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 5th P.M., Davison County, South Dakota.
   Deputy Adminstrator 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 5th 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 5th P.M., Davison County, South Dakota.

Deputy Adminstrator 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 5th P.M., Davison County, South Dakota. Deputy Adminstrator 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.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner
Deputy Director of Planning & Zoning