



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