TOWN OF THERESA PLAN COMMISSION
February 25, 2026

The February 25th, 2026 meeting of the Plan Commission was called to order by Chairman Jim Krieger at 7:30 p.m. Other board members present were Rick Steger, Todd Bodden, Dan Schmidt, Fred Fink, Dan Duthie and Jeff Justman. The minutes from the November 12th, 2025 Plan Commission meeting were read by the zoning secretary. Rick Steger motioned to approve the minutes and Fred Fink seconded. Motion carried (7 ayes).

Petitioner: Steven Steinbach
Owner: Arthur A. Steinbach Real Estate Trust
Chairman Krieger read the Conditional Use Permit application of Steven Steinbach to create an approximate four acre parcel from two 40 acre parcels in order to separate the buildings from the farm land. Steinbach explained that all the buildings would stay within the four acre parcel. Sections 4.17 and 4.4 of the Town of Theresa Zoning Ordinance were read.
Vote: 7 yes, 0 no
The Conditional Use Permit application to create the approximate four acre parcel was approved. The property is located at W1991 Zion Church Rd., Mayville, in tax key numbers 042-1217-3221-000 and 042-1217-3222-000.

Petitioner: Steven Steinbach
Owner: Arthur A. Steinbach Real Estate Trust
Chairman Krieger read the Rezoning application of Steven Steinbach to rezone the newly created four acre parcel from A-1 Farmland Preservation to A-2 General Agriculture. The reasons for rezoning were discussed. Section 9.6 was reviewed.
Vote: 7 yes, 0 no
The Rezoning application to rezone approximately four acres was approved. The property is located at W1991 Zion Church Rd., Mayville, in tax key numbers 042-1217-3221-000 and 042-1217-3222-000.

Petitioner: Steven Steinbach
Owner: Arthur A. Steinbach Real Estate Trust
Chairman Krieger read the Conditional Use application of Steven Steinbach to create an approximate 10 – 11 acre parcel from a 39 acre parcel. Steinbach explained that there will be a shared driveway on that parcel. They don't plan to build on it as it's not a buildable lot. It is zoned A-1 Farmland Preservation and will not be rezoned. Sections 4.17 and 4.4 of the Town of Theresa Zoning Ordinance were reviewed.
Vote: 7 yes, 0 no
The Conditional Use Permit to create the approximate 10 – 11 acre parcel was approved. The property is located at the northwest corner of Cty. Hwy. AY and Zion Church Rd., Mayville, in tax key number 042-1217-3044-00.

Petitioner: Kevin Egelseer
Owner: Eric Egelseer
Chairman Krieger read the Conditional Use Renewal application of Kevin Egelseer to continue his auto salvage operation. Fencing and screening were discussed along with unregistered vehicles parked there. Egelseer agreed to not have more than five unregistered vehicles parked in front. Sections 4.18 and 4.4

of the Town of Theresa Zoning Ordinance were read. A motion was made by Dan Duthie to approve the Conditional Use Renewal for three years with the condition that Egelseer must stay in compliance and adhere to all points in Section 4.18 of the Town of Theresa Zoning Ordinance. Motion was seconded by Fred Fink. Motion carried (7 ayes).
Vote: 7 yes, 0 no
The Conditional Use Renewal to continue the auto salvage operation was approved for three years with the condition that Egelseer stays in compliance and adheres to all points in Section 4.18 of the Town of Theresa Zoning Ordinance.

A motion was made by Dan Duthie and seconded by Dan Schmidt to adjourn the meeting. Motion carried (7 ayes). The meeting was duly adjourned at 8:20 pm.

Respectfully Submitted,
Diane Steger
Zoning Secretary