



Planning Commission 3-9-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
March 9, 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: February 23, 2026**
- 6. Schedule Next Meeting: March 23, 2026**
- 7. Variance Permit: Stephen & Trudy Morgan**

Stephen & Trudy Morgan have applied for a Variance Permit for side corner yard setback of 17.5' vs 20' for an addition. This is located at 1421 Mitchell Blvd, legally described as Lots 6 & 7 and E ½ of Vacated Alley, Block 31, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single-family Residential District.

8. Variance Permit: David Baker

David Baker has applied for a Variance Permit for front yard setback of 9.9' vs 25' for a three seasons porch addition. This is located at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

9. Plan Approval: Hot Shots Espresso

322 E Havens Ave, zoned Highway Oriented Business District

10. Other Business:

11. 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.

12. 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 2-23-26
City Council Chambers, City Hall, 612 N. Main Street
February 23, 2026

1. Call to Order

Chairperson Genzlinger called the February 23, 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, Schreurs, Sonne.

Absent: Osterloo, Schmitz

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

3. Declaration Of Conflicts Of Interests

Genzlinger item #8.

4. Approve Agenda

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

5. Approval of Previous Minutes: January 26, 2026

Motion by Sonne, seconded by Schreurs to approve the proposed minutes of the January 26, 2026 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: March 9, 2026

Motion by Sonne, seconded by Schreurs to set the date for the next Planning Commission Meeting for March 9, 2026. All present voting aye; motion carried.

7. Conditional Use Permit: Sandbox Ventures LLC

Sandbox Ventures LLC has applied for a conditional use permit for a Childcare center, preschool, nursery; located at 2100 N Kimball St, legally described as Lots 8 & 9, Block 1 of Greenridge Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor. The applicant was present to answer questions.

Jenniges gave an overview of the area using GIS. He also noted that, since this is not a residential daycare, the three normal conditions should not be applied. This application will have to be reviewed by John Hegg and possibly an architect during the building permit portion for the change of use to the facility.

Sonne questioned the area for the CUP. Jenniges stated it is just the area in red on the GIS view. If they expand, they will have to go through the process of including new legal descriptions.

Jeff Sand stated he is part owner and heard from the community and business owners that more daycare is needed. They are partnering with a well-established daycare provider that is looking to expand her existing facility.

Genzlinger asked if there would be an outside playground to which the applicant said there is room for a playground by the shed to the east.

Motion by Schreurs, seconded by Sonne to recommend approval of the conditional use. All present voting aye; motion carried.

8. Variance Permit: Gold Key Properties LLC

Gold Key Properties LLC has applied for a Variance Permit for a front yard setback of 19' vs 35' for an addition. It is located at 1408 W 8th Ave, legally described as Lot 2-A, Block 3 of Westwood First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned TWC Transportation Warehousing and Commercial District.

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

Jenniges gave an overview of the area using GIS. He stated per their application that they would like to build onto the front of the building because that is where the existing offices are, and they would like to expand that and create a showroom.

Helleloid questioned if the new setback would be closer than the fence of the property to the west. Mike Bathke answered that the fence would be about 7' further south of the proposed addition.

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

9. Plan Approval: Matt Evers

Jenniges gave an overview of 505 N Main St, which is zoned Central Business District using GIS. He also noted that this is not in the Historic Commercial District therefore it does not have to meet those guidelines. Jenniges went through the renderings and the plans provided showing a remodeled front view with offices on the main floor and an open patio on the second level. The applicant was present to answer questions.

Genzlinger stated he thinks it looks good and likes to see it.

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

10. Plat: Rodeo Blues LLC

Plat of Lots 1-3 in Tract 1 of Horseman's Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He reminded the board of the vacation of the alley in the past for this area. There is a MAE to get to lot 1 and the lots meet the zoning requirements for TWC. The applicant was not present to answer questions.

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

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:11 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 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: Side corner yard setback of 17' vs 20'.
- Description of Hardship: *the addition of screened-in porch would accommodate a more functional living space*

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:

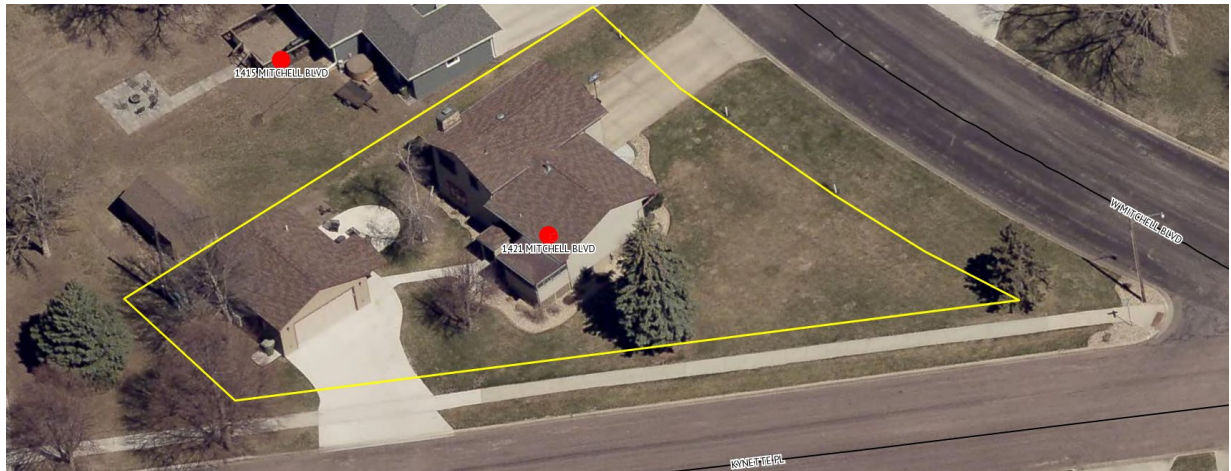
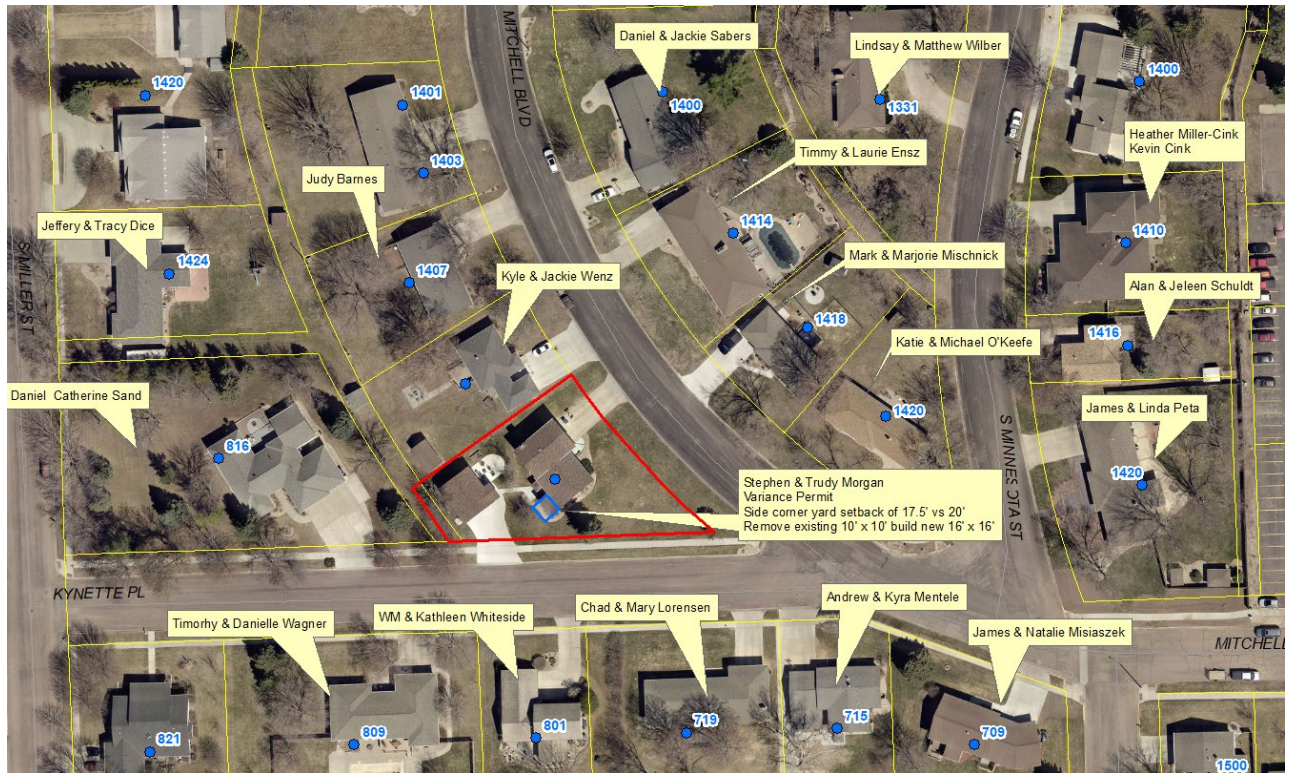
Legal Description: Lots 6 & 7 and E 1/2 of Vacated Alley, Block 31, University Addition, City of Mitchell, Davison County, South Dakota

Property Address: 1421 Mitchell Blvd

Dated this *11TH* of *February*, 2026.

APPLICANT *Steve Morgan*

Stephen & Trudy Morgan
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 Stephen & Trudy Morgan have applied for a Variance Permit for side corner yard setback of 17.5' vs 20' for an addition. This is located at 1421 Mitchell Blvd, legally described as Lots 6 & 7 and E ½ of Vacated Alley, Block 31, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single-family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, March 9, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, March 16, 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 19th day of February, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 25th day of February, 2026

Approximate Cost:

Steven & Trudy Morgan
1421 Mitchell Blvd
Mitchell, SD 57301

Nick Baus
1217 State St
Mitchell, SD 57301

Jeffery & Tracy Dice
1424 S Miller St
Mitchell, SD 57301

Daniel & Catherine Sand
Irrevocable Real Estate Trust
816 Kynette Pl
Mitchell, SD 57301

Judy Barnes
1407 Mitchell, Blvd
Mitchell, SD 57301

Kyle & Jackie Wenz
1415 Mitchell Blvd
Mitchell, SD 57301

Daniel & Jackie Sabers
1400 Mitchell Blvd
Mitchell, SD 57301

Timmy & Laurie Ensz
1414 Mitchell Blvd
Mitchell, SD 57301

Mark & Marjorie Mischnick
1418 Mitchell Blvd
Mitchell, SD 57301

Katie & Michael O'Keefe
1420 Mitchell Blvd
Mitchell, SD 57301

Lindsay & Matthew Wilber
1331 S Minnesota St
Mitchell, SD 57301

Heather Miller-Cink
Kevin Cink
1410 S Minnesota St
Mitchell, SD 57301

Alan & Joleen Schuldt
38106 264st St
Stickney, SD 57375

James & Linda Peta
1420 S Minnesota St
Mitchell, SD 57301

Timothy & Danielle Wagner
809 Kynette Pl
Mitchell, SD 57301

WM & Kathleen Whiteside
801 Kynette Pl
Mitchell, SD 57301

Chad & Mary Lorensen
719 Kynette Pl
Mitchell, SD 57301

Andrew & Kyra Mentele
715 Kynette Pl
Mitchell, SD 57301

James & Natalie Misiaszek
709 Kynette Pl
Mitchell, SD 57301



February 25, 2026

TO WHOM IT MAY CONCERN:

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YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, March 9, 2026, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, March 16, 2026 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

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 DANIEL SAND
[Signature] Catherine Sand

OWNER

816 Kynette PL Mitchell SD 57301

ADDRESS

X X APPROVE

_____ DISAPPROVE

COMMENTS:



February 25, 2026

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I/We DAN Sabers

OWNER

 1400 Mitchell Blvd

ADDRESS

 Y APPROVE

 DISAPPROVE

COMMENTS:



February 25, 2026

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I/We Katie & Michael O'Keefe
OWNER
1420 Mitchell Blvd.
ADDRESS

APPROVE

DISAPPROVE

COMMENTS:



February 25, 2026

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I/We Tim & Laurie ENSZ
OWNER
1414 Mitchell Blvd Mitchell SD
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: Fornt yard setback of 9.9' vs 25' to construct a 3 seasons enclosed porch
- Description of Hardship: Would like replace the existing deck with a 3 season porch because the deck is getting taken off while replacing the water and sewer line.

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 12, Capital Addition, City of Mithell, Davison County, South Dakota**

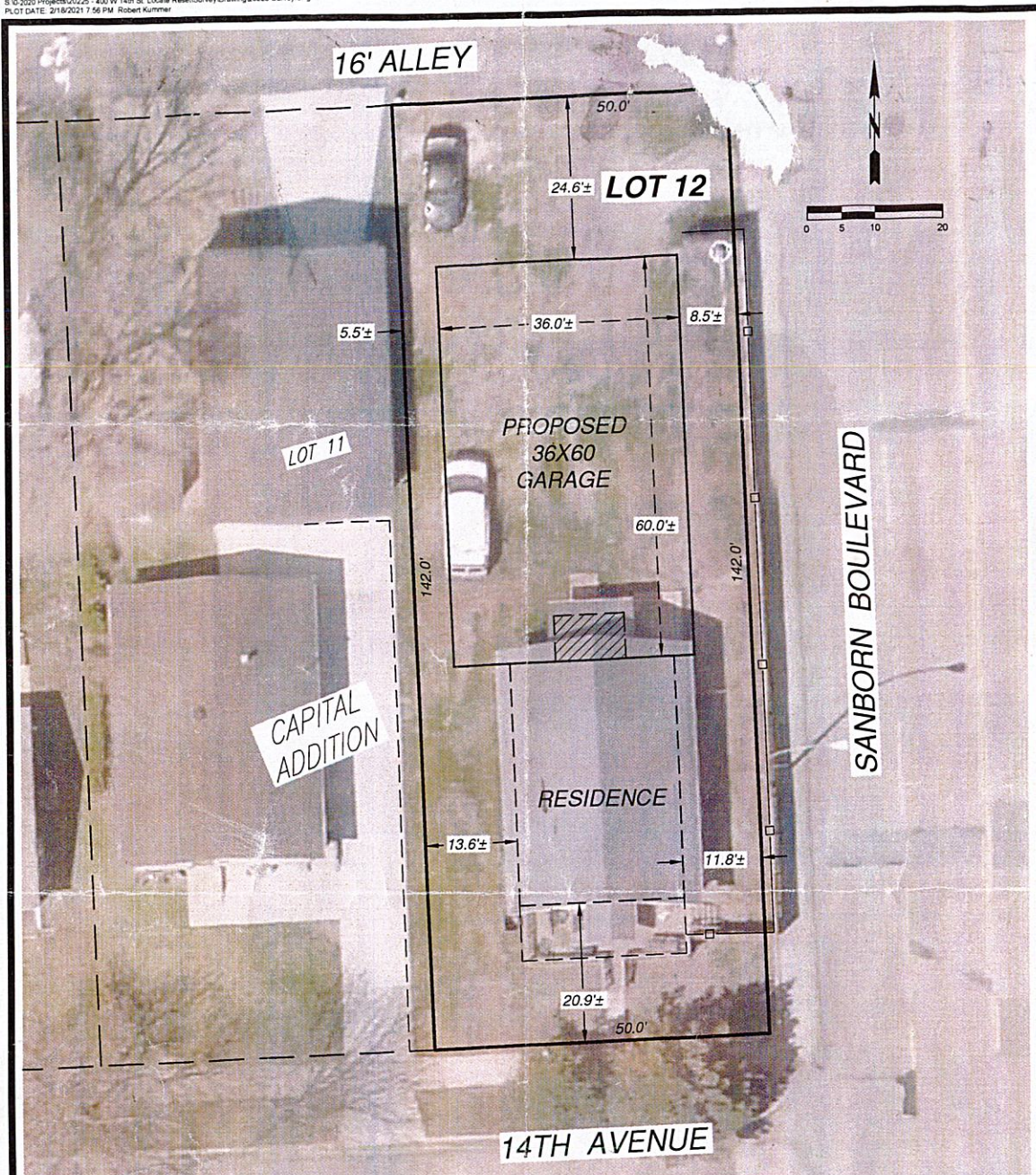
Property Address: **400 W 14th Ave**

Dated this 17 of Feburary, 2026.

APPLICANT 

David Baker
OWNER





SURVEYOR'S CERTIFICATION

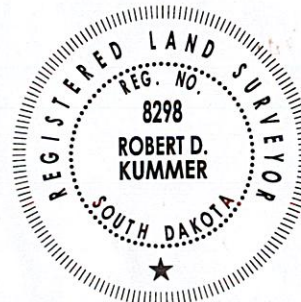
I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE DIMENSIONS SHOWN ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

DATED THIS 18th DAY OF February, 2021

Robert D. Kummer
 ROBERT D. KUMMER, RLS NO. 8298

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE LOCATION OF THE PROPOSED GARAGE IN RELATION TO EXISTING RESIDENCE AND PROPERTY BOUNDARY.
2. PROPERTY BOUNDARY SHOWN IS BASED UPON FOUND SURVEY MONUMENTS LOCATED ON THE SOUTH RIGHT OF WAY LINE OF 14 AVENUE, SPLITTING CURB ON SANBORN BOULEVARD AND RECORD PLAT DIMENSIONS. NO EXISTING SURVEY MONUMENTS WERE FOUND ON THE SUBJECT LOT AT THE TIME OF THIS SURVEY.



PREPARED BY:

infrastructure
 design group, inc.

520 N. LAWLER ST., SUITE 400
 MITCHELL, SD 57301
 PHONE: 605-292-0231
 EMAIL: infrastructuredg.com

SURVEY EXHIBIT

DAVID BAKER
 400 W 14TH AVENUE
 MITCHELL, SD 57301

PROJ. NO: 20225

DATE: 02/18/2021

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 1 OF 1

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 David Baker have applied for a Variance Permit for front yard setback of 9.9' vs 25' for a three seasons porch addition. This is located at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, March 9, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, March 16, 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 19th day of February, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 25th day of February, 2026

Approximate Cost:

David Baker
400 W 14th Ave
Mitchell, SD 57301

Krall Brothers Inc
1415 N Sanborn Blvd
Mitchell, SD 57301

Matthew Dailey
1416 N Sanborn Blvd
Mitchell, SD 57301

Carol Hasz
414 W 14th Ave
Mitchell, SD 57301

Robert Bucholz
408 W 14th Ave
Mitchell, SD 57301

Shawn Murtha, Stacy Murtha &
Kristine Zomer
2700 Mentzer Ct
Mitchell, SD 57301

Douglas & Jennifer Dailey
1408 N Sanborn Blvd
Mitchell, SD 57301

Gail Ringling
312 W 14th Ave
Mitchell, SD 57301

Amanda Lather
415 W 14th Ave
Mitchell, SD 57301

Chelsea Foos
409 W 14th Ave
Mitchell, SD 57301

Jeffery & Kelly Shonley
405 W 14th Ave
Mitchell, SD 57301

Sarah Helling
401 W 14th Ave
Mitchell, SD 57301

D & S Estate LLC
1331 W Birch Ave
Mitchell, SD 57301

Heidi Churchill
319 W 14th Ave
Mitchell, SD 57301

