

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 Blaalid, 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 Blaalid, 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.

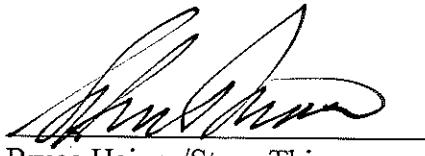
- Motion by Chris Nebelsick, seconded by Dave Anderson, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – 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/Steve Thiesse
Planning Commission Chairperson/Vice-Chairperson

Karen Wegleitner

Karen Wegleitner
Acting Director of Planning & Zoning