Planning Commission 11-25-25
City Council Chambers, City Hall, 612 N. Main Street
November 25, 2024

1. Call to Order
Vice Chairperson Osterloo called the November 25, 2024 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call
Quorum is met, simple majority vote required for all items.
Present: Doescher, Havlik, Osterloo, Schreurs, Sonne.
Absent: Genzlinger, Jirsa, Schmitz.
Staff Present: Dammann, Hegg, Jenniges, J Johnson, Sandoval, Schroeder.

3. Declaration Of Conflicts Of Interests
Sonne item #10.

4. Approve Agenda
Motion by Havlik, seconded by Sonne to approve the amended agenda removing item #10 for lack of quorum. All present voting aye; motion carried.

5. Approval of Previous Minutes: November 12, 2024
Motion by Havlik, seconded by Sonne to approve the proposed minutes of the November 12, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: December 9, 2024
Motion by Sonne, seconded by Havlik to set the date for the next Planning Commission Meeting for December 9, 2024. All present voting aye; motion carried.

7. Plat: CJM Consulting Inc
Plat of Lot 4, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges explained this follows the master plan for the area. It does meet zoning requirements for R4. The applicant was present to answer questions.

Motion by Sonne, seconded by Schreurs to approve the plat. All present voting aye; motion carried.

8. Plat: Van Laecken Properties LLC
Plat of Lot B1 in the North 312.7 Feet of Lot B of Thomsen's 1st Addition, in the Southeast Quarter of the Southwest Quarter of Section 28, Township 103 North, Range 60 West of the 5th Principal Meridian, City of Mitchell, Davison County, South Dakota.

Jenniges explained the applicant would like to plat off the northern portion of his land for a possible business. It does meet zoning requirements for Industrial zoning. The applicant was not present to answer questions.

Motion by Havlik, seconded by Schreurs to approve the plat. All present voting aye; motion carried.

9. Plan Approval: CJM Consulting Inc
Jenniges explained the GIS of the area which was platted a meeting or two ago. The applicant would like to build two 3-unit buildings. The buildings meet the required setbacks. Also the required parking ordinance is met as well. The site layout was included in the packet. The applicant was present to answer questions.

Havlik questioned the timeline on the project. The applicant answered they would like to get started right away and might be doing some dirt work already.

Motion by Havlik, seconded by Schreurs to approve the plan. All present voting aye; motion carried.

10. Plan Approval: MAD Garage LLC
Item removed for lack of quorum (no action taken, moved to next meeting on December 9, 2024).

11. Other Business:
None.

12. Public Input:
None.

13. Adjourn
Vice Chairperson Osterloo adjourned the meeting at 12:06 P.M.

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Jon Osterloo
Planning Commission Vice Chairperson