

PLANNING COMMISSION MINUTES

July 7, 2026

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson, Ray Gosmire, Chris Nebelsick, Jeff Bathke, & Karen Wegleitner.
 - Absent: Lewis Bainbridge and Mike Blaalid.
 - Guests: Lyle Bode, Mark Hetland, Dennis Waldner, Larry Olsen, Stacey Patrick, & Brian Wieczorek.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Dave Anderson, 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 Ray Gosmire, to approve the June 2, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Brian Wieczorek & Stacey Patrick of +/- 16 acres, creating a lot of +/- 9 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in W1/2 of the NE1/4 of Section 23, T 104 N, R 62, 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: The applicants, Brian Wieczorek and Stacey Patrick, are platting approximately 9 acres containing the former farmstead for the purpose of selling it. They no longer reside in the area and would like to transfer the old farmstead to a new owner. The surrounding agricultural land will remain in their ownership.

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

Roll call vote:

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

7. Consider a plat requested by Brian Wieczorek & Stacey Patrick of Tract A of Rondeevoo Addition, in the NW1/4 of the NE1/4 of Section 23, T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in W1/2 of the NE1/4 of Section 23, T 104 N, R 62, 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 issues or concerns with the plat.

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

Roll call vote:

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

8. Consider a variance application requested by Swine Ridge LLC of +/- 130', creating a side yard setback of +/- 170' from the proposed finishing barn to the north property line & +/- 130', creating a rear yard setback of +/- 170' from the proposed finishing barn to the

east property line, where the required setback is 300' in the Agricultural District for a CAFO. +/- 35', creating a setback of +/- 40' on the east property line & +/- 35', creating a setback of +/- 40' on the north property line, where the minimum setback is 75' for a shelterbelt in 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 Variance application. The applicant was present to answer questions.

Discussion: The Board asked what had changed from the original proposal to plat 10 acres. The applicant explained that the acreage increased from 10 acres to just over 13 acres because the Millans decided the narrow strip of land to the south had little value to them and could be included with the previously agreed-upon 10 acres.

The Board also asked what types of trees would be planted within the proposed shelterbelt. The applicant stated that a decision has not yet been made, as they plan to consult with the Conservation Office after the county approval process is complete.

Larry Olson, the abutting property owner to the south, asked how far the shelterbelt would be located from his property line. The shelterbelt will be approximately 170 feet from his property line.

- 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 – absent, Nebelsick – aye, Blaaid – absent, Anderson – aye, motion carried.

9. Consider a plat requested by Swine Ridge LLC of Swine Ridge Tract 1, a subdivision of the NW1/4 of Section 33 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

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 Plat proposal. The applicant was present to answer questions.

Discussion: There were no additional comments on the plat.

- 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 – absent, Nebelsick – aye, Blaaid – absent, Anderson – aye, motion carried.

10. Consider a plat requested by O.L. Bussmus Farms, Inc. of Tract 1 & Tract 2 of Orville's 1st Addition, in the SE1/4 of Section 25 T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of Section 25, T 104 N, R 62, 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 applicant is platting the property to separate the pasture ground from the cropland for the purpose of selling it. Both Tract 1 and Tract 2 have access from 400th Avenue; however, a portion of 400th Avenue is unimproved. The Board discussed concerns regarding access to Tract 2. After review and discussion, the Board approved the plat as amended.

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

Roll call vote:

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

11. Consider a plat requested by O.L. Bussmus Farms, Inc. of Tract 1 & Tract 2 of Orville's 2nd Addition, in the SW1/4 of Section 30 T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in SW1/4 of Section 30, T 104 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 applicant is platting the property to separate the pasture ground from the cropland for the purpose of selling it. Both Tract 1 and Tract 2 have access from 400th Avenue; however, a portion of 400th Avenue is unimproved. The Board discussed concerns regarding access to Tract 2. After review and discussion, the Board approved the plat as amended.

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

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – absent, Nebelsick – aye, Blaaid – absent, Anderson – aye, 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, August 4, 2026 @ 7:00 PM.

15. At 7:35 PM, a motion was made by Dave Anderson, seconded by Chris Nebelsick, 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