

Clark County Commissioners approve conditional use permits for Steven Wendling, The Grounds at Oak Tree

CLARK COUNTY
COMMISSIONER PROCEEDINGS
JANUARY 20, 2026

The Clark County Commissioners met in regular session on Tuesday, January 20, 2026 in the Commissioner Room of the Clark County Courthouse. Chairman Gjerde called the meeting to order at 8:00 a.m. with the following Commissioners present at the Courthouse: Sara Gjerde, Terry Schlagel, Francis Hass, Commissioner Sass was available via teleconference. Also present Auditor Tarbox.

COMMUNITY COMMENTS: None.

AGENDA: Motion by Hass, second by Sass to approve the January 20, 2026 agenda. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

MINUTES: Motion by Schlagel, second by Hass to approve the minutes of the January 6, 2026 meeting. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

HIGHWAY: Motion by Schlagel, second by Hass to approve Highway Superintendent (HS) Eggleston request to purchase a computer for Highway secretary. Cost is \$2,309.24 and will be purchased from Two Trees Technology.

Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

HIGHWAY: Motion by Sass, second by Gjerde to accept resignation of Joshua Mix from the highway department. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

HIGHWAY: Motion by Schlagel, second by Hass to approve new hire Dustin Weber with starting wage at \$22.33 for the six month probation period. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

HIGHWAY: Motion by Sass, second by Hass to approve and allow Chair to sign contract between Basin Construction and Drain Tile and Clark County for County Road #47 culvert replacement. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

EXECUTIVE SESSION: Motion by Sass, second by Schlagel to enter executive session, at 8:08 a.m., to discuss qualities, competence, character of prospective public officer, according to SDCL 1-25-2 (1). Chairman declared out at 8:13 a.m.

OPEN MEETING LAWS: The board did the annual review of the South Dakota Open meeting laws.

EXECUTIVE SESSION: Motion by Hass, second by Sass to enter executive session for contractual matters with legal council according to SDCL 1-25-2-(3). Board entered into executive session at 8:21 a.m. Chairman declared out at 8:30 a.m.

BOARD OF ADJUSTMENT: Motion

by Sass, second by Schlagel to recess as the County Commission and convene as the Board of Adjustment. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried. Chairman Gjerde called the Clark County Board of Adjustment meeting to order and stated that the board is meeting via teleconference, and Luke Muller will be serving as staff and parliamentarian support.

The next item on the agenda is items to be added to the Agenda by the Board members or staff. There were none and the board proceeded.

Next is an invitation for citizens to schedule time on the Board of Adjustment agenda for an item not listed under the Board of Adjustment portion. There were none, and the board continued. Chairman Gjerde asked if any board members had any Ex parte Communications or potential Conflicts of interest that the rest of the Board or public may want to be aware of. There were none. Board proceeded.

AGENDA: Motion by Schlagel, second by Sass to approve the Board of Adjustment agenda. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried. The first item of new business is a request by Steven Wendling for a conditional use permit to sell rock pickers as an extended home occupation. Chairman Gjerde asked for a motion to approve the request with the conditions recommended by staff. Motion by Sass, second by Schlagel to approve the request. Also in attendance Jarvis Reidburn, Planning and Zoning.

Luke presented report regarding the conditional use permit. Steven Wendling is requesting a Conditional Use Permit to sell rock pickers from his house in the NE ¼ of Section 27, Township 113 North, Range 56 West of the 5th P.M., Clark County, South Dakota. He discussed specifics of the property and the request, Ordinance and Comprehensive Land Use Plan regarding the request. He informed the board Mr. Wendling lives at the current site and proposes to have 10 rock pickers at the premises.

Chairman Gjerde opened the public hearing. No one present. Chairman Gjerde then opened the hearing for further public testimony. There was none and the public hearing was closed.

Board questions were answered. Luke restated the motion: To approve the Conditional Use permit as an extended home occupation. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

The next item of new business is a

request by The Grounds at Oak Tree LLC for a conditional use permit to operate a game lodge at the former Oak Tree location. Chairman Gjerde called for motion to approve this with any conditions recommended by staff. Motion by Hass, second by Sass to approve this with any conditions recommended by Staff.

Luke gave report on this Conditional Use request. He informed the board the Applicant: The Grounds at Oak Tree, LLC, Owner: Fenceline Flush, LLC is seeking a conditional use permit to operate a Game Lodge at the former Oak Tree Game Lodge. They are seeking to reopen facility at the Northeast quarter of section 17, Township 117 North, Range 57 West of the 5th P.M., Clark County, S.D. The plans are to rent the facilities to hunters/fishing and may allow the use of open areas as banquet facilities on rare occasions.

Chairman Gjerde opened the public hearing on the application. David Penn owner of the facility introduced himself and also discussed plans for the facility. The public hearing was then opened for further public testimony. There was none, and the public hearing was closed.

Board discussion was held regarding numbers of guests. Motion by Schlagel, second by Sass to amend number of overnight guests shall be limited to sixty (60). Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

Luke then restated the motion: The motion is to approve the Conditional Use Permit as a public service structure subject to amendments as noted. No further board discussion. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

ADJOURN: Motion by Schlagel, second by Sass to adjourn the Board of Adjustment and reconvene as the County Commission. Voting aye: Sass, Hass, Gjerde, Schlagel. Motion carried.

AUDITOR: Motion by Schlagel, second by Hass to approve a new printer for Auditor office. Cost is \$1,570.00 printer purchased from Office Peeps. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

AUDITOR: Motion by Sass, second by Gjerde to declare HP Laser Jet printer P4015N from the Auditor's office as junk. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

AMBULANCE: Motion by Hass, second by Sass to approve Ambulance Administrator Hohm to attend the SDAA Annual Conference in Pierre. Cost of the conference is \$175.00 and will be reimbursed by Clark County.

Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

AMBULANCE: Ambulance Administrator (AA) Hohm informed the board that she will be teaching a EVOC training in Willow Lake. She also updated the board on grants that she has received to be used to purchase a motorized stair chair. A grant for \$5,000.00 has been granted from Safety Benefits, Crocker Wind Farm \$5,000.00, Northwestern Energy \$1,000.00 and Willow Lake Community Foundation \$5,000.00. She has also applied to Clark Area Foundation. Cost of the equipment she is looking to purchase is \$16,586.00.

WELFARE: Welfare Director Tarbox presented notification of hospitalization.

DOE: Motion by Schlagel, second by Sass to approve and allow Chairman to approve contract for VanGuard Computer Systems for the Director of Equalization office. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

FIRST DISTRICT: Motion by Sass, second by Hass to sign Letter of Agreement between Clark County and First District for services of Planning Commission and Board of Adjustment. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

FIRST DISTRICT: Motion by Schlagel, second by Sass to approve and allow Chairman to sign Letter of Agreement between First District and Clark Count for GIS Website hosting. Voting aye: Schlagel, second by Sass. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

FIRST DISTRICT: Motion by Schlagel second by Hass to approve and allow Chairman to sign Letter of Agreement between First District and Clark County for scope of work for County Director of Equalization parcel update needs. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

CLAIMS: Motion by Sass, second by Schlagel to approve the following claims and allow Auditor to issue payment. All voting aye. Motion carried. COMMISSIONERS: *Clark County Courier*, proceedings, 283.08; AUDITOR: Clark County Treasurer, postage, 9.70; Dacotah Bank Credit Card, supplies, 280.92; Office Peeps, printer repair/stamp/printer, 1,786.43; PMB-0112, user fees 122.25; TREASURER: Clark County Courier, delinquent taxes ad, 124.81; Clark County Treasurer, postage, 235.60; Office Peeps, printer, 1,150.00; STATES ATTORNEY: Department of Health, blood draw, 100.00; COURT SYSTEM: Nelson and Ericsson, court

appointed attorney, 864.00; Turbank Law Office, crt appt atty, 558.60; PUBLIC BUILDINGS: City of Clark, water, 353.90; Cook's Wastepaper, garbage 54.23; Northwestern Energy, utilities, 2,519.56; DIRECTOR OF EQUALIZATION: First District Assn of Local Govn, parcel update/GIS website 8,000.00; Office Peeps, monthly deskpad, 7.48; SHERIFF: Axon Enterprise, axon taser fees 2,964.15; Clark County Courier, snowman contest ad, 70.00; Clark County Treasurer, postage, 24.78; Clark Community Oil, fuel, 1,060.94; S.D. Sheiff's Assn, 2026 Annual dues, 615.11; PRISONER CARE: Codington County Auditor, prisoner care, 4,420.00; AIRPORT: Northwestern Energy, utilities, 293.09; AMBULANCE: City of Clark, water, 101.50; Clark County Courier, help wanted ads, 63.00; Community Oil, fuel, 365.75; Dacotah Bank, supplies, 93.98; Employer Reemployment, unemployment, 15.72; Northwestern Energy, utilities, 748.54; PCC, ambulance billing, 790.01; Stryker Sales, pulse oximetry cords 2,212.00; Two Way Solutions, water tower radio replacement, 418.97; W.W. Tire, tires, 686.86; SOCIAL SERVICES FOR AGED: Inter-Lakes Community Action, comm service/Jan, 2,222.00; Inter-Lakes Community Action, nutrition program support, 2,200.00; MENTAL ILLNESS BOARD: Dean Schaefer Court Reporting, services, 30.00; EXTENSION: Office Peeps, receipt book, 17.57; WEED: Clark Community Oil, fuel, 35.00; Dacotah Bank, supplies, 12.26; Employers Reemployment, unemployment, 23.60; Urban & Rural Devel: First District Assn of Local Govn, 2026 County Dues 12,484.41; ROAD & BRIDGE: 212 Truck & Trailer Repairs, repair, 997.61; Banner Associates, engineering fees CR 46 & 47, 5,528.20; City of Clark, water, 178.60; Clark County Courier, ads 529.09; Cook's Wastepaper, garbage, 141.36; Dacotah Bank, supplies, 105.99; Dakota Electronics, radio/installation 971.50; Employer Reemployment, unemployment, 39.33; Little Falls Machine, parts, 316.03; Moeller Sheet Metal, repair, 2,042.48; Northwestern Energy, utilities, 2,885.95; Overhead Door, repair 340.56; Pheasantland Industries, clothing 138.14; SDACHS, dues/conference registration, 800.00; 911 SERVICE: City of Watertown, 911 surcharge, 4,902.60; Environmental Systems Research, arcgis maintenance, 920.00; SALES TAX FUND: S.D. Dept. of Revenue, sales tax, 73.50. TOTAL: \$69,330.74.

PAYROLL: AUDITOR: 6,329.71; TREASURER: 6,001.62; STATES

ATTORNEY: 5,192.12; COURTHOUSE: 3,222.68; DIRECTOR OF EQUALIZATION: 6,307.13; REGISTER OF DEEDS: 4,334.36; VETERAN SERVICE OFFICE: 442.69; SHERIFF: 11,180.65; AMBULANCE: 9,347.08; WEED: 50.00; ROAD & BRIDGE: 55,197.91; EMERGENCY & DISASTER: 1,243.51. TOTAL: \$108,849.46.

REPORTS: Motion by Hass, second by Schlagel to approve the following reports. Voting aye: Sass, Hass, Gjerde and Schlagel. Motion carried.

AUDITOR'S MONTHLY SETTLEMENT WITH THE TREASURER

Cash on hand....., 3,041,472.39
Money Market..... 7,344,776.34
CD's..... 800,000.00
Checking Account..... -195,750.76
TOTAL:..... 10,990,497.97

These funds include all funds administered by the county including: General Fund \$6,339,553.01; Road & Bridge: \$1,217,571.40; 911 Service Fund: 64,352.51; ED: \$140.42; Domestic Abuse: 0.00; 24/7 -- \$19,093.44; ROD Mod/Pres: 11,811.61; Opioid Settlement: 15,691.44; Rural Access Infrastructure fund: \$101,417.74; County TIF: 2,899,030.96; **Trust & Agency Funds, which are funds returned to schools, towns, townships and special districts - \$321,835.44.** TOTAL: 10,990,497.97.

ROD Fees: December recording fees 1,490.00; Transfer fees: 9,318.50; Births: 45.00; Deaths - 205.00; Marriages - 30.00; Copy money: 67.00; Misc. - 160.00. TOTAL: 11,315.50. Sheriff fees: December 2025 - Mileage -\$63.13; Fees \$400.00; Ambulance: November 2025 - \$9,781.66.

ADJOURN: Chairman Gjerde declared adjourned at 10:18 a.m. Next regular meeting Tuesday, February 3, 2026 at 8:00 a.m.

Sara Gjerde, Chairman
Clark County
Board of Commissioners

ATTEST:

(SEAL)

Christine Tarbox,
Clark County Auditor

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