



Planning Commission 6-9-25
City Council Chambers, City Hall, 612 N. Main Street
June 9, 2025

1. Call to Order

Chairperson Genzlinger called the June 9, 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, Schmitz, Schreurs, Sonne.

Absent: Havlik.

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

3. Declaration Of Conflicts Of Interests

Sonne item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 27, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the May 27, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 23, 2025

Motion by Schmitz, seconded by Sonne to set the date for the next Planning Commission Meeting for June 23, 2025. All present voting aye; motion carried.

7. Rezone Hearing & Recommendation: JTZ Properties LLC

JTZ Properties has requested the following property legally described as:

Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell*, Davison County, South Dakota;

Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota;

Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota,

*This property is currently not in Mitchell city limits but will be annexed prior to the approval of this Planned Unit Development.

be changed from UD Urban Development District to Lakeshore Planned Unit Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted that a notice was sent out to the neighbors on May 29, 2025, published in the official newspaper on May 28, 2025, and sign posted. There were three opposed responses that did not make the packet but were handed out at the meeting. The annexation of Lot 2 was approved by council on May 19, 2025. A PUD for residential requires 1 acre of land but a PUD for more than residential requires 5 acres of land. The applicant is requesting the 25 acres be included in the PUD even though some are in the city limits and some are in the ETJ. This can be done because it's still all the city's zoning jurisdiction. Phase 1 of the project will be the senior living on Lot 2. The applicant was present to answer questions.

Justin Thiesse handed out an updated layout of the potential layout of the area along N Harmon Dr. He purchased the land three years ago. He stated there is a 40-acre buffer zone to the north to P & B Casey Farms LLC dwelling. The overall development will include 56 housing units, independent living and memory care, an event center, apartments and a gas station. The senior living facility will be called Peaceful Pines with a rural feeling. He anticipates 40-plus jobs that will help to retain students from MTC and DWU. They are planning to invest \$30 million between the senior living facility and event center and will pay about \$200 thousand more in property taxes alone. He has been told stories about people needing these kinds of facilities for family members and people having to send loved ones to Sioux Falls or other out-of-town locations because Mitchell's are full.

Schmitz stated he believed the neighbors should have a say and be present to represent themselves.

Schreurs questioned if the National Guard Armory was informed, to which Jenniges stated they were not because they are not the landowner, the City of Mitchell is the landowner.

Schreurs said he was employed at the Armory and believes they would be against this development because of all they have going on out there.

Motion by Schmitz, seconded by Osterloo to recommend approval of the PUD.

Brian Klock stated he was there representing his family as well as the Casey's as they are out of town. He serves on the MADC board and previously on the Chamber board and is not against development. He has a property to the west of this location and has invested \$1 million in it. When he purchased the land he told Casey's he would not be using it for commercial development but for his residence. He was contacted by Lonnie Faucett on Wednesday about it and Michelle Boul on Thursday or Friday. He would like to pump the breaks so they can figure out the PUD.

Thiesse responded that he tried to get hold of Brian a couple of weeks ago but a phone call was never returned. The land that Brian owns used to be Smith Manufacturing back in the

day. He believes this location will have a nice view of the lake. There aren't any other locations because the city owns 75% of the land around the lake. He has listened to people around town and what they want, and they want the town to grow. Other towns would be thankful to have this opportunity, and he is just trying to make the town better.

Jermey Jensen, a business owner in town, stated he is in support of the PUD and project. There is currently traffic in the area because of the armory and soccer fields. This will bring 40 to 50 jobs which means 100 to 120 people from the families of the employees. That will mean more housing is needed and more property taxes generated for the city.

Klock stated that Thiesse told Casey's that he purchased the land to build a house on it. Genzlinger stated that is a civil matter and this board has no authority with that.

Mayor Hanson said that people not knowing about his project is crazy and that it was revealed at his "State of the City" address months ago. Also, he has emails from back in November with MADC discussing this project. MADC supports a level 5 maximum security prison but nothing for this. He believes this is exactly why the city subsidizes MADC for projects like this. The \$25 million lake dredge project will bring people to town. He was shocked that there were no MADC staff in the audience to support this project.

Justin Johnson stated that this is the first step in the process. This board makes a recommendation to Council which has two readings. It is the Council's ordinance that they can change. The overall procedural process has been followed.

Schmitz withdrew his motion.

Osterloo stated they have been rezoning Urban Development over the years and this is nothing new.

Schruers said he understands both sides and believes kicking it down the road does no good.

Substitute motion by Gunkel, seconded by Osterloo to recommend approval of the rezone.

Roll call vote: Genzlinger – aye, Gunkel – aye, Havlik – absent, Osterloo – aye, Schmitz – nay, Schreurs – aye, Sonne – abstain. 4 aye, 1 nay, 1 abstain and 1 absent; motion carried.

8. Plat: 4K Land Group LLC

Plat of Lot 5 of Circle K Ranch First Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th PM., Davison County, South Dakota.

Jenniges gave an overview of the area. This is located outside city limits but with the ETJ, so it is the City of Mitchell zoning jurisdiction. However, since it's within 3 miles of city limits, the county still needs to approve the plat. The County Planning Commission has approved the plat and the County Commission will hear it at their next meeting. The abutting landowner is purchasing the property and there is an existing easement for ingress/egress to the parcel. The applicant was not present to answer questions.

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

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:47 P.M.



Kevin Genzlinger
Planning Commission Chairperson