

PLANNING COMMISSION MINUTES

September 1, 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 (Arrived at 7:03 P.M.), Ray Gosmire, Chris Nebelsick (By phone.), Jeff Bathke, & Karen Wegleitner.
 - Absent: Dave Anderson & Michael Blaalid.
 - Guests: Cody Denne & Derek Davis
3. Consider the proposed agenda.
 - Motion by Steve Thiesse, 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 Ray Gosmire, seconded by Steve Thiesse, to approve the August 4, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Derek Davis of +/- 35', creating a setback of +/- 15' from the proposed building to the east property line, where the minimum rear yard setback is 50' in the Agricultural District.

This request is located in Lot 1 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 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: Derek Davis, the applicant, is requesting approval to construct a pole building for storage. The proposed placement is due to the limited space available on the property and the location of the drain field north of the house. No calls or correspondence were received expressing concerns regarding the application.

The Board asked whether the proposed building could be moved farther to the west. Mr. Davis explained that doing so would limit available parking and would block a portion of the driveway.

The Board asked whether the neighboring property owner to the east had any concerns with the proposed project. Mr. Davis stated that he had spoken with the neighbor, who was good with the project.

The Board also asked whether the proposed building would affect drainage on the property or neighboring properties. Mr. Davis explained that he did not anticipate any drainage issues, as the building would have gutters. He noted that the property is relatively flat and that he believes the natural drainage flows toward the north.

- 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 – absent, Anderson – absent, motion carried.

7. Consider a variance application requested by Cody & Kourtney Denne of +/- 15.661 acres, creating a lot size of +/- 9.339 acres, where the minimum lot size is 25 acres for a residence in the Agricultural Residential District.
This request is located in Lot D in the SW1/4 of Section 23, T 103 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 present to answer questions.
Discussion: Cody and Kourtney Denne, the applicants, are requesting to plat their property to place the two existing houses on separate lots to satisfy the bank's requirements. One house will be owned by Cody and Kourtney Denne, while the other will be owned by relatives. No calls or correspondence were received expressing concerns regarding the application. Only one of the proposed lots required a variance due to being less than 25 acres. The Board had no questions, issues, or concerns regarding the application.
 - 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, Blaaid – absent, Anderson – absent, motion carried.
8. Consider a plat requested by Cody & Kourtney Denne of Lot D2 and Lot D3, of Lot D in the SW1/4 of Section 23, T 103 N, R 61, West of the 5th P.M., Davison County, South Dakota.
This request is located in Lot D in the SW1/4 of Section 23, 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: There were no additional comments or concerns with the plat.
 - 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, Blaaid – absent, Anderson – absent, 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, October 6, 2026 @ 7:00 PM.
12. At 7:25 P.M., a motion was made by Steve Thiesse, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner
Deputy Director of Planning & Zoning