



Planning Commission 5-27-25
City Council Chambers, City Hall, 612 N. Main Street
May 27, 2025

1. Call to Order

Chairperson Genzlinger called the May 27, 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, Havlik, Osterloo, Schreurs.

Absent: Schmitz, Sonne.

Staff Present: Dammann, Ellwein, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzling item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 12, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the May 12, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 9, 2025

Motion by Havlik, seconded by Osterloo to set the date for the next Planning Commission Meeting for June 9, 2025. All present voting aye; motion carried.

7. Variance Permit: LifeQuest Inc

LifeQuest Inc has applied for a Variance Permit for the following; front yard setback of 10' vs 25', rear yard setback of 20' vs 25' and both side yard setbacks of 3' vs 5'. This is located in the 1000 Block of E 8th Ave, legally described as Lot R-1 in the NE 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The 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 no responses in favor or opposed. An applicant

representative was present to answer questions.

Jenniges gave an overview of the seven buildings and how they layout. There are six dwelling units with a center office unit with a garage. They are laid out in an arc, so the office has a view of the front of all the dwelling units. There is a twenty-foot utility easement along the rear of the property and that's why they didn't request a bigger variance on the rear yard versus the front yard. There is a public sidewalk along 8th Ave as well as a private arched sidewalk going by all of the units as well as a driveway up to the center building with the garage.

Genzlinger stated the land to the west is an open space that the ownership is questionable but possibly the railroad or city. The land to the east is a ROW that LifeQuest will petition to vacate, so there should be no neighbors on the sideyards. He also said the layout has the units 6' to 7' apart.

Don Peterson of Morgan Theeler agreed with Genzlinger and said they have been working on the ownership research and petitions.

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

8. Rezone Hearing & Recommendation: Legacy Links LLC

Ronald L. Kristensen & Legacy Links LLC is requesting the following property legally described as; Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (2400 Block of Dean Drive).

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. An applicant representative was present to answer questions.

Jenniges gave an overview of the area with GIS. The applicant would like to use this portion of land for the golf course and add another hole to the course. The applicant has an agreement with the HOA that no housing can be built on areas that are intended for the golf course for the next 50 years and this is one of the areas that has to remain golf course.

Don Petersen of Morgan Theeler said that if this was rezoned they plan to petition for deannexation of the property as the rest of the golf course is in the county.

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

9. Plat: Mitchecll School District 17-2

Plat of North Winsor Street, a subdivision of a portion of previously vacated North Winsor Street Right-of-Way and portions of Lots 4 and 5, Block 4, Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area with GIS. The applicants had previously vacated a portion of N Winsor St with the intention of putting the cul-de-sac in. Neighbors were notified about the vacation and no one spoke up about it. An applicant representative was present to answer questions.

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

10. Plat: Firestell Links LLC

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

Jenniges gave an overview of the area with GIS. This area is used for a golf path to get to hole #2. This is part of the sale of the golf course. The strip of land is between the adjacent properties but part of a bigger tract and that's why it has to be platted so that they can transfer just this portion of land to the new owners. An applicant representative was present to answer questions.

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

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

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



Kevin Genzlinger
Planning Commission Chairperson