



Planning Commission 7-13-26
City Council Chambers, City Hall, 612 N. Main Street
July 13, 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: Genzlinger, Greenway, Gunkel, Helleloid, Osterloo, Schmitz, Schreurs, Sonne.

Absent:

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

3. Election of Officers

Election of Chairperson for a 1-year term from July 1, 2026, to June 30, 2027.

Motion by Osterloo, seconded by Sonne to nominate Schmitz as Chairperson. There were no other nominations, all present voted aye; the motion carried.

Election of Vice-Chairperson for a 1-year term from July 1, 2026, to June 30, 2027.

Motion by Sonne, seconded by Osterloo to nominate Genzlinger as Vice-Chairperson. There were no other nominations, all present voted aye; the motion carried.

Chairperson Schmitz takes over the meeting.

4. Declaration Of Conflicts Of Interests

None.

5. Approve Agenda

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

6. Approval of Previous Minutes: June 8, 2026

Motion by Osterloo, seconded by Gunkel to approve the proposed minutes of the June 8, 2026 Planning Commission Meeting. All present voted aye; motion carried.

7. Schedule Next Meeting: July 27, 2026

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission Meeting for July 27, 2026. All present voted aye; motion carried.

8. Variance Permit: Brandon Wegehaupt

Brandon Wegehaupt has applied for a Variance Permit for front yard setback of 4' vs 35' to convert existing garage into entry/mud room and build new attached garage. This is located at 1509 Westview Dr, legally described as Lot 8, Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

Schroeder noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response that returned in favor. The applicant was not present to answer questions.

Schroeder gave an overview of the area using GIS. Westview Dr is open to the public but maintained by the HOA. He noted the neighbor to the south was granted a variance of 9' vs the then 30' front yard setback for a garage addition back in 1999. Access to the new garage would be on the south side, so a new approach would need to be built.

Genzlinger questioned if this development will get annexed into the city, to which Schroeder stated he does not expect it to be annexed in the near future.

Osterloo stated he believes that since it is a private road, it changes the variance request.

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

9. Plat: Groeneweg Construction LLC

Plat of Lots 1 through 10 and Lot A of Legacy Court Addition, in the SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M, City of Mitchell, Davison County, South Dakota.

Schroeder gave an overview of the area using GIS. There are business condos built on the parent parcel which are now ready to be sold off individually. He stated the land is zoned TWC and the plat conforms to the zoning. Lot A will be a private road called Legacy Court and will be maintained by an HOA. There is an easement on the west side for drainage. The applicant was not present to answer questions.

Genzlinger asked if any of the structures were non-conforming to which Schroeder answered that Jenniges has already looked into that, and they are all conforming with the proposed plat

Motion by Genzlinger, seconded by Gunkel to approve the plat. All present voting aye; motion carried.

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Schmitz adjourned the meeting at 12:09 P.M.

Jon Schmitz
Planning Commission Chairperson