

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, March 28, 2016**

Call to Order: Chairman Larson called the March 28, 2016 planning commission meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Meyers, and Allen

Members Absent: Fergen, Molumby, and Schmucker

Others Present: Putnam, McGannon, T. Johnson, J. Johnson, Laursen, Overweg, Hegg, London, J. Bathke, Jenniges, and Mayor Toomey.

Agenda: Motion by Everson, seconded Griffith to approve the agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the March 14, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Meyers, seconded by Everson to schedule the next meeting for April 11, 2016. All members present voting aye, motion carried.

Variance: G & O Properties LLC have requested a front yard variance of 20' vs 25' for construction of a new residence in the 201 Block of North Marshall, legally described as Lots 11 & 12, Block 5, S.T. Greene Addition, City of Mitchell, Davison County. The property is zoned R2 Single Family Residential District.

The applicants were present to answer questions. No one testified in opposition of the variance. No written opposition was received.

The public notice was published in the *Mitchell Daily Republic* on March 17 & March 24, 2016 and letters to the neighboring property owners were sent March 16, 2016.

Larson indicated that he was very familiar with this area and it appears the proposed new house will line up with existing homes.

Motion by Griffith, seconded by Meyers to recommend approval of the variance to the Board of Adjustment. Larson, Griffith, Meyers voting yes, Everson voting no. Motion carried 3 to 1.

Rezoning: Delvin and Delana Schelske have made an application to rezone the property legally described as Lots 3 thru 8, Knollwoods Heights 2nd Subdivision, City of Mitchell, Davison County, South Dakota.

Delana Schelske and Nicki Letcher were present to answer questions. No one testified in opposition of the applicant. No written opposition was received.

The public notice was published in the *Mitchell Daily Republic* on March 18, 24, and April 6, 2016. Letters to the neighboring property owners were sent March 16, 2016.

Putnam indicated the applicants will be applying for a conditional use permit for a retail building at later date.

Motion by Meyers, seconded by Everson to recommend approval of the rezoning request to the City Council. All members present voting aye, motion carried.

Plat: Lot 13 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat as presented. All members present voting aye, motion carried.

Plat: Lot 19, Block 9 of CJM 2nd Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan Approval: Hard Drive Central- 318 N Main Street, Mitchell, SD. Zoned CB Central Business District. Putnam indicated the owner wishes to add some square footage to the front and try to make the building 'flush'. They are also updating the awnings. The building addition may be reviewed by Mitchell Main Street and the Historic Preservation Commission. Motion by Everson, seconded by Meyers to approve the plan. All members present voting aye.

Tax Incremental Financing District #22 known as Kustom Cycles, Inc.

Don Petersen, Attorney representing the developers, provided the planning commission an overview of the proposed project plan. He talked about the various phases and aspects of the economic feasibility study. He stated this is a 'city' TIF District, which means it is city funded and the public infrastructure improvements will city projects. Therefore, the bonds will be tax-exempt and will result in a lower interest rate. He mentioned that various private construction projects are providing increment, include; Klockwerks, Patzer, Roger Klock, and Valor LLC. Petersen also mentioned this project will improve some city gravel roads, which was a goal of Focus 2020. He reminded the commission of the statutory requirements of TIF Districts. This project has been reviewed by the city's TIF Review Committee and Toby Morris, a financial consultant that the city has retained. He also provided scenarios if the construction does not progress as planned. He briefly touched on the 'blight' definition set forth in state statute and the city's ordinance.

T. Johnson and McGannon provided an overview of infrastructure needs and the drainage issues in this area of town. Dave Sietsema, representative of Klockwerks, provided a description of their new construction and possible expanded employment. Mike Miiller, Valor LLC, provided a brief description of the proposed apartments that his group is planning in TIF district. Mayor Toomey indicated that he supports this project.

Larson provided an opportunity for anyone from the public to provide comments or to pose questions to the developers and city staff. No one other than the developers, staff and commission members commented.

Putnam noted the notice of hearing in the agenda packet and that notification requirements have been completed.

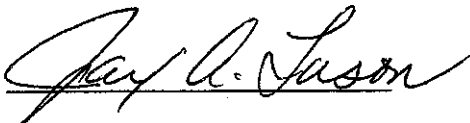
Motion by Griffith, seconded by Everson to approved the project plan as submitted. Roll Call: Everson yes, Griffith yes, Meyers yes, and Larson yes. 4 yes 0 no, motion carried.

Motion by Meyers, seconded by Everson to establish the boundaries of Tax Incremental Financing District # 22 legally described as the following:

1. South One Hundred Fifty-eight Feet (S.158') of Block Five (5), Weavers Square Addition to the City of Mitchell, Davison County, South Dakota; and
2. Block Seventeen (17), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
3. Block Fifteen (15), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
4. Block Twenty (20), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
5. Lot X and the North Half (N ½) of Kay Avenue and Lawler Avenue, Block Nineteen (19), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
6. Lots Six (6), Seven (7) and Eight (8), Block Eighteen (18), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
7. Lots One (1), Two (2) and Three (3), Square 21 of Weaver's Squares Addition to the City of Mitchell, Davison County, South Dakota; and
8. In addition to the above parcels, the TID boundaries shall include the East Hackberry Avenue right-of-way from its intersection with South Main Street through its intersection with South Kimball Street; East Ivy Avenue right-of-way from its intersection with South Lawler Street through its intersection with South Kimball Street; East Juniper right-of-way from its intersection with South Main Street through its intersection with South Davison Street; South Lawler Street Right-of-way from its intersection with East Hackberry Avenue to its dead end; and South Kimball Street from its intersection with East Hackberry Avenue to its dead end.

Roll Call Vote: Larson yes, Meyers yes, Griffith yes, and Everson yes. 4 Yes 0 No, motion carried.

Chairman Larson adjourned the meeting at 12:50 pm.


Chairman

04-25-06
Date