



Planning Commission 5-12-25
City Council Chambers, City Hall, 612 N. Main Street
May 12, 2025

1. Call to Order

Chairperson Genzlinger called the May 12, 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, Gunkel, Osterloo, Schreurs, Sonne.

Absent: Havlik, Schmitz.

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

3. Declaration Of Conflicts Of Interests

Sonne item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: April 28, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the April 28, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: May 27, 2025

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for May 27, 2025. All present voting aye; motion carried.

7. Plan Approval: Jensen Capital & Development LLC

Jensen Capital & Development LLC would like to build some business suits or a contractor's storage yard. This is located at 1303 S Ohlman St and zoned Highway Oriented Business District. These would be called Lux Lockers. The intent is to build and sell individual units to the contractors. There would be an HOA for lawn care, parking lot maintenance and snow removal. SPN is working on the drainage plan for the project. An overall sight plan was provided as well as an individual first unit layout. The water and sewer would run along the north side of the property. The applicant was present to answer questions.

Jensed said he has owned the property for three years. There is easy access to I-90 from this location. This will be an independent business park. He has the first unit under contract.

Motion by Schreurs, seconded by Osterloo to approve the plan. Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – absent, Osterloo – aye, Schmitz – absent, Schreurs – aye, Sonne – abstain. 4 aye, 0 nay, 2 absent, 1 abstain; motion carried.

8. Conditional Use Permit: Shayna Loecker

Shayna Loecker has applied for a conditional use permit to operate a Family Residential Daycare; located at 710 N Kittridge St, legally described as Lot A in Block 2 of Robert Wilkinson's Addition to the 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. He received a complaint about a daycare being run without a Conditional Use Permit at this location. There was one response in favor with no comments that did not make the packet. Jenniges said that he talked to 1028 E 7th and 1015/1017 E 8th Ave, and they did not have an issue with the daycare. They both just had safety concerns with high school kids speeding in the area and the possibility of needing a fence. The applicant was not present to answer questions.

Traci Loecker stated she had just recently purchased the property and was there to represent her daughter, the applicant. She said they have not noticed any speeding traffic in the area but maybe a slowdown sign in the area could be possible. They have been cleaning up the property. They have taken down trees and are reseeding the grass. They have moved all the toys to the backyard and intend to put up a fence in the front yard and possibly the backyard.

Motion by Osterloo, seconded by Sonne to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. All present voting aye; motion carried.

9. Conditional Use Permit: First Presbyterian Church

First Presbyterian Church has applied for a conditional use permit to install and operate an electric message center in a residential district located at 500 E 5th Ave, legally described as Lots 7-11, Block 8, C.S. Burr's 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. There was one response in favor returned that made the packet and one that was in favor with no comment that did not make the packet. The applicant was not present to answer questions.

Jenniges said the applicant would like to replace the interior of one of their monument signs with an electric message center. Because it's in a residential zone, the sign code requires the CUP. The interior of the sign will be the same size as the existing box.

Motion by Osterloo, seconded by Schreurs to recommend approval of the conditional use. All

present voting aye; motion carried.

10. Rezone Hearing & Recommendation: Gold Key Properties LLC

Gold Key Properties LLC is requesting the following property legally described as; N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4; the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4; and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD; be changed from R4 High Density Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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 opposition that made the packet, but one response that didn't make the packet that is opposed to the rezone and was handed out at the meeting with drainage and flooding his property as a concern. This area was rezoned from TWC to R4 in 2014. The applicant was present to answer questions.

Pam Bathke stated she has a purchase agreement for the three parcels contingent on the rezone being approved. She believes the desired buyer would like to put storage units on the parcels similar to what is to the east. The rezones are contiguous to TWC zoning.

Osterloo questioned why it was rezoned in 2014 and Bathke answered that it was for them to be able to get a conventional mortgage on the dwelling unit. With it zoned as a commercial property, it could not. They are leaving the house portion of the property as R4 to not create any issues for mortgages in the future on the dwelling.

Schroeder said that because this land is not over an acre, a drainage plan would not be required however, any building permits would have to follow the city code and show a site plan for where drainage will go and follow all South Dakota laws. The board is looking at the rezone portion, not the building permit portion.

Motion by Osterloo, seconded by Sonne to recommend approval of the rezone. All present voting aye; motion carried.

11. Variance Permit: Todd & Nancy Boyd

Todd & Nancy Boyd have applied for a Variance Permit for front yard setback (lake side) of 24' vs 35'. 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 in favor that made the packet, one in favor with no comments that didn't make the packet and one in favor that didn't make the packet but with comments and was handed out at the meeting. The applicant was present to answer questions.

Jenniges reminded the board that the applicant had recently been awarded a rear yard setback (road side). They are presenting the same plan as previously, but from the drawings to the real world layout, something isn't laying out correctly to meet the setbacks. The

applicant was digging footings and piers for their deck with a roof and realized it was too close to the front setback and stopped work on that portion until they could figure out what the issue was. They have been looking at their options for changing their roof lines or to have a partial or no-covered roof over the deck like originally planned.

Todd Boyd said he agreed with what Jenniges presented and that they stopped work once they found the issue and are waiting to see how to proceed based on the outcome of the variance for the covered deck.

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

12. Conditional Use Permit: Koch Premeir Properties LLC

Van Buskirk Homes LLC, on behalf of Koch Premier Properties LLC, has applied for a conditional use permit for multifamily dwelling units between 5–12 units, located at 1517 Lakeview Ln, legally described as Lot 9 and 10 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium 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 and one opposed that made the packet. Jenniges also said he talked with one of the neighbors who was questioning how many units at each location and wanted more information. The applicant was present to answer questions.

Jordan Hefner of Van Buskirk Homes LLC said this would be another four-unit ranch town home mirrored on the north side of the property and use the existing access.

Chet Edinger of 1524 Lakeview Ln has concerns about the layout and access to them. The current road is narrow and has no storm sewer. He would like to see a looped system from the property to the south into this one. He also questioned who the clientele would be for these townhomes as there are currently older people that rent them out.

Hefner said at this time there are no plans to connect the two properties with a concrete loop and this property would use the existing driveway access. He could not speak to who would be renting them.

Jenniges noted that this parcel is actually two lots and when it was proposed to be more than 4 units, the idea of splitting the two lots to not require a conditional use permit was thought of. However, the lot would not be wide enough for four units and require a variance, so the route of a conditional use was sought.

Genzlinger questioned if the city had looked at developing the street at all. Schroeder said there has been no request yet to develop the street. If they did, it would most likely be done as a special assessment and the abutting landowner would have to pay for everything except what was already there. The city would pay to put that back in because the landowners were already assessed for that portion of the street.

Motion by Schreurs, seconded by Genzlinger to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – absent, Osterloo – aye, Schmitz –

absent, Schreurs – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

13. Conditional Use Permit: Koch Premeir Properties LLC

Van Buskirk Homes LLC, on behalf of Koch Premier Properties LLC, has applied for a conditional use permit for multifamily dwelling units between 5–12 units, located in the 100 Block of Lakeview Ln, legally described as Lot 13 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium 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 was one response in favor and one opposed that made the packet. The applicant was present to answer questions.

Hafner stated this would be two four-unit ranch-style townhomes running north and south with a shared driveway access between the two buildings.

Motion by Osterloo, seconded by Schreurs to recommend approval of the conditional use. All present voting aye; motion carried.

14. Other Business:

None.

15. Public Input:

None.

16. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:38 P.M.



Kevin Genzlinger
Planning Commission Chairperson