

## PLANNING COMMISSION MINUTES

May 5, 2026

1. Call to order at 7:00 P.M. by Chairperson Haines.
2. Roll call-quorum is met, a simple majority vote is required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Ray Gosmire, Mike Blaalid, Chris Nebelsick, & Karen Wegleitner.
  - Absent: Dave Anderson.
  - Guests: Ryan, Kory & Jakob Storm, Steve Endres, Teresa Wilson, Dan Boehmer, Bradley Hohn, Austin & Tony Tilton.
3. Consider the proposed agenda.
  - Motion by Lewis Bainbridge, seconded by Ray Gosmire, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Chris Nebelsick, to approve the April 7, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Jeffrey & Theresa Miiller of +/- 30', creating a setback of +/- 20' from the proposed house to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.  
This request is located in Tract 1 of Jeff's Addition in the S1/2 of the SW1/4 of Section 1, T 101 N, R 62, 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:** Jeff Miiller previously platted the property to separate the farm structures from the residential area in anticipation of building a new residence in the future. He is now moving forward with construction of the new home; however, due to the size of the lot, he is unable to meet all required setback requirements. To maintain the required 75-foot setback from the road right-of-way, he is requesting a variance to allow the residence to be located 20 feet from the east property line. Mr. Miiller owns the adjoining property surrounding the lot.

- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

**Roll call vote:**

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

7. Consider a variance application requested by Steve & Cynthia Endres of +/- 30', creating a setback of +/- 20' from the proposed pole building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.  
This request is located in Lots 2 & 3 of Shadow Valley Acres Addition in the N1/2 of the N1/2 of the NW1/4 of Section 7, T 102 N, R 60, 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 present to answer questions.  
**Discussion:** Steve Endres is removing the existing structure and replace it with a new building. He would like to construct the new building in the same location due to the existing water hookups, and because the current structure has been located there for many years.

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

**Roll call vote:**

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

8. Consider a Plat requested by Paul, Barbara, & Teresa Wilson and Joan Jerke of Wilson Tracts 3, 4, & 5 in the E1/2 of Section 25 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.

This request is located in E1/2 of Section 25, T 103 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 present to answer questions.

**Discussion:** The Wilsons are platting their property following the auction sale, as this is the final step needed to complete the process. The tracts meet the minimum 25-acre size requirement.

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

9. Consider a variance application requested by Lyle Lowrie of +/- 19.613 acres, creating a lot size of +/- 5.387 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in E1/2 of the NE1/2 of Section 9, T 101 N, R 60, 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 present to answer questions.

**Discussion:** Lyle Lowrie is platting out the existing structures in order to sell the surrounding agricultural land. The board had no issues or concerns with the request.

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

**Roll call vote:**

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

10. Consider a Plat requested by Lyle Lowrie of Tract A of Lyle's Addition, in the E1/2 of the NE1/2 of Section 9, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in E1/2 of the NE1/2 of Section 9, T 101 N, R 60, 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 present to answer questions.

**Discussion:** There was no further discussion regarding the plat, as the board had no concerns.

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

**Roll call vote:**

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

11. Consider a variance application requested by Sean Gerstenecker of +/- 24 acres, creating Lot C-3 with a lot size of +/- 1 acre & +/- 24 acres, creating Lot C-4 with a lot size of +/-

1 acre, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District. +/- 10', creating a setback of +/- 65' from the south property line to the house on Lot C-4, where the minimum front yard setback is 75' in the Agricultural Residential District. +/- 7.75', creating a lot width for Lot C-3 of +/- 142.25' & +/- 7.66', creating a lot width for Lot C-4 of +/- 142.34', where the minimum lot width is 150' in the Agricultural Residential District.

This request is located in E.284.5' of Lot C in the SE1/4 of Section 3, T 102 N, R 60, 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 present to answer questions.

**Discussion:** Sean Gerstenecker is requesting to plat his property into two lots. Several variances are being requested due to the proposed lot sizes, lot widths, and the existing house on Lot C-4 being too close to the front property line.

The ordinance requires a minimum lot width of 150 feet. Due to the size of the original lot, this requirement cannot be met; however, there are other lots in the surrounding area with similar dimensions. The board had no issues or concerns with the requested variances.

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

12. Consider a Plat requested by Sean Gerstenecker of Lots C-3 and C-4 in Lot C in the SE1/4 of the SE1/4 of Section 3, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in E.284.5' of Lot C in the SE1/4 of Section 3, T 102 N, R 60, 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 present to answer questions.

**Discussion:** There was no further discussion regarding the plat, as the board had no concerns.

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

13. Consider a variance application requested by Nick Lorang of +/- 40', creating a setback of +/- 10' from the north property line to the shed & +/- 15', creating a setback of +/- 35' from the south property line to the pole building, where the minimum side yard setback is 50' in the Agricultural District. +/- 45', creating a setback of +/- 5' from the west property line to the tanks, where the minimum front yard setback is 75' in the Agricultural District. This request is located in W1/2 of the NW1/4 of Section 26, T 103 N, R 62, 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 present to answer questions.
- Discussion:** Nick Lorang is platting the property in preparation for any future financial assistance related to constructing an additional grain bin or other agricultural buildings.

Variations are being requested because the proposed property lines are too close to existing structures.

The tanks located at the front of the property are movable; however, they currently sit within a concrete containment area designed for spill prevention purposes. There are no issues or concerns from the board.

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

**Roll call vote:**

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

14. Consider a Plat requested by Nick Lorang of Lot 1 of Bins Addition, in the NW1/4 of the NW1/4 of Section 26, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in W1/2 of the NW1/4 of Section 26, T 103 N, R 62, 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 present to answer questions.

**Discussion:** There was no further discussion regarding the plat, as the board had no concerns.

- 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 – aye, Blaalid – aye, Anderson – absent, motion carried.

15. Consider a variance application requested by Nick Lorang of +/- 20.437 acres, creating Tract A with a lot size of +/- 4.563 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 40', creating a setback of +/- 10' from the proposed building to the east property line on Tract A & +/- 18', creating a setback of +/- 32' from the shop to the west property line on Tract B, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, 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 present to answer questions.

**Discussion:** Nick Lorang platted out his residence from the shop in preparation for any future financial assistance. The board questioned whether an easement would be required between the two properties since they share the same approach. At this time, no easement is necessary because both properties are owned by the same individual. However, if either property is sold in the future, an easement would need to be established if access from 254th Avenue is not granted.

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

16. Consider a Plat requested by Nick Lorang of Tract A and Tract B in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.  
This request is located in Lot 2 of Lorang's Addition, in the SE1/4 of the SE1/4 of Section 22, T 103 N, R 62, 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 present to answer questions.

**Discussion:** There was no further discussion regarding the plat, as the board had no concerns.

- Motion by Mike Blaaid, seconded by Chris Nebelsick, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

17. Consider a variance application requested by Spencer Neugebauer of +/- 19.81 acres, creating a lot size of +/- 5.19 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in NW1/4 including Government Lots 3 and 4 of Section 4, T 101 N, R 60, 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:** A minimum of 25 acres is required to avoid requesting a variance for lot size. Spencer is proposing to plat 5.19 acres in order to obtain financial assistance to build a house. He has already received approval for an approach, which has since been installed.

The board had no concerns with the variance request and commented positively on how well the property is being developed.

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

**Roll call vote:**

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

18. Consider a Plat requested by Spencer Neugebauer of Tract 1 of Spencer's Addition in Government Lots 3 and 4 of the NW1/4 of Section 4, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 including Government Lots 3 and 4 of Section 4, T 101 N, R 60, 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 was no further discussion regarding the plat, as the board had no concerns.

- Motion by Mike Blaaid, 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 – aye,

Blaalid – aye, Anderson – absent, motion carried.

19. Consider a variance application requested by Antonio & Penelyn Tilton of +/- 22 acres, creating a lot size of +/- 3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in Tilton Tract 1, a Subdivision of the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, 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 present to answer questions.

**Discussion:** The Tiltons are platting approximately 3 acres from their property to allow their children to build a house. While they initially did not intend to separate either 25 acres or even 3 acres, the ordinance requires the creation of a 3-acre parcel for this type of development. The parents reside immediately north of the proposed lot. There are no access issues and they are in contact with the township for an approach.

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

20. Consider a Plat requested by Antonio & Penelyn Tilton of Tilton Tract 3 in the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, West of the 5<sup>th</sup> P.M., Davison County, South Dakota.

This request is located in Tilton Tract 1, a Subdivision of the W1/2 of the SW1/4 of Section 33, T 102 N, R 62, 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 present to answer questions.

**Discussion:** There was no further discussion regarding the plat, as the board had no concerns.

- 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 – aye, Blaalid – aye, Anderson – absent, motion carried.

21. Consider a conditional use application requested by Jakob & Ryan Storm for an expansion of an existing concentrated animal feeding operation from 1,920 AU to 3,000 AU in the Agricultural District.

This request is located in NW1/4 & SE1/4 of Section 19, 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 Conditional Use application . The applicant was present to answer questions.

**Discussion:** Jakob and Ryan Storm are proposing an expansion of their existing CAFO operation, which Ryan originally established in 1997 and has since expanded in 2000 and 2024. Jakob, Ryan’s son, has been involved in the family business but is now planning to construct his own barn.

Jakob is proposing a 2,400-head (960 AU) finishing barn located in the southwest corner of the NW¼ of Section 19 in Baker Township. He is currently in contact with the state, and permitting is in process.

Ryan Storm is also proposing a 1,200-head (120 AU) nursery barn on property that already contains an existing barn approved in 2024. The proposed structure would be located on the south end of the SE¼ of Section 19 in Tobin Township. State permitting is likewise in process.

The board had no issues with the application, noting the Storms have an established operation and are experienced in their business. Acting Administrator Wegleitner reported she received no concerns from the public; only one individual contacted the office out of curiosity regarding the location of the new barns.

- Motion by Mike Blaaid, seconded by Lewis Bainbridge, 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, Blaaid – aye, Anderson – absent, motion carried.

22. Consider a variance application requested by Jakob Storm for expansion of an existing CAFO of +/- 200', creating a side yard setback of +/- 100' from the proposed finishing barn to the south property line & +/- 200', creating a front yard setback of +/- 100' from the proposed finishing barn to the west property line, where the required setback is 300' in the Agricultural District for a CAFO.

This request is located in NW1/4 of Section 19, 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 present to answer questions.

**Discussion:** Jakob is requesting a variance to allow the new barn to be located 100 feet from both the west and south property lines. He is proposing this placement to maintain consistent spacing with the other three existing barns and to preserve as much agricultural production ground as possible.

The board had no issues with the variance application.

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

**Roll call vote:**

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

23. Consider a variance application requested by Ryan Storm for the expansion of an existing CAFO of +/- 200', creating a front yard setback of +/- 100' from the proposed nursery barn to the east property line, where the required setback is 300' in the Agricultural District for a CAFO.

This request is located in SE1/4 of Section 19, 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 present to answer questions.

**Discussion:** Ryan is requesting a variance to allow the new barn to be located 100 feet from the east property lines. He does not need a variance for the south property line since he owns the land. He is proposing this placement to maintain consistent spacing with the other three existing barns and to preserve as much agricultural production ground as possible.

The board had no issues with the variance application.

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

**Roll call vote:**

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

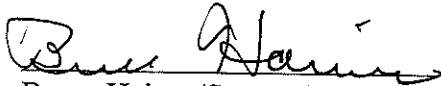
24. Additional Comments from the Group

- None

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

26. Set date and time for next meeting – Tuesday, June 2, 2026 @ 7:00 PM.

27. At 7:36 PM, a motion was made by Chris Nebelsick, 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*

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Karen Wegleitner

Acting Director of Planning & Zoning