



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