

PLANNING COMMISSION MINUTES

January 7, 2025

1. Deputy Administrator Wegleitner called the meeting to order at 1:15 P.M.
2. Election of 2025 Planning Commission Officers.
 - Deputy Administrator Wegleitner called for nominations for Chairperson. Motion by Lewis Bainbridge to nominate Bruce Haines, seconded by Dave Anderson. Dave Anderson called to cease nominations and cast a unanimous vote, seconded by Ray Gosmire. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
 - Deputy Administrator Wegleitner called for nominations for Vice Chairperson. Motion by Bruce Haines to nominate Steve Thiesse, seconded by Chris Nebelsick. Lewis Bainbridge called to cease nominations and cast a unanimous vote, seconded by Chris Nebelsick. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
 - Deputy Administrator Wegleitner turned the meeting over to the Chairperson.
3. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
 - Absent: Mike Blaalid.
 - Guests: Troy Haag and Ken Johnson
4. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
5. Declare conflicts of interest. None.
6. Consider the previous minutes. Motion by Steve Thiesse, seconded by Ray Gosmire, to approve the December 3, 2024 proposed minutes. All members voted aye, motion carried.
7. Public input for items not on the agenda. Hearing none, the meeting continued.
8. Consider a variance application requested by Ken Johnson of +/- 45', resulting in a front yard setback of +/- 30' for the proposed garage, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 18 of River Bluffs Addition in the NW1/4 of Section 12, T 103 N, R 60, 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 residence will be moved back to 30' to comply with the variance permit granted in 2021. Mr. Johnson would like to build a garage. He stated the garage may change from what is shown today, but it will be 30' from the front.

 - Motion by Chris Nebelsick, 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 – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.
9. Consider a Plat requested by Nick & Kim Lorang of Lot 3 of Lorang's Addition in the S1/2 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 S1/2 of the SE1/4 of Section 22, T 103 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 not present to answer questions.

Discussion: Kim & Nick Lorang are platting Lot 3 to clean up the rest of the land described by measurements. No variance in lot size will be needed as no residence will be built on the lot.

- Motion by Dave Anderson, 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, Blaallid – absent, Anderson – aye, motion carried.

10. Consider a Plat requested by Michael & Jean Haley of Lot 3 of Haley Addition in Government Lot 4 of the NW1/4 of Section 3, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Government of Lot 4 of the NW1/4 of Section 3, 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 not present to answer questions.

Discussion: Michael & Jean Haley are platting out Lot 3 for a family member. This lot is located within the ETJ and will go through the city as well. There is a 20' wide private access easement for ingress and egress to Lot 3 shown on the Plat.

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

11. Consider a variance application requested by Troy and Annie Haag of +/- 75', creating a setback of +/- 0' on the north property line & +/- 75', creating a setback of +/- 0' on the west property line, where the minimum setback is 75' for a shelterbelt in the Agricultural District.

This request is located in Haag Tract 1 in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 28, T 101 N, R 60, 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: Troy Haag would like to clean up his existing shelterbelt. He is working with the Davison County Conservation District, and they suggested doing the cleanup in sections. Mr. Haag stated he spoke with the colony, the abutting neighbor, and they have no issues with the project. He stated the kind of trees presented today might change in the future based on the conditions presented when planting the next section of trees and the next section could be planted in 10 years. Mr. Haag will stay 75' from the front as shown in his plan.

The board stated they like to see shelterbelts cleaned up and as long as the colony is good with it, they are as well.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Variance Permit with the removal of the active requirement referenced in

Section 12:06(B)(6) in the Davison County Zoning Ordinance to the Board of Adjustment.

Roll call vote:

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

12. Ordinance Update Discussion.

Concentrated Animal Feeding Operations (CAFO):

The board discussed if any changes were needed to the setbacks for concentrated animal feeding operations. After an explanation of previous CAFO locations and distances from residences from Administrator Bathke, the board will not recommend any distance changes to the Commission. The Planning & Zoning Office works with the applicant to find a suitable location prior to presenting to the Planning Commission.

Pipelines:

The board discussed if any setbacks were needed for pipelines. Administrator Bathke gave an explanation of the proposed Summit Pipeline, as well as the positive input from the Davison County landowners where the pipe will run and the concerns of one neighbor, who is approximately 1/2 mile from the proposed pipeline route. Discussion included if any restrictions were put on pipelines, they would be for all hazardous pipelines and not specific to CO2 pipelines. The board felt the negotiation should be between the company and landowners. Commission Member Bainbridge questioned damage to drain tile, which Administrator Bathke explained all tile would be repaired. The Commission decided to wait till after the Legislative Session to see if any regulations are made at the State level.

Wind Energy Systems:

The board discussed if any setbacks were needed for wind energy systems. Administrator Bathke gave an explanation of the ordinance drafted several years ago, which was not implemented by the County Commission. Therefore, Davison County does not have a wind energy section in the current ordinance. The draft was developed by the Planning & Zoning Department by reviewing several other ordinances, as well as input from a wind energy system installer. The board will revisit the ordinance in April, which will give Planning & Zoning time to review the existing ordinance for format and errors.

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – February 4, 2025 @ 1:15 P.M.

15. At 2:30 P.M., a motion was made by Dave Anderson, seconded by Bruce Haines, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES
February 4, 2025

1. No Meeting.

PLANNING COMMISSION MINUTES

March 4, 2025

1. Vice Chairperson Thiesse called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Lewis Bainbridge & Jeff Bathke.
 - Guests: Brad James, Jeff Nicholson, Chuck Mauszycki, Joe Schroeder, Don Petersen, & Tonya Klingaman
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Dave Anderson, to approve the January 7, 2025 proposed minutes. All members voted aye, the motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a variance application requested by Bradley James of +/- 32', creating a setback of +/- 43' from the proposed house addition to the east property line, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is located in Lot 2 in the SE1/4 of Section 13, T 103 N, R 60, 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: Brad James came in for a building permit to add an addition to the south side of his house, where he was informed, he must apply for a Variance Permit due to his house being less than 75' from the front right-of-way. Deputy Administrator Wegleitner explained the house was built in 1975 and the ordinance was adopted in 1996, which means the house is grandfathered until "messed with."

The board discussed the differences between a non-conforming vs conforming structure, potential for development & the floodplain.

 - Motion by Steve Thiesse, 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 – aye, Anderson – aye, motion carried.

8. Consider a conditional use application requested by Jeff Nicholson to operate auto sales or vehicles, including trailers in the Agricultural District.

This request is located in Lot A of G.G. Plamp's First Addition in the SE1/4 of Section 3, T 104 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: The Planning and Zoning office received a complaint about vehicles being brought to Jeff Nicholson's property. After looking into the complaint, vehicles and trailers were discovered lined up in front of his property. Jeff Nicholson explained he likes to collect cars, fix them up and sell some of them. The property is owned by his

grandfather, but he lives there and takes care of the place. He has been cleaning it up a little bit at a time since he took it over and the board stated the property looks well kept. The board asked if he had obtained a dealership license. Jeff explained that a dealership license is required if you sell 5 or more vehicles and don't need one at this time. It was asked if he uses signs for advertisements and Jeff stated he relies on social media and word of mouth. The board decided to recommend approval with no conditions.

- Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

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

9. Consider a Plat requested by CJM Consulting, Inc. of Lots 2B, 2C, and 2D, a Subdivision of Lot 2, Block 4 of Westwood First Addition, a Subdivision of the NW1/4 of Section 16, T 103 N, R 60, West of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota.

This request is located in Lot 2, Block 4 of Westwood First Addition, a Subdivision of the NW1/4 of Section 16, 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 not present to answer questions.

Discussion: The property being platted is located in the ETJ, Extra-Territorial Jurisdiction, and will follow the City of Mitchell's Zoning Ordinance. The city has approved the Plat. There is an access easement for Lots 2B, 2C & 2D. The portion of land being platted is all in the county, but the surrounding land was annexed into city limits. The County Commission approved a liquor license for the whole land and once platted, the liquor license will be transferred to lot 2B as this is the location of the steakhouse. There are a few more steps in the overall goal of their plan.

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

10. Consider a variance application requested by PZ Partnership of +/- 6 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, 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: PZ Partnership is platting out 6 acres for one of the partner's son, Taylor Feterl, to build a residence. Pat and Taylor Feterl started this process back in November of 2024, where Pat, Taylor's father, purchased around 52 acres with plans to Plat another lot for Taylor to build on.

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

11. Consider a Plat requested by PZ Partnership of Lot 1A, a subdivision of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 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: There were no comments or concerns about this Plat.

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

Roll call vote:

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

12. Consider a Plat requested by 4K Land Group LLC of Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a Subdivision of the SE1/4 of Section 6, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of Section 6, 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 not present to answer questions.

Discussion: The property being platted is located in the ETJ, Extra-Territorial Jurisdiction, and will follow the City of Mitchell's Zoning Ordinance. Tonya Klingaman is platting off 3 lots to sell to the adjacent landowners. The board has no concerns with the Plat.

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

Roll call vote:

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

13. Additional Comments from the Group

- None

14. Set date and time for next meeting – April 1, 2025 @ 7:00 P.M.

15. At 2:37 PM, a motion was made by Mike Blaaid, seconded by Steve Thiesse, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

April 1, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, Jeff Bathke, & Karen Wegleitner.
 - Absent: None.
 - Guests: Doug Mueller, Curt & Leanne Wieczorek, Heidi Bailey, Chase Kristensen, Bev & Donnie McBrayer.
3. Consider the proposed agenda.
 - Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Mike Blaalid, to approve the March 4, 2025 proposed minutes. All members voted aye, the motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application requested by Commercial Asphalt to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Agricultural District. This request is located in SW1/4 of Section 33, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner explained of the Conditional Use application. The applicant was not present to answer questions.
Discussion: The Planning & Zoning office received no letters or phone calls regarding the application. There were neighbors present at the meeting for insight into Commercial Asphalt's application and the board had questions that could not be answered due to the applicant not being in attendance. The board made the decision to table application till May 6, 2025 due to unanswered questions.
 - Motion by Steve Thiesse, seconded by Mike Blaalid, to table Commercial Asphalt's application till May 6, 2025, due to unanswered questions.

Roll call vote:

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

8. Consider a variance application requested by Curtis Wieczorek of +/- 25', creating a setback of +/- 50' from the proposed shed to the south property line, where the minimum front yard setback is 75' in the Agricultural District. This request is located in SE1/4, except the S1/2 of the W1/2, of Section 27, T 101 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: Mr. Wieczorek would like to replace the existing building which was built prior to the Ordinance with the proposed building. The existing building is 50' away from the south property line and he would like to place proposed building the same distance for easy access for the semis. The placement of new building is the best location on his land and he owns the surrounding lands. Mr. Wieczorek stated he will maintain the 50' setback.

- 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 – aye, motion carried.

9. Consider a Plat requested by Francis W. & Celine M. Fergen Trust of Franny's Tracts 1 and 2, a Subdivision of the NW1/4 of Section 27, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 27, 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 present to answer questions.

Discussion: The land is being split into two parcels to divide between the family. There are existing approaches for each tract. At this time, they have no plans to build as they want to keep Tract 1 as pasture ground and Tract 2 as farm ground.

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

Roll call vote:

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

10. Consider a Plat requested by GL Wild Oak, LLC of Lot 1 of Tract M, Wild Oak Golf Club Addition in the SE1/4 of Section 23, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Tract M of Wild Oak Golf Club Addition of Section 23, 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 not present, but Chase Kristensen was to answer questions.

Discussion: This Plat is in the ETJ and will follow the City Ordinance. Chase Kristensen is purchasing the golf course. He explained there will be deed restrictions placed on the property when bought. Lot 1 is being platted to be exempt from the deed restrictions.

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

Roll call vote:

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

11. Consider a Plat requested by GL Wild Oak, LLC of Lots 1, 2 & 3 of Tract C, Backlund Addition in the NW1/4 and SW1/4 of Section 24, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Tract C of Backlund Addition of Section 23, 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 not present, but Chase Kristensen was to answer questions.

Discussion: This Plat is in the ETJ and will follow the City Ordinance. Mr. Kristensen will purchase lot 1 and lots 2 & 3 will remain with current owners at this time.

- 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,
Blaalid – aye, Anderson – aye, motion carried.

12. Additional Comments from the Group

- None

13. Set date and time for next meeting – May 6, 2025 @ 7:00 P.M.

14. At 7:24 PM, a motion was made by Lewis Bainbridge, seconded by Steve Thiesse, to
adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

May 6, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
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 and Jeff Bathke.
 - Guests: Cindy & Todd Miiller, George Ryks, Michele Rumbolz, Kim & Tanner Cross, Ron & Cherie Scheich, Bob Weisz, Josh Staub, Neil Waldera, Zeb Scheich, Tim Olinger, & Justin Thiesse.
3. Consider the amended agenda. Adding agenda item # 13, Van Buskirk Trust Plat.
 - Motion by Chris Nebelsick, seconded by Ray Gosmire, to approve the amended agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. Steve Thiesse declared a conflict of interest on agenda item # 11.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Mike Blaalid, to approve the April 1, 2025 proposed minutes. All members voted aye, the motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application requested by Commercial Asphalt to allow extraction of sand, gravel, or minerals provided such uses meet requirements for conducting surface mining activities of SDCL 45-6B in the Agricultural District. This request is located in SW1/4 of Section 33, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner explained of the Conditional Use application. The applicant was present to answer questions.

Discussion: This application was tabled at the April 1st Planning Commission meeting due to unanswered questions, which were, what approach off 408th would you use for ingress and egress, is the land proposed to be mined in a CRP, do you have a haul route and road haul agreement, what are the number of trucks that will travel the road(s), and how long will you be surface mining?

Neil Waldera from Commercial Asphalt and George Ryks, the landowner, were present to answer the above questions. They plan on using the last approach to the south due to fewer issues of view being obstructed by the hill. The land being mined is not in CRP. The trucks will be using 408th as their haul route and have obtained a road haul agreement through the county. The number of trucks hauling will not be a set amount, as there will be days with 3-5 trucks and days with no hauling. They do not have a set timeframe for how long they will be surfacing mining.

There were no other issues or concerns from the board or the public. The board made a motion for approval with no conditions.

- Motion by Lewis Bainbridge, seconded by Steve Thiesse, 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.

8. Consider a conditional use application requested by Melvin Fisher & Joshua Staub to operate auto sales or vehicles, including trailers and construction equipment in the Agricultural Residential District.

This request is located in Tract A of Spruce Acres in the SE1/4 of Section 35, T 103 N, R 60, 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: Joshua Staub was present to answer questions. Melvin Fisher was unable to attend. Ronald Scheich stopped into the Planning & Zoning office to address his concerns about how many vehicles will be allowed and the permit being open-ended, the lights used for security shining onto his property which has been addressed with Melvin in the past, and excess traffic on 411th as the road is bad enough. Deputy Administrator Wegleitner called Josh and Melvin on these concerns. Deputy Administrator Wegleitner has informed Josh, Melvin & Ronald the road conditions need to be addressed to Mitchell Township as 411th is a township road.

Josh explained he can only address the application for auto sales and not for lights or road conditions. His goal is to provide affordable vehicles for those in need and has no plans to produce a car lot, commercial mechanic shop, or salvage yard. Melvin has offered him a place to make his goal happen, as he needs a physical location to obtain a dealership license. Josh does not foresee having more than 5 vehicles and plans to do light maintenance.

Zeb Scheich, son of Ronald & Cherie Scheich, spoke about how the previous permit was supposed to be a handful of equipment, and now there is a lot of equipment. He addressed how he is unable to hunt on his parents' property due to the lights, and he is not a fan of the application. Ronald Scheich, abutting neighbor to the east, spoke about how there used to be 2 lights and now there are 4. They shine into his windows and don't understand why the lights must go past the road. Ronald suggested that Melvin and Josh move their businesses to town, as this was supposed to be a small operation.

Bob Weisz, neighbor to the south, asked who takes care of issues when they arise? Deputy Administrator Wegleitner explained the procedure for how issues are handled. Josh approached the front to explain that he would be leasing a small office from Melvin. This property is just a starting point to what he wants to do, as he has another city property, he can store vehicles at but it wasn't feasible at this time to make a permanent location.

The board asked where his office will be located, if there is anyway we can address the light issue, and where Josh will park his vehicles. Josh explained his office will be in the NE corner of the building. He stated he will address the light issue with Melvin as he cannot speak on that. The vehicles will be parked on the south side of the property. The board discussed setting a limit on how many vehicles will be allowed and to only voting on the auto sales or vehicles part of the proposed application as Melvin was not present to address plans for the trailers and construction equipment.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to the Board of Adjustment to operate auto sales or vehicles with a maximum of 5 vehicles.

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 Timothy & Whitney Olinger of Lot 1 of Olinger Addition in the SW1/4 of Section 33, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SW1/4 of Section 33, 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: This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. The city has approved of the Plat. The Olingers are platting their property into one parcel to acquire the agricultural status. There are no issues or concerns with the Plat.

- 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 conditional use application requested by Tanner Cross to operate a boarding stable and fencing company in the Agricultural District.

This request is located in Lot D of Kotrba's Subdivision in the SW1/4 of Section 15, 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: Tanner and Kim Cross were present to answer questions. Tanner explained he trains horses and owns a fencing company in Woonsocket. His fencing company has gone mostly commercial, and he would like to be closer to Mitchell. Semis will deliver material, but the property will only be used for a short-term staging area for fencing equipment.

Tanner explained Mitchell is limited for boarding and would like to offer boarding for people traveling through for rodeos. His main focus would be on Mitchell Tech kids. He plans to offer different services and would like to start with 16 stalls. He stated he will require proof of vaccinations. The board advised him to look into any state regulations. The board asked if he would offer long-term services. Yes, but he would like an option for overnight boarding. Michele Rumbolz, previous owner of the property, stated she is really excited about this.

Tanner explained the end goal is to live on the property. He stated boarding would be up front on the north end of property and housing in the back to the east. He has been approved for 2 approaches and the boarding business would have its own entrance. They plan to use rural water.

- Motion by Steve Thiesse, 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.

11. Consider a Plat requested by JTZ Properties LLC of Lots 1 and 2 of Singapore Slab Tract 1, a Subdivision of the E1/2 of the SE1/4 of Section 32, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Singapore Slab Tract 1, a Subdivision of the E1/2 of the SE1/4 of Section 32, T 104 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: This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. The city has approved of the Plat. Lot 1 will be used for a gas station and lot 2 will be used for a 64-unit senior living center.

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

Roll call vote:

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

12. Consider a Plat requested by Cindy Miiller & Robert King of Lots A and B, a Subdivision of Lot 1 of the SE1/4 of Section 17, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 1 of the SE1/4 of Section 17, 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: Cindy Miiller was present to answer questions. This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. The city has approved of the Plat. They are platting out the homestead and farm ground to sell separate.

- 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.

13. Consider a Plat requested by Myron Van Buskirk Revocable Trust of Lot A of Lot 2 of Rosewood Barn Lodge Addition in the SW1/4 of Section 27, T 104 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 2 of Rosewood Barn Lodge Addition in the SW1/4 of Section 27, 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 not present to answer questions.

Discussion: Myron called the Planning and Zoning office to explain Mark Meier is trying to get a loan and for that to happen, he must Plat out the hunting lodge from the farm ground. No variances are needed as the building is commercial and there are variances on the other structures from previous Plats.

- Motion by Steve Thiesse, 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, Blaaid – aye, Anderson – absent, motion carried.

14. Additional Comments from the Group

- None

15. Set date and time for next meeting – June 3, 2025 @ 7:00 P.M.

16. At 8:35 PM, a motion was made by Steve Thiesse, seconded by Mike Blaaid, to adjourn the meeting. All members voted aye, motion carried.

A handwritten signature in cursive script, appearing to read "Bruce Haines", written over a horizontal line.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

June 3, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, & Karen Wegleitner.
 - Absent: Jeff Bathke, Mike Blaaid & Chris Nebelsick.
 - Guests: Melvin Fisher, Tonya Klingaman & Zeb Scheich
3. Consider the amended agenda. Adding agenda item # 8, 4K Land Group Plat.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the amended agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the May 6, 2025 proposed minutes. All members voted aye, the motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application requested by Melvin Fisher for the sales of construction equipment in the Agricultural Residential District.

This request is located in Tract A of Spruce Acres in the SE1/4 of Section 35, T 103 N, R 60, 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: Melvin Fisher was present to answer questions. Melvin explained he will buy new equipment and sell the older ones. He would also buy equipment that needs work done, fix it up and sell it. He has no interest in doing consignment. Melvin explained if one of his renters has an interest in buying a piece of equipment after renting, he would allow them to buy it. Melvin showed and explained how he addressed the light issue. The board asked where he would place items for sale and Melvin stated he uses Purple Wave.

Zeb Scheich was present to represent himself and his parents. He explained that Melvin's business was initially supposed to consist of just a couple of pieces of equipment, and now it has evolved into what it is today. He explained how he has equipment from his construction business on site, and they can smell trash burning.

Melvin explained he has some of his trailers from his construction company parked by the trees on the north side of his property, and his office for the rental and construction businesses runs out of a building that sits on the property as well. He explained that when he moved onto the property, he called DANR about burning trash, as there was an existing burn pit. The board and DEM Wegleitner recommended that he call DANR again to verify he is allowed to burn and what is approved to burn to be on the safe side. The board recommended approval for the sales of construction equipment with no consignment.

- Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit with no consignment to the Board of Adjustment.

Roll call vote:

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

8. Consider a Plat requested by 4K Land Group LLC of Lot 5 of Circle K Ranch First Addition, a Subdivision of the SE1/4 of Section 6, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of Section 6, 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: Tonya Klingaman was present to answer questions. This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. Steven Laufman, the abutting neighbor, is purchasing the proposed Lot 5. Tonya explained they are selling due to the leach field and don't want to deal with it. There is an access easement to Lot 5 shown on the Plat.

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

Roll call vote:

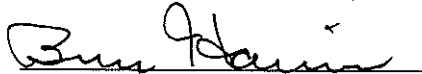
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaaid – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group

- None

10. Set date and time for next meeting – July 1, 2025 @ 7:00 P.M.

11. At 8:00 PM, a motion was made by Lewis Bainbridge, seconded by Steve Thiesse, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

July 1, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Mike Blaalid, Chris Nebelsick, Ray Gosmire (called in at 7:08 PM), & Karen Wegleitner.
 - Absent: Jeff Bathke, Dave Anderson & Lewis Bainbridge.
 - Guests: Ryan Tupper, Justin Thiesse, Jacob Lincoln, Nathan Westhoff, & Colin May.
3. Consider the proposed agenda.
 - Motion by Chris Nebelsick, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. Steve Thiesse declared a conflict of interest on agenda item # 11.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Chris Nebelsick, to approve the June 3, 2025 proposed minutes. All members voted aye, motion carried.
6. Consider a Plat requested by Focus Land & Cattle LLC of Tract 2 of Tupper's Addition in the NE1/4 of the NE1/4 of Section 8, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NE1/4 of the NE1/4 of Section 8, T 102 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: Ryan Tupper is platting Tract 2 to go with the sale of Tract 1. The buyer of Tract 1 asked for more pasture ground. There were no issues or concerns with the Plat.

 - 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 – absent, Bainbridge – absent, Nebelsick – aye, Blaalid – aye, Anderson – absent, motion carried.

7. Consider a Plat requested by Donald P. Blindauer Revocable Living Trust & Judith A. Blindauer Revocable Living Trust of Tract 5 of Prairie Ethanol Addition in Lot 1 of the SW1/4 of Section 24, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot 1 of the SW1/4 of Section 24, 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: Ray Gosmire called in at 7:08 PM.

POET is purchasing additional property to expand the rail line. There were no issues or concerns with the Plat.

- Motion by Steve Thiesse, 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, Blaalid – aye, Anderson – absent, motion carried.

8. Consider a Plat requested by RW, LLC of Tract 6 of Prairie Ethanol Addition in NW1/4 of Section 25, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in NW1/4 of Section 25, 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: POET is purchasing additional property to expand the rail line. There were no issues or concerns with the Plat.

- Motion by Steve Thiesse, 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, Blaallid – aye, Anderson – absent, motion carried.

9. Consider a Plat requested by Donald P. Blindauer Revocable Living Trust & Judith A. Blindauer Revocable Living Trust of Tract 7 of Prairie Ethanol Addition in the NE1/4 of Section 25 T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in NE1/4 of Section 25, 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: POET is purchasing additional property to expand the rail line. There were no issues or concerns with the Plat.

- 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, Blaallid – aye, Anderson – absent, motion carried.

10. Consider a Plat requested by RW, LLC of Tract 8 of Prairie Ethanol Addition in the SE1/4 of Section 25, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in SE1/4 of Section 25, 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: POET is purchasing additional property to expand the rail line. The rail will merge back onto the main line 200' prior to the 249th street intersection. There were no issues or concerns with the Plat.

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

Roll call vote:

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

11. Consider a Plat requested by JTZ Properties, LLC of Lots 3 and 4 of Singapore Slab Tract 1, a Subdivision of the E1/2 of the SE1/4 of Section 32, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in E1/2 of the SE1/4 of Section 32, T 104 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: This Plat is in the Extraterritorial Jurisdiction, ETJ, and will follow the city's ordinance. Lots 3 & 4 are being platted for the next phase for his development plan. Lot 3

will be for the proposed wedding venue and lot 4 will be for the proposed apartment complexes. There were no issues or concerns with the Plat.

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

Roll call vote:

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

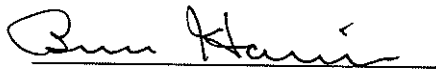
12. Additional Comments from the Group

- None

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

14. Set date and time for next meeting – August 5, 2025 @ 7:00 P.M.

15. At 7:20 PM, a motion was made by Steve Thiesse, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

August 7, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Ray Gosmire, Chris Nebelsick, & Karen Wegleitner.
 - Absent: Mike Blaaid & Dave Anderson.
 - Guests: Robert Carstensen and Ron & LuEva Halweg.
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Ray Gosmire, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Ray Gosmire, to approve the July 1, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a conditional use application requested by Robert Carstensen dba ROKmotors, LLC to operate auto sales or vehicles, including trailers in the Agricultural District. This request is located in Tract 1 of Carstensen Addition in the NE1/4 of Section 2, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was present to answer questions.

Discussion: The Planning and Zoning office received no calls concerning the application. Robert Carstensen was present to answer questions. He explained he is working with the state to receive a dealership license and has insurance if approved. He has a designated location in his shop around 800' off the road to sell vehicles. The board asked if he planned to have a sign, how many vehicles do you plan on having, and are you specialized in anything? Robert said he would have a sign, and it might be mounted on the shop wall. Acting Administrator Wegleitner explained the square footage requirements and setbacks for any on-site exterior sign per the Ordinance. He plans to have around 5-15 vehicles per year, as this is more of a hobby to fix up, drive and then sell. He stated he is not specialized in anything, just a passion.

 - Motion by Lewis Bainbridge, seconded by Chris Nebelsick, 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, Blaaid – absent, Anderson – absent, motion carried.

7. Consider a conditional use application requested by Ronald Halweg dba The Hitch and Buggy to operate the sales of used and new trailers in the Rural Commercial District. This request is located in Lot 1 of Lemke Addition, a Subdivision of the W.372' of the SW1/4, except Lot H-1 and a Subdivision of the W.372' of Lot W, all in the SW1/4 of Section 27, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was present to answer questions.

Discussion: The Planning and Zoning office received a phone call from an abutting neighbor, Jerry Buchholz, with concerns about how many trailers will be allowed. Ron Halweg stated he plans on keeping new trailers at his location in town and having the

used trailers on the property located at 403rd Ave. He is trying to obtain a dealership license and one of the requirements is he needs to be on site for 20 hours a week. He can achieve that at 403rd Ave. property, as he can work on the used trailers while waiting for customers to call.

- Motion by Steve Thiesse, seconded by Ray Gosmire, 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 – absent, Anderson – absent, motion carried.

8. Additional Comments from the Group

- None

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

10. Set date and time for next meeting – September 2, 2025 @ 7:00 P.M.

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



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

September 2, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Dave Anderson, Ray Gosmire, & Karen Wegleitner.
 - Absent: Mike Blaalid, Lewis Bainbridge & Chris Nebelsick.
 - Guests: Carl & Bailey Betts
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the Aug. 7, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a variance application requested by Carl & Bailey Betts of +/- 20 acres, creating a lot size of +/- 5 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is located in Lot D in the SW1/4 of Section 23, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Variance application. The applicant was present to answer questions.

Discussion: Carl & Bailey Betts are platting 5 acres out of 40.19 to sell. The board discussed concerns about approving a lot less than 25 acres without hardship or a buyer. The applicants explained they wanted to Plat, as it would be easier to find one with it already completed.

 - Motion by Steve Thiesse, 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 – absent, Blaalid – absent, Anderson – aye, motion carried.

7. Consider a Plat requested by Carl & Bailey Betts of Lot D1, a Subdivision of Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in Lot D in the SW1/4 of Section 23, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: The Carl & Bailey have already talked with Beulah Township about the placement and approval of the driveway. They said the approval was contingent on the Plat being approved. The board discussed whether there was enough water and where the line would come from and the applicants were unsure. There were no other issues or comments.

 - Motion by Dave Anderson, 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 – absent, Blaalid – absent, Anderson – aye, motion carried.

8. Additional Comments from the Group

- None

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

10. Set date and time for next meeting – October 7, 2025 @ 7:00 P.M.

11. At 7:47 PM, a motion was made by Steve Thiesse, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

October 7, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Dave Anderson, Steve Thiesse, Bruce Haines, &, Lewis Bainbridge.
 - Absent: Mike Blaallid, Chris Nebelsick, & Ray Gosmire.
 - Guests: Scott Suelflow and Vicky & Nick Herrick.
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Dave Anderson, seconded by Steve Thiesse, to approve the September 2, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a variance application requested by Scott Suelflow of +/- 35', creating a setback of +/- 40' from the proposed cabin to the north property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in SW1/4, except Mitchell James River Pump Site of Section 1, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Acting Administrator Wegleitner explained the Variance application . The applicant was present to answer questions.

Discussion: The applicant, Scott Suelflow, would like to build a hunting cabin. He is requesting a variance due to snow issues and the elevation of his property preventing him from building 75' from the front north property line. Mr. Suelflow stated he has spoken with the abutting neighbors, Jane Goldammer and Nick Pardy. He stated Nick Pardy doesn't care what he does as long as he stays 10' from the fence.

Darlene, a friend of the Ellweins, spoke on their behalf. She stated Dennis & Brenda cannot be present due to medical issues, and they would like to be involved in this decision.

The board asked if there would be any utilities? Mr. Suelflow explained the cabin will be totally off the grid. He will have a generator and wood burning stove. It was discussed on the amount of time he plans to spend at the cabin, and he plans to spend as much time as he can. The board has concerns whether the cabin will be used for personal use or not. Mr. Suelflow stated he has no plans to rent/lease or use as a bed & breakfast. He may allow friends and family to use it. The board questioned if other people are allowed to use the easement. Mr. Suelflow explained the easement issue and how it was established. He explained it's his understanding that he can use the easement as he pleases.

The board discussed whether the 75' setback created a hardship.

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

Roll call vote:

Haines – nay, Thiesse – aye, Gosmire – absent, Bainbridge – nay, Nebelsick – absent, Blaallid – absent, Anderson – aye, motion denied.
7. Additional Comments from the Group

- None
- 8. Public input for items not on the agenda. Hearing none, the meeting continued.
- 9. Set date and time for next meeting – November 4, 2025 @ 7:00 P.M.
- 10. At 8:41 PM, a motion was made by Steve Thiesse, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

November 4, 2025

1. Chairperson Haines called the meeting to order at 7:00 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Ray Gosmire, Bruce Haines, Steve Thiesse, Mike Blaaid, Lewis Bainbridge, & Karen Wegleitner.
 - Absent: Dave Anderson & Chris Nebelsick.
 - Guests: Richard Hofer, Reed Bender, James Thue, Natalie Piehl, Laura Gillam & Jarrett Brunsen
3. Consider the amended agenda. Two Plats were added, Mebius & Servicemen's Memorial.
 - Motion by Ray Gosmire, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the October 7, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a variance application requested by Verna Hofer of +/- 17.827 acres, creating a lot size of +/- 7.173 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in NW1/4 of Section 13, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Variance application. The applicant was present to answer questions.

Discussion: Richard Hofer, applicant's son, and Reed Bender, the buyer, was present to answer questions. Verna and Richard maintain the old farmstead. Verna pays for the upkeep of the property and Richard mows. There used to be a house, but there are still outbuildings. They are unwilling to Plat more than 5 acres due to the rest of the land being rented for agricultural purposes. They have a buyer for the 5 acres, as they are ready to pass on the burden of maintaining the old farmstead to someone else who wants to build a house.

 - Motion by Lewis Bainbridge, 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 – absent, Blaaid – aye, Anderson – absent, motion carried.

7. Consider a Plat requested by Verna Hofer of Tract 1 of Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 13, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

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

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

Roll call vote:

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

8. Consider a Plat requested by Natalie Piehl, Bruce Gillam Jr., & Laura Gillam of Tracts B, C, and D of Gillam's Addition, in the NW1/4 of Section 24, T 102 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 24, T 102 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: The land is being platted to split between the siblings. Bruce Jr. owns Tract A, and he will own Tract D. Natalie Piehl will own Tract C and Laura Gillam will own Tract B. Natalie and Laura currently live on the tracts they will be given. The board had no concerns with the Plat.

- 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 – absent, Blaalid – aye, Anderson – absent, motion carried.

9. Consider a Plat requested by James & Julie Thue of Tract A of Julie's Addition, in the NE1/4 of the NE1/4 of Section 30, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NE1/4 of the NE1/4 of Section 30, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: James & Julie Thue are platting out around 10 acres to sell to Austin Schoenfelder to build a house. He is also purchasing Lot A to the north from them to place his business on. There is an existing approach to Tract A. This Plat is in the ETJ, which will follow the city's zoning ordinance. The board had no issues with the Plat.

- 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 – absent, Blaalid – aye, Anderson – absent, motion carried.

10. Consider a Plat requested by Jarrett Brunsen and Colleen Campbell of Lot 1 of Brunsen's Addition, in the S1/2 of the SE1/4 of Section 21 and the N1/2 of the NE1/4 of Section 28, all in T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in S1/2 of the SE1/4 of Section 2 and the N1/2 of the NE1/4 of Section 28, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: Jarrett Brunsen would like to add an addition to his house, but the property lines are too close, and the legal description is described by measurements. To comply with our ordinance, he is purchasing some land from Colleen Campbell, neighbor to the east, and platting the rest of his property. The variance in lot size was waived due to the south side of his property being in the ETJ, which follows the city's ordinance, and the north side follows the county's ordinance. The board has no issues 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 – absent, Blaalid – aye, Anderson – absent, motion carried.

11. Consider a Plat requested by Marc & Michelle Mebius and Mebius Holdings, Inc. of Lots 1, 2 and 3, Mebius Addition, in the NW1/4 of Section 14, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 14, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was not present to answer questions.

Discussion: The applicants are platting for when they are ready to divide up the lots between the family or sell. This Plat is in the ETJ, which will follow the city's zoning ordinance. The board asked how they will access the building on lot 3, and there is a 20' ingress/egress easement that goes through lot 1.

- 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 – absent, Blaalid – aye, Anderson – absent, motion carried.

12. Consider a Plat requested by Servicemen's Memorial Cemetery Association, Inc. of Veterans Memorial Park Tract 1, a Subdivision of the SE1/4 of the SE1/4 of the SW1/4 of Section 9, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of the SE1/4 of the SW1/4 of Section 9, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was not present to answer questions.

Discussion: The applicant is platting out around 11,125 sq ft for the city to build restrooms. This property will be annexed into the city. This Plat is in the ETJ, which will follow the city's zoning ordinance. The board had no issues with the Plat.

- 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 – absent, Blaalid – aye, Anderson – absent, motion carried.

13. Additional Comments from the Group

- None

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

15. Set date and time for next meeting – December 2, 2025 @ 1:15 P.M.

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



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

December 2, 2025

1. Chairperson Haines called the meeting to order at 1:15 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: None.
 - Guests: None.
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Mike Blaalid, to approve the November 4, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a conditional use application requested by Colleen Stegenga, dba Embracing Change Counseling Services, LLC, to operate a home-based professional counseling office with the use of animal-assisted therapy, gardening, and nature therapy in the Agricultural District.

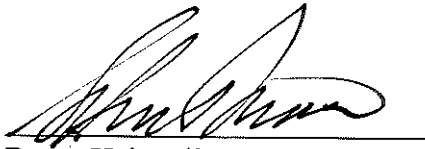
This request is located in Lot A in the SE1/4 of Section 21, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was not present to answer questions.

Discussion: Colleen Stegenga and her husband moved from Sioux Falls where they built a new home just south of Mt. Vernon. Colleen has an established practice, Embracing Change Counseling Services, LLC. She would like to bring her practice to her home and include other forms of therapy, like animal-assisted, gardening and nature therapy. They plan to have multiple gardens, a walking path through their shelterbelt, and utilize an existing structure for their therapy animals. They plan to put a fence around the property. The board discussed what makes a business a home occupation versus not. Acting Administrator Wegleitner explained that to be considered a home occupation and not obtain a permit, there are no alterations to the existing home or outbuildings and does not cause the generation of traffic more than that experience on average right-of-way. Since they plan on placing an office in the garage and having clients driving out to the property is what triggers a conditional use permit. The board was curious if they plan on having a sign. Acting Administrator Wegleitner was unable to answer due to the applicant being unable to make the meeting but explained an on-sight sign was allowed with size and setback requirements.

 - Motion by Chris Nebelsick, seconded by Dave Anderson, 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 – aye, motion carried.
7. Additional Comments from the Group
 - None
8. Public input for items not on the agenda. Hearing none, the meeting continued.

9. Set date and time for next meeting – January 6, 2026 @ 1:15 P.M.
10. At 1:55 PM, a motion was made by Steve Thiesse, 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