

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, MAY 8, 2017**

Chairman Larson called the May 8, 2017 City Planning Commission Meeting to order at 12:00 pm in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Jirsa, Molumby, and Schmucker

Members Absent: Fergen and Allen

Others Present: Mayor Toomey, McGannon, Ellwein, Putnam, Hegg, London, Overweg, Jenniges (Davison County), T. Johnson, S. Johnson, Hendershot (Daily Republic), Lurken (KMIT)

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

Approval of Minutes: Motion by Molumby, seconded by Griffith to approve the minutes of the April 24, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for May 22, 2017. All members present voting aye, motion carried.

Plan Approval: Hampton Inn, 1920 Highland Way, Zoned Highway Oriented Business District. Keith Reiners of Puetz Corp. presented the plan.

Motion by Molumby, seconded by Everson to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 5-A, Block 2, MLC Addition, A Subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota. Putnam mentioned the developer is adding some footage to the planned Lot 5 to accommodate a duplex.

Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: Plat of Tract 1 and Tract 2 of BSD Addition in the West Half of the Southwest Quarter and in the Southeast Quarter of Section 27; and in the Southwest Quarter, the Northeast Quarter and the Northwest Quarter of Section 34; All in Township 104 N, Range 60 West of the Principal Meridian, Davison County, South Dakota.

Motion by Jirsa, seconded by Griffith to approve this plat, pending approval of the county. All members present voting aye, motion carried.

Plat: Plat of Lot 12 in Tract J Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Motion by Jirsa, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Plat of Lot 14 in the Replat of Tract E Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Motion by Griffith, seconded by Jirsa to approve the plat. All members present voting aye, motion carried. (Subsequently, the developer called after the meeting to withdrawn plat for council consideration)

Rezoning: An Ordinance of the City of Mitchell, Davison County, South Dakota, that changes the Zoning District Classification of the Real Property legally described as Block 2, Block 3, Block 7, Block 8 and Block 9 of CJM Second Addition, and portions of Michael Avenue, Livesay Lane, and Jamaica Street 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 from Urban Development District (UD) to a Planned Unit Development District known as CJM Second Addition Planned Development District and changing the official zoning map accordingly.

Chuck Mauszycki Sr. was present to explain his proposal. No written objections were received. The official notice was and will be published in the *Mitchell Daily Republic* April 27, May 4, and May 24, 2017. No one testified in opposition of the rezoning. Putnam provided a summary of the ordinance. McGannon said, he contacted Fyra Engineering, consultants studying Lake Mitchell, in regards to numerous septic tanks that could potentially be installed in this proposed development. They did not indicate a concern. McGannon also recommended that a drainage study/plan be provided by the developer. Schmucker asked, which way the water is intended to drain. Mauszycki said he would provide such a study/plan to the city.

Motion by Jirsa, seconded by Molumby to approve the rezoning with the condition a drainage study/plan be submitted and approved by the Public Works Director. Roll Call: Everson aye, Jirsa aye, Larson aye, Molumby aye, Griffith aye, Schmucker no, motion passed 5 to 1.

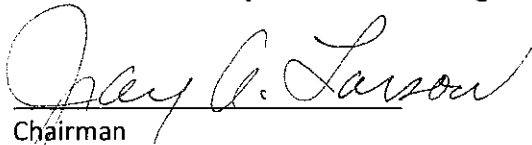
Approval of City of Mitchell TIF District # 23. Approval of Project Plan for City of Mitchell, Tax Incremental Financing District #23 and establish the boundaries of the proposed district.

Putnam stated the TIF Review Committee recommends approval. Ellwein provided the commission (as suggested by the TIF committee) a summary that provides status of existing TIF districts. The handout version has been updated from the one in the agenda packet. Toby Morris, Dougherty & Company a consultant retained by city, stated that the SD Department of Revenue has determined this plan is 'economic development' as required by statute. He explained the city will be the conduit for the financing of the plan between MADC and Vantage Point. He said there will be no interest and the plan will expire in 16 years or sooner. This plan will be classified as a grant, which is permitted by statute and may limit the liability to the city. Morris said, Vantage Point plans to construct a 25,000 square feet addition that will cost about \$2.5 million dollars. They will create 40 new jobs over the next five years. There will be an employee agreement between MADC and Vantage Point. Construction is scheduled for this summer and to be completed in April/May of 2018. He confirmed the plan conforms with the existing zoning. This plan will overlap the existing TIF District #9, which is being re-financed. He

provided an explanation on how the proceeds from TIF District # 23 will affect #9. This was in response to a question from Molumby. Ellwein reiterated the partnership between MADC, the City and Vantage Point and that this plan is conditioned on creating new jobs. Don Petersen, Attorney for MADC, also provided additional comments and addressed questions of the commission. Bryan Hisel, Executive Director of MADC, provided a document titled Vantage Point Solutions Expansion Project. He mentioned that Vantage Point hires from graduates of South Dakota institutions and this project will help in addressing the community's workforce needs. He mentioned that Vantage Point also has a facility in North Carolina, but they prefer to expand in Mitchell.

Motion by Griffith, seconded by Molumby to approval the project plan and adopt the boundaries of TIF #23 as legally described in the plan. Roll Call: Larson aye, Griffith aye, Molumby aye, Schmucker aye, Everson abstain, Jirsa abstain motion carried 4 ayes, 2 abstentions.

Chairman Larson adjourned the meeting at 12:50 pm.


Chairman

05-22-17
Date