



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



PLANNING COMMISSION AGENDA  
December 3, 2024

1. Call to order at 1:15 P.M. by Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve the November 12, 2024, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a conditional use application requested by Ashton & Levi Connell to operate auto sales or vehicles, including trailers and salvage yard-recycling center to include towing in the Agricultural District.
8. Additional comments from the group.
9. Set date and time for next meeting – January 7, 2025 @ 1:15 P.M.
10. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES  
November 12, 2024

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Ray Gosmire, Lewis Bainbridge, Steve Thiesse, Jeff Bathke, & Karen Wegleitner.
  - Absent: Chris Nebelsick, Dave Anderson & Mike Blaalid.
  - Guests: Pat Gathman, Brenda & Dennis Ellwein, Taylor & Pat Feterl, Zach Schroder, and Cole Christian.
3. Consider the proposed agenda.
  - Motion by Ray Gosmire, seconded by Lewis Bainbridge, 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 Ray Gosmire, to approve the Oct. 1, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a Plat of Lot B of Big Bend Addition in the NW1/4 of Section 1 and the NE1/4 of Section 2, all in T 103 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Dennis & Brenda Ellwein.

This request is located in NW1/4, except Lot A of Section 1 and NE1/4 of Section 2 all in T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** The Ellwein's explained they were platting the property for estate planning due to a recent access request by a neighbor.

- 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 – absent, Anderson – absent, motion carried.

8. Consider a Plat of Lot A-3, a Subdivision of Lot A-1 of N. Boyden First Addition, a Subdivision of the SE1/4 of the NE1/4 of Section 23, T 103 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Railroad Pines, LLC.

This request is located in Lot A-1 of N. Boyden First Addition, a Subdivision of the SE1/4 of the NE1/4 of Section 23, T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

**Discussion:** Discussion included the previous plat of Lot A-2 in July of 2023. The current plat is in the ETJ, so a 25 acre minimum is not required.

- 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 – absent, Anderson – absent, motion carried.

9. Consider a Plat of Lot 1 of Feterl Addition in the NE1/4 of Section 4, T 104 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Darwin Everson.

This request is located in NE1/4, except H1, H3, P1, P2, & Lot A of Everson's Addition of Section 4, T 104 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

**Discussion:** Pat Feterl, who is purchasing the property, explained he intends to parcel off a section of the land for his son Taylor to build a home on, in the future. A variance request will be heard at that time. The approach for the future residence already exists.

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

10. Consider a Plat of Tract 3 in the West 626.84 Feet of Lot 5 of Crane's Addition, in the SE1/4 of Section 34, T 103 N, R 60, West of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Ronald & Michele Riggs.

This request is located in W.626.84' of Lot 5 of Crane's Addition in the SE1/4 of Section 34, T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the Plat proposal. The applicant was not present to answer questions.

**Discussion:** Discussion included the previous plat of Tract 1 in April of 2022 and Tract 2 in May of 2023. The current plat is in the ETJ, so a 25 acre minimum is not required. The remaining 60' on the east side will provide access to the remaining land to the north. The drainage ditch to the east was also discussed. The driveways for Tract 1 and Tract 2 have a connecting culvert, which T's into a culvert under 256<sup>th</sup> St.

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

11. Consider a variance application requested by South Dakota Soybean Processors, LLC for an on-site exterior sign with a total surface area of 201.74'. The maximum area in the Agricultural District for an on-site exterior sign is 100 square feet.

This request is located in NW1/4, except Lot A of Johnson's Subdivision, H1, H2, & RY of Section 11, T 102 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Administrator Bathke gave an explanation of the variance application. The applicant was present to answer questions.

**Discussion:** Discussion included a detailed presentation and description of the sign and location by Cole Christian from A1 Development Solutions and Pat Gathman, General Manager of High Plains Processing. Gosmire asked if the sign could be moved farther south to avoid driver distraction looking at the sign and causing an accident on the intersection. Both presenting explained they looked at several locations and considered proximity to the houses on HWY 37, the water line, electricity, and the rail. The proposed location was the best choice considering all factors.

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

**Roll call vote:**

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

12. Additional Comments from the Group

- Administrator Bathke asked the Planning Commission if they have had time to review the current ordinance. Chairman Haines requested this be put on the December Agenda. Specifically, they will consider changes to setbacks.

13. Set date and time for next meeting – December 3, 2024 @ 1:15 P.M.

14. At 7:37 PM, a motion was made by Steve Thiesse, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning

# DAVISON COUNTY CONDITIONAL USE APPLICATION

**Applicant Name:** Ashton & Levi Connell **Application Date:** 11/8/24  
**Applicant Mailing Address:** 40864 246<sup>th</sup> St., Mitchell, SD 57301  
**Applicant Email:** ashtonconnell605@gmail.com **Contact Phone:** 999-3941

**Owner Name:** Ashton & Levi Connell  
**Owner Address:** 24497 402<sup>nd</sup> Ave., Letcher, SD 57359  
**Owner Contact Phone:** 999-3941

**Parcel Number of Parent Parcel:** 01000-10461-054-20  
**Legal Description of parcel:** Lot A in the SE ¼ of Section 5, T 104 N, R 61 W, Davison County, South Dakota.

**Zoning District:** Agricultural District  
**Reason for Conditional Use Request:** To operate:  
1. Auto sales or vehicles, including trailers - Section 3:04(5)  
2. Salvage yard-recycling center - Section 3:04(30)  
3. Towing - Section 3:05

all in the Agricultural District.  
**Section of Code Allowing Conditional Use:** Section 3:04(5), 3:04(30), 3:05, 1106 (A), and 1206 (A)

**Fee Collected for Condition Use (\$150):** 11/8/24  
**Check #:** Cash  
**Receipt #:** 18017

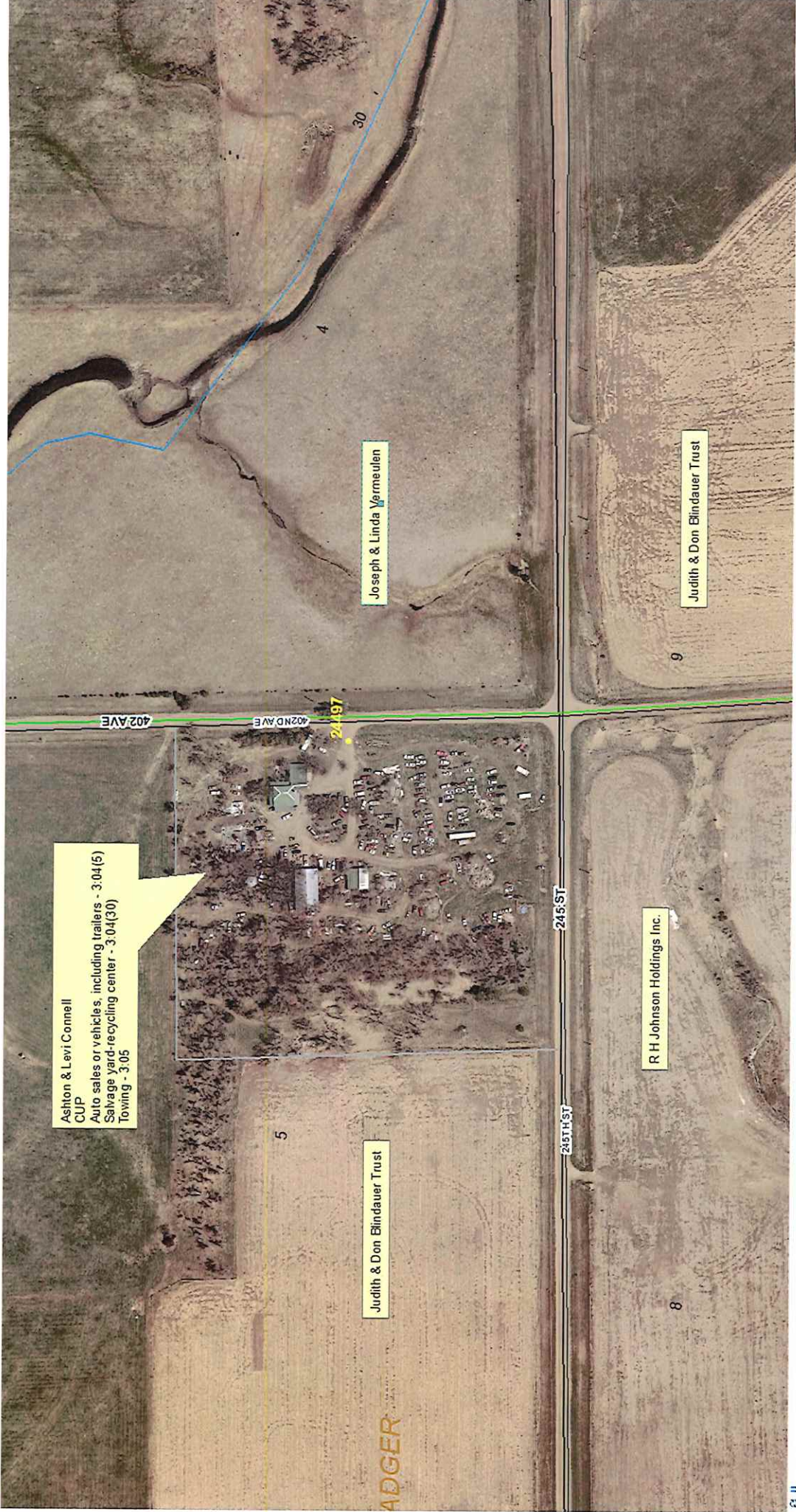
**Planning Commission Hearing Date:** 12/3/24  
**Board of Adjustment Hearing Date:** 12/10/24

**FOR ANIMAL FEEDING OPERATIONS ONLY:**  
**Current Animal Units in Operation:** N/A  
**Proposed Expansion of Operation:** N/A

**Required Items:**  
 Detailed site plan (GIS Photo of the property)  
 Location and use of adjacent structures  
 Application Fee

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





Ashton & Levi Connell  
CUP  
Auto sales or vehicles, including trailers - 3.04(5)  
Savage yard-recycling center - 3.04(30)  
Towing - 3.05

Joseph & Linda Vermeulen

Judith & Don Bindauer Trust

R H Johnson Holdings Inc.

Judith & Don Bindauer Trust

402ND AVE

402ND AVE

2497

245TH ST

245TH ST

5

8

9

30

4

ADGER