



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.

A handwritten signature in blue ink, appearing to read "Kevin Genzlinger".

Kevin Genzlinger
Planning Commission Chairperson