



Planning Commission 4-27-26
City Council Chambers, City Hall, 612 N. Main Street
April 27, 2026

1. Call to Order

Chairperson Genzlinger called the 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, Osterloo, Schreurs.

Absent: Schmitz, Sonne.

Staff Present: Boehmer, Dammann, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: April 13, 2026

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the April 13, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: May 11, 2026

Motion by Osterloo, seconded by Schreurs to set the date for the next Planning Commission Meeting for May 11, 2026. All present voted aye; motion carried.

7. Conditional Use Permit: Chelsey Prusha

Chelsey Prusha has applied for a conditional use permit for 10-5E-3-family residential daycare; located at 1008 E 7th Ave, legally described as Lot 13, Block 3 Robert Wilkinson's Addition, City

of Mitchell, Davison County, South Dakota. The said real 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 two responses returned in favor. The applicant was present to answer questions.

Jenniges stated the applicant had run a daycare previously at the same location, but she had been closed for more than six months, so a new application would have to be approved. She has also already passed the fire inspection.

Genzlinger asked if there were any issues during her previous time as a daycare provider, to which Jenniges replied, none that he was aware of.

Motion by Schreurs, seconded by Osterloo to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. All present voted aye; motion carried.

8. Conditional Use Permit: JTRT Advertising

JTRT Advertising has applied for a conditional use permit for 10-6B-3-Off premises signs over 300 square feet to a maximum of 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business 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 opposed in the packet. The applicant was not present to answer questions.

Jenniges gave an overview of the area using GIS. He went over some of the regulations for distances from other off-premise signs, including the SD DOT 500' distance regulation. He stated that items 8 and 9 on the agenda are essentially the same, just item 8 deals with the zoning code and item 9 deals with the sign code. He said the SD DOT will also have to approve the sign and location with their permit, and originally they had sight line concerns, but they have met with the applicant on site and agreed on a location for the sign on the property.

Genzlinger had some concerns with traffic regarding the sign.

Schreurs stated his concerns about the size of the sign and set a precedent for more signs of this size to be applied for. He said he wished the opponent would have been present or commented as to why they were against it. He did say he liked the overall look of the sign but just has a concern about more of them down the road.

Gunkel said he likes the digital sign, and it adds to Mitchell.

Bathke said that he believes there will be a "Welcome to Mitchell" on the digital sign at all times.

Motion by Osterloo, seconded by Helleloid to recommend approval of the conditional use. All

present voted aye; motion carried.

9. Variance Permit: JTRT Advertising

JTRT Advertising has applied for a variance permit for 9-4-6-4-C for an off premise digital sign over 300 square feet but under 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business 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 opposed in the packet. The applicant was not present to answer questions.

Jenniges reminded the board that this item goes along with item 8, but this is the signage ordinance variance vs the conditional use for the zoning ordinance.

Motion by Schfuers, seconded by Gunkel to recommend approval of the conditional use. All present voted aye; motion carried.

10. Hearing and Recommendation: An Ordinance Amending 10-9H, Ridgeview on Foster Planned Unit Development District

Ethan Coop Lumber is requesting to amend 10-9H Ridgeview on Foster Planned Unit Development District. They are requesting 10-9H Name, be amended by deleting "Ridge View on Foster" and adding "Lakeridge"; 10-9H-3-F: Maximum Building Height, be amended by deleting "two and one half (2 ½) stories or"; deleting "twenty-two feet (22')"; adding "twenty-five feet (25')".

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, but there were two phone calls from neighbors with no concerns about the change. The applicant was not present to answer questions.

Jenniges stated there was an error when the PUD was being codified and got the wrong name on this PUD. The applicant had submitted a plan for a building permit that would have required a variance in height and after some discussion it was decided to change the height of the accessory buildings to eliminate a variance application for future building permits of accessory buildings. Jenniges stated he requested the deletion of the 2 1/2 stories of height to follow along with the proposed amendment to the whole ordinance to just stay with an overall height of 35'.

Motion by Schreurs, seconded by Gunkel to recommend approval of the ordinance amendment. All present voted aye; motion carried.

11. Plat: Boyd Reimnitz

Plat of Lots 1 and 2 of Square 9, Weaver's Squares, an Addition to the City of Mitchell in the

NW 1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He stated the land was previously platted by a half block and the applicant is platting out two lots which both meet zoning requirements. The applicant was not present to answer questions.

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

12. Plat: Paul & Barbara Wilson, Teresa Wilson & Joan Jerke

Plat of Wilson Tracts 3, 4, and 5 in the East Half of Section 25, Township 103 North, Range 61 West of the 5th Principal Meridian, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He noted this is outside the ETJ but within three miles of city limits, so the city has to hear the plat as well. The county has zoning jurisdiction and the plat meets the requirements of their ordinance. The county will hear the plat at their May meetings. The applicants are platting the land for estate planning purposes. The applicant was not present to answer questions.

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

13. Other Business:

None.

14. Public Input:

None.

15. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:18 P.M.



Kevin Genzlinger
Planning Commission Chairperson