

## PLANNING COMMISSION MINUTES

February 3, 2026

1. Acting Administrator Wegleitner called the meeting to order at 1:15 P.M.
2. Election of 2026 Planning Commission Officers.
  - Acting Administrator Wegleitner called for nominations for Chairperson. Motion by Anderson to nominate Bruce Haines, seconded by Gosmire. Thiesse called to cease nominations and cast a unanimous vote, seconded by Nebelsick. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
  - Acting Administrator Wegleitner called for nominations for Vice Chairperson. Motion by Nebelsick to nominate Steve Thiesse, seconded by Anderson. Bainbridge called to cease nominations and cast a unanimous vote, seconded by Nebelsick. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
  - Acting Administrator Wegleitner turned the meeting over to the Chairperson.
3. Roll call-quorum is met, a simple majority vote is required for all items.
  - Present: Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Mike Blaaid, Chris Nebelsick, & Karen Wegleitner.
  - Absent: Bruce Haines.
  - Guests: None.
4. Consider the amended agenda. Added the election of 2026 Planning Commission Officers.
  - Motion by Dave Anderson, seconded by Lewis Bainbridge, to approve the amended agenda. All members voted aye, motion carried.
5. Declare conflicts of interest. None.
6. Consider the previous minutes. Motion by Chris Nebelsick, seconded by Mike Blaaid, to approve the December 2, 2025 proposed minutes. All members voted aye, motion carried.
7. Consider a variance application requested by Shannon & Michelle Klumb of:
  - +/- 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.
  - +/- 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.
  - +/- 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.
  - +/- 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 located in the N.1300' of the E1/2 of Section 4, T 101 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Variance application. The applicant was not present to answer questions.

**Discussion:** The Klumb family platted their property into three tracts. Tract 1 contains their new shouse, Tract 2 contains their former residence, which was conveyed to their daughter, and Tract 3 consists of the remaining farmland. The applicants are requesting a variance in lot size for Tracts 1 and 2. Acting Administrator Wegleitner worked with the surveyor to minimize setback variances to the greatest extent possible. One setback variance exists on Tract 2 for the daughter's residence, and a second setback variance

exists on the garage located on Tract 3. All other proposed property lines meet the required setback distances. The property was platted to allow the daughter to obtain financing and the property was described by measurements. Each tract contains a dwelling, allowing for potential future sale; however, the applicants indicated they have no intention of selling, as the property remains a family-owned farm. The Board expressed no issues or concerns with the variance application.

- Motion by Chris Nebelsick, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

**Roll call vote:**

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

8. 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.

This request is located in the N.1300' of the E1/2 of Section 3, T 101 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Acting Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

**Discussion:** There were no issues or concerns with the Plat. There is access to all three Tracts.

- Motion by Dave Anderson, seconded by Mike Blaalid, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

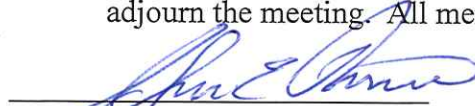
9. Additional Comments from the Group

- None

10. Public input for items not on the agenda. Hearing none, the meeting continued.

11. Set date and time for next meeting – Tuesday, March 3, 2026 @ 1:15 PM.

12. At 1:30 PM, a motion was made by Mike Blaalid, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.

  
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Bruce Haines/Steve Thiesse

Planning Commission Chairperson/Vice-Chairperson

*Karen Wegleitner*

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Karen Wegleitner

Acting Director of Planning & Zoning