



Historic Preservation Commission 03-03-26
City Council Chambers, City Hall, 612 N. Main Street
March 3, 2026

1. Call to Order

Chairperson Logan called the March 3, 2026 Mitchell Historical Preservation Commission meeting to order at 5:30 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: Bradley, Clark, Genzlinger, Jirsa (telephonically), Logan, Luczak, Schwalm.

Absent: Buechler, Pooley.

Staff Present: Jenniges.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: October 28, 2025

Motion by Bradley, seconded by Clark to approve the proposed minutes of the October 28, 2025 Mitchell Historic Preservation Commission meeting. All present voted aye; motion carried.

6. Review and Comment: Proposed Revision to the Mitchell Historic Commercial District

Jenniges reminded the board that they had previously seen a draft of this and had given some feedback and comment to SHPO in an unofficial capacity. SHPO then took the comments and developed this final draft to be heard. Jenniges stated that he notified everyone within the Mitchell Commercial Historic District by mail whether there were going to be any changes to their buildings.

Jenniges said it would be best to go by each change as set forth within the draft and to vote on each one separately than as a document as a whole.

Boundary increase: Jenniges gave a GIS overview of the area for the proposed boundary increase. He noted that since the portion of the building is a boundary increase is not considered a historical building there would be no issues in the future for any additions or

remodels to that section of the building.

John Clagget spoke on behalf of Firth United Methodist Church. He said their church council and trustees are all against the boundary increase. They support the historic nature of the buildings and have spent \$256,000 on replacing stained glass in the historic portion of the building.

Motion by Luczak, seconded by Bradley to recommend denial of the boundary increase. Roll call vote: Bradley – aye, Buechler – absent, Clark – aye, Genzlinger – nay, Jirsa – aye, Logan – aye, Pooley – absent, Schwalm – aye. 6 aye, 1 nay, 2 absent; motion carried.

Boundary decrease: Jenniges gave a GIS overview of the area for the proposed boundary decrease. He noted that 201 E 2nd Ave is not included in the boundary decrease or previously discussed.

Luczak reminded the board that at the previous meeting, the owner of a portion of the property was in favor of removing their buildings from the district. Jenniges also reminded the board it was someone from within this area that originally wanted to amend the boundary.

Logan stated 127 E 2nd is one of the oldest buildings in town but is deteriorated and has been modified so many times that it has lost its historic value.

Motion by Genzlinger, seconded by Bradley to recommend approval of the boundary decrease. All present voted aye; motion carried.

Additional documentation for 208 & 210 N Main St: Jenniges stated SHPO would like to change their status from non-contributing to contributing due to modifications that had been made to the buildings.

Motion by Genzlinger, seconded by Luczak to recommend approval of the document change. All present voted aye; motion carried.

Additional documentation for 100, 118 & 514 N Main St: Jenniges stated SHPO would like to change their status from contributing to non-contributing due to modifications that had been made to the buildings.

Motion by Clark, seconded by Luczak to recommend approval of the document change. All present voted aye with Bradley abstaining; motion carried.

Inventory: Jenniges stated SHPO identified some properties within the district that have been demolished.

Motion by Genzlinger, seconded by Luczak to recommend approval of the demolished sites. All present voted aye; motion carried.

Review Map: Jenniges noted that if the addition to 310 N Rowley does happen, SHPO has the north boundary cutting through a parcel. He noted it is a parking lot at this time, but possibly in the future it could be developed, but not very likely. He recommended that the possibly changed boundary to not include that parking lot which would have to create a couple more UTM Points.

Motion by Genzlinger, seconded by Bradley to recommend Jenniges boundary change to the map if 310 N Rowley is included but not the parking lot directly behind. All present voted aye; motion carried.

7. Review of South Dakota Open Meeting Materials

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

8. Other Business:

None.

9. Public Input:

None.

10. Adjourn

Chairperson Logan asked for a motion to adjourn the meeting. Motion by Genzlinger, seconded by Bradley, to adjourn the meeting at 6:13 P.M. All present voted aye; motion carried.

Jeff Logan
Historical Preservation Commission Chairperson