



Planning Commission 1-26-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 26, 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: January 12, 2026**
- 6. Schedule Next Meeting: February 9, 2026**
- 7. Conditional Use Permit: Kelsey Poppens**

Kelsey Poppens has applied for a conditional use permit for childcare, family residential; located at 501 E 16th Ave, legally described as Lot 1, Block 7, Green Acres Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R1 Single-family Residential District.

8. Plat: Firesteel Links LLC

Plat of Lot 11 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota

9. Other Business:

10. 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.

11. 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 1-12-26
City Council Chambers, City Hall, 612 N. Main Street
January 12, 2026

1. Call to Order

Chairperson Genzlinger called the January 12, 2026 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, Gunkel, Helleloid, Osterloo, Schmitz, Schreurs.

Absent: Sonne

Staff Present: Dammann, Ellwein, Mayor Hanson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzlinger item #10.

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: December 8, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the December 8, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: January 26, 2026

Motion by Schmitz, seconded by Schreurs to set the date for the next Planning Commission Meeting for January 26, 2026. All present voting aye; motion carried.

7. Recommendation on Street Vacation

GHB LLC, Greg & Cindy Sheesley and Duff Dens LLC have petitioned to vacate the portion Bailey Metal Fab Alley which is adjacent to the GHB Property, the Sheesley Property and the Duff Dens Property.

Jenniges gave an overview of the property using GIS. He stated that the petitioned alley is a dead end because it butted into where the railroad used to be located. An applicant was present to answer any questions.

Heidi Bailey stated she would like to see the alley vacated for safety reasons. They haul 24' long bars of steel and there is a blind corner while doing so. There have been a few close calls in the past.

Genzlinger questioned if the city had any plans for this alley in the future or any utilities within it. Jenniges answered there are no plans and no city utilities located within the alley.

Motion by Schreurs, seconded by Schmitz to recommend approval of the vacation. All present voting aye; motion carried.

8. Rezone Hearing & Recommendation: River Tree Church, 524 N Edmunds & Portions of 600 Block of N Edmunds

River Tree Church has requested 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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two responses in favor that made the packet and one in favor that did not make the packet. The applicant was not present to answer questions.

Jenniges gave an overview of the property using GIS. He said the applicant has a purchase agreement on 524 N Edmunds contingent on the rezone being approved. They would like to rezone the property to create more parking lot. While looking at the zoning the applicant decided to clean up the zoning for the parcels where the church and parking lot is currently located.

Osterloo questioned if anything was happening at 612 N Edmunds, to which Jenniges replied there was nothing. The alley behind it is not being vacated; the legal description published is for the portion of the vacated alley with the land to the south of that residence which had previously been vacated. Nothing will change to his property.

Genzlinger asked if this would set a precedent for expanding Neighborhood Shopping past the one half block off of Sanborn Street. Jenniges pulled up the zoning map showing Whitteir Lofts a few blocks to the south had been expanded at some point in time past the half block.

Motion by Osterloo, seconded by Schmitz to recommend approval of the rezone. All present voting aye; motion carried.

9. Rezone Hearing & Recommendation: Railroad Pines LLC, land abutting 2212 E 1st Ave

Railroad Pines LLC has requested 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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were three responses in favor that made the packet and three in favor that did not make the packet. The applicant was not present to answer questions.

Jenniges gave an overview of the property using GIS. He stated the applicants purchased the land a few years ago and platted off the house. They also own the abutting land to the north and their intention is to combine the two parcels with one plat for taxing purposes, but in order to do that they need to be the same zoning. It was also mentioned that the land to the north, east and south is already zoned Urban Development. Urban Development is more restrictive when it comes to businesses and dwelling lot sizes than the R4 district.

Motion by Schmitz, seconded by Osterloo to recommend approval of the rezone. All present voting aye; motion carried.

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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were three responses in favor. The applicant was not present to answer questions.

Jenniges gave an overview of the property using GIS. He stated the building permit in 2019 and said the addition met setbacks when it did not. They would have an issue selling the house because no variance was approved at that time. They would currently like to put an addition on that would be more setback than the 2019 variance that should have been requested.

Motion by Schreurs, seconded by Osterloo to recommend approval of the variance. All present voting aye with Genzlinger abstaining; motion carried.

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:15 P.M.

Kevin Genzlinger
Planning Commission Chairperson



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 _____ District to _____ District.

Variance \$150 application fee due with application.

- Description of Variance: _____
- Description of Hardship: _____

Conditional Use Permit \$150 application fee due with application

- Description of Conditional Use: In-home Daycare

Plat Application \$100 application fee due with application

This Application is for the following described real property:

Legal Description: lot 1 Block 7 Green Acres Sub - Mitchell City - NW

Property Address: 501 East 16th Avenue, Mitchell, SD 57301

Dated this 31st of December, 2025

Kelsey Poppens
APPLICANT

Kelsey Poppens
OWNER



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 Kelsey Poppens has applied for a conditional use permit for childcare, family residential; located at 501 E 16th Ave, legally described as Lot 1, Block 7, Green Acres Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R1 Single-family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, January 26, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, February 2, 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 8th day of January, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 14th day of January, 2026

Approximate Cost:

Joseph & Kelsey Poppens
501 E 6th Ave
Mitchell, SD 57301

Krohmer Properties LLC
PO Box 1264
Mitchell, SD 57301

Frank & Christine Krohmer
PO Box 1264
Mitchell, SD 57301

Prill Family Trust
512 E 16th Ave
Mitchell, SD 57301

Kiley & Eliza Krantz
518 E 16th Ave
Mitchell, SD 57301

North Division Partners 99
1717 Pierce St
Sioux City, IA 51105-1173

Benjamin Krohmer
PO Box 1087
Mitchell, SD 57301

Allison Russell Revoc Living Trust
513 E 16th Ave
Mitchell, SD 57301

Donna Lepke
414 E 15th Ave
Mitchell, SD 57301

Mitchell Tuschen Living Trust
25314 428th Ave
Alexandria, SD 57311

Ryan Marler
1501 N Davison St
Mitchell, SD 57301

John & Marilyn Flowers
500 E 15th Ave
Mitchell, SD 57301

Tyra Sinkie
506 E 15th Ave
Mitchell, SD 57301

Stephanie & Brice Kattner
512E 15th Ave
Mitchell, SD 57301

Jarod Guthmiller
Patricia Guthmiller
518 E 15th Ave
Mitchell, SD 57301

Wanda Hohn
415 E 15th Ave
Mitchell, SD 57301

Dwight Wudel
Rachel Hoelsing
421 E 15th Ave
Mitchell, SD 57301

Ashley Green
427 E 15th Ave
Mitchell, SD 57301

Jon & Annie Royals
501 E 15th Ave
Mitchell, SD 57301

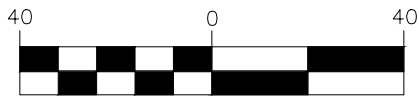
Kim Miller
507 E 15th Ave
Mitchell, SD 57301

Steven Anderson
Patricia Anderson
513 E 15th Ave
Mitchell, SD 57301

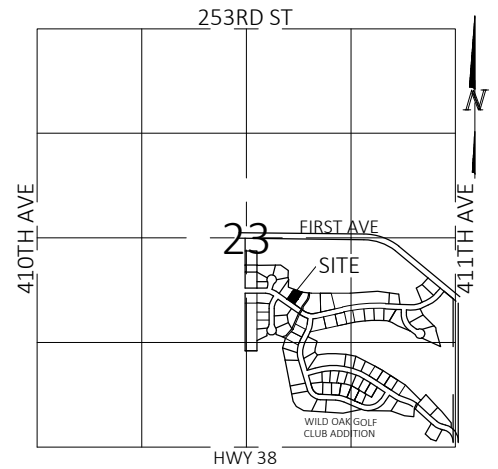
Thomas & Cynthia Riddle
519 E 15th Ave
Mitchell, SD 57301



PLAT OF
**LOT 11 IN THE REPLAT OF TRACT A,
 WILD OAK GOLF CLUB ADDITION**
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



- = FOUND IRON PIN
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT



VICINITY MAP
 SEC 23, T103N, R60W



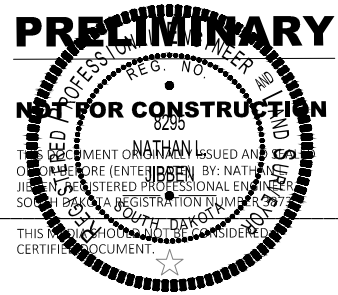
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE DECEMBER 23, 2025, SURVEY A PORTION OF THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 11 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.34 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202_____.

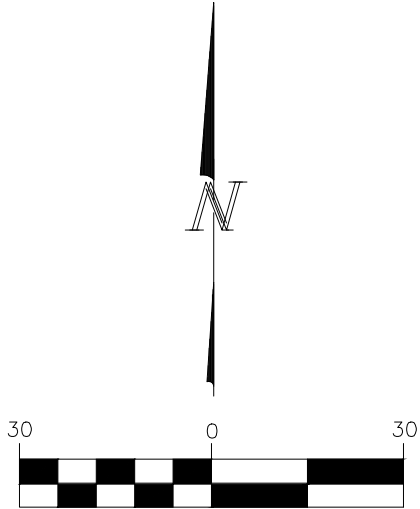
NATHAN L. JIBBEN, RLS 8295



PLAT OF
**LOT 11 IN THE REPLAT OF TRACT A,
 WILD OAK GOLF CLUB ADDITION**
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

NOTES:

1. DRAINAGE ARROWS SHOW RECOMMENDED DRAINAGE PATTERNS.
2. THE MGE MAY NEED TO BE ADJUSTED TO ASSURE PROPER DRAINAGE AWAY FROM STRUCTURE DEPENDING ON THE FINAL STRUCTURE PLAN.
3. TOP OF FOUNDATION ELEVATION SHALL BE 2.0' ABOVE THE HIGHEST CURB ELEVATION IN FRONT OF THE STRUCTURE.
4. ALL ELEVATIONS LISTED ARE NAVD88.
5. ELEVATIONS SHOWN ARE RECOMMENDED ELEVATIONS. ACTUAL ELEVATIONS SHALL BE DETERMINED AND BASED ON STRUCTURE TYPE, STRUCTURE LOCATION AND EXISTING ADJACENT PROPERTY ELEVATIONS.



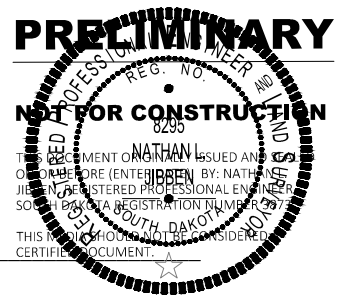
TC 1300.00 = EXISTING TOP OF CONCRETE CURB ELEVATION 12/16/2025
 FG 1300.00 = PROPOSED FINISH GROUND ELEVATION
 MGE 1300.00 = MINIMUM GROUND ELEVATION AT REAR OF STRUCTURE
 ← = DRAINAGE ARROW



ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOLLOWING GRADING PLAN WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: _____ BY: _____



PLAT OF
LOT 11 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS _____ DAY OF _____, 20_____.

DAVID A. BACKLUND, MEMBER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED MEMBER OF FIRESTEEL LINKS LLC, OWNER, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____, 20_____.

NOTARY PUBLIC

PLAT OF
**LOT 11 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION**
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 11 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 11 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 11 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 11 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER,
DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION/
DEPUTY DIRECTOR OF EQUALIZATION,
DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS/
DEPUTY REGISTER OF DEEDS,
DAVISON COUNTY, SD