

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
November 8, 2021

APPROVED

1. Chairperson Larson called the November 8, 2021 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: Larson, Penney, Osterloo, Sonne, Jirsa, Doescher.
Absent: Molumby, Genzlinger.
Staff Present: Jenniges, Schroeder, Hegg.
3. Declare conflicts of interest-None.
4. Approval of proposed agenda: Motion by Osterloo, seconded by Jirsa, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed minutes: Motion by Jirsa, seconded by Sonne, to approve the minutes of the October 25, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Penney, seconded by Osterloo, to schedule the next meeting for November 22, 2021. All present members voting aye, motion carried.
7. Conditional Use Permit: Helmut LLC has applied for a Conditional Use Permit for Light Manufacturing for a custom cabinet and woodworking shop at 120 S Lawler, legally described as Lots 10 and 1, Block 20, Original Mitchell, City of Mitchell, Davison County, South Dakota. The said real property is zone CB, Central Business. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with the two responses in favor.

Jenniges gave a history of other CUP's permitted of the same type of work within the city. Dykstra on Main St was approved for a CUP with it being called custom furniture and retail store. Patzer Woodworking was approved for a CUP to operate a woodworking business in HB District. Light manufacturing fits what all of these are and is also listed under the conditional uses in each district.

The applicant stated this will be a high end cabinetry and will be a destination company, not people window shopping. They are relocating because they need more 3 phase power. They will have 3 or 4 dust collectors of 6,000 to 10,000 CFM each. Everything will be stored inside. They plan to vent the spray room through the existing chimney. First floor will have office space and a showroom up front with production behind that and on the second floor.

Hegg noted the building already has sprinklers and concrete walls but he will still need to see stamped plans due to change of use as required by the state. These will be taken care of at the time of issuing the building permit.

Motion by Jirsa, seconded by Penney, to recommend the Board of Adjustment approve Conditional Use Permit. Roll call vote: Larson – aye, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 5 aye, 0 nay, 2 absent, motion carried.

8. Plan Approval: Helmut LLC is proposing to change 120 S Lawler St from a self-service storage facility to light manufacturing-custom cabinet and woodworking shop.

This item was discussed at the same time as item #7 on the agenda.

Motion by Osterloo, seconded by Sonne, to approve Plan . All present members voting aye, motion carried.

9. Plan Approval: Elfstrand Enterprises Inc is proposing to open a Retail Sales and Trade store located at 1420 Commerce St. The property is zoned Highway Business.

This building will be just south of Floor to Ceiling. It will face the bypass but the entrance will be from Floor to Ceiling or from Commerce St. The applicant will own both buildings.

Schroeder suggested a permanent easement be filed in case one of the business were to ever sale.

Hegg stated this building will require a full set of stamped drawings and that will be reviewed at the time of the building permit application.

Motion by Jirsa, seconded by Penney, to approve Plat . All present members voting aye, motion carried.

10. Plat: Plat of Lot 9, Block 1 of Westwood First Addition, a subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was not present to answer questions.

This follows the master plan. Also there is an easement for the existing electric billboard. An elevation certificate has not been provided yet.

Motion by Osterloo, seconded by Sonne, to approve Plat with the condition an elevation certificate be provided. All present members voting aye, motion carried.

11. Other Business-None.

12. Public Comment-None.

13. Chairman Larson adjourned the meeting at 12:15 P.M.


Jay Larson
Planning Commission Chairperson

12-13-21