PLANNING COMMISSION MINUTES
November 3, 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, Dave Anderson, Lewis Bainbridge, Ray Gosmire (arrived at 7:04 P.M.), Jeff Bathke, & Karen Wegleitner.
    - Absent: Chris Nebelsick & Michael Blaalid.
    - Guests: Jean & Stan Starr, Shannon Klumb, & Brandon & Madison Starr
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 Steve Thiesse, seconded by Dave Anderson, to approve the October 6, 2026 proposed minutes. All members voted aye, motion carried.
6. Consider a variance application requested by Ryan Youngstrom of +/- 6.123 acres, creating a lot size of +/- 18.877 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
   This request is located in N1/2 of Section 25, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance application . The applicant was not present to answer questions.
   Discussion: The applicant, Ryan Youngstrom, was unable to attend the meeting. Prior to the meeting, Mr. Youngstrom explained to Deputy Administrator Wegleitner that he is selling the old farmstead without including any agricultural producing ground in the sale, as he is moving out of state. Mr. Youngstrom plans to retain the agricultural ground and lease it out. This is the reason for requesting to sell less than the minimum required 25 acres.
   Deputy Administrator Wegleitner explained that there are no access concerns with the property, as there are two existing approaches. There were no phone calls or written concerns received 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 – absent, Bainbridge – aye, Nebelsick – absent, Blaalid – absent, Anderson – aye, motion carried.
7. Consider a plat requested by Ryan Youngstrom of Tract 1 of Youngstrom's Addition, in the N1/2 of Section 25, T 102 N, R 62, West of the 5th P.M., Davison County, South Dakota.
   This request is located in N1/2 of Section 25, T 102 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.
   Discussion: There were no additional comments or concerns on the plat.
    - Motion by Dave Anderson, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners.

   Roll call vote:
   Haines – aye, Thiesse – aye, Gosmire – absent, Bainbridge – aye, Nebelsick – absent,

Blaalid – absent, Anderson – aye, motion carried.

8. Consider a variance application requested by Shannon & Michelle Klumb of +/- 21.543 acres, creating a lot size of +/- 3.457 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District. +/- 35', creating a setback of +/- 40' from the proposed house to the north property line, where the minimum front yard setback is 75' in the Agricultural District. +/- 45', creating setbacks of +/- 5' from the proposed house to the east & south property lines, +/- 23', creating a setback of +/- 27' from the garage to the east property line, & +/- 32', creating a setback of +/- 18' from the barn to the south property line, where the minimum side & rear yard setbacks are 50' in the Agricultural District.

   This request is located in NW1/4 of Section 8, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

   Discussion: Shannon and Michelle Klumb are platting the lot to transfer ownership to a family member who plans to build a new house this year. The previous house has been demolished, and the new house will be constructed in approximately the same location as the former house. The surrounding land is owned by the Klumbs.

   The Board discussed concerns regarding access to the proposed lot, as the existing driveway will not be included within the plat boundaries. Mr. Klumb stated that he had not considered the access issue, as he was not concerned about it. The Board asked where the garage would be located, and Mr. Klumb explained that it would be on the west side of the house, with the garage doors facing south. The Board would like to see an easement established to ensure access to the proposed lot.

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

9. Consider a plat requested by Shannon & Michelle Klumb of Tract 1 of Carmen's Addition, in the NW1/4 of the NW1/4 of Section 8, T 101 N, R 61, West of the 5th P.M., Davison County, South Dakota.

   This request is located in NW1/4 of Section 8, T 101 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

   Discussion: There were no other comments or concerns regarding the plat. The Board recommended approval of the plat, upon an easement being added to provide access to the proposed lot.

   - Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners with the recommendation an easement be added to the plat for access to proposed lot.

   Roll call vote:

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

10. Consider a variance application requested by Stanley & Jean Starr of +/- 22.77 acres, creating a lot size of +/- 2.23 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in SE1/4 of Section 2, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Variance application . The applicant was present to answer questions.

Discussion: The applicants, Stan and Jean Starr, are platting out an old farmstead for their grandchild to build a residence. The proposed lot contains less than the minimum required 3 acres due to the applicants wanting to keep the remaining agricultural ground. The property will be transferred to a family member through kinship. There is existing access to the property.

The Board expressed concerns regarding the proposed lot size and its noncompliance with the minimum acreage requirements of the ordinance and discussed the history of the property.

- Motion by Lewis Bainbridge, 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 – absent, Blaalid – absent, Anderson – nay, motion carried.

11. Consider a plat requested by Stanley & Jean Starr of Tract 1 of Stan's Addition in the SE1/4 of Section 2, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota. This request is located in SE1/4 of Section 2, T 103 N, R 62, W of the 5th P.M., Davison County, South Dakota. Deputy Adminstrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

    Discussion: There were no further comments or concerns on the plat.

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

    Roll call vote:

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

12. Additional Comments from the Group
    - None
13. Public input for items not on the agenda. Hearing none, the meeting continued.
14. Set date and time for next meeting – Tuesday, December 1, 2026 @ 1:15 PM.
15. At 7:21 P.M., a motion was made by Steve Thiesse, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines
Planning Commission Chairperson

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Karen Wegleitner
Deputy Director of Planning & Zoning