



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



PLANNING COMMISSION AGENDA
Tuesday, February 3, 2026

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 December 2, 2025, Minutes.
6. Consider a variance application requested by Shannon & Michelle Klumb of:
 1. +/- 21.999 acres, creating Tract 1 with a lot size of +/- 3.001 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
 2. +/- 21.995 acres, creating Tract 2 with a lot size of +/- 3.005 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
 3. +/- 26', creating a setback of +/- 24' from the west property line to the house on Tract 2, where the minimum rear yard setback is 50' in the Agricultural District.
 4. +/- 33', creating a setback of +/- 17' from the east property line to the garage on Tract 3, where the minimum side yard setback is 50' in the Agricultural District.
7. Consider a Plat requested by Shannon & Michelle Klumb of Tract 1, Tract 2 and Tract 3 of Shannon's Addition, in the North 1300' of the E1/2 of Section 4, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.
8. Public input for items not on the agenda, no action will be taken.
9. Set date and time for next meeting – Will be discussed at meeting.
10. Adjournment.

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning

PLANNING COMMISSION MINUTES

December 2, 2025

1. Chairperson Haines called the meeting to order at 1:15 PM
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaallid, Chris Nebelsick, & Karen Wegleitner.
 - Absent: None.
 - Guests: None.
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 Ray Gosmire, seconded by Mike Blaallid, to approve the November 4, 2025 proposed minutes. All members voted aye, the motion carried.
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.

This request is located in Lot A in the SE1/4 of Section 21, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota. Acting Administrator Wegleitner explained the Conditional Use application. The applicant was not present to answer questions.

Discussion: Colleen Stegenga and her husband moved from Sioux Falls where they built a new home just south of Mt. Vernon. Colleen has an established practice, Embracing Change Counseling Services, LLC. She would like to bring her practice to her home and include other forms of therapy, like animal-assisted, gardening and nature therapy. They plan to have multiple gardens, a walking path through their shelterbelt, and utilize an existing structure for their therapy animals. They plan to put a fence around the property. The board discussed what makes a business a home occupation versus not. Acting Administrator Wegleitner explained that to be considered a home occupation and not obtain a permit, there are no alterations to the existing home or outbuildings and does not cause the generation of traffic more than that experience on average right-of-way. Since they plan on placing an office in the garage and having clients driving out to the property is what triggers a conditional use permit. The board was curious if they plan on having a sign. Acting Administrator Wegleitner was unable to answer due to the applicant being unable to make the meeting but explained an on-sight sign was allowed with size and setback requirements.

 - Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaallid – aye, Anderson – aye, motion carried.
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 – January 6, 2026 @ 1:15 P.M.
10. At 1:55 PM, a motion was made by Steve Thiesse, 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 VARIANCE APPLICATION

Applicant Name: Shannon & Michelle Klumb

Application date: 1/20/26

Applicant Address: [REDACTED]

Applicant Email: [REDACTED]

Contact Phone: [REDACTED]

Application deadline: 1/16/26

Owner Name: Michelle L. Klumb Revocable Living Trust

Owner Address: Same

Owner Contact Phone: Same

Parcel Number of parent parcel: 11000-10161-041-25

Legal Description of current parcel(s): N.1300' of the E1/2 of Section 4, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: Tract 1, Tract 2 and Tract 3 of Shannon's Addition, in the North 1300' of the E1/2 of Section 4, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

Reason for Variance: Recommend granting a variance of:

1. +/- 21.999 acres, creating Tract 1 with a lot size of +/- 3.001 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
2. +/- 21.995 acres, creating Tract 2 with a lot size of +/- 3.005 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
3. +/- 26', creating a setback of +/- 24' from the west property line to the house on Tract 2, where the minimum rear yard setback is 50' in the Agricultural District.
4. +/- 33', creating a setback of +/- 17' from the east property line to the garage on Tract 3, where the minimum side yard setback is 50' in the Agricultural District.

This request is pursuant to Sections 3:07(1), 3:07(2), 3:07(4), 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: Shannon & Michelle's daughter moved into their old house. For their daughter to obtain financing they must Plat out the house from the rest of the property. They platted the rest of their property because it's described by measurements.

Section of Code Allowing Variance: 3:07(1), 3:07(2), 3:07(4), 3:08(1)(b), 3:08(1)(c), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): 1/20/26

Check #: 7724

Receipt #: 20725

Planning Commission Hearing Date: 2/3/26

Board of Adjustment Hearing Date: 2/10/26

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 3 of Shannon's Addition
+/- 74.374 acres

Tract 1 of Shannon's Addition
+/- 3.001 acres

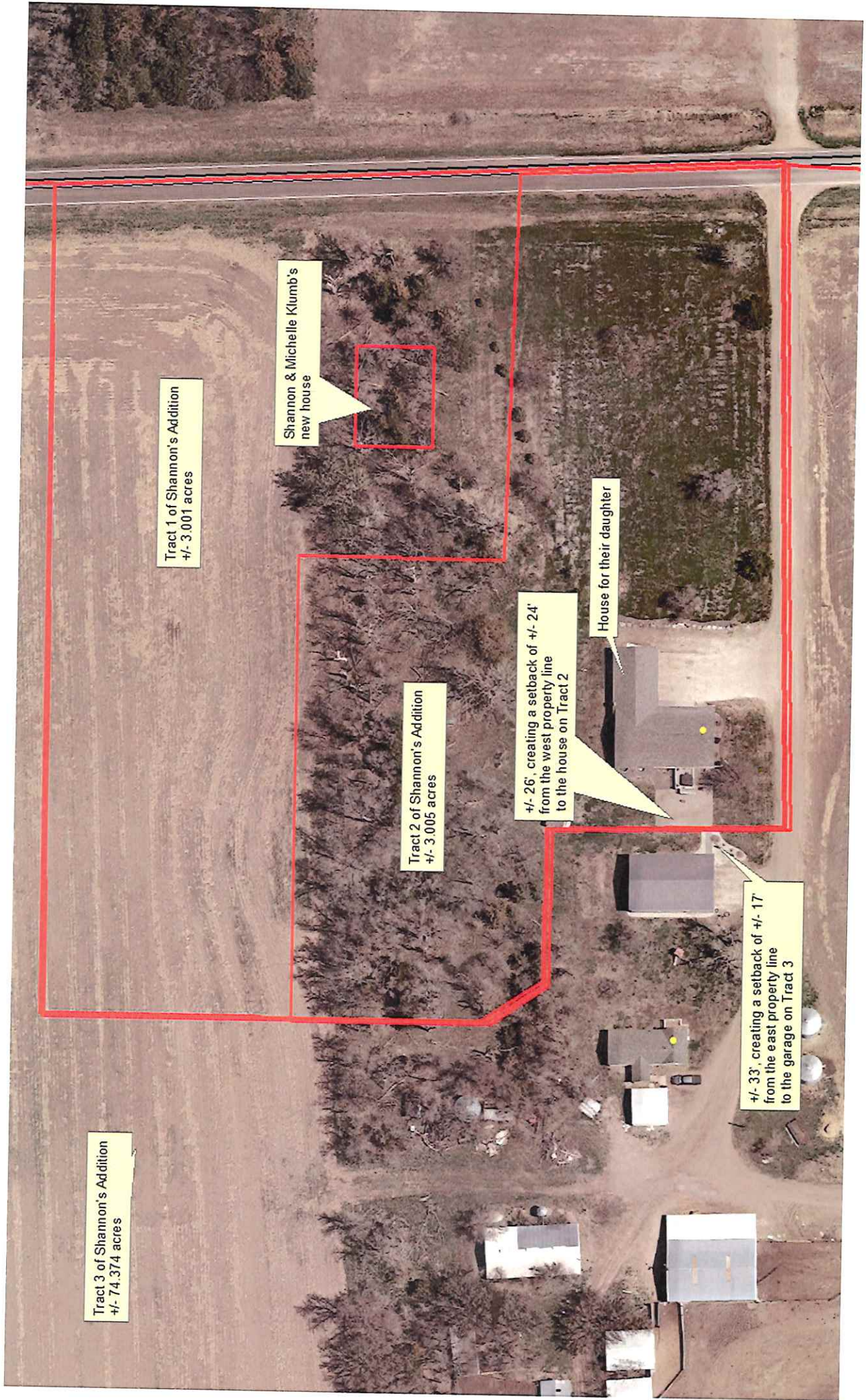
Shannon & Michelle Klumb's
new house

Tract 2 of Shannon's Addition
+/- 3.005 acres

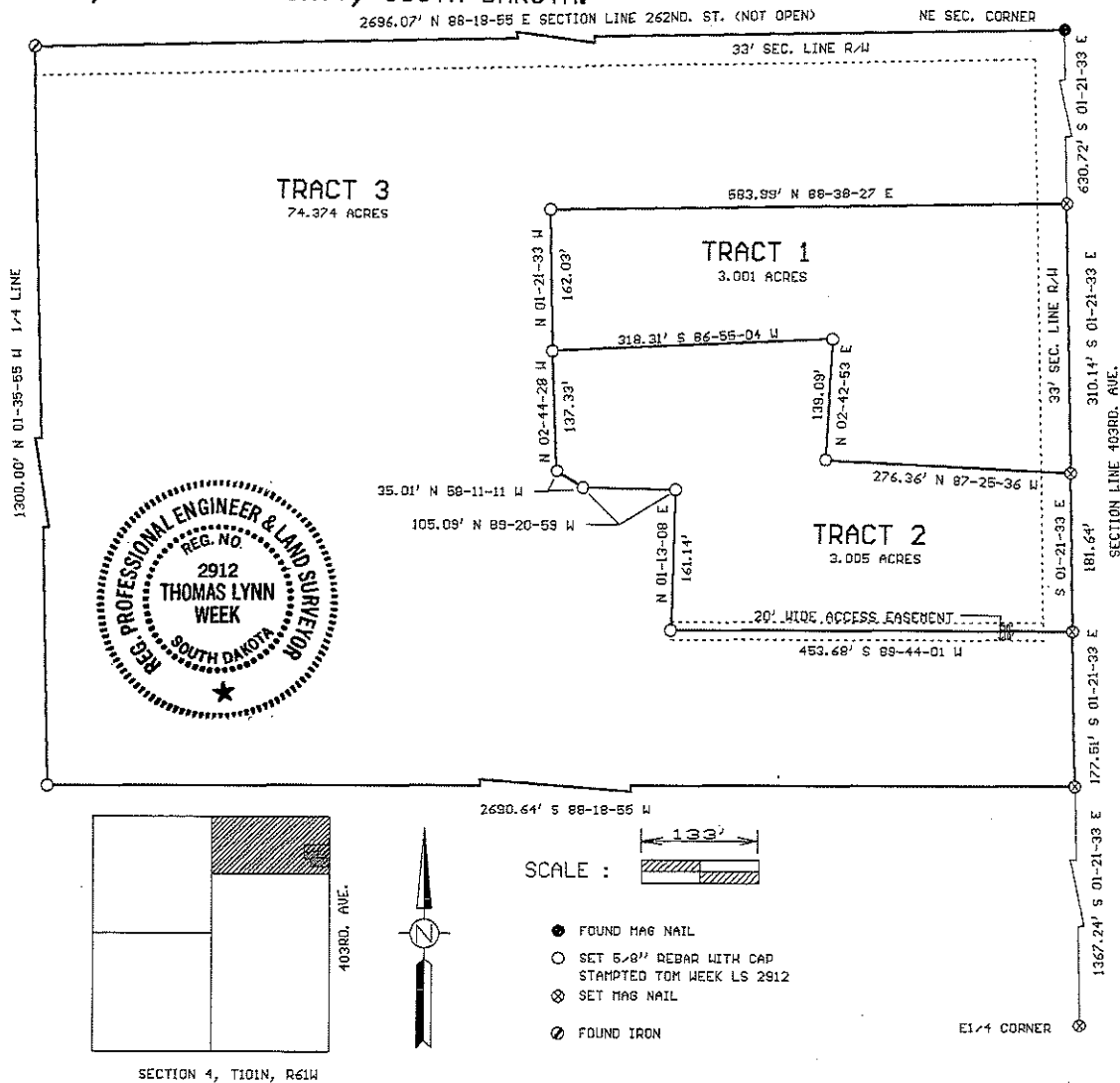
+/- 26', creating a setback of +/- 24'
from the west property line
to the house on Tract 2

House for their daughter

+/- 33', creating a setback of +/- 17'
from the east property line
to the garage on Tract 3



PLAT OF TRACT 1, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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 15TH. DAY OF JANUARY, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS EXISTING ACCESS TO 403RD. AVE. FROM TRACT 1 AND TRACT 2 OF SHANNON'S ADDITION, ACCESS TO TRACT 3 OF SHANNON'S ADDITION WILL BE FROM THE 20' WIDE ACCESS EASEMENT. ANY ADDITIONAL ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

SHEET 1 OF 3

COUNTY AUTHORITY

PLAT OF TRACT 1, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF TRACT 1, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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, TRACT 2 AND TRACT 3, 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. WE DEDICATE A 20 FOOT WIDE ACCESS EASEMENT, 10 FEET ON EACH SIDE OF THE SOUTH PROPERTY LINE OF TRACT 2, FOR ACCESS TO TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION.

DATED THIS _____ DAY OF _____, _____.

SHANNON G. KLUMB

MICHELLE L. KLUMB

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 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, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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, TRACT 2 AND TRACT 3 OF SHANNON'S ADDITION, IN THE NORTH 1300 FEET OF THE E1/2 OF SECTION 4, 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

