



Planning Commission 8-25-25
City Council Chambers, City Hall, 612 N. Main Street
August 25, 2025

1. Call to Order

Chairperson Genzlinger called the August 25, 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: Bathke, Genzlinger, Havlik, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Gunkel

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

3. Declaration Of Conflicts Of Interests

None.

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: August 11, 2025

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the August 11, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: September 8, 2025

Motion by Havlik, seconded by Schmitz to set the date for the next Planning Commission Meeting for September 8, 2025. All present voting aye; motion carried.

7. Conditional Use Permit: Marci Stults

Marci Stults has applied for a conditional use permit for family residential daycare; located at 308 S Mentzer St, legally described as Lots 7 and 8, Block 9, Applegate Addition, City of Mitchell, 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 was one response returned in favor. The applicant was not present to answer questions.

Jenniges stated the applicant was approved for a daycare at a different location in April 2023 and there were no issues at that location. He also stated that a different applicant was approved for a daycare at this location in July 2023 and there were no issues at this location. Also, Jenniges said the applicant has passed the fire inspection already.

Motion by Schmitz, seconded by Schreurs 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.

8. Plan Approval: Dakota Counseling

Jenniges said this is located at 1000 W Havens Ave and zoned Highway Oriented Business District. Dakota Counseling Institute is the abutting property to the east. Jenniges said that because this is HB and there would be a change of use from a hotel to a behavioral health facility, it had to come to this board. They have hired an architect to do a review of the facility and are adding firewalls to the 20 dwelling units.

Michelle Carpenter of DCI said they purchased the property recently and would like to change the use from a hotel to a sober-living, short-term, transitional place. There will be staff present 24 hours a day. They will be teaching life skills while people are staying and assisting them to fill out applications for other housing options. Emerging adults are another group of people they will be assisting, kids that are 18 years old, and their parents don't want them living at home anymore and now need a place to stay while they find something else. They are working with UJS on a pilot project with the hopes of helping youth before they become part of the judicial system.

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

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:07 P.M.



Kevin Genzlinger
Planning Commission Chairperson