



## Davison County Planning & Zoning

200 E. 4<sup>th</sup> Ave.

Mitchell, SD 57301-2631

Phone (605) 995-8615



### PLANNING COMMISSION AGENDA

Tuesday, November 3, 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 October 6, 2026, minutes.
6. Consider a variance application requested by Ryan Youngstrom of +/- 6.123 acres, creating a lot size of +/- 18.877 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
7. Consider a plat requested by Ryan Youngstrom of Tract 1 of Youngstrom's Addition, in the N1/2 of Section 25, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.
8. Consider a variance application requested by Shannon & Michelle Klumb of +/- 21.543 acres, creating a lot size of +/- 3.457 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 35', creating a setback of +/- 40' from the proposed house to the north property line, where the minimum front yard setback is 75' in the Agricultural District. +/- 45', creating setbacks of +/- 5' from the proposed house to the east & south property lines, +/- 23', creating a setback of +/- 27' from the garage to the east property line, & +/- 32', creating a setback of +/- 18' from the barn to the south property line, where the minimum side & rear yard setbacks are 50' in the Agricultural District.
9. Consider a plat requested by Shannon & Michelle Klumb of Tract 1 of Carmen's Addition, in the NW1/4 of the NW1/4 of Section 8, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.
10. Consider a variance application requested by Stanley & Jean Starr of +/- 22.77 acres, creating a lot size of +/- 2.23 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
11. Consider a plat requested by Stanley & Jean Starr of Tract 1 of Stan's Addition in the SE1/4 of Section 2, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.
12. Additional comments from the group.
13. Public input for items not on the agenda, no action will be taken.
14. Set date and time for next meeting – December 1, 2026 @ 1:15 P.M.
15. Adjournment.

*Karen Wegleitner*

Karen Wegleitner

Deputy Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

October 6, 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: Dave Anderson, Bruce Haines, Steve Thiesse, Lewis Bainbridge, Ray Gosmire, Mike Blaalid, & Karen Wegleitner.
  - Absent: Chris Nebelsick.
  - Guests: Peyton Schroeder (SPN), Amanda Schelske, Reg Young, Jeff Larson, & Monte Rice.
3. Consider the proposed agenda.
  - Motion by Steve Thiesse, 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 Lewis Bainbridge, seconded by Dave Anderson, to approve the September 1, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Monte Rice of +/- 22.999 acres, creating lot sizes for Parcels A & B of +/- 2.001 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 35', creating setbacks of +/- 15' from the proposed buildings to the north & south property lines on Parcel A and +/- 35', creating setbacks of +/- 15' from the proposed buildings to the north & south property lines on Parcel B, where the minimum side yard setback is 50' in the Agricultural District. This request is located in Tract 1 of Rice's Addition, being a Subdivision of Lot B, in the SE1/4 of Section 9, T 102 N, R 60, W of the 5<sup>th</sup> 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 whether the neighboring property owners had been contacted regarding the project. Monte stated that he had spoken with the neighbors to the north, who had no concerns, but had not contacted any of the other neighboring property owners.

The Board and applicant discussed the proposed location of the approach and who would need to be contacted for approval. Monte stated that they plan to use one shared approach to serve both lots. The proposed approach will require approval from the Davison County Highway Department.

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

7. Consider a plat requested by Monte Rice of Parcels A and B, in Tract 1 of Rice's Addition, being a Subdivision of Lot B, in the SE1/4 of Section 9, T 102 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota. This request is located in Tract 1 of Rice's Addition, being a Subdivision of Lot B, in the SE1/4 of Section 9, T 102 N, R 60, W of the 5<sup>th</sup> 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 raised concerns about whether there would be sufficient water to support two houses. Monte stated that he was unsure and that a study would be needed to determine water availability. If sufficient water is not available, a well would need to be installed.

There were no further concerns or comments regarding the plat.

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

8. Consider a plat requested by RDY Family Irrevocable Trust of Lots 1 and 2, Block 1, Black Eagle Second Addition in the SW1/4 of Section 8 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SW1/4 of Section 8, T 103 N, R 60, W of the 5<sup>th</sup> 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 two lots being platted are for family members of the RDY Family Irrevocable Trust. A service road will be constructed to provide access to the lots.

Jeff Larson, representing Quality Homes, provided an overview of the proposed plans for a future development. Jeff stated that all utility providers involved in the project have been contacted.

- Motion by Lewis Bainbridge, 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 – aye, motion carried.

9. Additional Comments from the Group

- None

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

11. Set date and time for next meeting – Tuesday, November 3, 2026 @ 7:00 PM.

12. At 7:30 PM, a motion was made by Steve Thiesse, seconded by Mike Blaalid, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

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Karen Wegleitner  
Deputy Director of Planning & Zoning

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Ryan Youngstrom

**Applicant Address:** 39955 260th St., Mt. Vernon, SD 57363

**Contact Phone:** 605-999-8369

**Application Date:** 10/9/26

**Application Deadline:** 10/19/26

**Owner Name:** Same

**Owner Address:** Same

**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 12000-10262-251-00 & 12000-10262-252-00

**Legal Description of current parcel(s):** N1/2 of Section 25, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Tract 1 of Youngstrom's Addition, in the N1/2 of Section 25, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Variance(s):**

1. +/- 6.123 acres, creating a lot size of +/- 18.877 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is pursuant to Section 3:07 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** The applicant is platting out the farmstead to sell as he is moving out of state. He plans to keep the farm ground.

**Section of Code Allowing Variance:** 3:07, 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 10/9/26

**Check #:** 4874

**Receipt #:** 22340

**Planning Commission Hearing Date:** 11/3/26

**Board of Adjustment Hearing Date:** 11/10/26

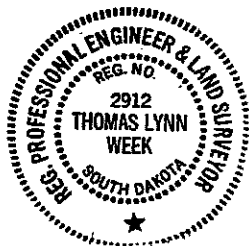
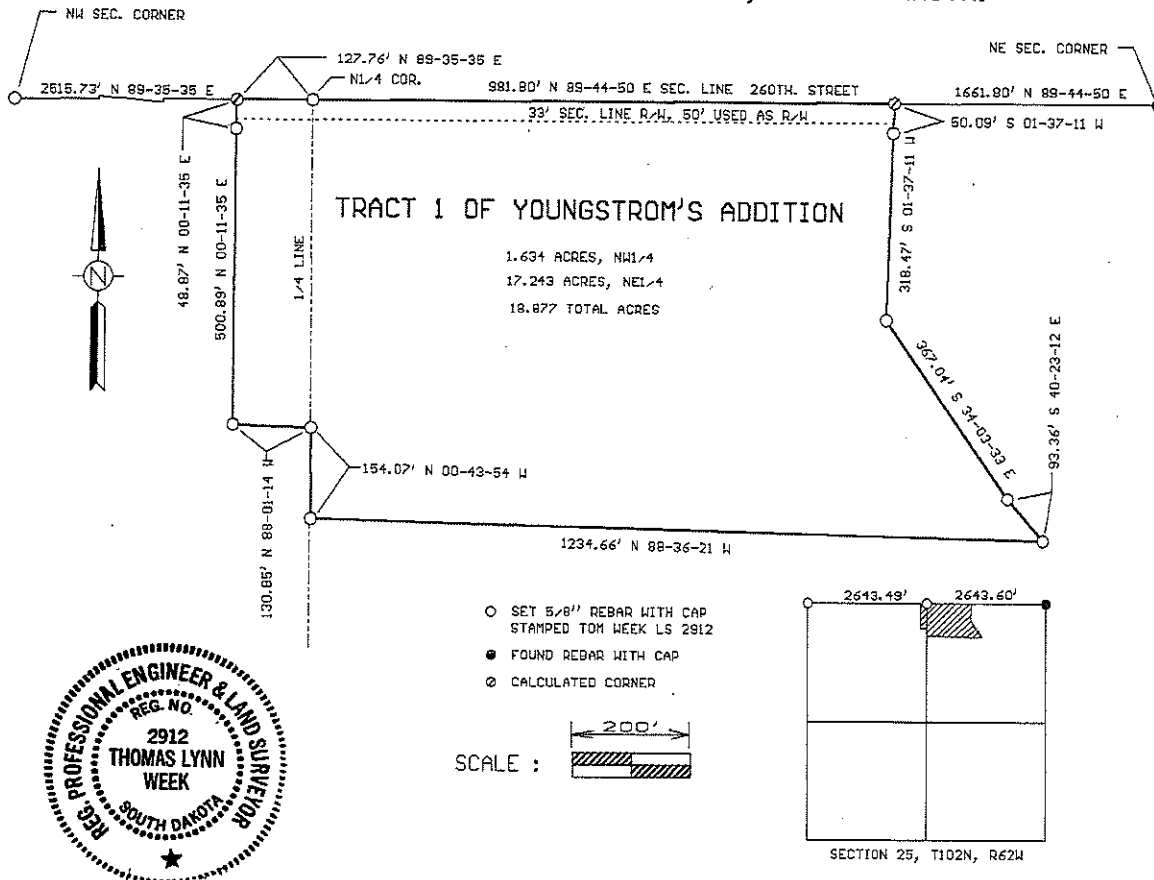
**Required Items:**

- ☒ 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 TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25,  
T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25, T102N, R62W 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 3RD. DAY OF OCTOBER, 2026.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE ARE TWO APPROACHES TO TRACT 1, FROM 260TH. STREET

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

TOWNSHIP / COUNTY AUTHORITY

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.

PLAT OF TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, RYAN DEAN YOUNGSTROM, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT 1 OF YOUNGSTROM'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE NORTH SIDE OF TRACT 1. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_,

\_\_\_\_\_  
RYAN DEAN YOUNGSTROM

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RYAN DEAN YOUNGSTROM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

\_\_\_\_\_  
COUNTY AUDITOR/DEPUTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF YOUNGSTROM'S ADDITION, IN THE N1/2 OF SECTION 25, T102N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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



# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Shannon & Michelle Klumb  
**Applicant Address:** 26221 403rd Ave., Ethan, SD 57334  
**Contact Phone:** 770-6119 (Shannon)

**Application Date:** 10/14/26  
**Application Deadline:** 10/19/26

**Owner Name:** Shannon G. & Michelle L. Klumb Revocable Living Trust  
**Owner Address:** Same  
**Owner Contact Phone:** Same

**Parcel Number of parent parcel:** 11000-10161-082-10

**Legal Description of current parcel(s):** NW1/4 of Section 8, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

**Proposed Legal Description of parcels:** Tract 1 of Carmen's Addition, in the NW1/4 of the NW1/4 of Section 8, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

**Variance(s):**

1. +/- 21.543 acres, creating a lot size of +/- 3.457 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 35', creating a setback of +/- 40' from the proposed house to the north property line, where the minimum front yard setback is 75' in the Agricultural District.
3. +/- 45', creating setbacks of +/- 5' from the proposed house to the east & south property lines, where the minimum side & rear yard setbacks are 50' in the Agricultural District.
4. +/- 23', creating a setback of +/- 27' from the garage to the east property line, where the minimum side yard setback is 50' in the Agricultural District.
5. +/- 32', creating a setback of +/- 18' from the barn to the south property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is pursuant to Sections 3:07(4), 3:08(1)(a), 3:08(1)(b), & 3:08(1)(c) 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 platting approximately 3 acres for a family member to build a new home. They do not want any agricultural-related land or structures included within the boundaries of the plat.

**Section of Code Allowing Variance:** 3:07(4), 3:08(1)(a), 3:08(1)(b), 3:08(1)(c), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 10/16/26

**Check #:** 7838

**Receipt #:** 22388

**Planning Commission Hearing Date:** 11/3/26

**Board of Adjustment Hearing Date:** 11/10/26

**Required Items:**

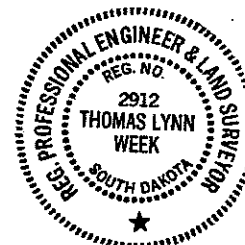
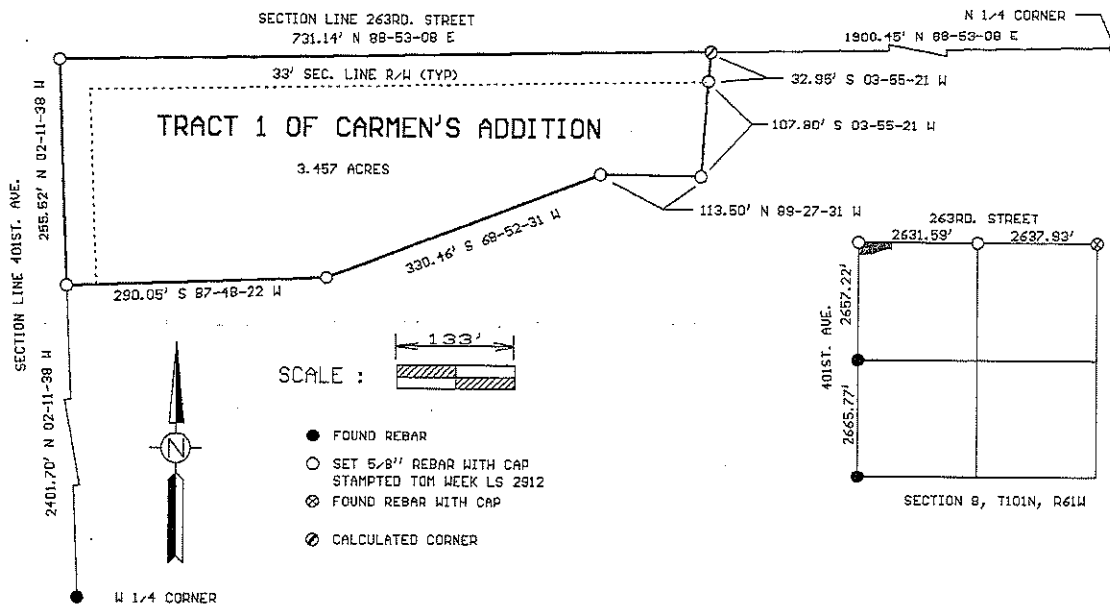
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential

☒ Application Fee

**Signatures of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_



PLAT OF TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE SET IRON PINS AS SHOWN AND SURVEY AND PLAT ARE CORRECT TO MY KNOWLEDGE AND BELIEF.

DATED THIS 14TH. DAY OF OCTOBER, 2026.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS NO ACCESS TO 263RD. STREET FROM TRACT 1. ACCESS WILL REQUIRE APPROVAL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

TOWNSHIP AUTHORITY

PLAT OF TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, SHANNON G. KLUMB AND MICHELLE L. KLUMB, AS TRUSTEES OF THE MICHELLE L. KLUMB REVOCABLE LIVING TRUST AGREEMENT, AND THE SHANNON G. KLUMB REVOCABLE LIVING TRUST AGREEMENT, DO HEREBY CERTIFY THAT THE MICHELLE L. KLUMB REVOCABLE LIVING TRUST AGREEMENT AND THE SHANNON G. KLUMB REVOCABLE LIVING TRUST AGREEMENT ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WERE 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 TRACT 1, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. 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 \_\_\_\_\_, \_\_\_\_\_.

SHANNON G. KLUMB,  
TRUSTEE

MICHELLE L. KLUMB,  
TRUSTEE

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SHANNON G. KLUMB AND MICHELLE L. KLUMB, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS TRUSTEES EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

\_\_\_\_\_  
CHAIRMAN/VICE 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: TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, 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 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/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF CARMEN'S ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 8, T101N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

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.

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.

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



# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Stanley & Jean Starr  
**Applicant Address:** 41496 255th St., Mitchell, SD 57301  
**Contact Phone:** 999-4758

**Application Date:** 10/7/26  
**Application Deadline:** 10/19/26

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

**Parcel Number of parent parcel:** 07000-10362-024-10

**Legal Description of current parcel(s):** SE1/4 of Section 2, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota, less 1 acre for school.

**Proposed Legal Description of parcels:** Tract 1 of Stan's Addition in the SE1/4 of Section 2, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

**Variance(s):**

1. +/- 22.77 acres, creating a lot size of +/- 2.23 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is pursuant to Sections 3:07(4) 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 platting approximately 2 acres for a family member to build a new home. They do not want any agricultural land included within the boundaries of the plat.

**Section of Code Allowing Variance:** 3:07(4), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 10/15/26

**Check #:** CC

**Receipt #:** 22371

**Planning Commission Hearing Date:** 11/3/26

**Board of Adjustment Hearing Date:** 11/10/26

**Required Items:**

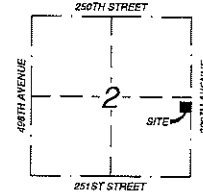
- ☒ Detailed site plan (GIS Photo of the property)
- ☒ Location and use of adjacent structures/land Agricultural, Residential
- ☒ Application Fee

**Signatures of Applicant:** \_\_\_\_\_ **Date:** \_\_\_\_\_

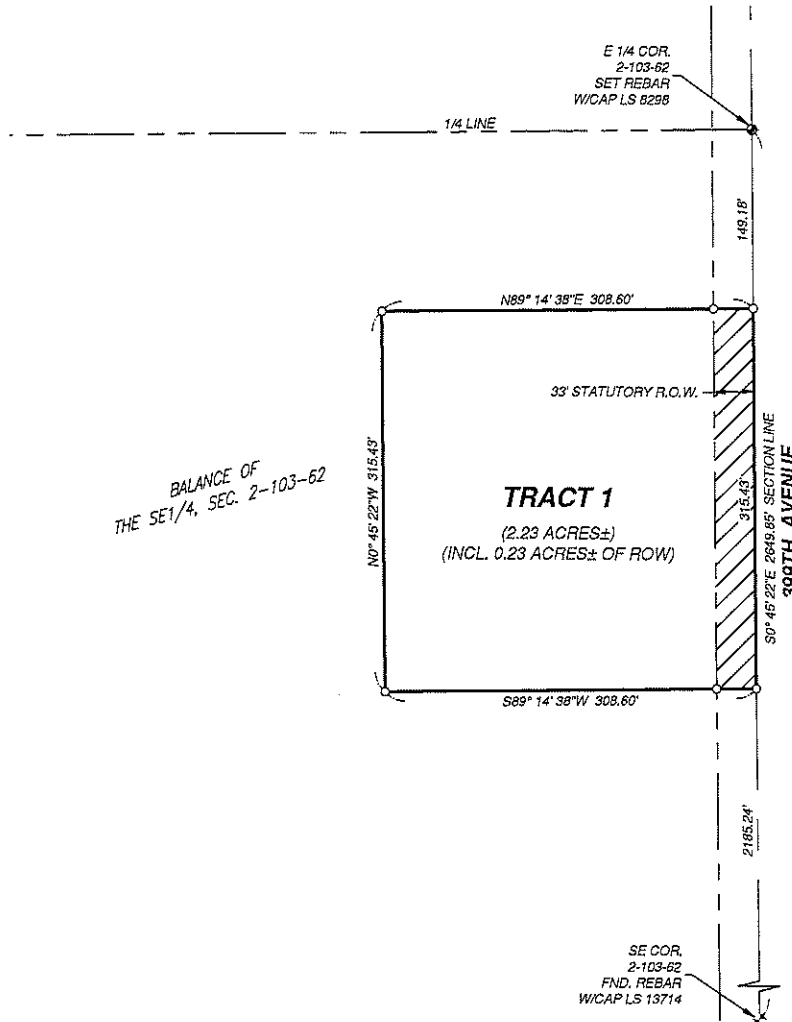


# TRACT 1 OF STAN'S ADDITION

IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2,  
TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



VICINITY MAP  
(NOT TO SCALE)



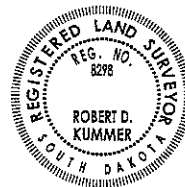
## SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE THIS DATE, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, SURVEY A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 1 OF STAN'S ADDITION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ROBERT D. KUMMER  
REGISTERED LAND SURVEYOR NO. 8298



## LEGEND

- PROPOSED PROPERTY LINE
- SECTION LINE
- STATUTORY ROW LINE
- ◆ SECTION CORNER (AS NOTED)
- SET NO.5 REBAR W/CAP RLS NO. 8298
- SET PK NAIL W/WASHER

## SURVEYOR'S NOTES

1. BASIS OF BEARING IS SD STATE PLANE SOUTH
2. ALL DISTANCES ARE GROUND DISTANCES
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

PREPARED BY:

**infrastructure**  
design group, inc.

520 N. LAWLER ST  
MITCHELL, SD 57301  
PHONE: 605-271-5527  
WEB: infrastructuredg.com

## TRACT 1 OF STAN'S ADDITION

IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2,  
TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 26170

DATE: 10/06/2026

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 1 OF 2

**TRACT 1 OF STAN'S ADDITION**

IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2,  
TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

**OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS, PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
STANLEY STARR (OWNER)

\_\_\_\_\_  
JEAN STARR (OWNER)

STATE OF: SOUTH DAKOTA )

:SS

COUNTY OF: DAVISON)

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, \_\_\_\_\_ THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, STANLEY & JEAN STARR, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: \_\_\_\_\_

**RESOLUTION OF COUNTY PLANNING COMMISSION**

WHEREAS, THE PLAT OF **TRACT 1 OF STAN'S ADDITION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

WHEREAS, THE COUNTY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE COUNTY OF DAVISON, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF STAN'S ADDITION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

**RESOLUTION BY BOARD OF COUNTY COMMISSIONERS**

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF STAN'S ADDITION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS  
DAVISON COUNTY, SOUTH DAKOTA

**AUDITOR'S CERTIFICATE**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON \_\_\_\_\_, 2026, APPROVING THE ABOVE PLAT.

\_\_\_\_\_  
AUDITOR/DEPUTY AUDITOR  
DAVISON COUNTY, SOUTH DAKOTA

**CERTIFICATE OF ROAD AUTHORITY**

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
ROAD AUTHORITY

**COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
COUNTY TREASURER/DEPUTY TREASURER  
DAVISON COUNTY, SOUTH DAKOTA

**DIRECTOR OF EQUALIZATION**

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF STAN'S ADDITION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION  
DAVISON COUNTY, SOUTH DAKOTA

**REGISTER OF DEEDS**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_  
O'CLOCK \_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_ OF PLATS ON PAGE \_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS  
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

**infrastructure**  
design group, inc.

520 N. LAWLER ST  
MITCHELL, SD 57301  
PHONE: 605-271-5527  
WEB: infrastructuredg.com

**TRACT 1 OF STAN'S ADDITION**

IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2,  
TOWNSHIP 103 NORTH, RANGE 62 WEST OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 26170

DATE: 10/08/2026

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 2 OF 2

