



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