

PLANNING COMMISSION MINUTES

June 2, 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(arrived at 7:03PM), Chris Nebelsick, & Karen Wegleitner.
 - Absent: Dave Anderson.
 - Guests: Jerry Buchholz, Lance Olsen, Larry Olsen, Jason Rhoades, Dan Weiss, Bryan & Cindi Dixon, Mike Musick, Brian Friedrichsen, Dennis Waldner, Dave Waldner, Mark Waldner, Brad Greenway, Kiera Leddy, Ken Schlimgen, Doug Dailey, Jane & Roger Rhoades, & Jay Smith
3. Consider the amended agenda. Added agenda items # 10 & 11. These agenda items have been moved to # 9 & 10 to be heard before the CUP application.
 - Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Lewis Bainbridge, to approve the May 5, 2026 proposed minutes. All members voted aye, motion carried.
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.

This request is located in Gov. Lot 2 of the NW1/4 of Section 19, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The plat presented is part of the next phase of Jakob's finishing barn project, which received approval in May. The applicant is proposing to plat approximately 5 acres for the construction of the barn. No setback variances are required, as the proposed structure will meet the required 300-foot setback from the west and south property lines. The north and east property lines are under the same ownership, eliminating any setback concerns on those sides. The board had no issues with the Plat.

- 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 – absent, motion carried.

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.

This request is located in Lot B in the NW1/4 of Section 25, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: Bryan and Cynthia Dixon are requesting approval to divide their property into two lots. Variances are requested for the proposed lot sizes and lot widths. The Dixons will retain ownership of Lot 1, while Lot 2 will be transferred to their son. An access easement is included to provide access to Lot 1, as the driveway will be shared between the two lots.

Since purchasing the property, the Dixons have made significant improvements, including cleaning up the site, demolishing an old structure, and constructing a new building. The Board inquired whether the two lots would have separate utilities. Mr. Dixon stated that the utilities will eventually be separated; however, the water service will remain shared for the time being due to the associated expense.

- 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.

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.

This request is located in Lot B in the NW1/4 of Section 25, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: There were no additional comments or concerns with the Plat.

- Motion by Mike Blaalid, 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.

9. Consider a Plat requested by Daniel & Constance Boehmer of Tract A of Boehmer's Addition, in the SW1/4 of Section 35 T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in S.660' of the E.1320' of the SW1/4 of Section 35, T 101 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Daniel Boehmer is requesting approval of a plat for his property in order to obtain a building permit for the construction of a feed shed. The property is currently described by metes and bounds, requiring it to be platted before a building permit can be issued. The Board reviewed the proposed plat and expressed 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.

10. Consider a Plat requested by Doug & Jen Dailey of Lot 1 of Dailey Addition, in the SW1/4 of Section 11 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SW1/4 of Section 11, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: Doug and Jen Dailey are requesting to plat property for the construction of a residence. The proposed plat is located within the ETJ (Extraterritorial Jurisdiction) and will be reviewed by the county; however, all zoning requirements will be governed by the city's ordinances. Access to the property will be provided through an access easement from Scenic Court Drive, and a water line easement is proposed from N. Foster Street.

The Board inquired about the proposed water source for the residence. Mr. Dailey stated that he is currently working with Rural Water to establish service to the property.

- Motion by Ray Gosmire, 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, Blaaid – aye, Anderson – absent, motion carried.

11. 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.

This request is located in NW1/4 of Section 33, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: Deputy Administrator Wegleitner explained there were two concerned neighbors who reached out, one was by email opposing the application and one was by letter addressing their concerns and conditions if the application was approved. Dennis Waldner, representing Rosedale Colony dba Swine Ridge LLC, presented a proposal to construct a livestock facility with a capacity of 1,920 animal units, equivalent to approximately 4,800 head. Mr. Waldner explained that manure generated from the operation will be applied to farmland owned by John Millan. The manure application is planned for October and November and will be incorporated into the soil by knifing it into the ground.

Board Questions and Responses:

1. Would you be willing to plant trees?

Mr. Waldner stated he would have no issues planting trees around the site.

2. Who will own the land and structures?

Mr. Waldner explained that the colony will own both the land and the barns. They are currently negotiating the amount of land to purchase but anticipate acquiring approximately 10 acres.

3. How many acres are needed for manure application with that many head of livestock?

Mr. Waldner stated he was unsure of the exact acreage required but indicated they have sufficient land available to meet state requirements.

4. Are there plans for future expansion?

Mr. Waldner stated there are no plans for expansion and that the proposed facility will consist of only the two barns.

5. Were other sites considered?

Mr. Waldner explained that two other sites were evaluated before selecting the proposed location. One site was determined to be unsuitable, and the other was not available because Mr. Millan declined the request. The proposed site was ultimately chosen because it is centrally located for manure application.

Public Questions and Concerns:

Several neighboring landowners and interested parties provided their concerns regarding the proposed application. Lance Olsen stated he owns property near the proposed site and expressed concerns that the township road proposed for access is narrow and susceptible to flooding during heavy rains, potentially increasing flooding issues on neighboring properties. He indicated he had spoken with John Millan and suggested relocating the facility approximately one mile west to a county oil road. Jason Rhoades, who resides south of the proposed barns, stated he has invested significant time and resources into his property and expressed concerns regarding odor, water runoff, erosion, and the potential impact on existing drain tile systems. He requested that, if approved, the facility include a buffer of multiple rows of trees to help mitigate noise and odor. Jane Rhoades voiced concerns about potential contamination of her well from manure applications. Jay Smith stated he was neither for nor against the proposal but expressed concerns about odor, truck traffic, noise, and the amount of manure that can be safely applied to area farmland without damaging soil quality. Larry Olsen stated his primary concerns were the capacity of the township roads to handle increased traffic and the impact of the facility on the rural character of the neighborhood, again requesting the facility be relocated further west. Mike Musick also expressed concerns regarding odors, particularly during periods of strong winds.

Kiera Leddy, attorney for the applicants, stated the proposal meets all applicable ordinance requirements and explained that the applicants are committed to being good neighbors and are willing to exceed minimum requirements. She noted that odor-control measures, including the use of additives, are being considered and referenced a road agreement with Beulah Township included in the application materials. Brad Greenway, a member of the township board, stated the applicants had met with the township to discuss traffic routes and road-use options. During discussion with the board, the applicants confirmed they would be willing to repair roads if necessary and would open the road during winter weather events.

Brian Friedrichsen, the engineer hired by the applicants, reviewed the nutrient management planning process and explained that a plan is being developed in coordination with DANR. He stated the barns will utilize a self-contained manure storage system, limiting the potential for groundwater contamination, and that any water spills would remain contained within the barns. He further indicated the applicants are willing to install buffers to address erosion concerns and that mortalities would be transported to the colony for disposal as needed. The applicants explained that manure would be injected into the soil at an approximate depth of six inches and that DANR reviews all

fields receiving manure to ensure nutrients are applied at agronomic rates and to prevent overapplication. They stated feed deliveries are anticipated to occur approximately four times per week, along with occasional livestock loading and unloading traffic. The applicants also noted that noise levels are expected to be minimal due to the enclosed nature of the facility and limited staffing, and that odor-control systems may be operated on-site to further reduce odors.

Prior to considering a motion, the board requested that the requirements contained in Section 11:06(A)(2) of the zoning ordinance be displayed and reviewed.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit to the Board of Adjustment, subject to the conditions that the applicants plant trees as a buffer and update the road haul agreement to include provisions for road maintenance. Motion carried.

Roll call vote:

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

12. Additional Comments from the Group

- None

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

14. Set date and time for next meeting – Tuesday, July 7, 2026 @ 7:00 PM.

15. At 9:00 PM, a motion was made by Lewis Bainbridge, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines/Steve Thiesse

Planning Commission Chairperson/Vice-Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning