



Planning Commission 6-8-26
City Council Chambers, City Hall, 612 N. Main Street
June 8, 2026

1. Call to Order

Vice-Chairperson Schmitz called the City Planning Commission Meeting to order at 12:00 P.M. 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, Helleloid, Osterloo, Schmitz, Schreurs.

Absent: Genzlinger, Gunkel, Sonne.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 11, 2026

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the May 11, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: June 22, 2026

Motion by Osterloo, seconded by Schreurs to set the date for the next Planning Commission Meeting for June 22, 2026. All present voted aye; motion carried.

7. Plat: Jensen Capital & Development LLC

Plat of Lots 1 through 6 of Business Center Addition in the SE 1/4 of the NE 1/4 of Section 29, 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. The applicant was approved in May 2025 to build business condos and is now platting the condos to be sold. The plat meets the zoning regulations. There is a utility easement along the north side, Lot 6 is a drainage easement and a sign easement on the east side of Lot 1. There will be a HOA for the access road. The applicant was present to answer questions.

Jeremy Jensen stated this his newest business center and is named Mitchell Business Center. He has three new businesses in town with this location. Three of the five lots have committed buyers.

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

8. Rezone Hearing & Recommendation: Harris Properties LLC, SW corner of Elm Ave and Iowa St

Harris Properties LLC is requesting the following properties legally described as; Lot 1-A, a subdivision of a portion of previously platted Irregular Tract 1 in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; be changed from High Density Residential District to Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were five responses opposed that made the packet, three in favor that did not make the packet and three that were opposed that didn't make the packet but were handed out at the meeting. Jenniges gave an overview of the area using GIS. The applicants would like to rezone the property so they can duplicate the business condo's to the south of this lot. The applicant was present to answer questions.

Dave Harris said that Ethan Coop Lumber would build 6 business units and a garage to the north. The building would face east.

Osterloo questioned if he would vacate the alley, to which it was answered he would not.

Schreurs stated he was not in favor of the rezone.

Motion by Helleloid, seconded by Schreurs to recommend approval of the rezone. Roll call vote: Genzlinger – absent, Gunkel – absent, Helleloid – aye, Osterloo – nay, Schmitz – nay, Schreurs – nay, Sonne – absent. 1 aye, 3 nay, 3 absent; motion failed.

9. Variance Permit: Cory Hauser

Cory Hauser has applied for a Variance Permit for combination of accessory buildings of 2,380 square feet vs 2,000 square feet. This is located at 1420 E Birch Ave, legally described as Lot 11 and 12, Block 6, Fairview 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 no responses in favor or opposed that made the packet, one in favor that did not make the packet but was handed out at the meeting. Jenniges gave an overview of the area using GIS. The applicant would like to tear down the existing garage and build a new bigger garage. The combination of the new garage and the existing carport is over 2,000 square feet for accessory buildings. The applicant was approved for side yard corner setback for the carport in 2023. The applicant was present to answer questions.

Osterloo questioned if there were any conditions attached to the side yard corner variance to

which Jenniges answered there are not.

Schmitz asked what the alley setback is to which was answered by Hegg that it is 3'.

Motion by Schreurs, seconded by Helleloid to recommend approval of the variance. 3 aye, 1 nay; motion carried.

10. Plat: Bryan & Cynthia Dixon

Plat of Lots 1 and 2, a subdivision of Lot B in the NW 1/4 of Section 25, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This plat is located outside city and the ETJ but within three miles of city limits. Davison County has zoning authority for these parcels, and there are some variances required for the new parcels. Davison County Planning Commission recommenced approval of the variances and the Davison County Board of Adjustment will hear it at their June 9, 2026, meeting. The applicant is subdividing their lot to sell half to their son and then build a new residence on the other half. There will be no new approach to the road. The applicant was not present to answer questions.

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

11. Variance Permit: Mueller Lumber Company on behalf of Dennis & Dianne Hartman

Mueller Lumber Company on behalf of Dennis & Dianne Hartman have applied for a Variance Permit for east and west side yard setbacks of 4' vs 8'. This is located at 605 W Pine Ave, legally described as Lot 2, Block 2, MLC Addition, a subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned Mueller Lumber Morning View Subdivision Planned Unit Development 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 letter returned opposed that made the packet and one opposed that did not make the packet but was handed out at the meeting. Jenniges gave an overview of the area using GIS. The applicant was present to answer questions.

Osterloo questioned if there had been any other variances in this area and Jenniges answered that in the five years since he started their have not been any but there were some rear yard setbacks previously.

Bathke questioned if the house was a slab on garde to which was answered it will be.

Bob Mueller confirmed that there had been no side yard variances within the development.

Osterloo asked if the description for hardship was an actual hardship, to which Mr. Mueller could not answer. He said the owners have designed a very nice residence. This is a 1,976 square foot dwelling with a 1,100 garage.

Schreurs said the owner decided to build on this lot knowing the setbacks.

Larry Mathis stated he lives on the east side of the property and is also representing the neighbor to the west side. They do not believe a hardship has been met by definition. There

are no physical constraints to the land for the variance.

Motion by Osterloo, seconded by Schreurs to recommend approval of the variance. Roll call vote: Genzlinger – absent, Gunkel – absent, Helleloid – nay, Osterloo – nay, Schmitz – nay, Schreurs – nay, Sonne – absent. 0 aye, 4 nay, 3 absent; motion failed.

12. Plat: Mitchell Concrete Products Co

Plat of Lot 1 of Dailey Addition in the Southwest Quarter of Section 11, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This land is located outside the city limits but within the ETJ. Therefore, it is the City of Mitchell zoning authority. Davison County Planning Commission has heard and approved the plat. Davison County Commission will hear it at their June 9, 2026, meeting. The applicant is parceling off some land to sell for a dwelling. There is an ingress/egress easement with the plat as well as an easement for utilities. The piece of land to the west of this lot is big enough for a dwelling as well in the future, but for now the owner would like to keep it as ag land. The applicant was present to answer questions.

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

13. Plan Approval: Muth Electric Corporate Office

Jenniges gave an overview of 1717 N Sanborn Blvd using GIS. This land is zoned Highway Oriented Business District. The applicant would like to build onto the north side of their building. By doing so they will lose some parking and are going to build a new parking lot to the north where there is currently grass. Public Works staff has reviewed the plan and has no issues. The applicant was present to answer questions.

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

14. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #47

Jenniges gave an overview of the area using GIS. He said city staff did a review of the plan and made comments to the applicant prior to the final plan being presented. This is a developer-financed TIF and the city would act as a grant pass through. The TIF is for 121 N Main St and is classified as economic development. There are 5 phases to the project with a goal of adding new business opportunities in the form of five to six Aire Bed and Breakfast rental units on the second and third floors with commercial space on the first floor. John Admo is the developer. The full and true base value is currently \$36,250 and all TIF districts combined are less than 1.5% of the 2025 city's taxable value. The TIF project eligible costs are \$785,000 but only requesting \$190,787 with a total project cost of \$2,526,855. On page 11 of the project plan the applicant waives their right to the discretionary tax abatement. This will be a 20 year TIF. The property is zoned Central Business and no zoning changes are required. A letter from SD Department of Revenue was included in the plan with preliminary classification to be economic development. The applicant was present to answer questions.

Don Petersen, of Morgan Theeler and representing the applicant, stated this will be the 7th property that Mr. Adamo has saved downtown.

Motion by Osterloo, seconded by Schreurs to set the boundaries for TIF District #47 to include the following:

Lot One (1), Block Thirteen (13), Original Town (now City) of Mitchell, Davison County, South Dakota.

All present voted aye; motion carried.

Motion by Schreurs, seconded by Osterloo to approve the project plan and recommend approval of TIF District #47. All present voted aye; motion carried.

15. Other Business:

None.

16. Public Input:

None.

17. Adjourn

Vice Chairperson Schmitz adjourned the meeting at 12:38 P.M.

A handwritten signature in black ink, appearing to read "Jon Schmitz", with a stylized flourish at the end.

Jon Schmitz
Planning Commission Vice-Chairperson