



Planning Commission 3-24-25
City Council Chambers, City Hall, 612 N. Main Street
March 24, 2025

1. Call to Order

Chairperson Genzlinger called the March 24, 2025 City Planning Commission Meeting to order at 12:09 P.M. 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), Schmitz.

Absent: Osterloo, Schreurs, Sonne.

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

3. Declaration Of Conflicts Of Interests

Jirsa stated he had done previous work for CJ's Bar and Casino but had nothing to do with this addition for item #9 on the agenda.

4. Approve Agenda

Laurie Kent requested item #7 be tabled because she had not received notice of the meeting yet.

Motion by Schmitz, seconded by Havlik to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: February 24, 2025

Motion by Havlik, seconded by Schmitz to approve the proposed minutes of the February 24, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: April 14, 2025

Motion by Havlik, seconded by Schmitz to set the date for the next Planning Commission Meeting for April 14, 2025. All present voting aye; motion carried.

7. Conditional Use Permit: Michael Larson

Michael Larson has applied for a conditional use permit for two-family dwellings on his parcel; located in the 408 N Foster St, legally described as Lot 9 except the S 7' of E 86', Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. However, one neighbor did not receive their notification at the same time as the others. After Jenniges was informed they had not received notice, he sent them a letter. There were three responses that made the packet, two in favor and one with comments. There was also one that did not make the packet that was in favor and two opposed that did not make the packet. All letters were handed out at the meeting and shown on the screen. Jenniges also noted that during an internal review of the site plan the new dwelling unit would be considered a principal use and would require a 25' rear yard setback, not a 3'. A variance permit would be required to move closer. The applicant was present to answer questions.

Genzlinger asked legal council if they could proceed to which Johnson said notice was met per ordinance and Mrs Kent was there so she obviously had some notice of the meeting.

Laurie Kent stated she is speaking against the conditional use permit and that it is a single-family neighborhood. She has not received her letter about the meeting but had talked with Jenniges the previous Friday about the application and meeting. She believes the new structure will block her view to the west of the sunsets. She questioned the setbacks and easements per the drawing, which was said that the setback would be 25' and there would be enough room for utility work on the east side of the structure for the overhead lines.

The applicant stated he has another rental in town and was asked by that renter if he had any other rentals or something closer to the hospital. That particular renter is from Lincoln, NE and is there during the week and heads home on weekends. He thought he could build an efficiency apt closer to the hospital for traveling nurses.

Genzlinger asked why he was putting the dwelling in the corner and not on the north half of his property? The applicant answered that he felt it was the best use of his land. He purchased the property 15 years ago and has been trimming trees and cleaning up the lot.

Jirsa said he used to live in the 400 to 500 block of E Hanson in the 60's and knew of these types of dwellings happening back then. He believes it is happening in more places in Mitchell still. He is good with the concept and believes there is enough room, but it should look like the house for exterior finish.

Genzlinger said he thinks the lot should be decided and put the second dwelling on the new lot north of the existing house, and then there would be a single family dwelling on each lot.

Motion by Schmitz, seconded by Havlik to recommend approval of the conditional use. Roll call vote: Genzlinger – nay, Havlik – aye, Jirsa – aye, Osterloo – absent, Schmitz – aye, Schreurs – absent, Sonne – absent. 3 aye, 1 nay, 3 absent; motion carried.

8. Plat: Maui Farms Inc

Plat of Lots 2 and 3 of Block 2 of Maui Farms Second Addition, a subdivision of previously platted Lot 4 in the East 1/2 of the West 1/2 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area and noted this follows the master plan. The applicant was not present to answer questions.

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

9. Plan Approval: CJ's Bar and Casino

Jenniges gave an overview of the GIS area. This is zoned HB. The applicant would like to put a roof over their patio on the east side of the building. The applicant was not present at the meeting to answer questions.

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

10. Plat: GL Wild Oak LLC

Lot 1 of Tract M, Wild Oak Golf Club Addition in the Southeast 1/4 of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota.

Jenniges presented a revised plat to the board at the meeting. The legal description didn't change or any of the boundaries, just some language in the certificate blocks. The applicant was not present at the meeting to answer questions.

Motion by Havlik, seconded by Schmit to approve the presented and amended plat. All present voting aye; motion carried.

11. Plat: GL Wild Oak LLC

Lots 1, 2 & 3 of Tract 3, Backlund Addition in the Northwest 1/4 and Southwest 1/4 of Section 24, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota.

Jenniges presented a revised plat to the board at the meeting. The legal description didn't change or any of the boundaries just some of the verbiage for easements and language in the certificate blocks. The applicant was not present at the meeting to answer questions.

Motion by Havlik, seconded by Schmit to approve the presented and amended plat. All present voting aye; motion carried.

12. Other Business:

Genzlinger requested an update on the ordinance revision. Jenniges stated the committee has met 3 times and is moving through the ordinance with good conversations.

13. Public Input:

None.

14. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:40 P.M.



Kevin Genzlinger
Planning Commission Chairperson