



Planning Commission 8-10-26
City Council Chambers, City Hall, 612 N. Main Street
August 10, 2026

1. Call to Order

Chairperson Schmitz called the August 10, 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, and a simple majority vote is required for all items.

Present: Genzlinger, Greenway, Helleloid, Osterloo, Schmitz, Schreurs, Sonne.

Absent: Gunkel

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: June 27, 2026

Motion by Genzlinger, seconded by Osterloo to approve the proposed minutes of the June 27, 2026 Planning Commission Meeting. All present voted aye, the motion carried.

6. Schedule Next Meeting: August 24, 2026

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for August 24, 2026. All present voted aye, the motion carried.

7. Plan Approval: Harris Properties LLC

Jenniges gave a GIS view of the property located at the SW Corner of W Elm St and S Iowa St. The location was recently rezoned to Highway Oriented Business District. The applicant has presented plans to build business condos like the one he owns to the south. There will be seven units with a mechanical room. Jenniges explained the applicant will be required to plant 4 trees per the ordinance because the frontage is 174' and 1 per 50' of frontage is required.

The building meets the setbacks. The applicant was present to answer any questions.

Schreurs questioned drainage for the property, to which Jenniges replied no drainage plan is

required, but they can not drain onto their neighbors' land, and that could become a civil lawsuit. Drainage should go to the north and east.

Jenniges also explained that if the neighbor to the west requests a privacy fence the applicant will have to put one up at his expense per ordinance.

Motion by Genzlinger, seconded by Sonne to approve the plan. All present voted aye, the motion carried.

8. Review of South Dakota Open Meeting Materials

Jenniges reviewed the South Dakota Attorney General's information as required by state statute to be reviewed annually.

Schmitz questioned if an item can be added to an agenda at the meeting, to which Johnson said it's not general practice to do so because it does not meet the 24-hour notice rule, but there can be exceptions.

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Schmitz adjourned the meeting at 12:10 P.M.

Jon Schmitz
Planning Commission Chairperson