



Planning Commission 2-24-25
City Council Chambers, City Hall, 612 N. Main Street
February 24, 2025

1. Call to Order

Chairperson Genzlinger called the February 24, 2025, 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, Genzlinger, Havlik, Jirsa (telephonically), Osterloo, Schmitz, Schreurs, Sonne.

Absent:

Staff Present: Boehmer, Dammann, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Sonne, seconded by Schmitz to approve the proposed agenda. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval of Previous Minutes: February 10, 2025

Motion by Havlik, seconded by Schmitz to approve the proposed minutes of the February 10, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: March 10, 2025

Motion by Schmitz, seconded by Osterloo to set the date for the next Planning Commission Meeting for March 10, 2025. All present voting aye; motion carried.

7. Variance Permit: Todd & Kay Long

Todd & Kay Long have applied for a Variance Permit for the following:

1. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A, Block 1
2. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 4A, Block 1
3. Minimum lot width for platted subdivision, nonresidential of 44.57' vs 100' for Lot 3A,

Block 4.

This is located for the shelterbelt west of 40692 Chase Ct, to be legally described Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two responses in favor that made the packet and one response in favor that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Jenniges gave an overview of the area, stating the area had a master plan, but the shelterbelt was never included in the plan and is now land-locked. He said that even keeping the plat as 1 lot would still require a variance because it is under the 100' required for non residential.

The abutting neighbors will be purchasing the property and access is through the abutting property as noted in the owners' certificate.

Motion by Havlik, seconded by Schreurs to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

8. Plat: Todd & Kay Long

Plat of Lots 3A and 4A, Block 1 and Lot 3A, Block 4, all of Circle K Ranch Second Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges noted this plat goes along with variance that was previously recommended for approval. He also noted the plat is outside city limits but within the ETJ so it is the city's zoning jurisdiction. The county will hear it at their next board meetings.

Motion by Schreurs, seconded by Havlik to approve the plat. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

9. Variance Permit: Todd & Nancy Boyd

Todd & Nancy Boyd have applied for a Variance Permit for rear yard setback (road side) of 17'-10" vs 30'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Jenniges gave an overview of the site plan that showed the old house outline and the proposed new house outline which is behind where the existing house was located. The previous house would have been considered non-conforming, but since it was torn down, the

new structure would have to meet current setbacks. The applicant did purchase property to the west to avoid any side yard setback issues. There is floodplain in the front yard, which is why they are requesting to push the house further into the year yard. Jenniges mentioned that he did have a conversation with a neighbor about parking concerns with the narrow ROW, but after seeing the garage was off to the side with a curved driveway, his concerns were lessened than his initial thought of garage parking in front of the house and not enough room. Jenniges mentioned that anyone can park in a public ROW as long as they are parked legally.

Motion by Havlik, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

10. Plan Approval: Design Interiors Event Center

Jenniges gave an overview of the proposed remodel. There is a change of use and will require a building permit for the remodel, which is what triggered this board to hear the plan. There is seating for 36 with space in other rooms, bringing the occupancy load for the building up to 42 people which would require 14 parking spaces. A site plan for parking was included in the packet which shows access from the north which would require an easement. Parking will have to be hard surfaced. An alternate layout for parking was shown with parking along the alley instead of the north side.

Anne Dailey stated she is remodeling her building to create a dual-purpose building of a showroom and a culinary space for special events with a cooking kitchen. During the remodel, they are adding a handicap bathroom. She will work with the city on the parking requirement.

Motion by Schmitz, seconded by Havlik to approve the plan with the condition that parking requirements are met. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

11. Plat: Firesteel Links LLC

Plat of Lot 2 in the replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. He noted it follows the master plan and is zoned R4. The plat meets the zoning requirements. The applicant was not present to answer questions.

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

12. Plat: Firesteel Links LLC

Plat of Lot 8 in the replat of Tract D, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. He noted it follows the master plan and is zoned R4. The plat meets the zoning requirements. The applicant was not present to answer questions.

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

13. Plat: B & D Enterprises LLC

Plat of Lot 2 of D. Odegaard's First Addition, a subdivision of previously platted Lot 5 in Fiala's Addition, City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. He noted it follows the master plan and is zoned RL. The plat meets the zoning requirements. The applicant was not present to answer questions.

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

14. Other Business:

None.

15. Public Input:

None.

16. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:15 P.M.



Kevin Genzlinger
Planning Commission Chairperson