

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 Blaalid, 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, Blaalid – 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