



Planning Commission 3-9-26
City Council Chambers, City Hall, 612 N. Main Street
March 9, 2026

1. Call to Order

Chairperson Genzlinger called the March 9, 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, Helleloid, Osterloo, Schreurs, Sonne.

Absent: Gunkel, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: February 23, 2026

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the February 23, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: March 23, 2026

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for March 23, 2026. All present voted aye; motion carried.

7. Variance Permit: Stephen & Trudy Morgan

Stephen & Trudy Morgan have applied for a Variance Permit for a side corner yard setback of 17.5' vs 20' to remove the existing 10' x 10' screen in porch and replace it with a 14' x 14'

addition. It 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.

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

Jenniges gave an overview of the area using GIS.

Genzlinger questioned what the hardship actually was.

Bathke noted that the pine tree to the east would block more sight lines than the proposed addition.

Motion by Osterloo, seconded by Schreurs to recommend approval of the variance. All present voted aye; motion carried.

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-season porch addition. It 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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were no responses in favor or opposed. The applicant was not present to answer questions.

Jenniges gave an overview of the area using GIS. He said the applicant is replacing his sewer and water line, so the deck will have to get taken off. He would like to replace the removed deck with a three-season porch that would have a roof. The applicant had shared previously with Jenniges that the roof above the entrance was becoming dilapidated, and he originally just thought about replacing it, but since he is removing the deck for the water and sewer lines, he thought he'd apply for the variance for the porch.

Genzlinger stated that he struggles to approve the variance and brought up the previous variances that were approved for the residential dwelling.

Schreurs questioned what would stop the applicant from enclosing the porch in the future, to which Hegg answered it would not meet the building envelope and building code, but it has happened in other places around town. He inspects footings, framing and final, but he does not go back a year or more after the project was completed to see if they are enclosed further.

Motion by Schreurs, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – nay, Gunkel – absent, Helleloid – aye, Osterloo – nay, Schmitz – absent, Schreurs – nay, Sonne – nay. 1 aye, 4 nay, 2 absent; motion carried.

9. Plan Approval: Hot Shots Espresso

Jenniges gave an overview of the area using GIS. This land is zoned Highway Oriented Business District. The applicant would like to replace the existing 8' x 12' structure that was approved by Planning Commission in 2013 with a new 12' x 16' structure. They will still meet the 30' front yard setback. The applicant was not available for questions.

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

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:13 P.M.



Kevin Genzlinger
Planning Commission Chairperson