

**CITY OF MITCHELL  
CITY PLANNING COMMISSION  
MINUTES, SEPTEMBER 5, 2017 (SPECIAL MEETING)**

Chairman Larson called the September 5, 2017 special planning commission meeting to order at 12:00 pm, in the Council Chambers, City Hall, Mitchell, South Dakota.

Members Present: Larson, Griffith, Fergen, Jirsa, Molumby, Schmucker and Allen.

Members Absent: Everson

Others Present: Mayor Toomey, McGannon, Ellwein, Hegg, London, Putnam, and Jenniges

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

Rezone: From HB Highway Oriented Business District to I Industrial District:

That portion of Irregular Tract No. 4 in Lot Three (3) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township One Hundred Three (103) North, Range (60), West of the 5<sup>th</sup> P.M., Davison County, South Dakota, abutting and lying west of a line which is 908.70 feet west of and parallel to the East section line of said Northeast Quarter (NE1/4); be changed from HB Highway Business District to I Industrial District and the official zoning map be changed to reflect the same.

The public notice was published in the *Mitchell Daily Republic* on August 25, 2017 & September 1, 2017 and letters to the neighboring property owners were sent on August 24, 2017.

Representatives from Performance Pet were present, along with Don Petersen, and Bryan Hisel.

Putnam provided background information and reminded the commission that the TIF Review Committee has reviewed the proposal and recommends it approval.

Nate Thomas & Don Petersen showed commission on a map where the construction will be taking place. The 15-acre piece is currently zoned HB and in order to accommodate the project the property must be rezoned. Rezoning is a condition of the TIF Project. The Butterfields, neighbors, asked what is the intention of the property further south. Thomas indicated they are not immediate plans, except going into about 150' south of the existing property line.

Motion by Schmucker, seconded by Griffith to recommend approval of the rezoning of the aforementioned property. All members present voting aye, except Fergen abstaining, motion carried.

Approval of TIF District #24 and Establishment of Boundaries:

Petersen provided an overview of the project plan. He indicated the plan is structured very similar to TIF District #23. He provided a summary of the project costs for both real and personal property. He said it possible that 30- 50 new jobs will be created. He said Performance Pet is working with MTI in workforce training. The property will consist of new warehousing, office and production facilities. The project is approximate \$20 Million and it will generate approximately \$240,000 in sales tax. He said

many entities are involved in this project such as GOED, MADC, and Performance Pet. Petersen reminded the commission that MADC and the city are not borrowing any funds. This is an 18-year district and the Performance Pet is waiving the Davison County discretionary formula. The TIF District is for \$2.6 million.

Ellwein reminded the commission this project is contingent on rezoning and annexation. She also indicated that Toby Morris of Dougherty has reviewed the plan and also the SD Dept. of Revenue has reviewed it and concluded the project complies with state statute.

Larson said he served on the TIF Review Committee and they determined the plan meets city criteria. He did ask if there are safeguards that funds are being used appropriately.

Hisel said this is not the same project that was proposed by the interstate. In fact, this project is more expensive due to site preparation and additional building space. He said this is the proper place as this was previously Dakota Pork and Hormel.

Kevin Hubbard, new manager of Performance Pet, introduced himself and indicated others from other states will be moving to Mitchell and working at the new facilities.

Motion by Jirsa, seconded by Griffith, to established the boundaries of TIF District # 24 to include the following:

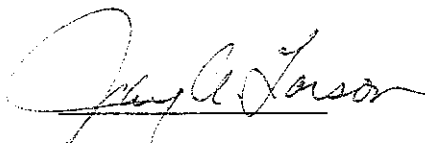
Parcel 1. Irregular Tract 1 and 2 within Lot 3 in the NE ¼ of 27-103-60. (City Limits)

Parcel 2. That portion of Irregular Tract No. 4 in Lot Three (3) of Section Twenty-seven (27), Township One Hundred Three (103) North, Range Sixty (60), West of the 5<sup>th</sup> P.M., Davison County, South Dakota abutting and lying west of a line which is 908.70 feet west of and parallel to the East section line of said Northeast Quarter (NE1/4).

Roll Call: Larson aye, Griffith aye, Fergen aye, Molumby aye, Jirsa aye, and Schmucker aye. Motion carried.

Motion by Jirsa, seconded by Molumby to approve the project plan and recommend approval of the TIF District #24. Roll Call: Larson aye, Fergen aye, Griffith aye, Jirsa aye, Molumby aye, and Schmucker aye. Motion carried.

Chairman Larson adjourned the meeting at 12:40 pm.

  
Chairman

09-11-17  
Date