAVEL

40537

70660
C

70667
C-50WM

70642
C

DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Swine Ridge, LLC

Application Date: 5/18/26

Applicant Mailing Address: 25986 Rosedale Rd, Mitchell, SD 57301

Application deadline: 5/18/26

Applicant Email: dennis.rosedale20@gmail.com

Contact Phone: 770-1928 (Dennis)

Owner Name: Millan Acres, LLC

Owner Address: 25533 404th Ave., Mitchell, SD 57301

Owner Contact Phone: 999-4569

Parcel Number of Parent Parcel: 03000-10361-332-00

Legal Description of proposed parcel: NW1/4 of Section 33, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota

Zoning District: Agriculture District

Reason for Conditional Use Request: Rosedale Colony is requesting approval to construct a 1,920 animal unit concentrated animal feeding operation in the Agricultural District. The proposal includes the construction of two 122' x 165' finishing barns designed to house a total of 4,800 head.

Section of Code Allowing Conditional Use: Section 3:04(10), 3:10, 1106(A), and 1206(A)

Fee Collected for Condition Use (\$150): 5/15/26

Check #: 11546

Receipt #: 21493

Planning Commission Hearing Date: 6/2/26

Board of Adjustment Hearing Date: 6/9/26

FOR ANIMAL FEEDING OPERATIONS ONLY:

Proposed Animal Units in New Operation: 1,920 AU

Proposed Expansion of Operation: N/A

Required Items:

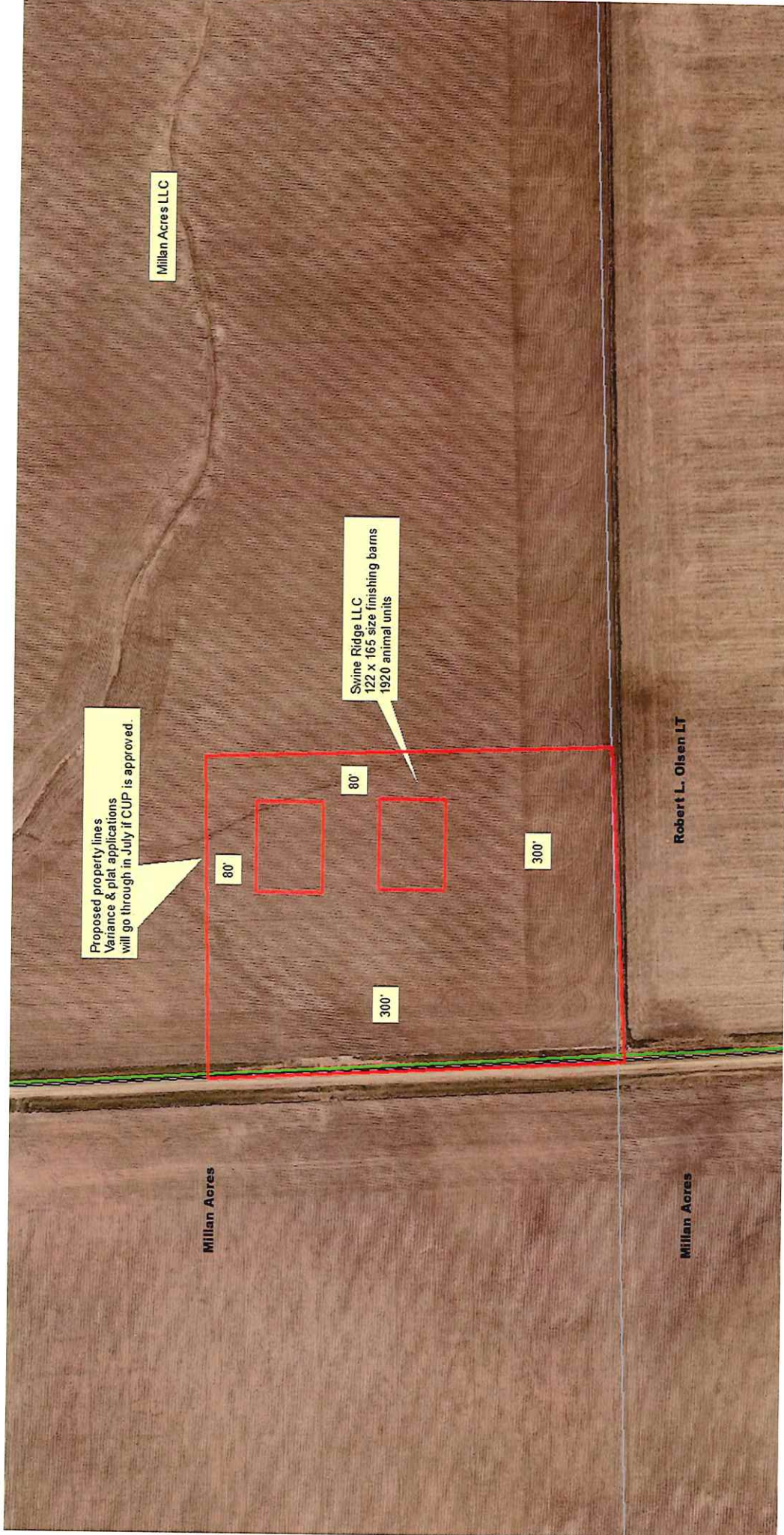
- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures/land Agricultural
- Application Fee

Signatures of Applicant:

Dennis Waldner

Date:

5/20/2026



Milan Acres LLC

Proposed property lines
Variance & plat applications
will go through in July if CUP is approved.

Swine Ridge LLC
122 x 165 size finishing barns
1920 animal units

Milan Acres

Robert L. Olsen LT

Milan Acres

**Concentrated Animal Feeding Operations Check List
To go with the Variance Check List**

Applicant: Swine Ridge, LLC

Application Date: 5/18/2026

Property Owner: Millan Acres LLC

Parcel Number: 03000-10361-332-00

Site Plan Showing Required Setbacks: 5/18/2026

Site Topography: 5/18/2026

Operation Type: 4,800 head finishing barns over 55 lbs. equates to a 1920 animal unit operation.

Operation Ownership/Management: Swine Ridge, LLC

Labor Considerations: Rosedale Colony personnel.

Building Type: See attached blueprints of the barns.

Current Operation Status: New site.

Manure Application Information:

Manure Management Plan: A manure management plan is being developed with the state.

Location: Manure will be placed on fields identified in the manure management plan.

Manure Application: **Injected** **Surface Applied** **Tanker** **Drag Line**

Manure Applied by: **Self** **Contractor:**

Time required to apply manure: 6-8 days

Gallons of manure generated per year: 895,887 gallons per barn

Gallons of manure held in pit: 925,183 gallons per barn

Value of manure generated per year: \$95 per acre

Value of commercial fertilizer per year to cover same area: \$95 per acre

Cost savings per year: \$95 per acre

Road Information:

Access to Roads: 402nd Ave. between 255th and 256th St. & 255th St. between 402nd Ave. and 403rd Ave.
A road haul agreement with Beulah Township has been obtained & is attached.

Driveway Required: Existing approach will be improved.

Road Type: **County** **Township** **State**

Construction Haul Roads: 402nd Ave. between 255th and 256th St. & 255th St. between 402nd Ave. and 403rd Ave.

Construction Timeline: Depends on the permitting with county and state.

Feed Haul Roads: 402nd Ave. between 255th and 256th St. & 255th St. between 402nd Ave. and 403rd Ave.

Animal Haul Roads: 402nd Ave. between 255th and 256th St. & 255th St. between 402nd Ave. and 403rd Ave.

Electrical Supply Installed: Central Electric

911 Address: Application will be submitted prior to construction.

Mortality Plan: Mortalities will be composed offsite at Rosedale Colony.

Water Concerns:

Storm Water Permit: Will be required for construction.

Water Runoff Concerns: None

Livestock Water Supply: **Rural Water Approved** **Well Permit**

Water Plan: Rural water will be the primary source of water.

Distance Concerns:

Distance to Closest Residences:

NAME

ADDRESS

- | | |
|--------------------------------------|--|
| 1. Doug & Dawn Roth | 40145 255 th St., Mt. Vernon, SD 57363 – 5,039' |
| 2. Jason & Vanessa Rhoades | 40170 256 th St., Mt. Vernon, SD 57363 – 4,702' |
| 3. Nolan Clark & Fredrick Kobold Jr. | 25477 403 rd Ave., Mitchell, SD 57301 – 8,583' |
| 4. Robert L. Olsen RLT | 25631 403 rd Ave., Mitchell, SD 57301 – 9,647' |
| 5. Larry L. Olsen LT | 25643 403 rd Ave., Mitchell, SD 57301 – 10,680' |
| 6. Jay Smith | 25653 402 nd Ave., Mitchell, SD 57301 – 6,058' |

Distance to surrounding CAFOs: Bluestem Family Farms LLC – 25017 401st St., Mitchell – 6.5 miles

Reclamation Plan: The life expectancy of the barn depends on the maintenance completed. Upon closure of the operation, the structure will be removed, the hole filled in, and the topsoil returned to the current condition.

Planning Commission Date/Time: 6/2/2026 @ 7 PM

Board of Adjustment Date/Time: 6/9/2026 @ 9:15 AM

May 19, 2026

Karen Wegleitner
Acting Planning and Zoning Administrator
Davison County
200 E 4th Avenue
Mitchell, SD 57301

Re: Proposed Concentrated Animal Feeding Operation
Swine Ridge, LLC
Project No. 1400

Dear Karen:

Please find enclosed with this letter information regarding a proposed Confined Animal Confinement Operation (CAFO). Swine Ridge, LLC proposes to construct two 2,400 head swine finishing barns housing swine over 55 pounds in the southwest quarter of the northwest quarter of section 33, T103N R61W. The facility would have a total population of 4,800 head, an equivalent of 1,920 animal units.

Swine Ridge LLC is an entity of Rosedale Hutterian Brethren, Inc. Contingent upon approval of all permits, Swine Ridge LLC would purchase a parcel of roughly 10 acres from the current owner for placement of the proposed barns.

Vantage Point Solutions has been retained by Swine Ridge, LLC to provide engineering services for various parts of the project. A DANR General Water Pollution Control Permit and DANR approved construction plans and Nutrient Management Plan will be required for this site. An application for approval by DANR will be submitted concurrently with this Conditional Use Permit Application.

The information included with this letter is submitted to provide information required for a Davison County CAFO conditional use permit for a site with 1000 or more Animal Units. The following materials are included in the order listed in the Davison County zoning ordinance Section 3:10.

1. Plans and Specifications. As noted previously noted, this site will require a DANR General Water Pollution Control Permit (General Permit). Plans and specifications for the proposed site are being prepared for submittal to DANR. Approved plans and specifications will be submitted to Davison County upon return from DANR, and Certificate of Compliance will be forwarded to the Planning and Zoning office after construction. All due diligence performed to date indicates the site will meet requirements of the DANR General Permit.

The barns would house up to 2,400 head of swine each. The barns would be constructed with eight foot deep concrete pits and would provide over 365 days storage of manure production. No outside access would be provided for the animals, and all manure storage would be in the pits beneath the barn.

2. Storm Water Pollution Prevention Plan (SWPPP) and Construction Stormwater Permit. Prior to construction commencing a construction stormwater permit will be obtained and a SWPPP developed.

3, 5, 6, 7. Animal Feeding Operation confinement and waste facilities shall comply with specified setback requirements: Appendix A includes several maps intended to demonstrate compliance with

the listed setbacks. The Setback Map (S1) shows the location of the proposed facility relative to surrounding residences and zoned areas. No residences or churches are present within a ½ mile radius, and no incorporated municipalities are present within a one mile radius. The site has been placed to exceed the required setback from the nearby Rural Commercial District. Per information contained in the DANR well completion database, the distance to the nearest well of any type exceeds the required setback distances. There are no surface water sources classified as drinking water supplies within 1,320 feet. No waterbodies within 500 ft are considered fisheries.

The Site Plan (S2) is included to demonstrate compliance with road rights of way and property lines. The current owner of the site has indicated a willingness to reduce the required property line setbacks on the north and east sides of the barn once all permits are obtained and a purchase is finalized.

A map obtained from the FEMA database indicates the proposed site is not located within a Flood Hazard area.

Sheet P1 is also included to show the arrangement of the barns and pits, as well as the attached office and utility building. A 3D view of a typical barn is also included.

4. Applicants must present a nutrient management plan (NMP) to the Department of Agriculture and Natural Resources for approval and/or certification. A Nutrient Management Plan has been developed to meet requirements of the DANR General Permit and will be submitted for review with the plans and specifications. Portions of this Plan are included in Appendix B. The SD-CPA-63 form is included, which documents the animal types and numbers, methods of storage and application, the land included in the plan, and crop and soils testing data. A map showing the fields proposed for land application is also included in Appendix B, as is the Land Application Easement signed by the owner of these fields. A copy of the final plan will be provided to Davison County upon review and approval by DANR. The included materials indicate adequate land is available for manure applications from the proposed facility.

8. Animal feeding operations shall prepare a facility management plan to dispose of dead animals, manure, and wastewater in such a manner as to control odors or flies. Appendix C includes the Operation and Maintenance Manual and the Management Plan for Fly and Odor Control.

The Operation and Maintenance Manual for the facility was developed in accordance with General Permit standards, and is part of the approved DANR Permit. In this document, the inspection, operation, maintenance, record keeping practices, and best management practices for the facility are outlined. These practices were developed to meet guidelines of the DANR General Permit, as well as the Natural Resource Conservation Service Waste Storage Facility and Nutrient Management Planning standards. Forms are included for record keeping purposes.

The Management Plan for Fly and Odor Control is included, in which the Best Management Practices and potential methods for controlling nuisances as much as possible are listed, as well as effects of weather and other conditions. Dead animals will be removed from the site and disposed of in an approved site at Rosedale Colony.

9. Animal waste shall be transported in leak proof containers, and all hauling equipment shall comply with Davison County load limits. All animal waste to be land applied will be injected into the soil of receiving fields using a pump hose and dragline system. Animal waste will not be transported on roadways using tank vehicles.

10. Animal waste generated outside of and transported to Davison County for the purpose of land application shall comply with manure application setbacks as prescribed in this section. No animal waste from outside the County will be land applied under the NMP for this facility.

11, 12. Manure Application Setbacks. All manure from the proposed facility will be injected. All manure application setbacks listed in the ordinance are included in the Nutrient Management Plan materials and maps to be reviewed and approved by DANR.

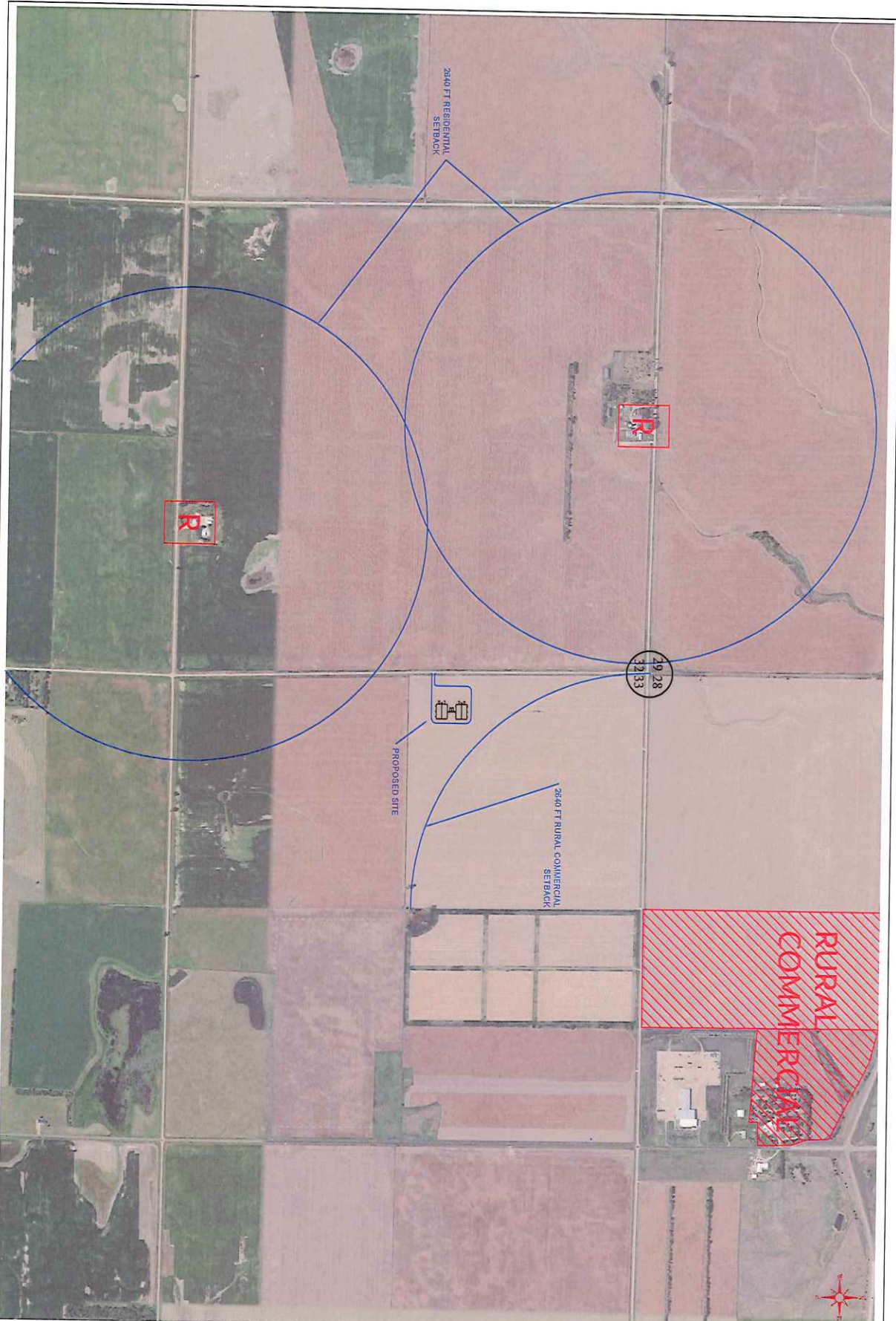
We hope you will find the information included helpful in the consideration of this application. As always, please feel free to contact me if there are any questions, or additional information is required.


Sincerely,

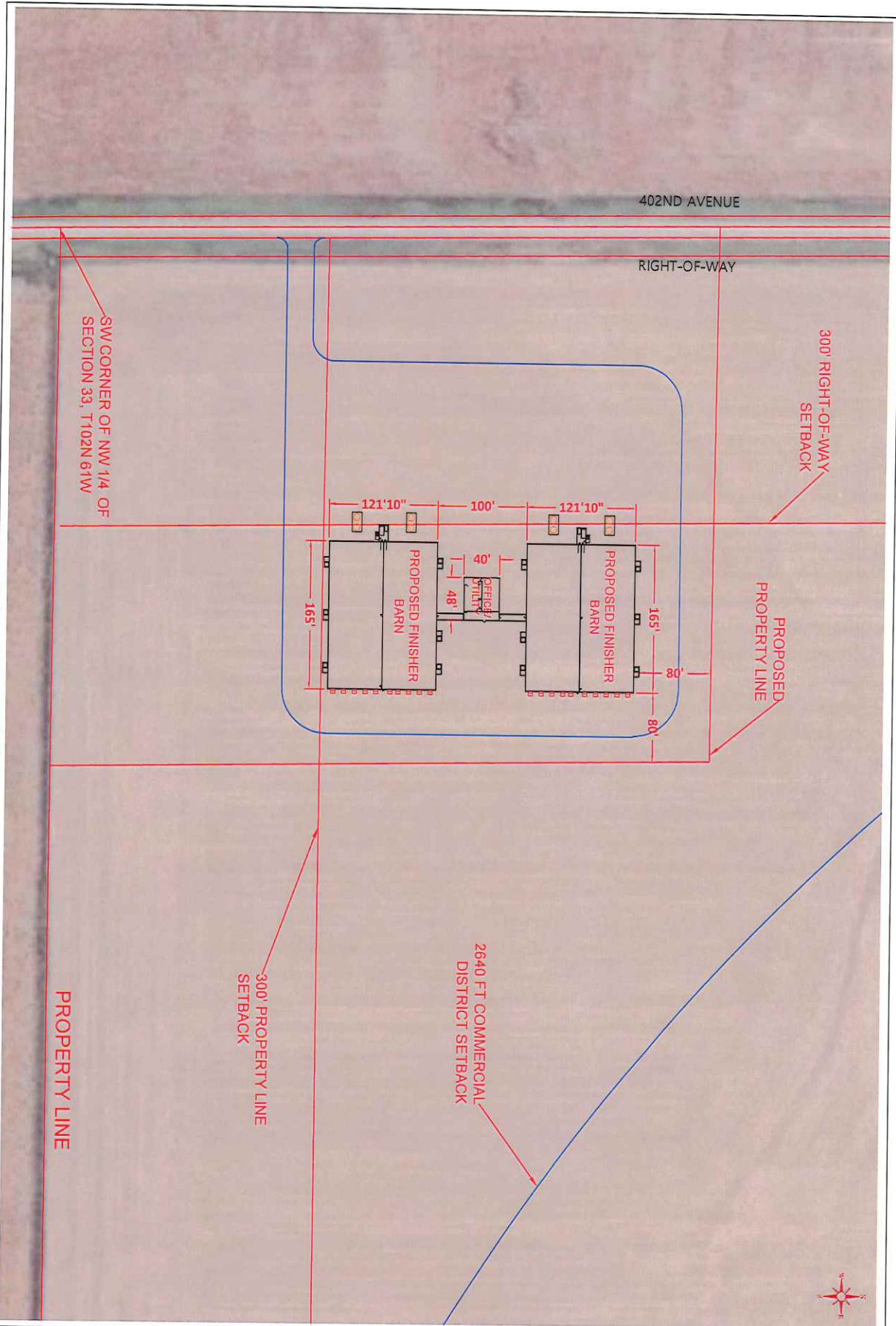
Brian Friedrichsen


Brian Friedrichsen, PE
Senior Environmental Engineer

APPENDIX A
MAPS AND PLANS



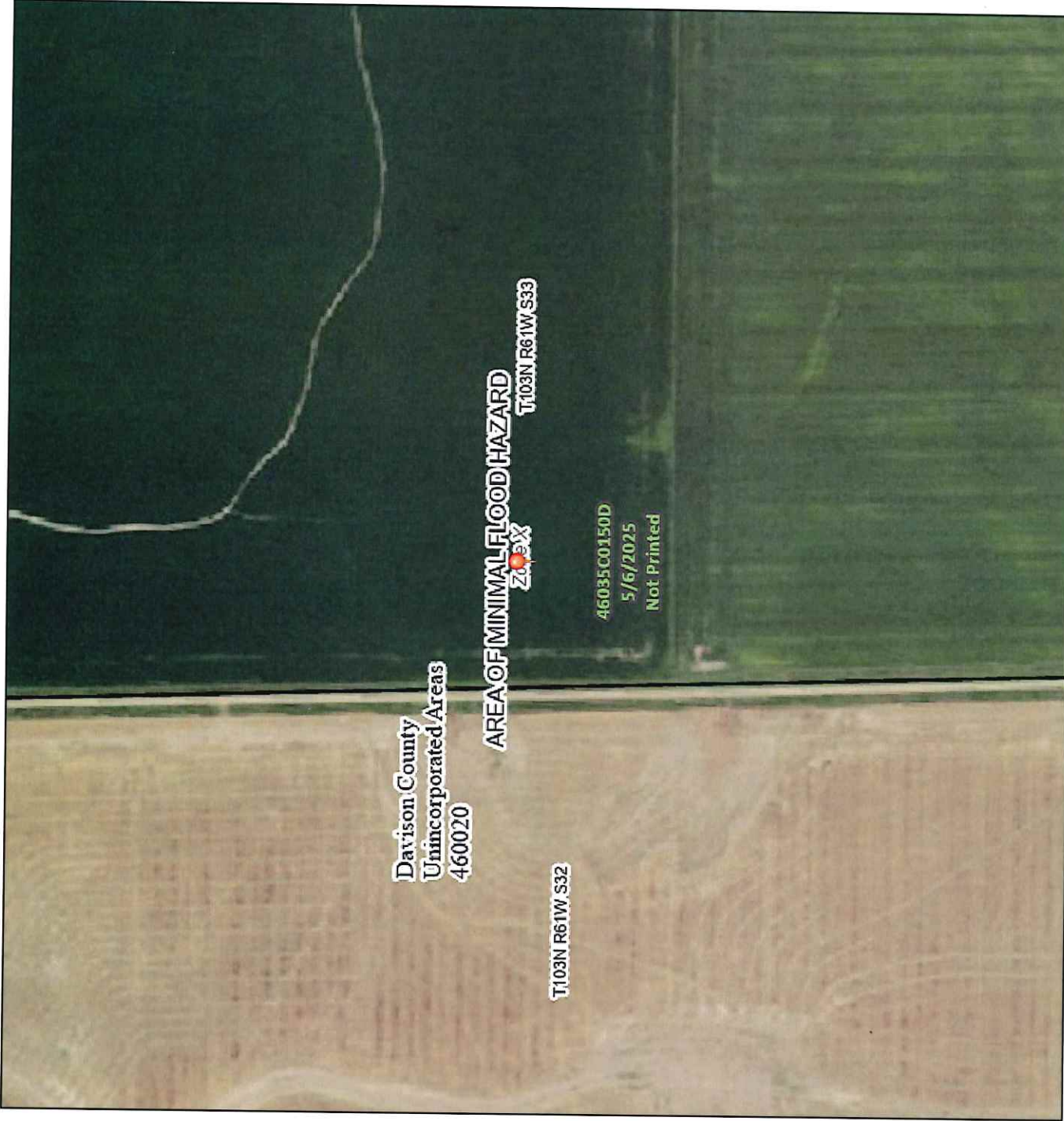
JOB NO. 1400 SCALE: 1" = 1000' DWG: S1		SETBACK MAP SWINE RIDGE LLC AWMS VANTAGE POINT SOLUTIONS		REV: DATE DESCRIPTION BY CHKD
		DATE: 5/18/26 DRAWN: FA CHECKED: BF	111 KANSAS AVE SE HURON, SD 57350	



JOB NO: 1400	SCALE: 1" = 100'	DWG: S2		SITE PLAN		REV.	DATE	DESCRIPTION	BY	CHKD
				SWINE RIDGE LLC AWMS		DATE:	5/18/26	DRAWN:	FA	CHECKED:
VANTAGE POINT SOLUTIONS				111 KANSAS AVE SE HURON, SD 57350						

National Flood Hazard Layer FIRMette

98°10'11"W 43°41'6"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/19/2025 at 5:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

98°9'34"W 43°40'40"N

1:6,000

Feet

1,500

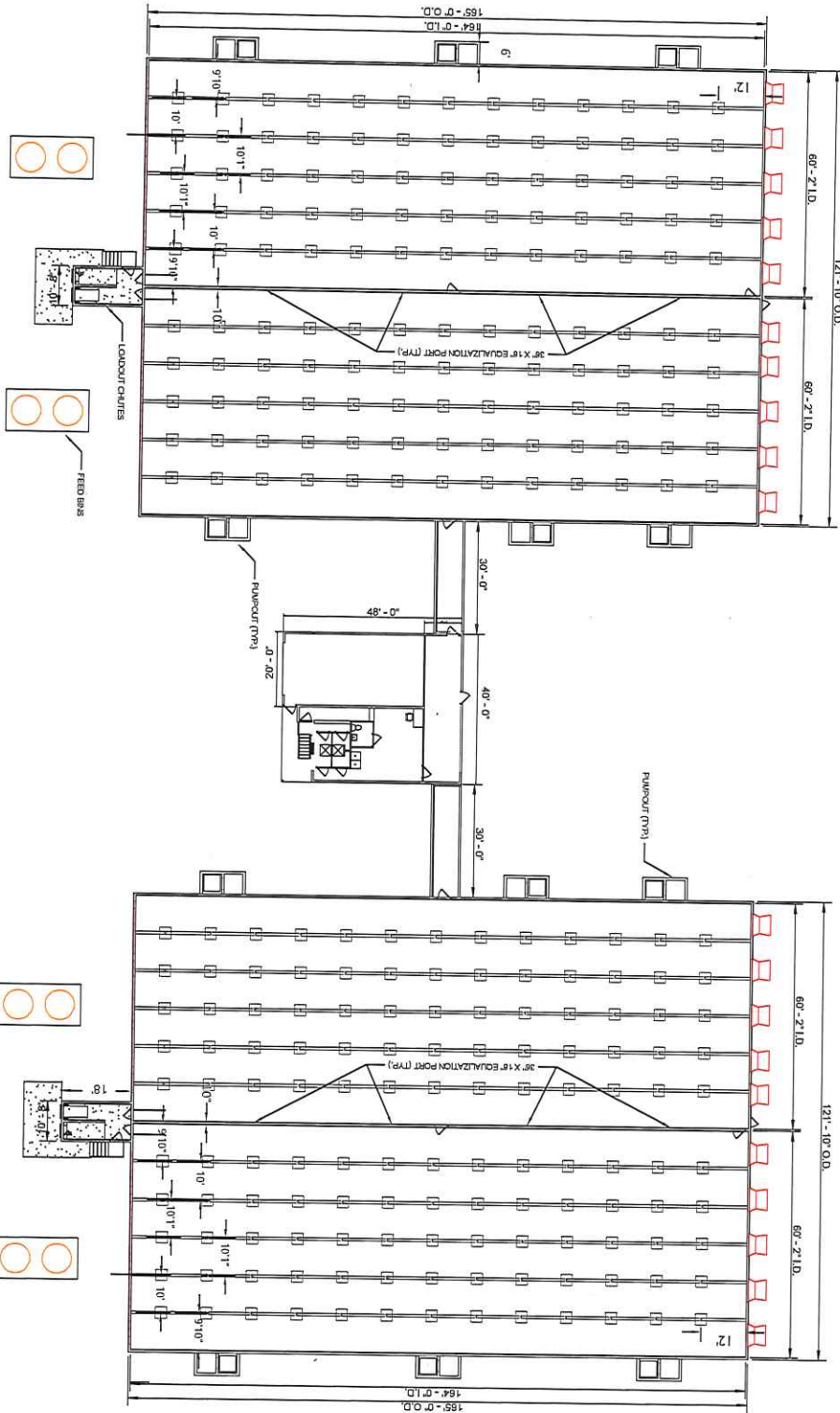
1,000

500

250

0

Basemap Imagery Source: USGS National Map 2023



DWG: P1
 SCALE: 1" = 30'
 JOIN NO: 1400

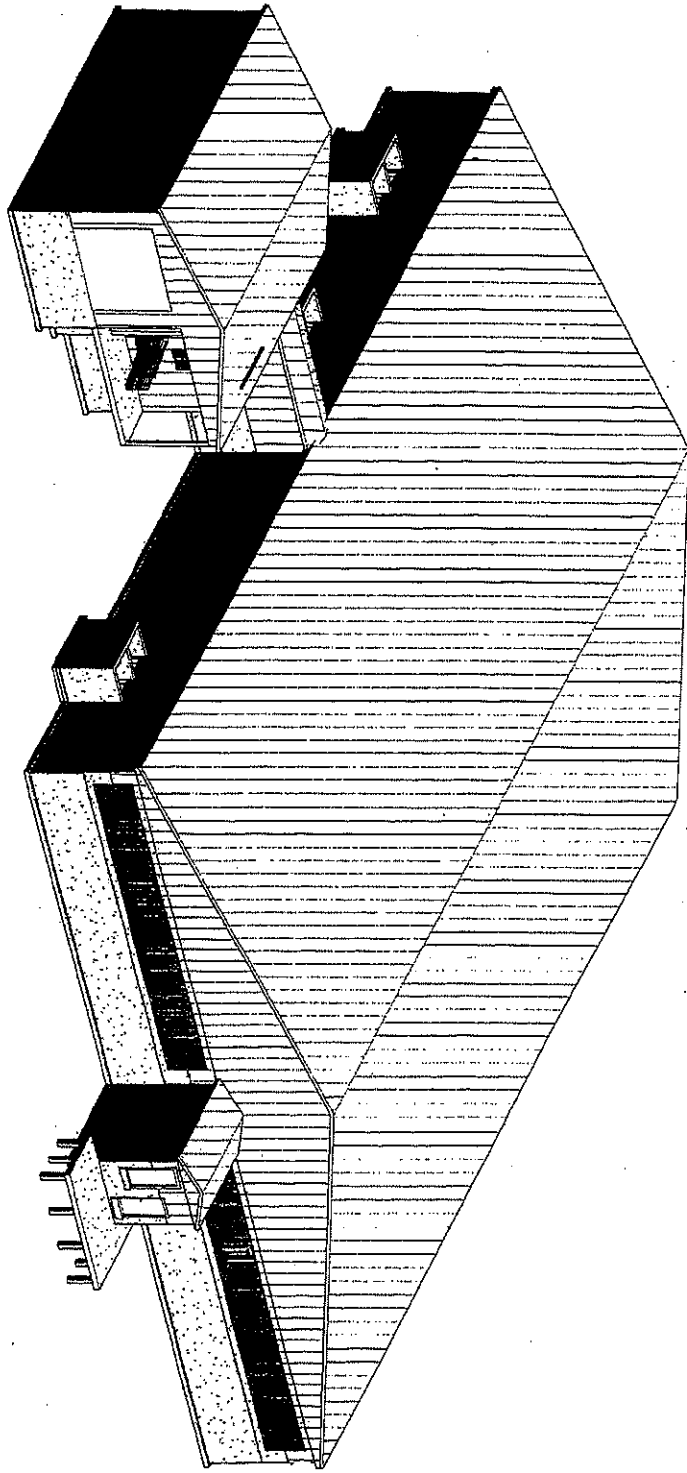


PIT PLAN
SWINE RIDGE LLC AWMS

VANTAGE POINT SOLUTIONS

REV.	DATE	DESCRIPTION	BY	CHKD
	5/18/26	FA	BF	

111 KANSAS AVE SE HURON, SD 57350



APPENDIX B

NUTRIENT MANAGEMENT PLAN

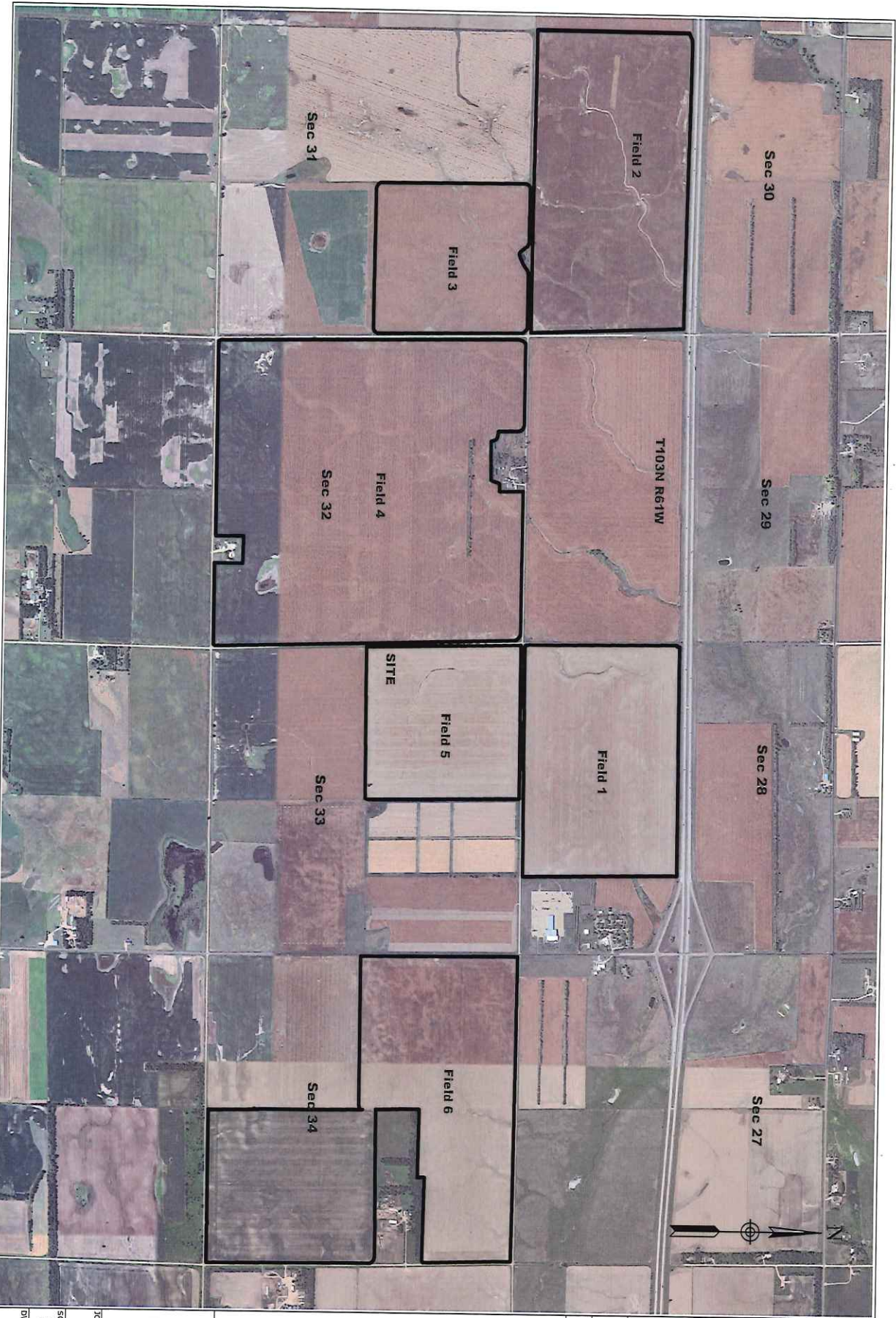
NUTRIENT MANAGEMENT PLAN
FOR
SOUTH DAKOTA ANIMAL FEEDING OPERATIONS

Field Information																										
Operator: Swine Ridge LLC County: Davison Date: 05/06/26																										
#	Line ID (include maps to illustrate location)	Name or Tract	Field #	Date added to Plan	Beginning acres in field	County	Soil map unit symbol	Field Location: (1/4 Section, Township, Range)	Predicted soil loss - Wind/Water (T/ac/yr)	Control of Land	100' Vegetated Buffer	Excluded acres	Irrigated	Winter Application	No-Till	Current Soil Test Levels										
																N lb/ac	Phosphorus (ppm)	K (ppm)	Organic Matter	Soil PH	Electric Conductivity (EC)	Soil Sample Date				
																0-2'	2-4'	0-6"	P Test	Surface	Sub-surface					
1	Line 1		1	5/6/26	237.4	Davison	ChB	SW 1/4 Sec. 28, T. 103, R. 61	1.0	Leased		4.3				27	19.6	19.6	Olsen			04/13/26				
2	Line 2		2	5/6/26	306.6	Davison	HkA	S 1/2 Sec. 30, T. 103, R. 61	0.7	Leased	23.9					39	48.5	48.5	Olsen			04/13/26				
3	Line 3		3	5/6/26	153.1	Davison	HkA	NE 1/4 Sec. 31, T. 103, R. 61	0.7	Leased	8.7					31	13.1	13.1	Olsen			04/13/26				
4	Line 4		4	5/6/26	602.2	Davison	HkA	All Sec. 32, T. 103, R. 61	0.7	Leased	7.3					6.8	21.6	21.6	Olsen			04/13/26				
5	Line 5		5	5/6/26	157.9	Davison	HkA	NW 1/4 Sec. 33, T. 103, R. 61	0.7	Leased	6.7					38	51.7	51.7	Olsen			04/13/26				
6	Line 6		6	5/6/26	422.2	Davison	ChA	SW 1/4 Sec. 34, T. 103, R. 61	0.4	Leased	0.0					40	105.9	105.9	Olsen			04/13/26				
7																										
8																										
9																										
10																										
11																										
12																										
13																										
14																										
15																										
16																										
17																										
18																										
19																										
20																										
21																										
22																										
23																										
24																										
25																										
26																										
27																										
															Total:		1,879.4									
Comments:																										

NUTRIENT MANAGEMENT PLAN
FOR
SOUTH DAKOTA ANIMAL FEEDING OPERATIONS

Part 3: Planned Nutrient Application																		
17.		31.		32.		33.		34.		35.		36.		37.				
Date: 05/06/26		Operator: Davison		County: Davison		Date: 05/06/26												
# Line	Field ID (include maps to illustrate location)	Name or Tract	Field #	Initial Nutrient Mgt. Plan - N based fields (acres)	Nutrient Recommendation - SDSU Extension Service EC-750			Manure application based on:	Phosphorus Risk Assessment	Nitrogen Risk Assessment	Commercial lbs/acre			Nutrients Applied Manure lbs/acre			Total lbs/acre	Estimated years to reapplication based on P ₂ O ₅ rate
					N	P ₂ O ₅	K ₂ O				N	P ₂ O ₅	K ₂ O	N	P ₂ O ₅	K ₂ O		
1	Line 1		1	233.1	0	0		Nitrogen need				0	0	0	0	0	0	N/A
2	Line 2		2	282.7	0	0		Nitrogen need	Low			0	0	0	0	0	0	N/A
3	Line 3		3	144.4	0	0		Nitrogen need	Low			0	0	0	0	0	0	N/A
4	Line 4		4	594.9	0	0		Nitrogen need	Low			0	0	0	0	0	0	N/A
5	Line 5		5	151.2	0	0		5 Yr. P Removal	Moderate			0	0	0	0	0	0	N/A
6	Line 6		6	0.0	0	0		No Application	No Application			0	0	0	0	0	0	0
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19																		
20																		
21																		
22																		
23																		
24																		
25																		
26																		
27																		
				1,406.3	N	P ₂ O ₅												
				Total lbs of N and P2O5 available for crops:	77,809	102,404												
				Total lbs of N and P2O5 required by fields:	181,775	60,939												

Comments: Adequate acres are available based on Nitrogen analysis. However, P2O5 is in excess of removal. At this rate, it will take approximately 14 year(s) to build all listed fields up to 50 ppm P (Olsen).



JOB NO: 1400 SCALE: 1" = 1500' DWG: F1		NMP FIELDS ROSEDALE HBI -SWINE RIDGE		REV.	DATE	DESCRIPTION	BY	CHKD
		VANTAGE POINT SOLUTIONS LLC		DATE:	5/19/26	DRAWN:	RR	CHECKED:
				1122 21st St. SW, HURON, SD 57350				

MANURE APPLICATION LEASE AGREEMENT

This Lease Agreement, made and entered into this 30 day of April, 2026 between Millan Acres hereinafter described as Landowner, and Swine Ridge LLC hereinafter described as Tenant, agree as follows:

1. Landowner leases to the Tenant the following described real property situated in Davison County, South Dakota for the sole purpose of spreading solid and/or liquid animal manure on the said premises.

Field Location (1/4 Section, Township, Range)	Acres Available	Landuse
<u>SW-sec 28-103-61</u>	<u>240</u>	<u>CROPS</u>
<u>S 1/2-sec 30-103-61</u>	<u>315</u>	<u>CROPS</u>
<u>NE-sec 31-103-61</u>	<u>160</u>	<u>CROPS</u>
<u>all-sec 32-103-61</u>	<u>625</u>	<u>CROPS</u>
<u>NW-sec 33-103-61</u>	<u>160</u>	<u>CROPS</u>
<u>N 1/4 + SE-sec 34-103-61</u>	<u>447</u>	<u>CROPS</u>
Total Acres (more or less)		<u>1,947</u>

2. Tenant shall be allowed to spread manure on the property owned by the Landowner described above at such regular intervals as are mutually agreeable by both parties. The spreading of manure, however, shall not interfere with the productivity, planting, growing and harvesting of crops on the above described premises.
3. Tenant and Landowner jointly agree to apply manure and/or commercial fertilizer at rates not to exceed crop nutrient needs using current soil and manure test results.
4. Tenant further agrees to comply with all local ordinances and state and federal environmental laws in the hauling and spreading of said animal manure.
5. This lease shall commence April 30, 2026 and terminate in 10 years on April 30, 2036. Upon expiration this lease shall automatically renew from year-to-year, upon the same terms and conditions, unless either party gives written notice to the other on or before April 30 of any given year of an election not to renew this Lease.
6. It is agreed that the Tenant listed above has sole authorization of spreading manure on the above described premises.
7. Other Conditions (Describe): _____

LANDOWNER Milla Acres by John T. Milla
 (Signature)
 Address: 25533 404th Ave
 City State Zip: Mitchell SD 57301
 Phone: 605-999-4589

TENANT Swine Ridge LLC by Damon Waldner
 (Signature)
 Address: 25533-404th Ave
 City State Zip: Mitchell, SD 57301
 Phone: 605-770-1928

APPENDIX C

OPERATION AND MAINTENANCE MANUAL

MANAGEMENT PLAN FOR FLY AND ODOR CONTROL

OPERATION AND MAINTENANCE MANUAL

for the

SWINE RIDGE, LLC SWINE FINISHERS ANIMAL WASTE MANAGEMENT SYSTEM

DAVISON COUNTY, SOUTH DAKOTA

May 15, 2026

DEC Project No. 1400

Producer: Swine Ridge, LLC
c/o Dennis Waldner

Address: 25986 Rosedale Road
Mitchell, SD 57301

Phone: (605) 239-4526

Project Location: SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 33, T103N R61W, Davison County,
SD

The Owner acknowledges responsibility for the proper operation and maintenance of the animal waste management system. Although the design is based on the best available technical knowledge, it must be recognized that any system creates some risks, and therefore needs to be properly operated and maintained, including periodic inspection. In addition, maximum efficiency cannot be obtained unless the system is properly operated and maintained so that it will function safely in its intended manner.

Recognizing this, this Manual has been prepared for operating and maintaining the system. The following items list the anticipated major as well as uncommon items of Operation and Maintenance for this system. It is recommended that the following list be reviewed and be used as a checklist to ensure major elements of operation and maintenance are consistently being observed.

I. Operation

A. Inspection:

1. Entire system weekly.
2. Land application sites daily when application of manure is occurring.
3. Depth of waste and/or wastewater in all containment structures.
4. All components for signs of damage or leakage.
5. Fences and safety signs, if applicable.
6. Inspect earthwork for signs of seepage, rodent damage, settlement, misalignment, excessive vegetative growth, or erosion.
7. Document all inspections on the form included with this manual, including all pertinent information.
8. If a discharge from the manure management system or land application site is found to have occurred, the producer must report the discharge as soon as possible, but no later than twenty-four hours after the discharge was discovered. The discharge must be reported to the State of South Dakota at (605) 773-3351, or (605) 773-3231 after normal business hours.

B. Daily Operation:

1. Confine travel of vehicles and livestock to designated areas to prevent erosion and enhance vegetation.
2. Maintain grades around buildings to assure positive surface drainage away from the structures in all directions. Fill any settled areas which may collect water.
3. Empty pits as needed to maintain adequate freeboard (minimum of 1 foot is required) and storage capacity. If the maximum operating level is exceeded, storage capacity must be restored within 14 days by properly land applying wastewater from the pits according to the nutrient management plan.
4. The contents of the pits should be agitated during removal of wastes to prevent buildup of solids and sludge.

- ____ 5. Prepare an annual nutrient management plan based on actual analysis of nutrient levels in both the manure and the soil.
- ____ 6. As needed, apply wastes as determined by nutrient tests and nutrient management plan.
- ____ 7. Whenever possible, apply downwind from any residences. Avoid applying on calm, humid days, since these conditions restrict the dispersion and dilution of odors. Application on weekends or holidays, when people in the area are more likely to be outdoors, should also be avoided.
- ____ 8. Application of waste on saturated, snow-covered, or frozen ground is not planned. If unavoidable circumstances necessitate application under these conditions, even in an emergency, the producer is aware that this is a violation of the DENR General Permit.
- ____ 9. Do not apply waste material immediately after rain or within twelve hours of forecasted rain unless it can be immediately incorporated into the soil.
- ____ 10. Do not apply waste (solids and liquids) at a rate which exceeds the annual nitrogen needs of the crop or at a rate that produces runoff. No more than two inches should be applied at any one time.
- ____ 11. Manure transport from the source to the application fields shall use a pump and temporary pipeline method from the source to the applicator. Tanker haulage on area roads will not be used.
- ____ 12. Manure application shall be by injection.
- ____ 13. Monitoring and automatic shutoff measures shall be utilized when pumping manure to minimize spillage in the event of equipment failure.
- ____ 14. Temporary pipeline shall not be placed over public roads when applying. Suitable arrangements shall be made with the road authority for placing temporary pipelines through existing or installed conduits beneath the road surface when crossings are necessary.
- ____ 15. Keep records of the fields, days, temperature and wind direction when manure was applied using the form supplied with this manual.
- ____ 16. For safety, cover all openings to pits when not in use. Be certain the covers provide ventilation as explosive, poisonous, and suffocating gases are produced. This applies to all enclosed areas where manure is present.
- ____ 17. Extreme care must be exercised before entering any enclosure for maintenance. This should include operations by experienced and knowledgeable workers **in pairs**, making use of appropriate safety equipment, such as a harness, forced ventilation, or the use of an oxygen mask. All operators should familiarize themselves with gas problems, special wiring needs and ventilation needs. "**NO SMOKING**" or similar signs to warn against ignition hazards should be posted to warn persons of explosion danger at any pump pits or other enclosed, poorly ventilated areas in which combustible gasses might accumulate.

- ____ 18. All provisions of the General Water Pollution Control Permit for Concentrated Animal Feeding Operations must be followed. The producer should review the permit in entirety.

II. Maintenance

- ____ 1. Repair any earth work, or erosion thereof, to original grade. Grade must maintain a slope away from the building in all directions to prevent outside runoff from entering. The tops of the berms should also remain graded to drain rainfall to the outside of the containment.
- ____ 2. Repair and revegetate any areas of significant erosion.
- ____ 3. Repair any damaged system components.
- ____ 4. Seal any areas where seepage is noted. Cracks in concrete structures must be sealed with a suitable high modulus sealant.
- ____ 5. Repair fences, covers, and safety signs, if applicable, to original specifications if damaged.
- ____ 6. Remove and dispose of trash and debris that will affect the aesthetics or functioning of the system.
- ____ 7. Remove or reduce any animal carcasses as soon as possible to prevent nuisances from odor, rodents, insects, or disease.
- ____ 8. Remove any trees growing adjacent to the containments to prevent root damage to the structures.

I have reviewed the above Operation and Maintenance Manual for my Waste Management System and agree to provide the necessary resources to properly implement its provisions.

Operator

Date

MANAGEMENT FOR FLY AND ODOR CONTROL PLAN

for the

SWINE RIDGE, LLC SWINE FINISHERS ANIMAL WASTE MANAGEMENT SYSTEM

DAVISON COUNTY, SOUTH DAKOTA

May 2026

Project No. 1400

Producer: Swine Ridge, LLC
c/o Dennis Waldner

Address: 25986 Rosedale Rd
Mitchell, SD 57301

Phone: (605) 239-4526

Project Location: SW ¼ of the NW ¼ Section 33, T103N R61W, Davison County, SD

This plan is provided to describe the Best Management Practices (BMPs) that will be implemented to minimize any nuisance created by flies and odors from the proposed swine confinement. The BMPs described have been utilized at other facilities and have been reported to be useful. This plan deals with odor and fly control in the three most vital phases, which are the manure storage areas, the land application of manure, and the disposal of dead animals.

I. Manure Storage Areas

All waste produced on the site will be contained in pits beneath the buildings. The pits have been designed to meet DANR and NRCS design standards to provide adequate capacity for manure storage on an annual basis, which will result in a totally contained system. The absence of external components or transfer structures will eliminate the possibility of manure being spilled or exposed to the outside atmosphere during normal operation.

The configuration of the buildings and pits will minimize odors by allowing the animals to remain dry. The slatted floors above the pits will remove the waste from contact with the animals as soon as possible. The ventilation air being moved through the growing area will therefore have minimal contact with manure before being exhausted. The ventilation of the barn will be reduced in the wintertime to minimize the amount of cold outside air into the barn, resulting in greatly reduced odors at this time. Cold temperatures will accomplish insect control during this period as well.

Improved feeding and nutrition programs in the swine industry constantly seek to increase feed conversion, which in turn helps to limit manure solids, which are the primary odor producing component of manure. Bacterial pit additives designed to promote digestion of odor producing solids can also be added to the pits on a periodic basis.

Final disposal of the manure will be by land application at rates that do not exceed the agronomic requirement of the crop to be grown and allow beneficial utilization of the manure nutrient content as fertilizer.

Since higher winds tend to disperse odors by agitating odors, windy days are when odors are usually noticed the least. On calm days or days with light winds, odor is transported without being agitated.

For areas around the barns, pesticide, especially in powdered form, can also be used to control insects. Timing of manure removal from the building in the spring and fall of the year will generally result in this activity occurring during periods of cooler weather when both insects and odor causing microbiological organisms are less active. The periodic use of professional pest control services which utilize sprays or fogging to eliminate insects is also a common practice in the industry.

Rodent control will be aided by the fact that the configuration of the buildings and pits offers little shelter for these animals. Control of rodents and insects is also in the best interests of the operation for reasons of sanitation and biosecurity. For areas around the building walls, solid poison and traps can be used to control rodents and keep burrowing from occurring near the concrete. These services can also be provided by professional control services.

II. Manure Land Application

Guidelines set forth in the DANR General Permit shall be used as guidelines to follow for land application of manure. Details of these guidelines can be found in the Nutrient Management Plan for this facility. Many of these guidelines were written with the control of odors in mind. Facilities must have adequate manure storage capacity to store manure over the winter, as manure should not be applied to frozen ground.

To best control odor, the times for manure land application should be chosen carefully. Since higher winds tend to disperse odors faster, windy days are best. Days that are humid and calm, or have slight winds, should be avoided, as these conditions can result in the transport of odors over distances without dispersal. For the convenience of any neighbors, manure land application should be avoided on weekends, holidays, evenings, or any other times where people are likely to be involved in outdoor recreational or leisure activities. The Operation and Maintenance Manual for the facility outlines these best management practices (BMPs) for easy reference by the operator. All required manure application setbacks as required by DENR and Davison County have been included in the Nutrient Management Plan.

The DANR General Permit requires liquid manure that is land applied to non-vegetated cropland (other than no-till) to be injected or incorporated immediately. In addition to greatly reducing the potential for surface water contamination, this practice serves to remove the source of odor by mixing it into the soil. This also will remove the source of attraction for flies and other insects. Equipment designed to inject or incorporate manure in this manner also keeps the manure totally contained between removal from the source and incorporation by utilizing a pump and pipeline arrangement between the source and the field. Therefore, minimal odor will be produced during transport and land application, and the likelihood of spills will be greatly reduced. This method of application also results in much less wear of area roads.

In accordance with the Nutrient Management Plan, records must be kept regarding land application of manure. The date, time, location, wind direction, temperature, and amount of manure applied should be included whenever land application of manure takes place. These requirements were designed to eliminate over-application of manure and prevent runoff, excess odor, or other pollution by increasing the operator's awareness of proper land application practices.

The fields noted for manure application from the proposed facility have been previously included in the owner's existing Nutrient Management Plan for the existing facilities.

III. Disposal of Dead Animals

Mortalities from the proposed facility will be removed from the site and composted on the existing solid manure storage/composting structure located at Rosedale Colony.

Summary

The Best Management Practices that have been described above are fully expected to minimize nuisances from odors and insects at this facility. While some production of odor is inevitable, it is possible through concerted effort and careful attention to keep both the intensity and frequency of odors and insects at a level where area residents are not inconvenienced.