

PLANNING COMMISSION MINUTES

August 4, 2026

1. Call to order at 7:00 P.M. by Vice Chairperson Thiesse.
2. Roll call-quorum is met, a simple majority vote is required for all items.
 - Present: Steve Thiesse, Lewis Bainbridge, Dave Anderson, Ray Gosmire, Jeff Bathke, & Karen Wegleitner.
 - Absent: Bruce Haines, Chris Nebelsick & Mike Blaalid.
 - Guests: Casey Wegleitner, Kenny & Cheryl Schuman, and Ryan Storm
3. Consider the proposed agenda.
 - Motion by Lewis Bainbridge, seconded by Dave Anderson, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Dave Anderson, to approve the July 7, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Jarod & Angela Klock of +/- 13.913 acres, creating a lot size of +/- 11.087 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District and +/- 35', creating a setback of +/- 15' from the shed to the south property line, where the minimum side yard setback is 50' in the Agricultural District.

This request is located in S1/2 of the SE1/4 of Section 7, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was not present to answer questions.

Discussion: Jarod and Angela Klock are platting for estate planning purposes. The proposed Lot 1 and surrounding land are owned by family members. Deputy Administrator Wegleitner explained that two individuals had stopped by her office with questions about the variance application. After explaining what was being done, they no longer had any concerns. The board had no issues or concerns.

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

Roll call vote:

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

7. Consider a plat requested by Jarod & Angela Klock of Lot 1 of Klock Creekside Addition, in the SE1/4 of the SE1/4 of Section 7, and the NE1/4 of the NE1/4 of Section 18, all in T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in S1/2 of the SE1/4 of Section 7, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: The board had no issues or concerns with the plat.

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

Roll call vote:

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

8. Consider a variance application requested by Ryan & Amy Storm of +/- 17.847 acres, creating a lot size of +/- 7.153 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 15', creating a setback of +/- 60' from the residence to the west property line, where the minimum front yard setback is 75', +/- 30', creating a setback of +/- 20' from the grain bins to the south property line, where the minimum side yard setback is 50', & +/- 48', creating a setback of +/- 2' from the shed to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is located in NW1/4 of Section 23, T 101 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

Discussion: Ryan and Amy Storm are separating the old homestead from the surrounding agricultural land. The purpose is to transfer ownership of the homestead, where their son currently resides, to him. The board had no issues or concerns.

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

9. Consider a plat requested by Ryan & Amy Storm of Tract 1 of Ryan's Addition, in the NW1/4 of the NW1/4 of Section 23, T 101 N, R 62, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 23, T 101 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The board had no issues or concerns with the plat.

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

Roll call vote:

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

10. Consider a plat requested by Carolyn Moe of Carolyn Moe Tract 1 in the NW1/4 of Section 33 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 33, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: The proposed plat is located within the Extraterritorial Jurisdiction (ETJ) and will be subject to the City's Zoning Ordinance. The city has reviewed and approved the plat. The applicant is platting Tract 1 for the purpose of selling it. The Board had no issues or concerns with the proposed plat.

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

Roll call vote:

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

11. Consider a plat requested by Kenny & Cheryl Schuman of Schuman Tract 1 in the SE1/4 of Section 25 T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota. This request is located in SE1/4 of Section 25, T 103 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The applicant's driveway is located on neighboring property and was previously accessed under an easement agreement with the former landowners. Since the property has been sold, the new owners are now selling the portion of land on which the driveway is located. The purpose of this plat is to transfer ownership of that land to the applicant so the driveway will be located entirely on their property.

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

Roll call vote:

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

12. Consider a plat requested by Enclose Manufacturing Inc. of Tract 1 of Enclose Addition in the NW1/4 of Section 29 T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

This request is located in NW1/4 of Section 29, T 103 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

Discussion: The proposed plat is located within the Extraterritorial Jurisdiction (ETJ) and will be subject to the City's Zoning Ordinance. The city has reviewed and approved the plat. Casey Wegleitner, the applicant's son, explained they are platting to fix encroachment issues.

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

Roll call vote:

Haines – absent, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – absent, Blaaid – absent, Anderson – aye, 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 – Tuesday, September 1, 2026 @ 7:00 PM.

16. At 7:32 PM, a motion was made by Dave Anderson, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.

Steve Thiesse
Planning Commission Vice-Chairperson

Karen Wegleitner
Deputy Director of Planning & Zoning