



Planning Commission 9-14-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
September 14, 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 24, 2026**
- 6. Schedule Next Meeting: September 28, 2026**
- 7. Conditional Use Permit: Jatelyn Beck**

Jatelyn Beck has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 1015 W 5th Ave, legally described as W 1/2 of Lot 2 Ex E 15' and E 1/2 of Lot 3, 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. Variance Permit: DCB LLC on behalf of Tom and Sherri Patzer**

DCB LLC on behalf of Tom and Sherri Patzer have applied for a Variance Permit for 10-6B-5 front yard setback of 24'-6" vs 30' for a 10' covered entry addition; located at 501 E Juniper Ave, legally described as Lot S-3A Ex E 63' in the Replat of Lot S in the NW ¼ of Section 27, 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.

- 9. Plan Approval: Tom & Sherri Patzer**

501 E Juniper; zoned Highway Oriented Business District

- 10. Other Business:**

- 11. 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.

- 12. 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 8-24-26

City Council Chambers, City Hall, 612 N. Main Street

August 24, 2026

1. Call to Order

Chairperson Schmitz called the August 24, 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, simple majority vote required for all items.

Present: Greenway, Gunkel, Helleloid, Osterloo, Schmitz, Sonne.

Absent:Genzlinger, Schreurs.

Staff Present: Boehmer, Hegg, Jenniges.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: August 10, 2026

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the August 10, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: September 14, 2026

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for September 14, 2026. All present voted aye; motion carried.

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.

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 in favor that made the packet and four that were in favor that did not make the packet but were handed out at the meeting. The applicant was present to answer questions.

Sonne questioned if a fire inspection had happened yet, to which Jenniges answered that it had been and the applicant had passed it.

Motion by Osterloo, seconded by Sonne 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. Other Business:

None.

9. Public Input:

None.

10. Adjourn

Chairperson Schmitz adjourned the meeting at 12:03 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: W 1/2 of Lot 2 Ex E 15' and E 1/2 of Lot 3, Block 10, E.B. Bracy's Addition, City of Mitchell, Davison County, South Dakota

Property Address: 1015 W 5th Ave

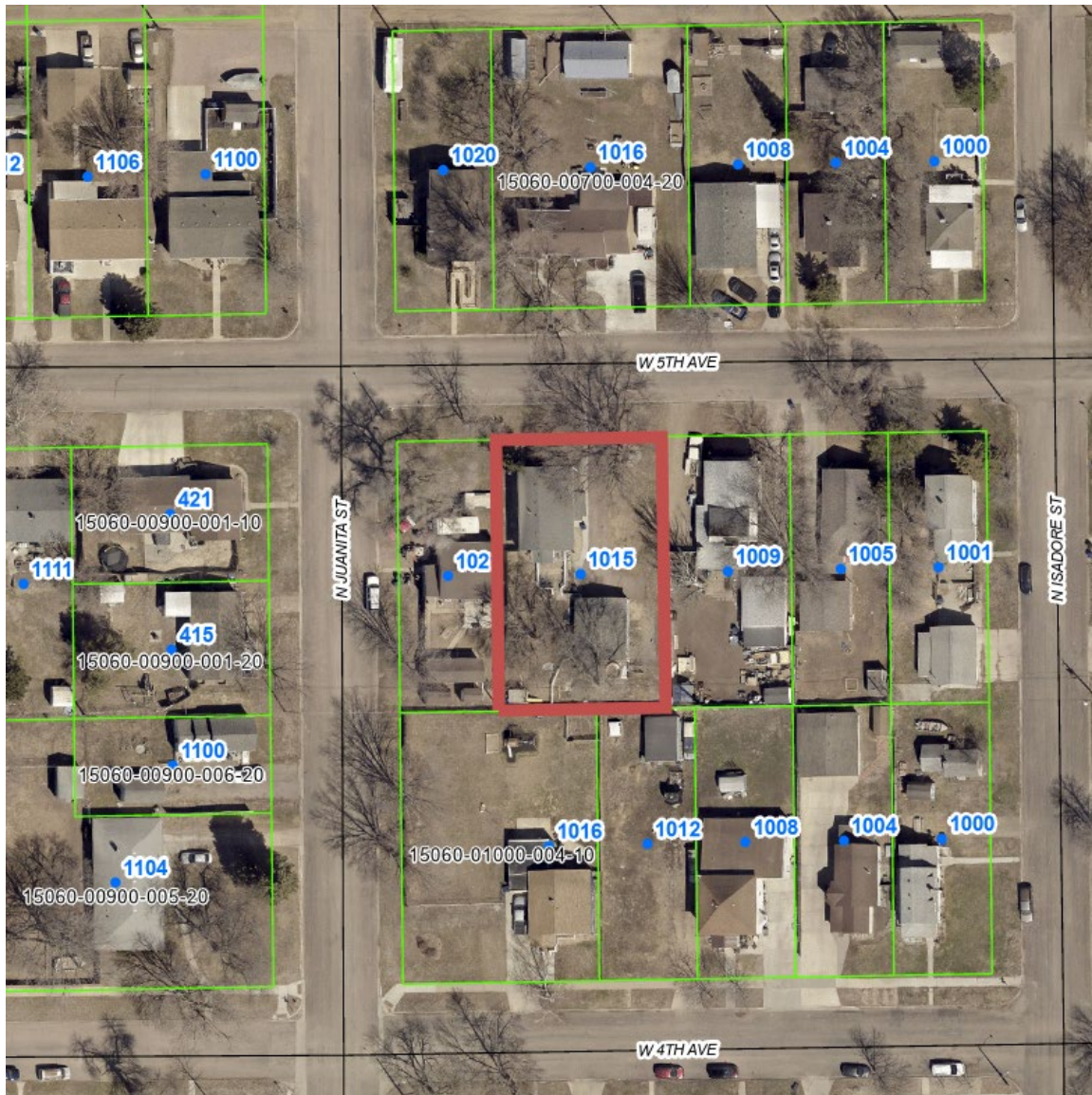
Dated this 23rd **of** August, 2026.

APPLICANT

Jatelyn Beck

Eric & Jatelyn Beck
OWNER

A handwritten signature in black ink, appearing to read "Eric & Jatelyn Beck".



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 Jatelyn Beck has applied for a conditional use permit for 10-5C-3-family residential daycare; located at 1015 W 5th Ave, legally described as W 1/2 of Lot 2 Ex E 15' and E 1/2 of Lot 3, 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, September 14, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 21, 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 25th day of August, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 2nd day of September, 2026

Approximate Cost:

Eric & Jatelyn Beck
1015 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

Randal & Jacquelyn Rezac
40792 257th St
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

Steffanie Cushard
1009 W 5th Ave
Mitchell, SD 57301

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

Jonathan Wise
1001 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

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

Richard & kay Krietlow
1000 W 4th Ave
Mitchell, SD 57301



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 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: 24' 6" vs 30' set back for front yard to add covered entry
- Description of Hardship: At the current set back would only be able to get a 4'10" covered entry. Would like to match the 3 neighboring buildings to the west at 24'6" set back for the front yard.

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

- Description of Conditional Use: [Click or tap here to enter text.](#)

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

This Application is for the following described real property:

Legal Description: Lot S-3A, Ex E 63' in the replat of Lot S in the NW ¼ of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Property Address: 501 E Juniper Ave

Dated this 25 of August , 2026.

Greg Neppel (General Contractor)

APPLICANT

A handwritten signature in black ink, appearing to read "G. Neppel", written over the printed name and title of the applicant.

Thomas & Sherri Patzer Joint Revocable Living Trust

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 DCB LLC on behalf of Tom and Sherri Patzer have applied for a 10-6B-5 front yard setback of 24'-6" vs 30' for a 10' covered entry addition; located at 501 E Juniper Ave, legally described as Lot S-3A Ex E 63' in the Replat of Lot S in the NW ¼ of Section 27, 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.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 14, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, September 21, 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 25th day of August, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 2nd day of September, 2026

Approximate Cost:

Thomas & Sherri Patzer
Joint Revoc Living Trust
25240 Valley View Lane
Mitchell, SD 57301

Iverson Chrysler Center Inc
600 S Burr St
Mitchell, SD 57301

Lori Kummer Trust
10713 S 126th Ct
Papillion, NE 68138

Dennis Wagner Trust
Mary Wagner Trust
14375 Peace River Way
Palm Beach Gardens, FL 33418

Los Martinez LLC
1101 S Burr St
Mitchell, SD 57301

Shree Radhe Hospitality LLC
1221 S Burr St
Mitchell, SD 57301

Dakota Custom Builders LLC
715 S Main St
Mitchell, SD 57301



