



Planning Commission 10-27-25
City Council Chambers, City Hall, 612 N. Main Street
October 27, 2025

1. Call to Order

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

Absent: Gunkel

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: October 14, 2025

Motion by Schmitz, seconded by Osterloo to approve the proposed minutes of the October 14, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: November 10, 2025

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission Meeting for November 10, 2025. All present voting aye; motion carried.

7. Plat: James & Julie Thue

Plat of Tract A of Julie's Addition, in the NE 1/4 of the NE 1/4 of Section 30, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This is located within the ETJ which makes it the city's zoning jurisdiction but within 3 miles of city limits, so the county will also hear this at their November meetings. The applicant is platting the land to sell as an acreage. The applicant was not present to answer questions.

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

8. Plat: Verna Hofer

Plat of Tract 1 of Verna Hofer's Addition, in the W 1/2 of the NW 1/4 of Section 13, T 102 N, R 60 W of the 5th P.M., Davison County South Dakota.

Jenniges gave an overview of the area using GIS. This is outside the ETJ but within 3 miles of city limits, so it is the county's zoning jurisdiction. They will hear this at their November meetings. The applicant is platting the land to sell. The applicant was not present to answer questions.

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

9. Plat: JVN Properties LLC

Plat of Lot 14C, Block 14, Morningview Addition to the City of Mitchell in the SE 1/4 of Section 28, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. The applicant is combining their parcels for assessment and taxing purposes. The applicant was not present to answer questions.

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

10. Plat: Colleen Campbell; Jarrett & Sara Brunsen

Plat of Lot 1 of Brunsen's Addition in the South 1/2 of the SE 1/4 of Section 21 and the North 1/2 of the NE 1/4 of Section 28, All in T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. Brunsen's are combining two of their existing parcels that are described by measurements and purchasing some land from the neighbor to the east. They are doing this to meet setbacks to build an addition to their house. This is located outside the city limits but within the 3 miles. Zoning on this is split between city and county because the south half is in the ETJ and the north half is the county's zoning jurisdiction. The building permit and setbacks will be with the county since that's where the structure is located. The county will hear this at their November meetings. The applicant was present to answer questions.

Genzlinger questioned if there was access to this plat. Jenniges showed the easement that was previously recorded but shown on the plat.

Motion by Havlik, seconded by Schreurs 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 12:05 P.M.

A handwritten signature in blue ink, appearing to read "Kevin Genzlinger".

Kevin Genzlinger
Planning Commission Chairperson