



Planning Commission 8-24-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
August 24, 2026

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: August 10, 2026**
- 6. Schedule Next Meeting: September 14, 2026**
- 7. Conditional Use Permit: Abby Opp**

Abby Opp has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 1016 W 4th Ave, legally described as Lot 4, Block 10, E.B. Bracy's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

8. Other Business:

9. Public Input:

If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.

10. Adjourn

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.



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



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application, plats being the exception.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$250 application fee due with the application.

- Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

☐ **Variance** \$150 application fee due with application.

- Description of Variance: Click or tap here to enter text.
- Description of Hardship: Click or tap here to enter text.

☒ **Conditional Use Permit** \$150 application fee due with application

- Description of Conditional Use: 10-5C-3-Family Residential Daycare

☐ **Plat Application** \$100 application fee due with application

This Application is for the following described real property:

Legal Description: **Lot 4, Block 10, E.B. Bracy's Addition, City of Mitchell, Davison County, South Dakota**

Property Address: **1016 W 4th Ave**

Dated this 29 of July, 2026.

APPLICANT

Abby Opp *Wayne Opp*

Wayne & Abby Opp
OWNER



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Abby Opp has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 1016 W 4th Ave, legally described as Lot 4, Block 10, E.B. Bracy's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, August 24, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, September 8, 2026 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 6th day of August, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 12th day of August, 2026

Approximate Cost:

Wayne & Abby Opp
1016 W 4th Ave
Mitchell, SD 57301

Tami Morgan
1112 W 5th Ave
Mitchell, SD 57301

Lawrence & Diane Bahl
1106 W 5th Ave
Mitchell, SD 57301

Todd & Julie Royston
1100 W 5th Ave
Mitchell, SD 57301

Pennymac Loan Services LLC
3043 Townsgate Rd
STE 200
Westlake VLG, CA 91361-3027

Marjean & Lawrence Moeller
1016 W 5th Ave
Mitchell, SD 57301

Los Martinez Dos LLC
1101 S Burr St
Mitchell, SD 57301

Michelle Lispi-Castro
Daniel Lispi
1004 W 5th Ave
Mitchell, SD 57301

Twila Scheetz
1111 W 5th Ave
Mitchell, SD 57301

Nathan Peupke
421 N Juanita St
Mitchell, SD 57301

Landon Peterson
415 N Juanita St
Mitchell, SD 57301

Gaylenn & Judy Ozanne
1021 W 5th Ave
Mitchell, SD 57301

Eric Beck
Jatelyn Jessen
1015 S 5th Ave
Mitchell, SD 57301

Steffanie Cushard
1009 W 5th Ave
Mitchell, SD 57301

Thomas & Tina Zard
1005 W 5th Ave
Mitchell, SD 57301

Nick Haivala
1104 W 4th Ave
Mitchell, SD 57301

Casey Nespor
934 E 6th Ave
Mitchell, SD 57301

Todd Tegels
1008 W 4th Ave
Mitchell, SD 57301

Dave Miller
1004 W 4th Ave
Mitchell, SD 57301

Carol Radel Trust
1109 W 4th Ave
Mitchell, SD 57301

Melisaa Sport
1101 W 4th Ave
Mitchell, SD 57301

Wayne & Carol Carstens
1021 W 4th Ave
Mitchell, SD 57301

T & B Rentals LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Ira & Elaine Kinney
1013 W 4th Ave
Mitchell, SD 57301

Dennis & Marilyn Harvey
11835 Milam Rd
Colorado Springs, CO 80908-3871

August 12, 2026

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Abby Opp has applied for a conditional use permit for 10-5C-3, family residential daycare; located at 1016 W 4th Ave, legally described as Lot 4, Block 10 E.B. Bracy's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, August 24, 2026, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Tuesday, September 8, 2026 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We Wayne & Carol Carstens
OWNER
1021 W 4th St
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

We have lived across the street from Wayne & Abby for 8 yrs. They are responsible young people beyond their years. Give them a chance, you won't be sorry.

August 12, 2026

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I/We Landon Peterson

OWNER

415 N Juanita Street

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS: