



Planning Commission 4-14-25
City Council Chambers, City Hall, 612 N. Main Street
April 14, 2025

1. Call to Order

Chairperson Genzlinger called the April 14, 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: Genzlinger, Havlik, Jirsa, Osterloo, Schreurs, Sonne.

Absent: Doescher, Schmitz

Staff Present: Dammann, Ellwein, Mayor Hanson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Sonne item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: March 24, 2025

Motion by Jirsa, seconded by Schreurs to approve the proposed minutes of the March 24, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: April 28, 2025

Motion by Havlik, seconded by Sonne to set the date for the next Planning Commission Meeting for April 28, 2025. All present voting aye; motion carried.

7. Conditional Use Permit: Jensen Capital & Development LLC

Jensen Capital and Development LLC has applied for a Conditional Use Permit for multi-family dwellings; located at the SE corner of Urbana Drive and E Spruce St, legally described as Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were no responses in favor or opposed. This parcel was

rezoned in October 2023 for the purpose of these multi-family dwellings. The applicant was present to answer questions.

The applicant stated these will be of the similar floor plan he uses at other locations. There will be two buildings with 5 units each. They are 2-bed, 2-bath dwellings with an attached garage. There will be a private driveway off Spruce St.

Motion by Havlik, seconded by Jirsa to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – absent, Schreurs – aye, Sonne – abstain. 5 aye, 0 nay, 1 absent, 1 abstain; motion carried.

8. Variance Permit: Doug Gehrke

Doug & Heidi Gehrke have applied for a variance permit for an attached accessory building of 4,600 square feet vs 2,000 square feet; located at 304 N Mattie St, legally described as Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density Residential 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 did not make the packet but did not have any comments. The applicant was present to answer questions.

Jenniges said there was a building permit issued with the initial 3,000-square foot accessory building because there was a mix-up over what the actual zone was for this property. It was thought it was UD and not R4. The garage has not been built yet, and the applicant would like to add an additional 1,600 square feet, so the variance requested is for the 4,600 square feet vs 2,000 square feet to make the entire project in compliance.

Genzlinger questioned the sizes of the other garages in the neighborhood. Jenniges stated the garage to the north required a variance for size and the houses to the south are under the 2,000 square foot limit.

Motion by Havlik, seconded by Schreurs to recommend approval of the variance. All present voting aye; motion carried.

9. Recommendation on Road Vacation

Mitchell School District No. 17-2 has petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioner requests to vacate the portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. There will be an easement for the existing utilities. If the vacation is approved, they will present a plat with a cul-de-sac as ROW. Jenniges presented a rendering showing the use of the ROW for 3 practice fields. He also noted he sent letters to the neighbors to the south but did not receive any responses. The applicant was not present to answer questions.

Genzlinger asked if the city had any issues with the vacation. Schroeder said they did not and there has been an updated rendering to include a detention pond for drainage.

Osterloo stated he is not a fan of vacations but said this one makes sense.

Motion by Jirsa, seconded by Havlik to recommend approval of the vacation. All present voting aye; motion carried.

10. Plat: Ethan Coop Lumber

Plat of Lot 7, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. This plat fits zoning regulations and is following their master plan. The applicant was not present to answer questions.

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

11. Plat: Ethan Coop Lumber

Plat of Lot 10, Block 5, of Woodland Heights First Addition, a subdivision of Lot 2 and 3, Carne's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. This plat fits zoning regulations and is following their master plan. The applicant was not present to answer questions.

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

12. Plat: Timothy & Whitney Olinger

Plat of Lot 1 of Olinger Addition in the SW 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area. The applicant is platting two existing parcels into one lot to qualify for ag exemption status with Davison County DOE. The plat is outside city limits but within the ETJ and is the city's zoning jurisdiction. The county will hear the plat at their May meetings. The applicant was not present to answer questions.

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

13. Other Business:

None.

14. Public Input:

None.

15. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:14 P.M.



Kevin Genzlinger
Planning Commission Chairperson