



Planning Commission 1-12-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 12, 2026

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: December 8, 2025**
- 6. Schedule Next Meeting: January 26, 2026**
- 7. Recommendation on Street Vacation**

GHB Property, the Sheesley Property and the Duff Dens Property have petitioned to vacate the portion of Bailey Metal Fab Alley which is adjacent to the GHB Property, the Sheesley Property and the Duff Dens Property.
- 8. Rezone Hearing & Recommendation: River Tree Church, 524 N Edmunds & Portions of 600 Block of N Edmunds**

River Tree Church is requesting the following property legally described as; Lot 12, Block 15; Lots 7-9, 11 & 12, Block 10; W ½ of vacated alley starting 5' S of Lot 10 and running south to the southerly lot line of Lot 7, Block 10; all in M.H. Rowley's Second Addition to Town (now City) of Mitchell, Davison County, South Dakota; be changed from Single-Family Residential District to Neighborhood Shopping District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.
- 9. Rezone Hearing & Recommendation: Railroad Pines LLC, land abutting 2212 E 1st Ave**

Railroad Pines LLC is requesting the following property legally described as; Lot A-1 of N. Boyden First Addition Less Lot A-3 of N. Boyden First Addition all in the SE ¼ of the NE ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from High Density Residential District to Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.
- 10. Variance Permit: Bart & Nikki Fredericksen**

Bart & Nikki Fredericksen have applied for a Variance Permit for front yard (lake side) setback of 8' vs 35' for the existing addition in 2019 and a new addition of 20'-8" vs 35'. This is located at 129 S Harmon Dr, legally described as Lots 65-68 of Indian Head Subdivision, City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.
- 11. Other Business:**
- 12. Public Input:**

If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.

13. Adjourn

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.