



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.



Planning Commission 12-8-25
City Council Chambers, City Hall, 612 N. Main Street
December 8, 2025

1. Call to Order

Chairperson Genzlinger called the December 8, 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, Helleloid, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Gunkel

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: November 24, 2025

Motion by Schmitz, seconded by Sonne to approve the proposed minutes of the November 24, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: January 12, 2026

Motion by Osterloo, seconded by Schreurs to set the date for the next Planning Commission Meeting for January 12, 2026. All present voting aye; motion carried.

7. Plan Approval: Commerce Marketing Group II LLC

Jenniges gave an overview of the area using GIS. This plan goes along with TIF #44 that was recently approved. This is located in the 1600 block of Commerce Street and will be the location of the new Chef Louis. Jenniges went over the plans that were presented in the packet, including site layout, parking, landscape and 3D renderings. The applicant will still have to follow standard building permit procedures and approvals. The applicant was present to answer questions.

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

carried.

8. Plat: Maui Farms Inc

Plat of Lot 53 of Maui Farms Second Addition, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. The applicant was present to answer questions.

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

9. Plat: CJM Consulting Inc

Plat of Lot 5, Block 3 of Westwood First Addition, a subdivision of the SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. The plat has drainage easements around the outskirts of the boundary. The applicant was present to answer questions.

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

10. Plat: Lyle & Jennifer Haring Trust

Plat of Lot 1 of Haring Addition in the SW 1/4 of the NW 1/4 and in the NW 1/4 of the SW 1/4, all in Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He noted the applicants had recently rezoned a portion of their land so they could vacate and combine their three parcels into one for taxing purposes. The applicant was not present to answer questions.

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

11. Plat: Dream Makers LLC & RW LLC

Plat of Lots BC and D, Block 5, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. Jenniges showed a revised plat including a 20' wide ingress/egress easement instead of the original 10' and also a correction for the legal in the Owner's Certificate signature block. RW LLC is combining and vacating their two existing lots into one lot with this plat. The city will acquire Lot D, which is the drainage pond. The applicants were not present to answer questions.

Genzlinger questioned drainage requirements for the two lots to the west of the drainage pond. Jenniges said they will still be required to meet the City of Mitchell's drainage code for any future development

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

12. Plat: Mitchell Christian Education Association

Plat of Lot A in Block 3 of Mitchell Christian Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He went over changes to the proposed plat which include changing the legal description throughout the plat and updating the Owner's Certificate signature block. Jenniges said SD DOT has been working with the school to obtain this property for the purpose of building a shared use path next to the bypass. The proposed path cannot be adjacent to the bypass in this location because of the wetland, so the path will go around the wetland to the east and also connect to the existing sidewalk on 16th Ave. The City of Mitchell will get this land once the project is completed. The applicant was not present to answer questions.

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

13. Review of South Dakota Open Meeting Materials

City Attorney Justin Johnson reviewed the South Dakota Attorney General's information on open meeting laws as required by state statute to be reviewed annually.

14. Other Business:

None.

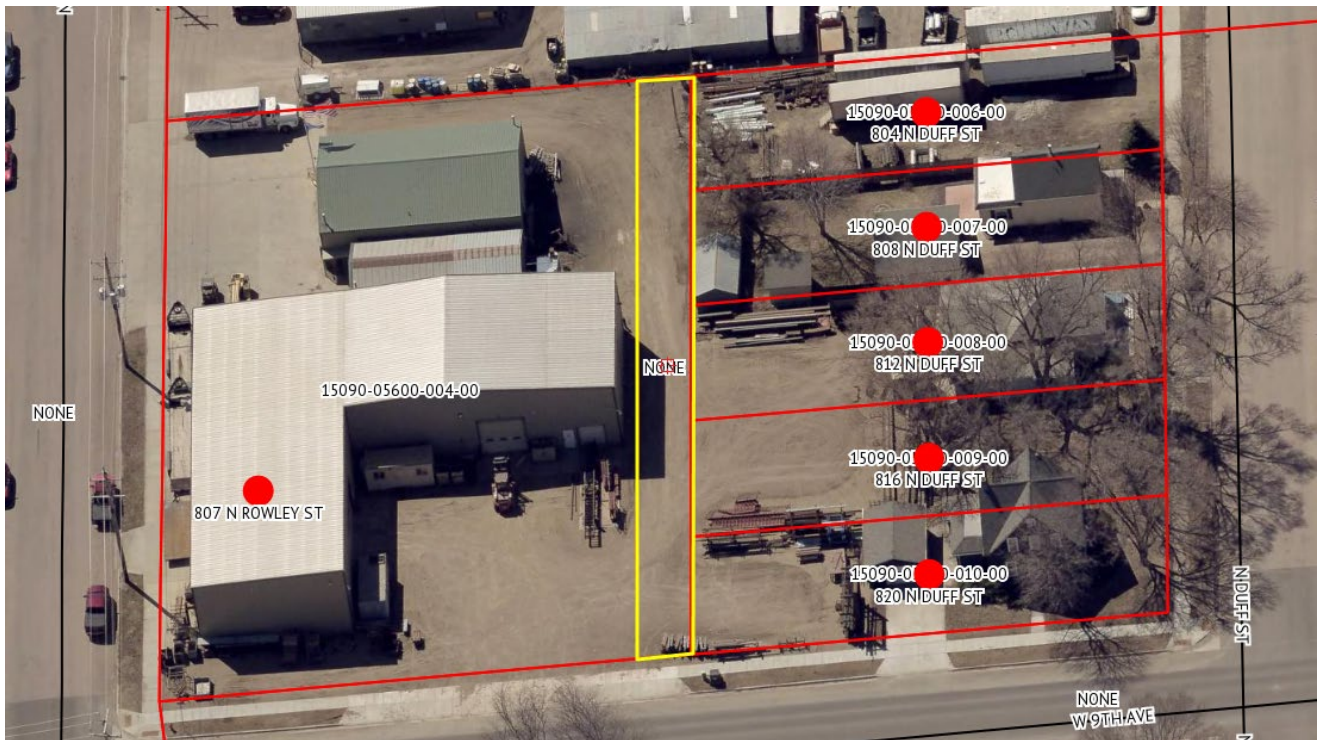
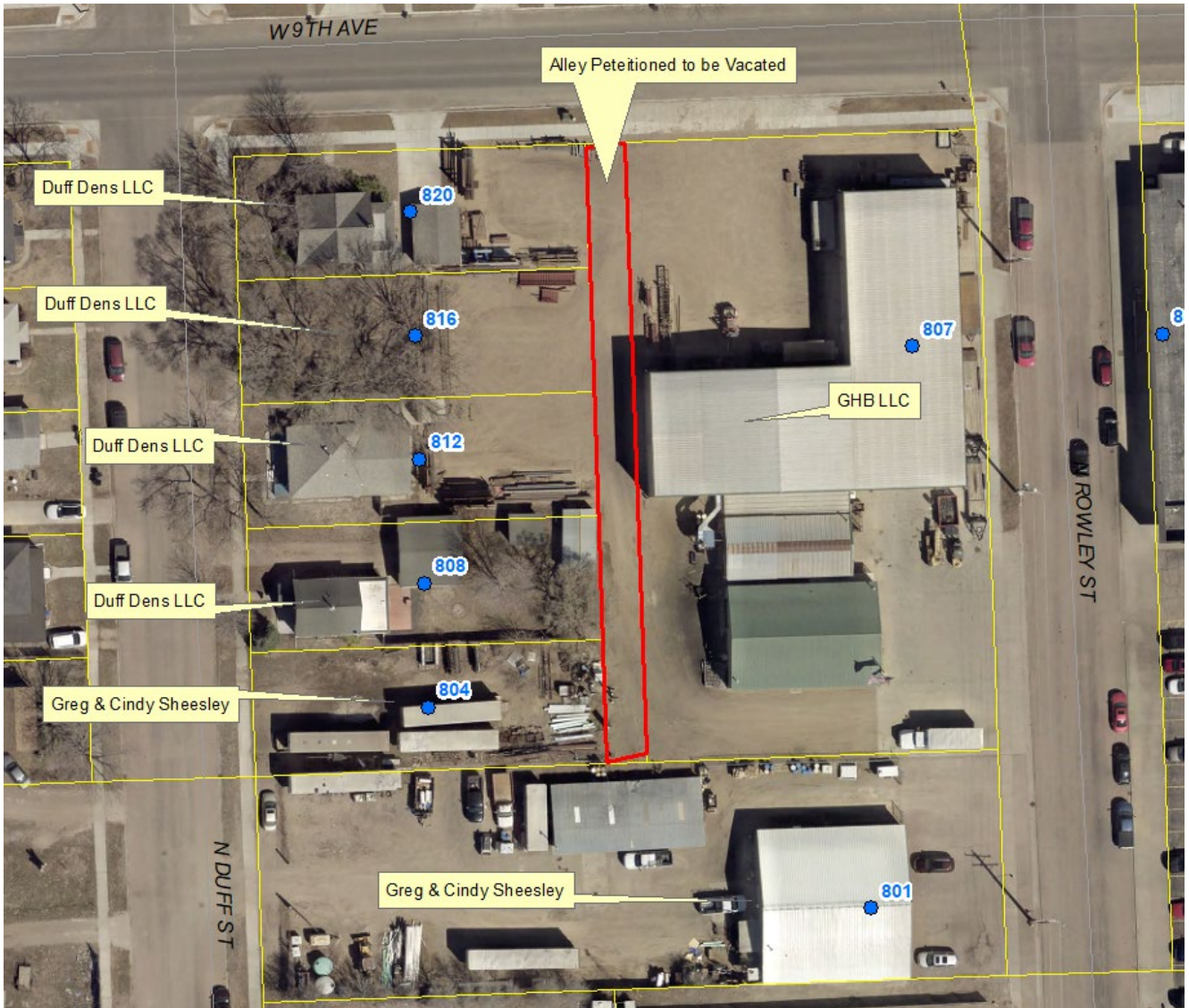
15. Public Input:

None.

16. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:20 P.M.

Kevin Genzlinger
Planning Commission Chairperson



PETITION FOR VACATION AND CONDITIONAL GRANT OF UTILITY EASEMENT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA:

The undersigned, being the owners of real property abutting a portion of undeveloped right of way ("Bailey Metal Fab Alley") hereinafter described, hereby petition this governing body, subject to the conditional easements included herein, to vacate said right of way pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. seq., and the petitioners respectfully show and represent the following:

1. GHB LLC owns:

Lots One (1), Two (2), Three (3), Four (4) and Five (5), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof as filed for the record in Book 8 of Miscellaneous Records, Page 198 thereof on June 15, 1903 in the records of the Register of Deeds, Davison County, South Dakota; (hereinafter the "GHB Property").

2. Greg and Cindy Sheesley own:

Lot Six (6), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof.

The 91.3 x 300 Feet South of Lots Five (5) and Six (6), Block Fifty-Six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof; (hereinafter the Sheesley Property").

3. Duff Dens, LLC owns:

Lots Seven (7), Eight (8), Nine (9) and Ten (10), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof; (hereinafter the Duff Dens Property").

4. The subject right of way to be vacated is that portion of Bailey Metal Fab Alley which is adjacent to the GHB Property, the Sheesley Property and the Duff Dens Property.

5. An illustration of the portion of right of way proposed to be vacated is attached hereto and marked Exhibit "A" and by this reference is incorporated herein.

6. The alley sought to be vacated was never improved.

7. The above properties constitute all of the land adjoining the portion of the Bailey Metal Fab Alley sought to be vacated.

8. In the event the City proceeds with vacating the proposed portion of right of way, and in consideration of the grant of such request to vacate, the parties to this Petition ("Granting Parties"), for the portion of the vacated right of way that accrues to each Granting Party, do hereby GRANT, at the time such vacation is approved and effective, the following perpetual easements:

- A. To the respective service providers for the continued use, maintenance, repair, and replacement of all utilities currently located within the vacated are, along with the right of ingress, egress, and temporary use of such adjacent space reasonable and supplementary to such use, maintenance, repair, and replacement; and
- B. To the City, for the benefit of the public, an easement within the entire vacated area for the purposes of surface water drainage and/or surface water detention as the City deems now or in the future to be appropriate, along with the right to construct, maintain, alter, or complete drainage improvements within the easement area.
- C. For each easement, each Granting Party shall be prohibited from placing any landscaping, structure, or other material in the Drainage Easement area unless the City has provided written consent to such placement and then only to the extent expressly permitted in such writing. In the event a Granting Party places such an improvement in the easement area, the Granting Party shall be solely responsible for the repair or replacement of such improvement if the improvement is damaged or destroyed in connection with actions authorized by the easement. Such easements shall constitute covenants running with the land and be binding upon all Granting Parties and their respective successors in interest.

WHEREFORE, Petitioners respectfully pray that the governing body order this Petition to be filed with the City Finance Officer, and direct that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks; and that upon said hearing, the governing body adopt a resolution vacating the right of way in the manner requested in this Petition pursuant to SDCL 9-45-7 et seq.

[Signature pages to follow]

Dated this 2nd day of December, 2025.

GHB LLC

Gregory Bailey
By: GREGRY BAILEY
Its: _____

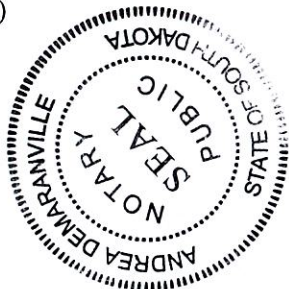
STATE OF SOUTH DAKOTA)
) SS
COUNTY OF Davison)

GREGRY BAILEY, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Gregory Bailey
GREGRY BAILEY

Subscribed and sworn to before me this 2nd day of December, 2025.

(SEAL)



Andrea DeMaronville
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 11/24/2031

Dated this 2nd day of December, 2025.

GHB LLC

Heidi Bailey
By: HEIDI BAILEY
Its: _____

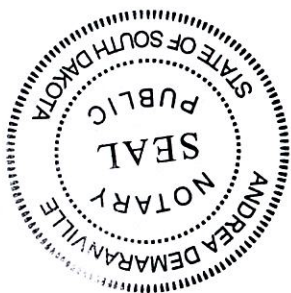
STATE OF SOUTH DAKOTA)
) SS
COUNTY OF Davison)

HEIDI BAILEY, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Heidi Bailey
HEIDI BAILEY

Subscribed and sworn to before me this 2nd day of December, 2025.

(SEAL)



Andrea Demaranville
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 11/24/2031

Dated this 2nd day of December, 2025.

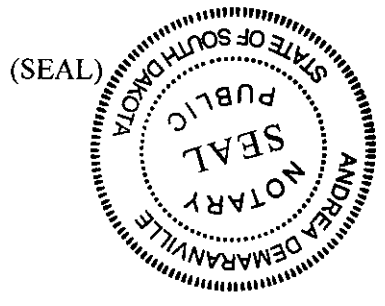
Cindy Sheesley
CINDY SHEESLEY

STATE OF SOUTH DAKOTA)
COUNTY OF Davison) SS

CINDY SHEESLEY, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Cindy Sheesley
CINDY SHEESLEY

Subscribed and sworn to before me this 2nd day of December, 2025.



Andrea Demarantulli
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 6/24/2031

Dated this 2nd day of December, 2025.

GREG SHEESLEY

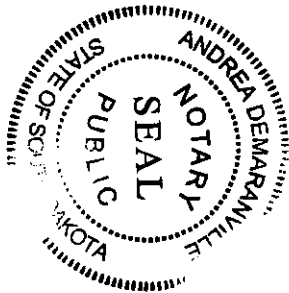
STATE OF SOUTH DAKOTA)
COUNTY OF DAVIS) SS

GREG SHEESLEY, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

GREG SHEESLEY

Subscribed and sworn to before me this 2nd day of December, 2025.

(SEAL)



Andrea DeMaranville
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 6/24/2021

Dated this 2nd day of December, 2025.

DUFF DENS, LLC

Heidi Bailey
By: HEIDI BAILEY
Its: OWNER

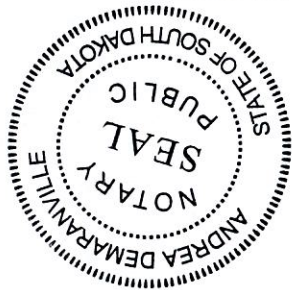
STATE OF SOUTH DAKOTA)
) SS
COUNTY OF Davison)

HEIDI BAILEY, being duly sworn on oath, verifies the statements contained in the foregoing Application and states the same are true to the best of Applicant's knowledge and belief.

Heidi Bailey
HEIDI BAILEY

Subscribed and sworn to before me this 2nd day of December, 2025.

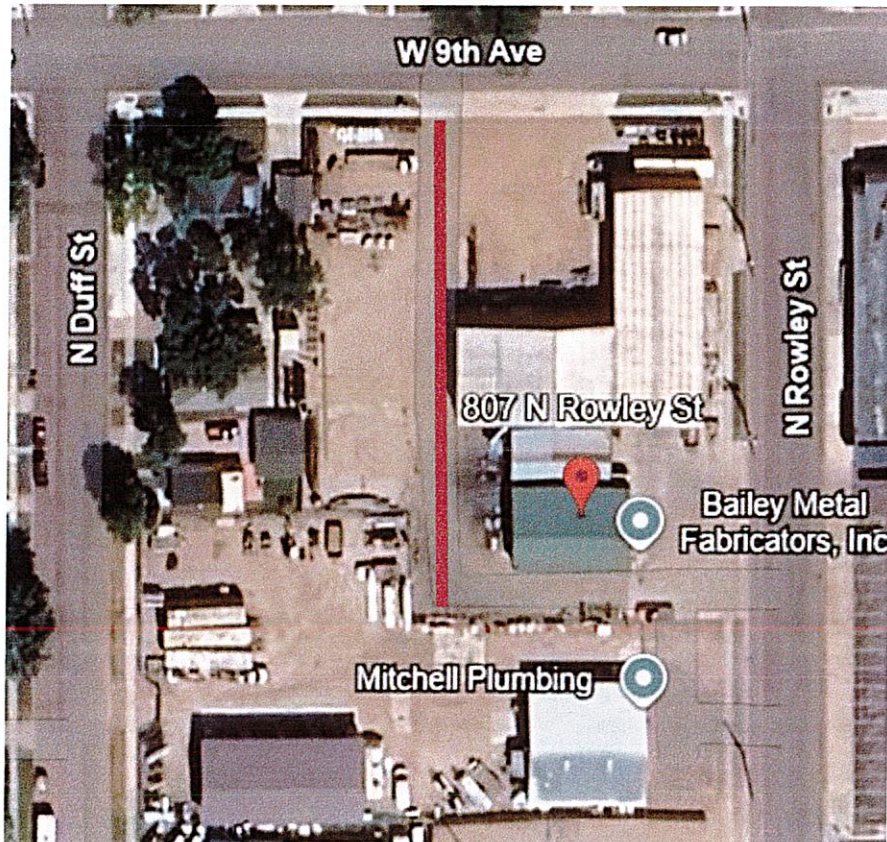
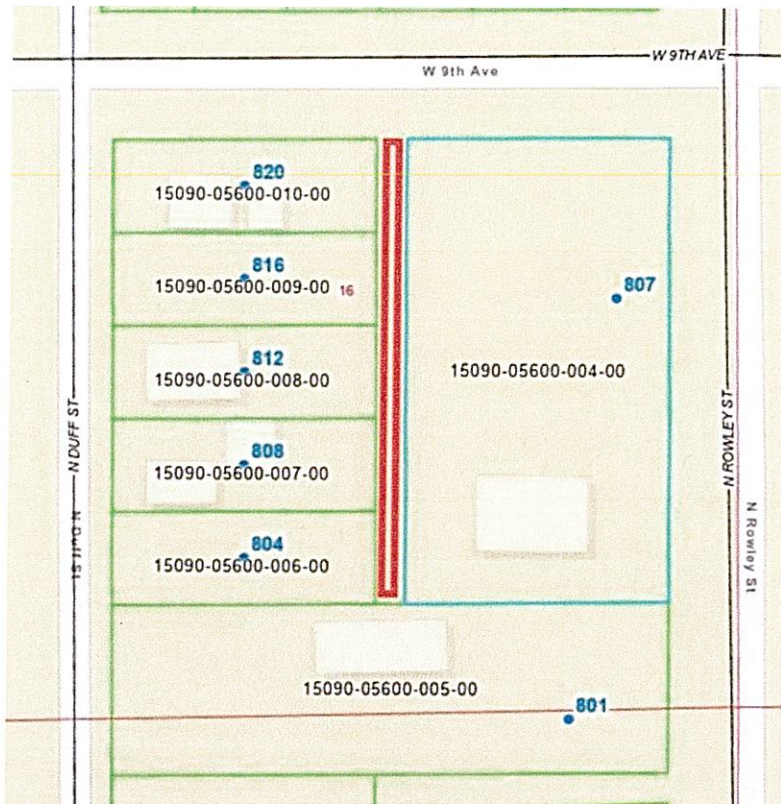
(SEAL)



Andrea DeMariani
NOTARY PUBLIC - SOUTH DAKOTA
My Commission expires: 6/24/2031

EXHIBIT A

Depiction of Right of Way Area to be Vacated



NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that GHB LLC, Greg & Cindy Sheesley and Duff Dens LLC, have petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioner's request to vacate the portion Bailey Metal Fab Alley which is adjacent to the GHB Property, the Sheesley Property and the Duff Dens Property.

The petitioners are the sole owners of the real property abutting the aforementioned alley, as they own the following real property;

Lots One (1), Two (2), Three (3), Four (4), and Five (5), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof as filed for the record in Book 8 of Miscellaneous Records, Page 198 thereof on June 15, 1903 in the records of the Register of Deeds Davison County, South Dakota is owned by Petitioner GHB LLC.

Lot Six (6), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof & the 91.3 x 300 feet South of Lots Five (5) and Six (6), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof is owned by Petitioners Greg & Cindy Sheesley.

Lots Seven (7), Eight (8), Nine (9) and Ten (10), Block Fifty-six (56), Capital Addition to the City of Mitchell, Davison County, South Dakota, according to the recorded plat thereof is owned by Petitioners Duff Dens LLC.

You are hereby notified that a discussion and recommendation will be held by the Planning Commission on Monday, January 12, 2026, 12:00 P.M. (noon) in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD and the public hearing by the City Council on Tuesday January 20, 2026 at 6:00 P.M., in the City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD to consider the petition and resolution vacating the said alley. All interested parties may attend and be heard at the public hearing.

Dated this the 23rd day of December, 2025

Michelle Bathke
Finance Officer

Published twice: December 31, 2025 and January 7, 2026
Approximate Cost:



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application, plats being the exception.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Rezoning \$250 application due with the application.

- Applicant is request to rezone property from R2 District to NS District.

Variance \$150 application fee due with application.

- Description of Variance: [Click or tap here to enter text.](#)
- Description of Hardship: [Click or tap here to enter text.](#)

Conditional Use Permit \$150 application fee due with application

- Description of Conditional Use: [Click or tap here to enter text.](#)

Plat Application \$100 application fee due with application

This Application is for the following described real property:

Legal Description: **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.**

Property Address: **524 N Edmunds & Portions of the 600 Block of N Edmunds**

Dated this 10th of December, 2025.

Dan Ziebarth – Lead Pastor, RiverTree Church
APPLICANT

A handwritten signature in black ink, appearing to read "Dan Ziebarth", is written over a faint circular stamp or watermark.

524 N Edmunds-Glanzer Asset Management LLC (seller) River Tree Church (buyer)
600 Block of N Edmunds-River Tree Church
OWNER

NOTICE OF HEARING

TO: Mitchell City Planning Commission, City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Monday January 12, 2026 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Tuesday, January 20, 2026 at 6:00 p.m. and 2nd Reading and Adoption on Monday, February 2, 2026 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO. O2026-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL 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.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL 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.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the ____ day of _____, 2026.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: January 20, 2026
SECOND READING: February 2, 2026

ADOPTION: February 2, 2026

Published three times: December 31, 2025 & January 7 & 21, 2026

Approximate Costs:

Dakota District of the Wesleyan Church
601 N Sanborn Blvd
Mitchell, SD 57301

Dennis Hohn
612 N Edmunds St
Mitchell, SD 57301

Mitchell Concrete Products Co Inc
721 N Edmunds St
Mitchell, SD 57301

Dean & Joann Robideau
2500 Shanard Rd
Mitchell, SD 57301

Boyd Reimnitz Revoc Liv Trust
817 N Sanborn Blvd
Mitchell, SD 57301

Midwest Mexican Food Inc
1788 E 10th St
Sioux Falls, SD 57103-1863

Michael Reimnitz
619 N Edmunds St
Mitchell, SD 57301

Vincent Bertagnole
1963 E 3900 S
Salt Lake City, UT 84124-1646

Michael & Jeanie Hauser
2021 W23rd Ave
Mitchell, SD 57301

Corey Lapka
508 W 6th Ave
Mitchell, SD 57301

Janet Thill
517 N Edmunds St
Mitchell, SD 57301

Douglas Weber
Lynn Gay
512 W 3rd Ave
Mitchell, SD 57301

Todd & Alisa Thill
511 N Edmunds St
Mitchell, SD 57301

Glanzer Asset Management LLC
928 Kippes Cove
Mitchell, SD 57301

Marshall Sudbeck
516 N Edmunds St
Mitchell, SD 57301

Mid Dakota Properties X LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Krohmer Properties LLC
PO Box 1264
Mitchell, SD 57301

Dustin Kubik
510 N Edmunds St
Mitchell, SD 57301



December 31, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that River Tree Church is requesting the following properties 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.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, January 12, 2026 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Tuesday, January 20, 2026 at 6:00 p.m. and 2nd Reading and Adoption on Monday, February 2, 2026 at 6:00p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We River Tree Church - Dan Ziebartz (Lead Pastor)
OWNER
601 N Sanborn Blvd.
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:



December 31, 2025

TO WHOM IT MAY CONCERN:

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I/We Glanzer Asset Management, LLC
OWNER
524 N Edmunds St
ADDRESS

APPROVE

DISAPPROVE

COMMENTS:



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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- Description of Hardship: Click or tap here to enter text.

Conditional Use Permit \$150 application fee due with application

- Description of Conditional Use: [Click or tap here to enter text.](#)

Plat Application \$100 application fee due with application

This Application is for the following described real property:

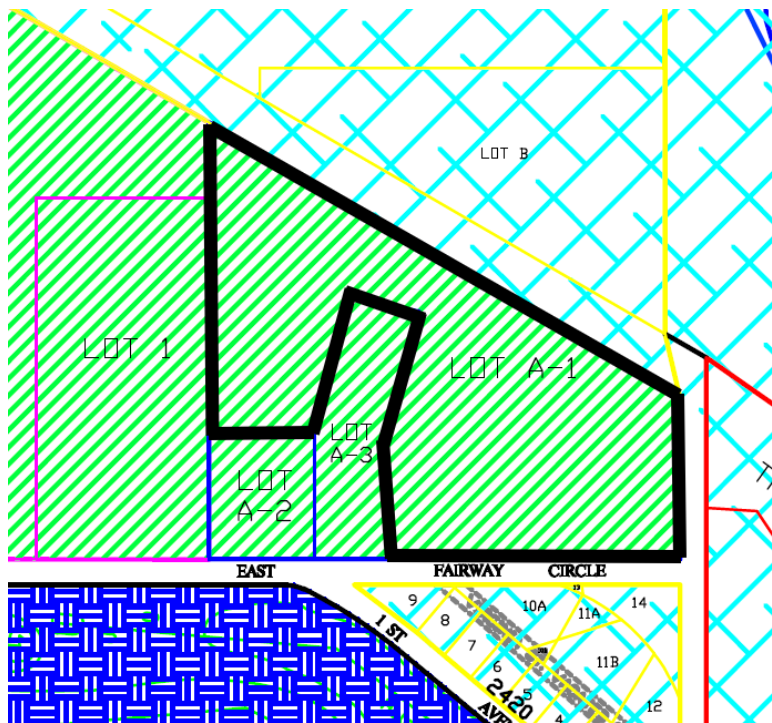
Legal Description: Lot A-1 of N. Boyden First Addition Less Lot A-3 of N. Boyden First Addition all in the SE ¼ of the NE ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Property Address: Land abutting 2212 E 1st Ave

Dated this 8th of December, 2025.


APPLICANT

Railroad Pines LLC
OWNER



	R-1		CN
	R-2		CB
	R-3		TWC
	R-4		I
	R-5		PL
	NS		PD
	UD		RL
	HB		

NOTICE OF HEARING

TO: Mitchell City Planning Commission, City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Monday January 12, 2026 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Tuesday, January 20, 2026 at 6:00 p.m. and 2nd Reading and Adoption on Monday, February 2, 2026 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO. O2026-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL 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.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL 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.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the _____ day of _____, 2026.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: January 20, 2026
SECOND READING: February 2, 2026
ADOPTION: February 2, 2026

Published three times: December 31, 2025 & January 7 & 21, 2026
Approximate Costs:

Railroad Pines LLC
401 N Gale Road
Mitchell, SD 57301

Daniel & Diane Deslauriers
Revoc Living Trust
401 N Gale Road
Mitchell, SD 57301

William & Barbara Goldammer
Joint Revoc Living Trust
2040 E 8th ve
Mitchell, SD 57301

FUPA Adventures LLC
2202 E 1st Ave
Mitchell, SD 57301

Drew Boyden
PO Box 884
Mitchell, SD 57301

Shawn & Patricia Murtha
Joint Revoc Living Trust
220 N Gale Road
Mitchell, SD 57301

Firesteel Links LLC
2202 E 1st Ave
Mitchell, SD 57301

GL Wild Oak LLC
2500 E 1st Ave
Mitchell, SD 57301

Ronald Kristensen
801 E 1st St
Plankinton, SD 57368-2278

Douglas Oster
2400 E 1st Ave
Mitchell, SD 57301

Amy Zens
2401 Fairway Cr
Mitchell, SD 57301

Dennis & Janet Everson
2441 Fairway Cr
Mitchell, SD 57301

Michael & Julia Chan
2420 E 1st Ave
Mitchell, SD 57301



December 31, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Railroad Pines LLC is requesting the following properties 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.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, January 12, 2026 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Tuesday, January 20, 2026 at 6:00 p.m. and 2nd Reading and Adoption on Monday, February 2, 2026 at 6:00p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We Bill + Barb Goldammer
OWNER
2040 E 8th Ave Mitchell, SD 57301
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:



December 31, 2025

TO WHOM IT MAY CONCERN:

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I/We Linda Cimpl
OWNER
2212 E 1st Ave Mitchell SD 57301
ADDRESS

X APPROVE
 DISAPPROVE

COMMENTS:



December 31, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Railroad Pines LLC is requesting the following properties 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.

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I/We Shawn Murtha

OWNER

220 N. Gale Rd

ADDRESS

APPROVE

DISAPPROVE

COMMENTS:



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application, plats being the exception.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Rezoning \$250 application due with the application.

- Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

Variance \$150 application fee due with application.

- Description of Variance: Front yard setback of 8' vs 35' for existing addition in 2019 and new addition of 20'-8" vs 35'.
- Description of Hardship: Building permit was issued in 2019 stating setback was met on the building permit however one should have been required. Applicant would like to build a new addition further setback than the 2019 addition.

Conditional Use Permit \$150 application fee due with application

- Description of Conditional Use: [Click or tap here to enter text.](#)

Plat Application \$100 application fee due with application

This Application is for the following described real property:

Legal Description: **Lots 65-68 of Indian Head Subdivision, City of Mitchell, Davison County, South Dakota**

Property Address: **129 N Harmon Dr**

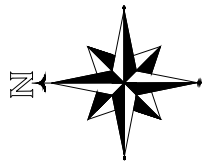
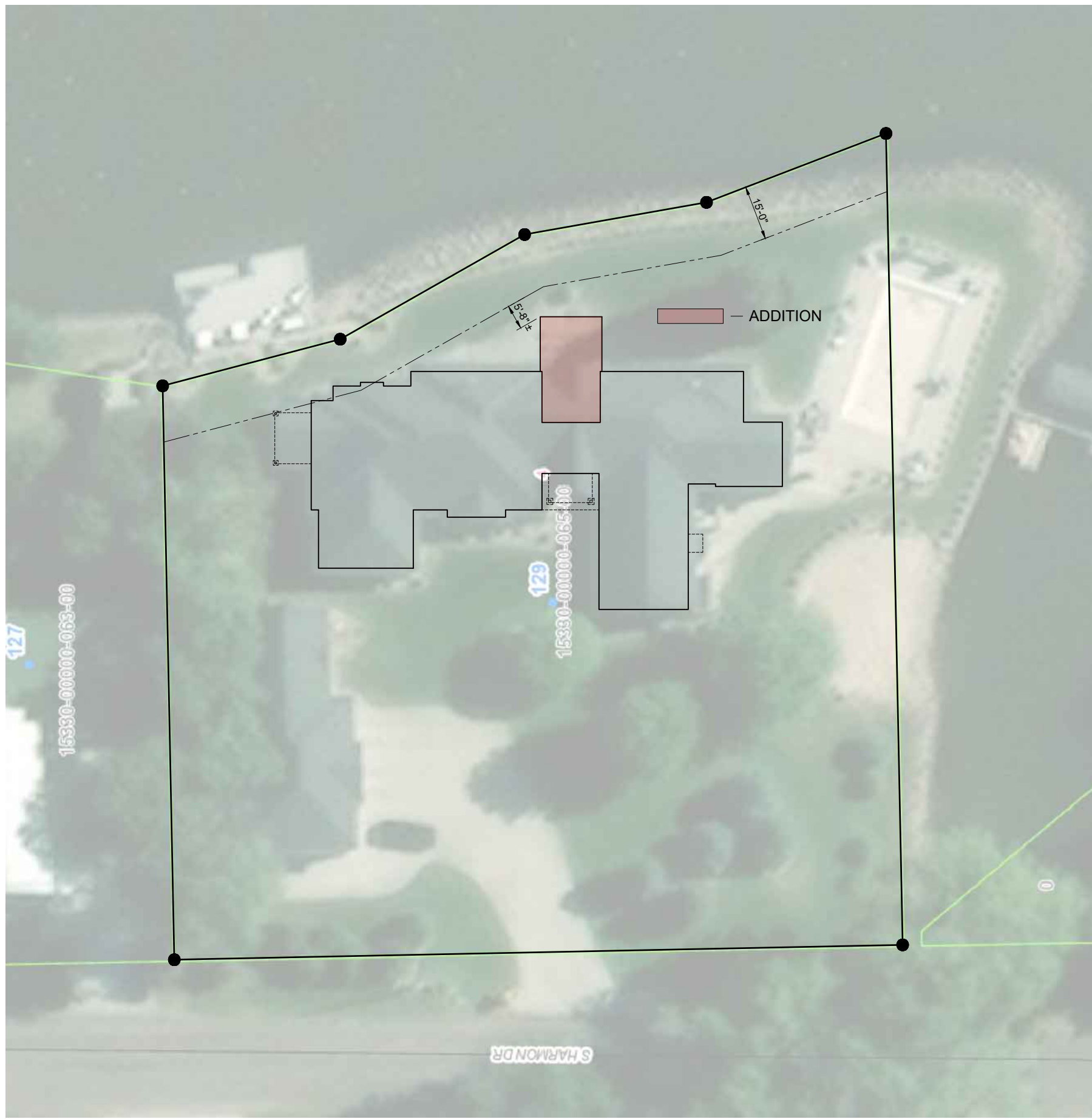
Dated this 22nd of December, 2025.

A handwritten signature in black ink, appearing to read "Bart & Nikki Fredericksen", is written over the word "APPLICANT".

APPLICANT

Bart & Nikki Fredericksen
OWNER





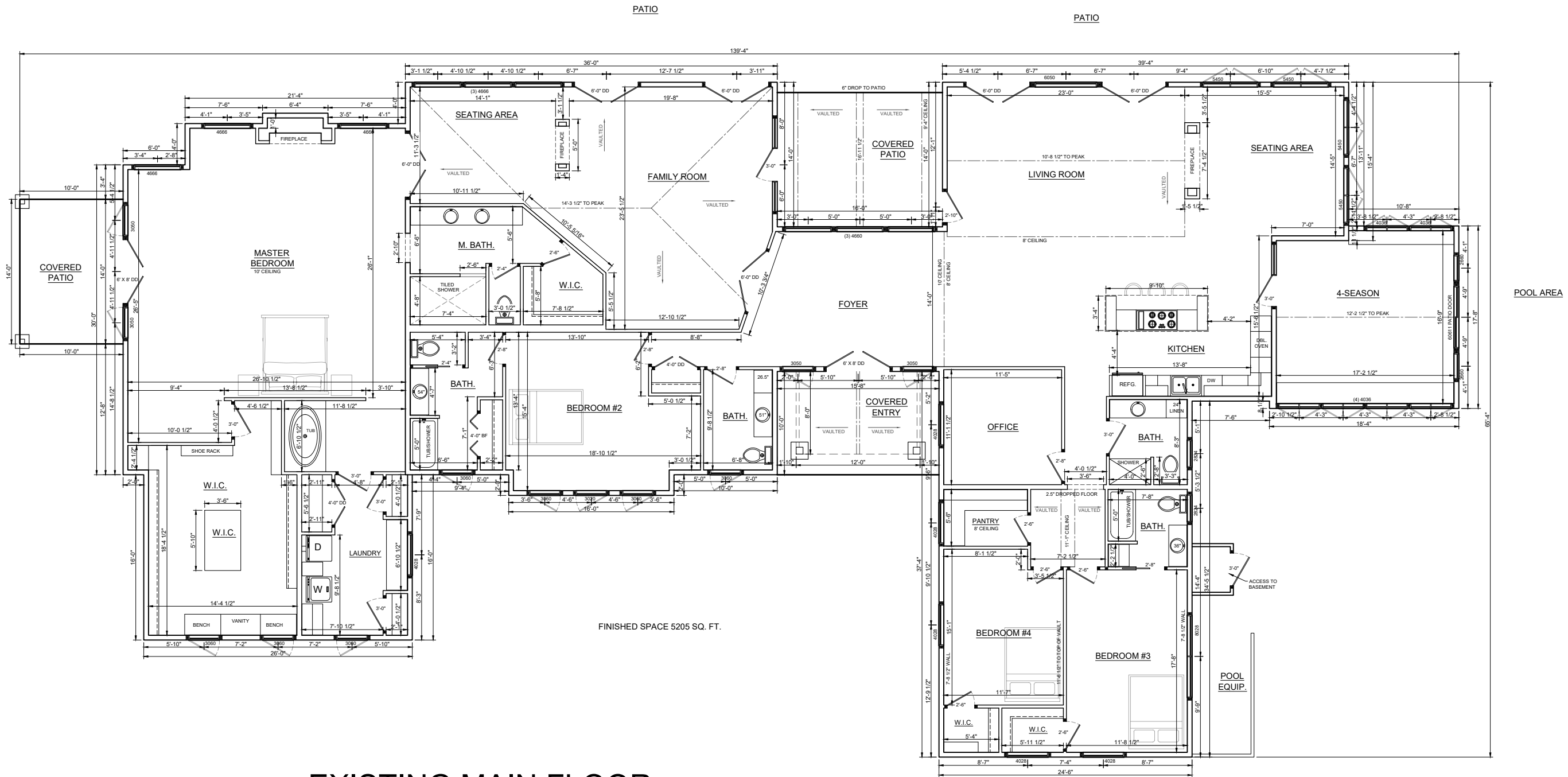
129 S. HARMON DR. MITCHELL SD

CUSTOMER:	HOUNDSTOOTH HOUSE	PROJECT TITLE:	SITE PLAN
DRAWN BY:	ALEX HOOGENDOORN	DATE:	10/15/2025
MODIFIED BY:		SCALE:	1/16" = 1'-0"
CONTACT:	605-740-0525	CELL:	605-323-7835
		FILE NAME:	RE152-19

NOTES:
 -ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER
 -INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED
 -WIND BRACE AS REQUIRED OR AS ENGINEERED
 -SITE PLAN IS PROVIDED TO ACQUIRE PERMIT ONLY

© 2025





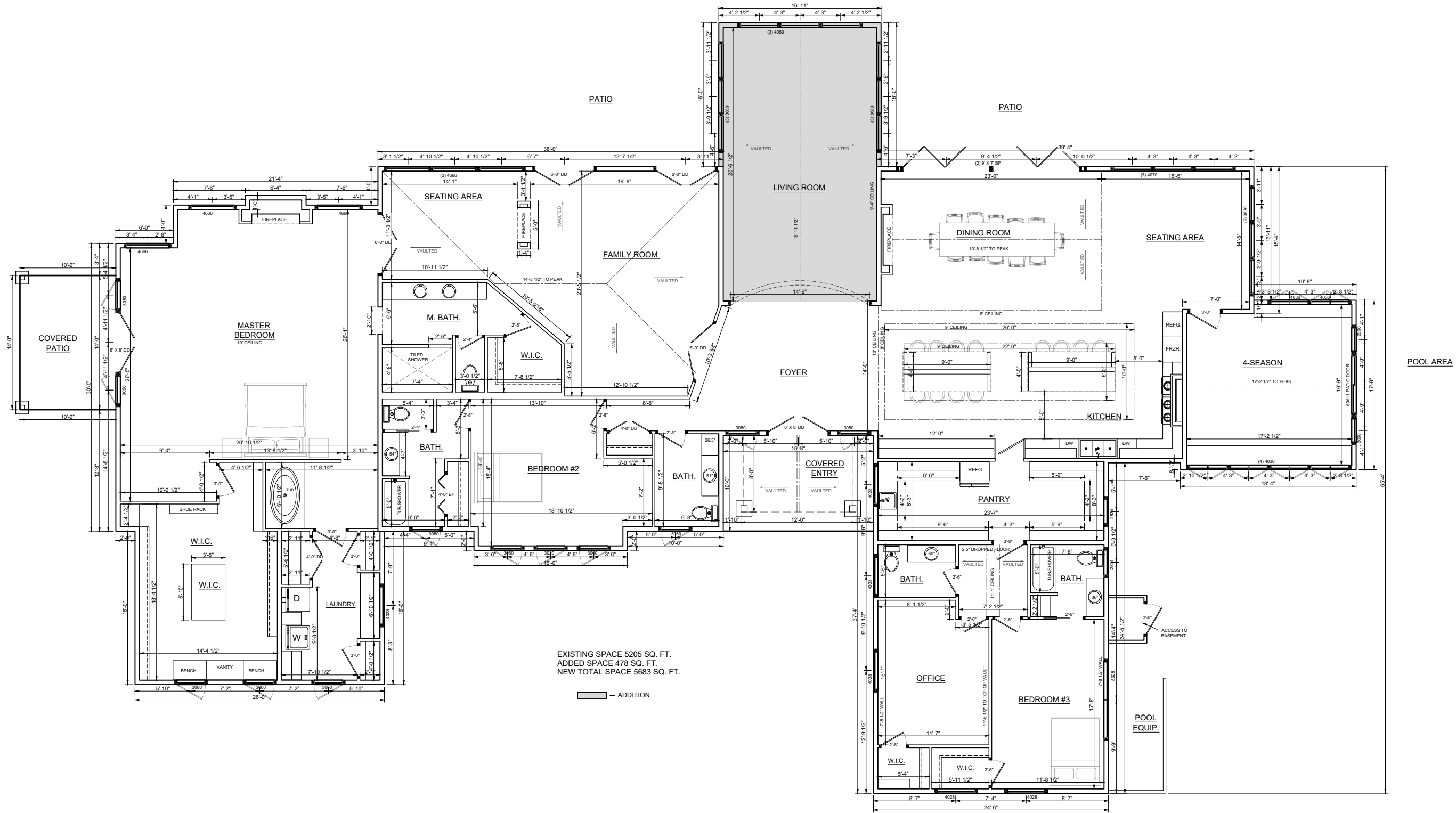
EXISTING MAIN FLOOR

3/32" = 1'-0"

NOTES:
 -ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER
 -INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED
 -WIND BRACE AS REQUIRED OR AS ENGINEERED

129 S. HARMON DR. MITCHELL SD

CUSTOMER:	HOUNDSTOOTH HOUSE
DRAWN BY:	ALEX HOOGENDOORN
MODIFIED BY:	
CONTACT:	605-740-0525
CELL:	605-323-7835
DATE:	10/15/2025
SCALE:	3/32" = 1'-0"
FILE NAME:	RE152-19
PAGE TITLE:	MAIN FLOOR - EXISTING



EXISTING SPACE 5205 SQ. FT.
 ADDED SPACE 478 SQ. FT.
 NEW TOTAL SPACE 5683 SQ. FT.

— ADDITION

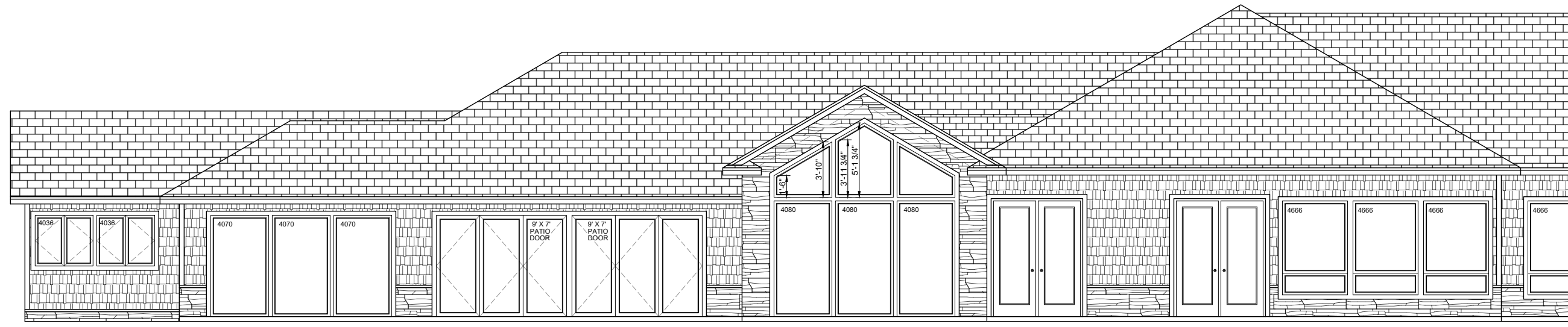
REMODELED MAIN FLOOR

3/32" = 1'-0"

NOTES:
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 -INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED
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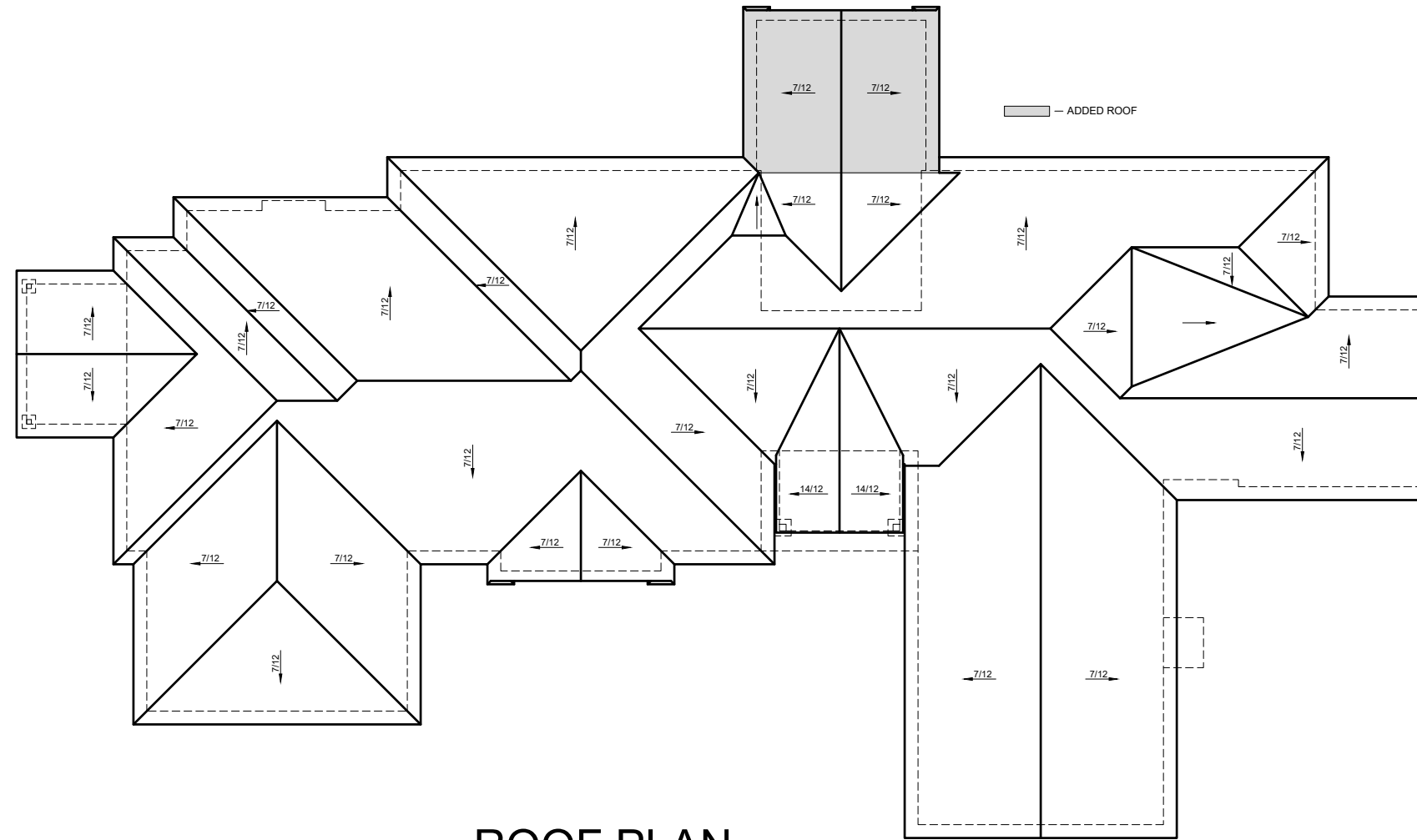
129 S. HARMON DR. MITCHELL SD

CUSTOMER:	HOUNDSTOOTH HOUSE
DRAWN BY:	ALEX HOOGENDOORN
DATE:	10/15/2025
SCALE:	3/32" = 1'-0"
CELL:	605-740-0525
FILE NAME:	RE152-19
CONTACT:	605-323-7835



EAST ELEVATION

1/8" = 1'-0"



ROOF PLAN

1/16" = 1'-0"

NOTES:
 -ALL DIMENSIONS TO BE VERIFIED BY CUSTOMER
 -INFO. HEREIN DEEMED RELIABLE BUT NOT GUARANTEED
 -WIND BRACE AS REQUIRED OR AS ENGINEERED
 -ELEVATIONS & GRADE MAY BE DIFF. THAN DRAWN

129 S. HARMON DR. MITCHELL SD

CUSTOMER:	HOUNDSTOOTH HOUSE
DRAWN BY:	ALEX HOOGENDOORN
MODIFIED BY:	
CONTACT:	605-740-0525
CELL:	605-323-7835
PROJECT TITLE:	ELEVATION/ROOF
DATE:	10/15/2025
SCALE:	VARIES
FILE NAME:	RE152-19

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that 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.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, January 12, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, January 20, 2026 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 23rd day of December, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of December, 2025

Approximate Cost:

Bart & Nikki Fredericksen
129 S Harmon Dr
Mitchell, SD 57301

Zach Dagen
112 S Harmon Dr
Mitchell, SD 57301

Priscilla & Charles Stevenson
114 S Harmon Dr
Mitchell, SD 57301

Gregg & Janet Bleeker Joint Trust
123 S Harmon Dr
Mitchell, SD 57301

Steve & Donna Ptak
127 S Harmon Dr
Mitchell, SD 57301

Donald & Barbara Young
Revoc Living Trust
167S Harmon Dr
Mitchell, SD 57301

Philip & Kathleen Kirkegaard
137 S Harmon Dr
Mitchell, SD 57301

City of Mitchell
612 N Main ST
Mitchell, SD 57301



December 31, 2025

TO WHOM IT MAY CONCERN:

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I/We Phillip and Kathleen Kurbiyev
OWNER
137 S Harmon Drive Mitchell SD.
ADDRESS

 X APPROVE

 DISAPPROVE

COMMENTS:



December 31, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that 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.

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I/We _____ **Dr. Gregg & Janet Bleeker**
OWNER **123 South Harmon Drive**
Mitchell, SD. 57301

ADDRESS _____
 APPROVE
 DISAPPROVE

COMMENTS: Absolutely! No Problem!



December 31, 2025

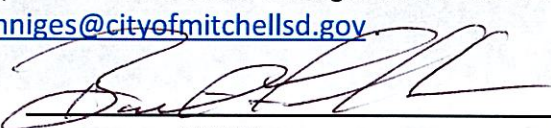
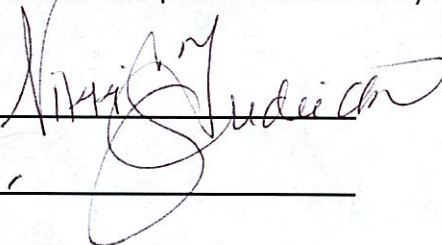
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I/We  
OWNER
129 S Harmon DR
ADDRESS

APPROVE
 DISAPPROVE

COMMENTS: