



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



PLANNING COMMISSION AGENDA
Tuesday, December 2, 2025

1. Call to order at 1:15 P.M. by Chairperson Haines.
2. Roll call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve November 4, 2025, Minutes.
6. Consider a conditional use application requested by Colleen Stegenga, dba Embracing Change Counseling Services, LLC, to operate a home-based professional counseling office with the use of animal-assisted therapy, gardening, and nature therapy in the Agricultural District.
7. Additional comments from the group.
8. Public input for items not on the agenda, no action will be taken.
9. Set date and time for next meeting – January 6, 2026 @ 1:15 P.M.
10. Adjournment.

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

November 4, 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: Ray Gosmire, Bruce Haines, Steve Thiesse, Mike Blaalid, Lewis Bainbridge, & Karen Wegleitner.
 - Absent: Dave Anderson & Chris Nebelsick.
 - Guests: Richard Hofer, Reed Bender, James Thue, Natalie Piehl, Laura Gillam & Jarrett Brunsen
3. Consider the amended agenda. Two Plats were added, Mebius & Servicemen's Memorial.
 - Motion by Ray Gosmire, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, the motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Lewis Bainbridge, to approve the October 7, 2025 proposed minutes. All members voted aye, the motion carried.
6. Consider a variance application requested by Verna Hofer of +/- 17.827 acres, creating a lot size of +/- 7.173 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in NW1/4 of Section 13, T 102 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: Richard Hofer, applicant's son, and Reed Bender, the buyer, was present to answer questions. Verna and Richard maintain the old farmstead. Verna pays for the upkeep of the property and Richard mows. There used to be a house, but there are still outbuildings. They are unwilling to Plat more than 5 acres due to the rest of the land being rented for agricultural purposes. They have a buyer for the 5 acres, as they are ready to pass on the burden of maintaining the old farmstead to someone else who wants to build a house.

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

7. Consider a Plat requested by Verna Hofer of Tract 1 of Verna Hofer's Addition, in the W1/2 of the NW1/4 of Section 13, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 13, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: There were no comments or concerns with the Plat.

- Motion by Steve Thiesse, 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 – absent, motion carried.

8. Consider a Plat requested by Natalie Piehl, Bruce Gillam Jr., & Laura Gillam of Tracts B, C, and D of Gillam's Addition, in the NW1/4 of Section 24, T 102 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 24, T 102 N, R 61, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: The land is being platted to split between the siblings. Bruce Jr. owns Tract A, and he will own Tract D. Natalie Piehl will own Tract C and Laura Gillam will own Tract B. Natalie and Laura currently live on the tracts they will be given.

The board had no concerns with the Plat.

- Motion by Mike Blaalid, 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 – absent, motion carried.

9. Consider a Plat requested by James & Julie Thue of Tract A of Julie's Addition, in the NE1/4 of the NE1/4 of Section 30, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NE1/4 of the NE1/4 of Section 30, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: James & Julie Thue are platting out around 10 acres to sell to Austin Schoenfelder to build a house. He is also purchasing Lot A to the north from them to place his business on. There is an existing approach to Tract A. This Plat is in the ETJ, which will follow the city's zoning ordinance. The board had no issues with the Plat.

- 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 – aye, Anderson – absent, motion carried.

10. Consider a Plat requested by Jarrett Brunsen and Colleen Campbell of Lot 1 of Brunsen's Addition, in the S1/2 of the SE1/4 of Section 21 and the N1/2 of the NE1/4 of Section 28, all in T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in S1/2 of the SE1/4 of Section 2 and the N1/2 of the NE1/4 of Section 28, T 104 N, R 60, W of the 5th P.M., Davison County, South Dakota.

Acting Administrator Wegleitner explained the Plat proposal. The applicant was present to answer questions.

Discussion: Jarrett Brunsen would like to add an addition to his house, but the property lines are too close, and the legal description is described by measurements. To comply with our ordinance, he is purchasing some land from Colleen Campbell, neighbor to the east, and platting the rest of his property. The variance in lot size was waived due to the south side of his property being in the ETJ, which follows the city's ordinance, and the north side follows the county's ordinance. The board has no issues with the Plat.

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

11. Consider a Plat requested by Marc & Michelle Mebius and Mebius Holdings, Inc. of Lots 1, 2 and 3, Mebius Addition, in the NW1/4 of Section 14, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 14, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was not present to answer questions.

Discussion: The applicants are platting for when they are ready to divide up the lots between the family or sell. This Plat is in the ETJ, which will follow the city's zoning ordinance. The board asked how they will access the building on lot 3, and there is a 20' ingress/egress easement that goes through lot 1.

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

12. Consider a Plat requested by Servicemen's Memorial Cemetery Association, Inc. of Veterans Memorial Park Tract 1, a Subdivision of the SE1/4 of the SE1/4 of the SW1/4 of Section 9, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in SE1/4 of the SE1/4 of the SW1/4 of Section 9, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Plat proposal. The applicant was not present to answer questions.

Discussion: The applicant is platting out around 11,125 sq ft for the city to build restrooms. This property will be annexed into the city. This Plat is in the ETJ, which will follow the city's zoning ordinance. The board had no issues with the Plat.

- 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 – aye, Anderson – absent, 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 – December 2, 2025 @ 1:15 P.M.

16. At 7:36 PM, a motion was made by Mike Blaalid, seconded by Lewis Bainbridge, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner

Acting Director of Planning & Zoning

DAVISON COUNTY CONDITIONAL USE APPLICATION

Applicant Name: Colleen Stegenga dba Embracing Change Counseling Services, LLC

Application Date: 11/14/25

Applicant Mailing Address: [REDACTED]

Applicant Email: [REDACTED]

Contact Phone: [REDACTED]

Owner Name: Stegenga Living Trust

Owner Address: [REDACTED]

Owner Contact Phone: [REDACTED]

Parcel Number of Parent Parcel: 12000-10262-214-30

Legal Description of parcel: Lot A in the SE1/4 of Section 21, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.

Zoning District: Agricultural District

Reason for Conditional Use Request: To operate a home-based professional counseling office with the use of animal assisted therapy, gardening, and nature therapy.

Section of Code Allowing Conditional Use: Sections 3:05, 11:06(A), and 12:06(A)

Fee Collected for Condition Use (\$150): 11/14/25

Check #: 1465

Receipt #: 20358

Planning Commission Hearing Date: 12/2/25

Board of Adjustment Hearing Date: 12/16/25

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:** _____



Walking paths in shelter belt

Location of 1st gardening area.

Location of therapy animals

New residence/garage
Office location will be in garage.

Stegenga Living Trust

John & Patricia Weczorek

21

John & Patricia Weczorek

22

Ronald P & Julie A Healy Joint Trust

27

Oleo Land, LLC

260th St

200th St

28

397th Ave