



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



PLANNING COMMISSION AGENDA
Tuesday, September 1, 2026

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve August 4, 2026, minutes.
6. Consider a variance application requested by Derek Davis of +/- 35', creating a setback of +/- 15' from the proposed building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.
7. Consider a variance application requested by Cody & Kourtney Denne of +/- 15.661 acres, creating a lot size of +/- 9.339 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
8. Consider a plat requested by Cody & Kourtney Denne of Lot D2 and Lot D3, 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.
9. Additional comments from the group.
10. Public input for items not on the agenda, no action will be taken.
11. Set date and time for next meeting – October 6, 2026 @ 7:00 P.M.
12. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

August 4, 2026

1. Call to order at 7:00 P.M. by Vice Chairperson Thiesse.
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Jeff Bathke, & Karen Wegleitner.
 - Absent: Bruce Haines, Chris Nebelsick & Mike Blaalid.
 - Guests: Casey Wegleitner, Kenny & Cheryl Schuman, and Ryan Storm
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, 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 Ray Gosmire, seconded by Dave Anderson, to approve the July 7, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Jarod & Angela Klock of +/- 13.913 acres, creating a lot size of +/- 11.087 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District and +/- 35', creating a setback of +/- 15' from the shed to the south property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in S1/2 of the SE1/4 of Section 7, T 101 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 not present to answer questions.

Discussion: Jarod and Angela Klock are platting for estate planning purposes. The proposed Lot 1 and surrounding land are owned by family members. Deputy Administrator Wegleitner explained that two individuals had stopped by her office with questions about the variance application. After explaining what was being done, they no longer had any concerns. The board had no issues or concerns.

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

Roll call vote:

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

7. Consider a plat requested by Jarod & Angela Klock of Lot 1 of Klock Creekside Addition, in the SE1/4 of the SE1/4 of Section 7, and the NE1/4 of the NE1/4 of Section 18, all in T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in S1/2 of the SE1/4 of Section 7, 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 not present to answer questions.

Discussion: The board had no issues or concerns with the plat.

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

Roll call vote:

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

8. Consider a variance application requested by Ryan & Amy Storm of +/- 17.847 acres, creating a lot size of +/- 7.153 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 15', creating a setback of +/- 60' from the residence to the west property line, where the minimum front yard setback is 75', +/- 30', creating a setback of +/- 20' from the grain bins to the south property line, where the minimum side yard setback is 50', & +/- 48', creating a setback of +/- 2' from the shed to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is located in NW1/4 of Section 23, 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: Ryan and Amy Storm are separating the old homestead from the surrounding agricultural land. The purpose is to transfer ownership of the homestead, where their son currently resides, to him. The board had no issues or concerns.

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

Roll call vote:

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

9. Consider a plat requested by Ryan & Amy Storm of Tract 1 of Ryan's Addition, in the NW1/4 of the NW1/4 of Section 23, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 23, T 101 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 board had no issues or concerns with the plat.

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

Roll call vote:

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

10. Consider a plat requested by Carolyn Moe of Carolyn Moe Tract 1 in the NW1/4 of Section 33 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 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 not present to answer questions.

Discussion: The proposed plat is located within the Extraterritorial Jurisdiction (ETJ) and will be subject to the City's Zoning Ordinance. The city has reviewed and approved the plat. The applicant is platting Tract 1 for the purpose of selling it. The Board had no issues or concerns with the proposed plat.

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

Roll call vote:

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

11. Consider a plat requested by Kenny & Cheryl Schuman of Schuman Tract 1 in the SE1/4 of Section 25 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in SE1/4 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: The applicant's driveway is located on neighboring property and was previously accessed under an easement agreement with the former landowners. Since the property has been sold, the new owners are now selling the portion of land on which the driveway is located. The purpose of this plat is to transfer ownership of that land to the applicant so the driveway will be located entirely on their property.

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

Roll call vote:

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

12. Consider a plat requested by Enclose Manufacturing Inc. of Tract 1 of Enclose Addition in the NW1/4 of Section 29 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 29, 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: The proposed plat is located within the Extraterritorial Jurisdiction (ETJ) and will be subject to the City's Zoning Ordinance. The city has reviewed and approved the plat. Casey Wegleitner, the applicant's son, explained they are platting to fix encroachment issues.

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

Roll call vote:

Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaaid – absent, Anderson – aye, 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 – Tuesday, September 1, 2026 @ 7:00 PM.

16. At 7:32 PM, a motion was made by Dave Anderson, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.

Steve Thiesse
Planning Commission Vice-Chairperson

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Derek Davis

Applicant Address: 25702 406th Ave., Mitchell, SD 57301

Contact Phone: 999-9442

Application Date: 8/12/26

Application Deadline: 8/17/26

Owner Name: Derek & Ashley Davis

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 09071-10260-001-00

Legal Description of current parcel(s): Lot 1 of Shadow Valley Acres Addition in the N1/2 of the N1/2 of the NW1/4 of Section 7, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Variance only, no plat.

Variance(s): +/- 35', creating a setback of +/- 15' from the proposed building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is pursuant to Section 3:08(1)(b) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: There is nowhere else to place it due to the size of the lot and the drain field located north of the house.

Section of Code Allowing Variance: 3:08(1)(b), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 8/12/26

Check #: 0289

Receipt #: 21990

Planning Commission Hearing Date: 9/1/26

Board of Adjustment Hearing Date: 9/8/26

Required Items:

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

Signatures of Applicant: _____ **Date:** _____



DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Cody & Kourtney Denne
Applicant Address: 25360 404th Ave., Mitchell, SD 57301
Contact Phone: 680-4023 (Kourtney)

Application Date: 7/27/26
Application Deadline: 8/17/26

Owner Name: Same
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of parent parcel: 03000-10361-233-40

Legal Description of current parcel(s): Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Lot D2 and Lot D3, 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.

Variance(s):

1. +/- 15.661 acres, creating a lot size of +/- 9.339 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.

This request is pursuant to Section 4:07 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: The applicants are separating the two existing houses. One house will be for the parents, and the other will be for the applicants.

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

Fee Collected for Variance (\$150): 8/14/26

Check #: 1454

Receipt #: 22007

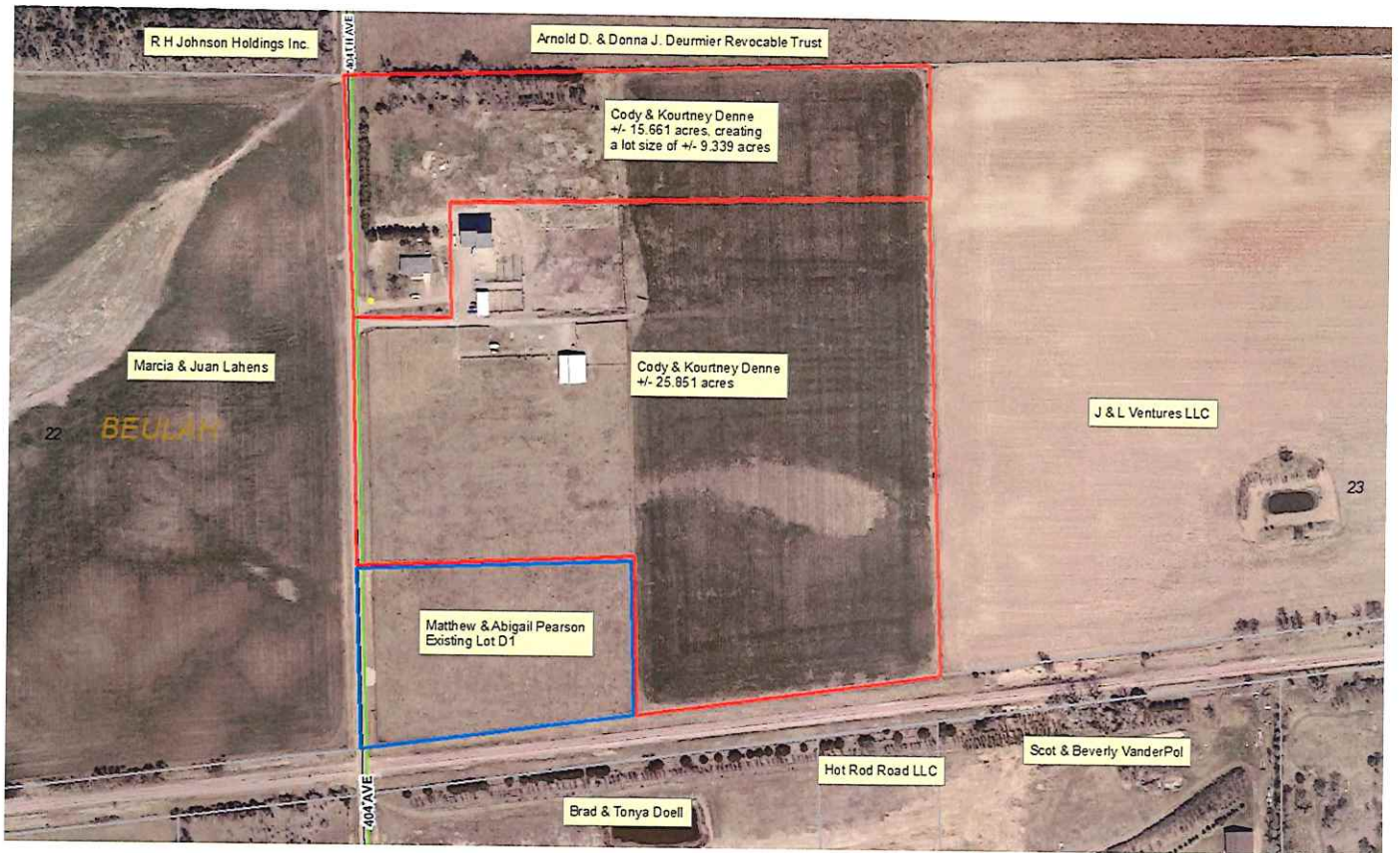
Planning Commission Hearing Date: 9/1/26

Board of Adjustment Hearing Date: 9/8/26

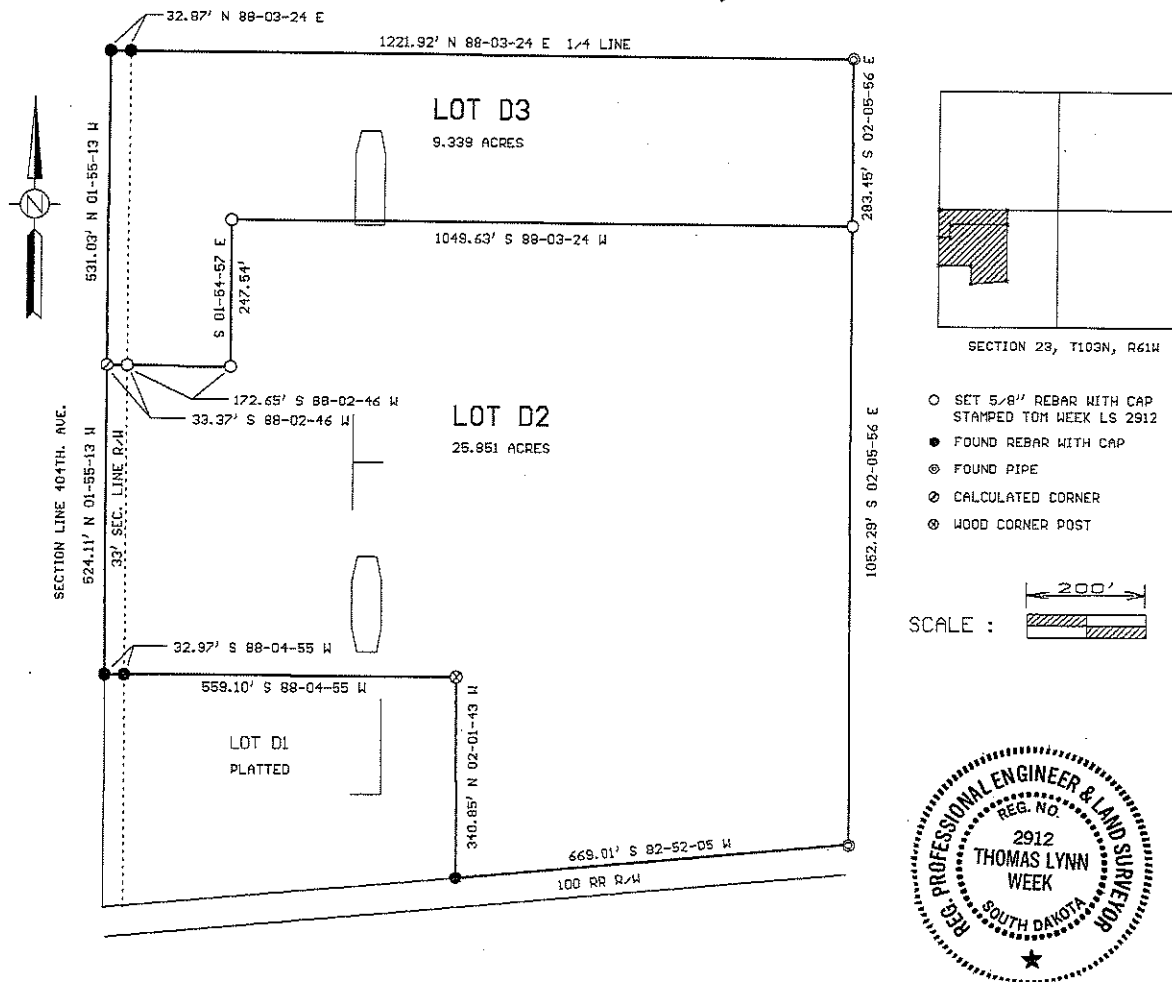
Required Items:

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

Signatures of Applicant: _____ **Date:** _____



PLAT OF LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23,
T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH. DAY OF JULY, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO LOT D2 AND LOT D3 FROM 404TH. AVE.

THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY AUTHORITY

PLAT OF LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, CODY DENNE AND KOURTNEY DENNE, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOT D2 AND LOT D3 OF LOT D, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE WEST SIDE OF LOT D2 AND LOT D3. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____,

CODY DENNE

KOURTNEY DENNE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CODY DENNE AND KOURTNEY DENNE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREBY SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23, T103N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____.

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

PLAT OF LOT D2 AND LOT D3, OF LOT D IN THE SW1/4 OF SECTION 23, T103N, R61W OF THE 5TH.
P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON
COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING
PLAT. DATED THIS ____ DAY OF _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY
CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN
BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____.

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

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA,
HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____,
_____, ____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333

