



Planning Commission 4-13-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 13, 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: March 23, 2026**
- 6. Schedule Next Meeting: April 27, 2026**
- 7. Plat: Jean & Scott Stewart**
Plat of Tract A of Stewart's Addition, in the N 1/2 of the SE 1/4 of the NE 1/4 of the SE 1/4 of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 8. Plan Approval: Mabee Eye Care Clinic**
1301 S Burr St; zoned Highway Oriented Business District
- 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 3-23-26
City Council Chambers, City Hall, 612 N. Main Street
March 23, 2026

1. Call to Order

Chairperson Genzlinger called the March 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 is required for all items.

Present: Bathke, Genzlinger, Gunkel, Helleloid, Osterloo, Schmitz, Schreurs.

Absent: Sonne

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: March 9, 2026

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the March 9, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: April 13, 2026

Motion by Osterloo, seconded by Schreurs to set the date for the next Planning Commission Meeting for April 13, 2026. All present voted aye; motion carried.

7. Plat: Top Grade Properties LLC

Plat of Tract 5 in Lot 1-A, Block C of Westview Addition in the SE 1/4 of Section 20, T 103 N, R

60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. Jenniges said the applicant had requested a building permit across lot lines, so they have to replat the property with the proposed bigger tract. The applicant was not present to answer questions.

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

8. Plat: Deslauriers & Railroad Pines LLC

Plat of Lot 1 of Deslauriers Addition, in the NE 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. Jenniges said this is the last stage in their process to be able to combine two lots into one for ag status. Jenniges noted this is outside city limits but within the ETJ and the county will have to hear this as well. The applicant was not present to answer questions.

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

9. Plat-City of Mitchell & RT LLC

Plat of Roundabout Tracts 1 and 2, in the SE 1/4 of Section 8; Roundabout Tract 3, in the SW 1/4 of Section 9; and Roundabout Tract 4, in the NW 1/4 of Section 16; all in T 103 N, R 60 W of the 5th P.M., Portions of which lie within the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. Jenniges said these lots will be used for the roundabout project at 23rd Ave and Ohlman and will therefore be treated as "H" lots for right-of-way. The city will have a purchase agreement in place with RT LLC before the plat is recorded. Jenniges noted this is outside city limits but within the ETJ and the county will have to hear this as well. The applicant was present to answer questions.

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

10. Plan Approval: Jokerz Casino

Jenniges gave an overview of the area using GIS. It is located at 716 N Rowley St and zoned as Central Business District. Jenniges went over the provided building plans submitted showing an addition to the building for more video lottery. The applicant was not present to answer questions.

Genzlinger asked Hegg if he had any issues with the proposed addition. Hegg answered that the building is fully sprinkled and has no concerns about the addition.

Motion by Schmitz, seconded by Osterloo to approve the plat. All present voted aye; motion

carried.

11. Other Business:

None.

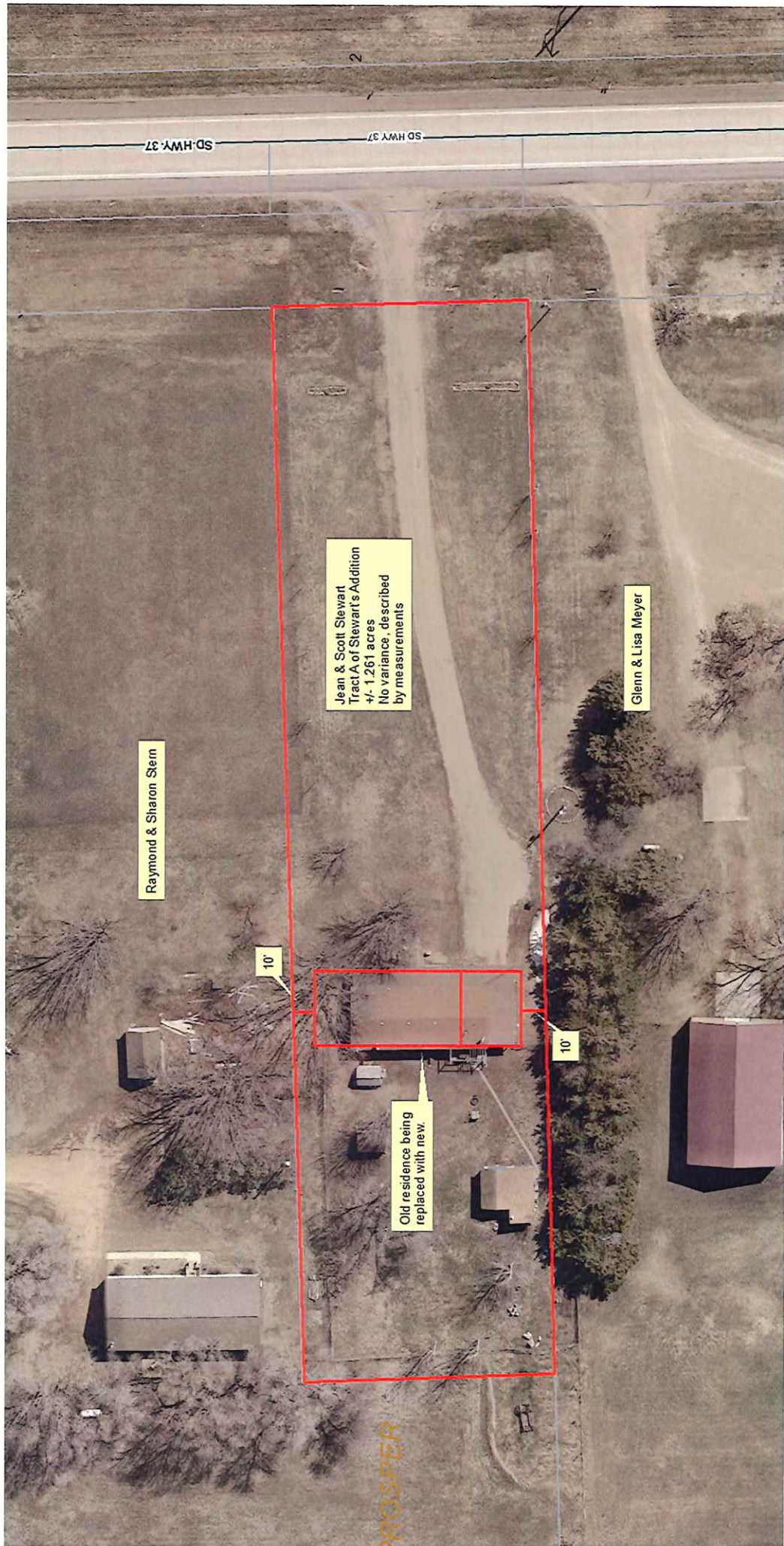
12. Public Input:

None.

13. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:05 P.M.

Kevin Genzlinger
Planning Commission Chairperson



Raymond & Sharon Stern

Jean & Scott Stewart
Tract A of Stewart's Addition
+/- 1.261 acres
No variance, described
by measurements

Glenn & Lisa Meyer

10'

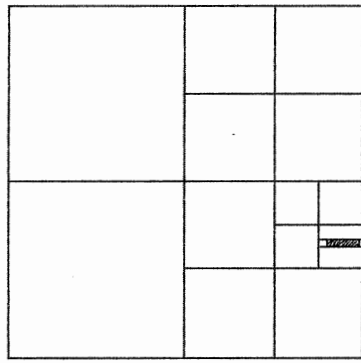
10'

Old residence being
replaced with new.

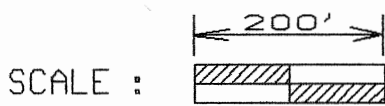
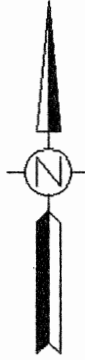
WOSPER

PLAT OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

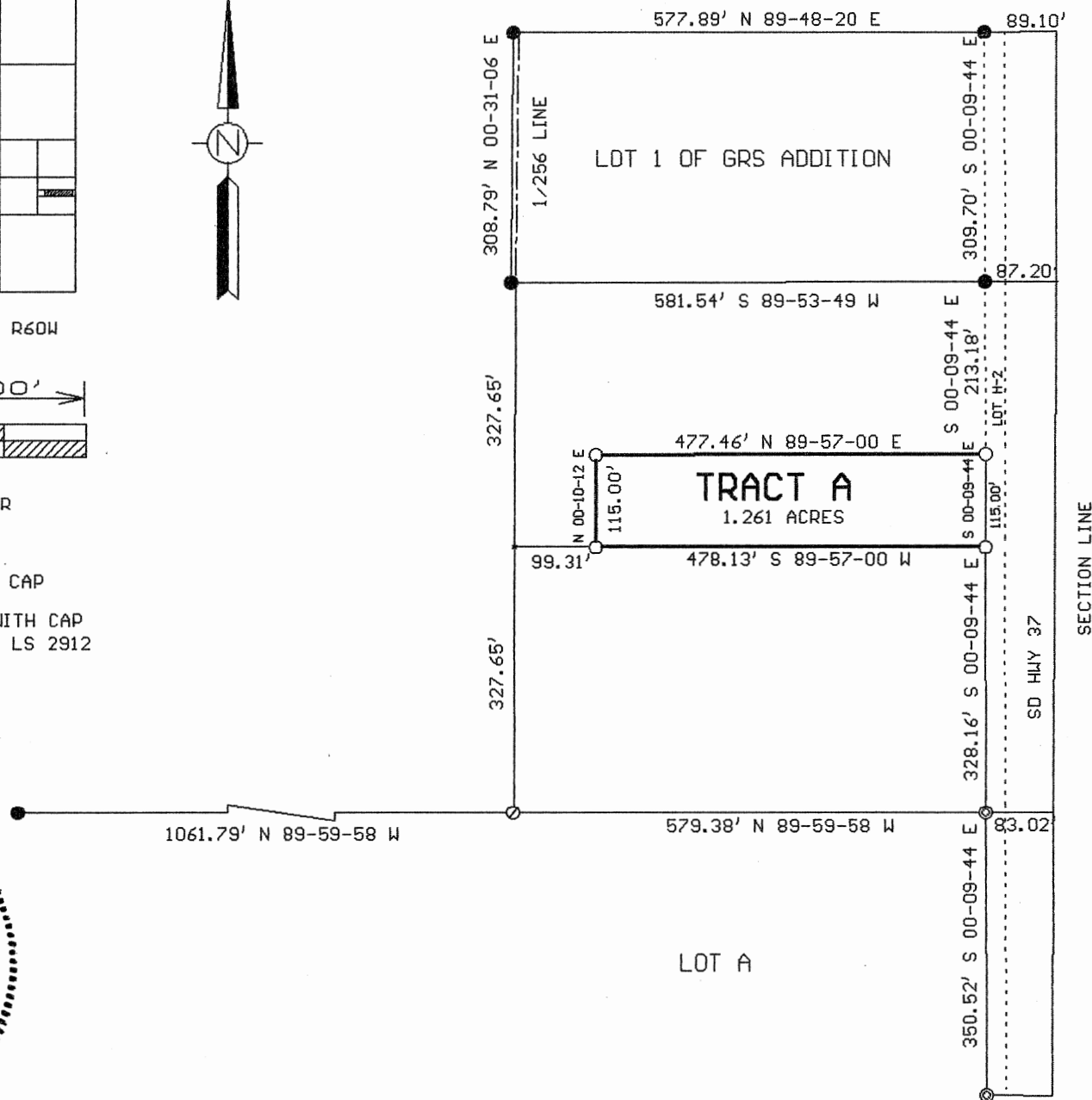
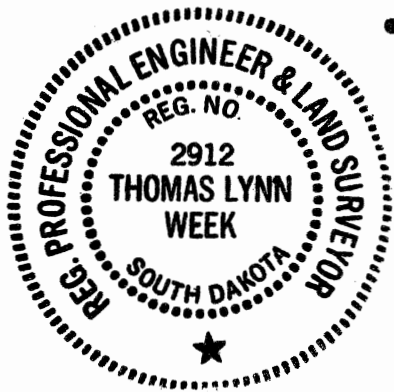
THIS WAS PREVIOUSLY DESCRIBED AS THE SOUTH 115 FEET OF THE NE1/4 SE1/4 NE1/4 SE1/4 LYING WEST OF LOT H-2; AND THE EAST 232 FEET OF THE SOUTH 115 FEET OF THE NW1/4 SE1/4 NE1/4 SE1/4, ALL IN SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SD.



SECTION 3, T102N, R60W



- ⊙ CALCULATED CORNER
- ⊙ FOUND PIPE
- FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 20TH. DAY OF MARCH, 2026.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

ACCESS TO SD HWY 37 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

DATED THIS _____ DAY OF _____, _____.

STATE HIGHWAY AUTHORITY

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, 2026.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

PLAT OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, JEAN I. STEWART AND SCOTT McCOY STEWART, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT A, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____, 2026.

JEAN I. STEWART

SCOTT McCOY STEWART

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2026, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEAN I. STEWART AND SCOTT McCOY STEWART, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026.

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, 2026.

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF 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 TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, 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 _____, 2026.

CITY PLANNING COMMISSION BY: _____

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 _____, 2026; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF 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 TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, 2026.

FINANCE OFFICER BY: _____

PLAT OF TRACT A OF STEWART'S ADDITION, IN THE N1/2 OF THE SE1/4 OF THE NE1/4 OF THE SE1/4 OF SECTION 3, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER\DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2026.

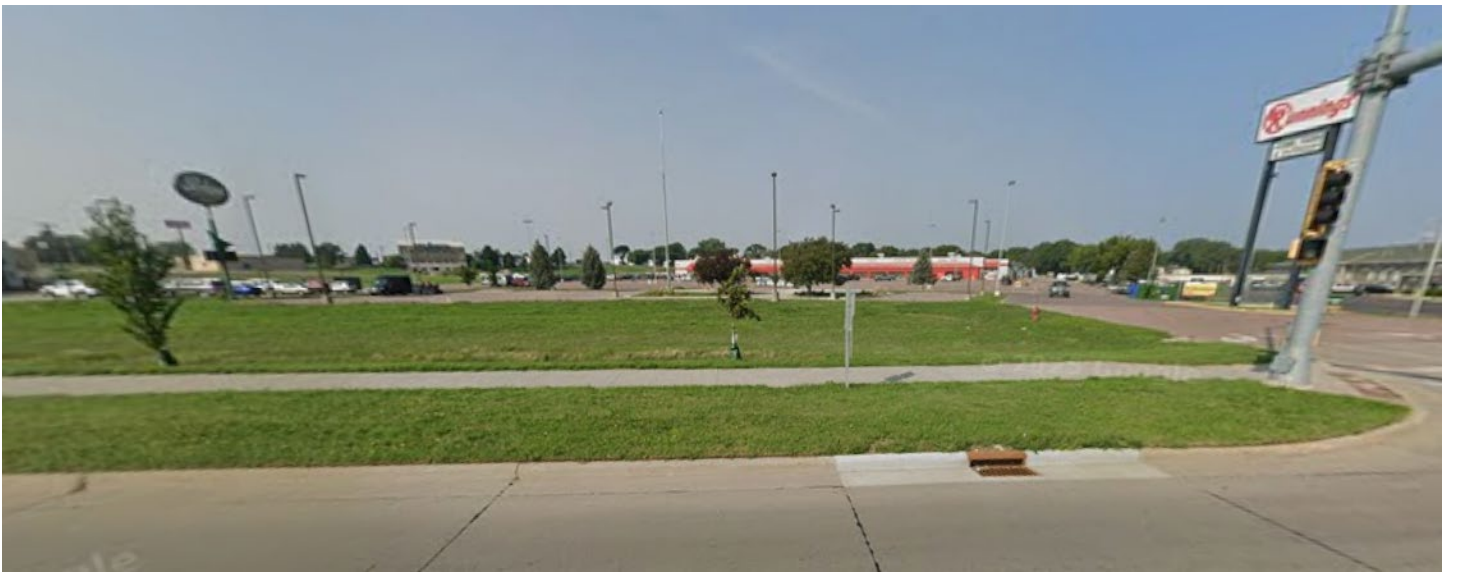
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

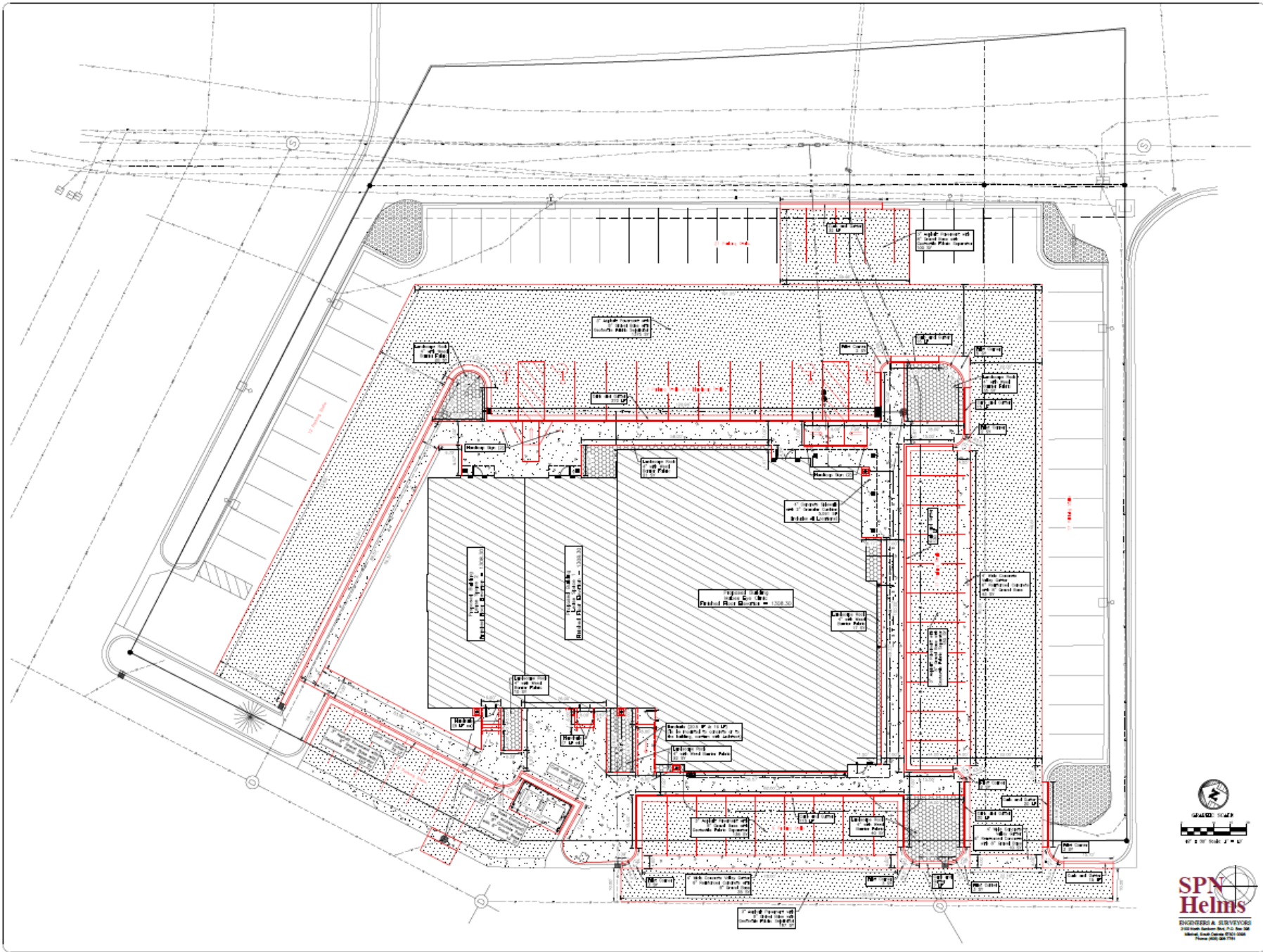
REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, 2026, _____ O'CLOCK __. M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333





**MABEE
EYE
CLINIC**

1301 S Burr St, Mitchell,
SD 57301



DRAWING REVISION INFORMATION

NO.	DATE	DESCRIPTION

JOB NO. 0303-041-0008-1000
 DRAWN BY: JWH
 CHECKED BY: JWH
 PROJECT MANAGER: JWH
 PRINCIPAL IN CHARGE: JWH



SITE PLAN

C3.0