

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
January 9, 2023

1. Call to Order

Chairperson Larson called the January 9, 2023 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: Doescher, Genzlinger, Jirsa (telephonically), Larson, Osterloo, Schmitz, Sonne.

Absent: Penney.

Staff Present: Ellwein, Hegg, Jenniges, J Johnson, T Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzlinger will abstain from item #9.

4. Approve Agenda

Motion by Schmitz, seconded by Sonne to approve the proposed agenda. Roll call vote:

Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

5. Approval of previous minutes

Motion by Osterloo, seconded by Genzlinger to approve the proposed minutes of the December 12, 2022 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

6. Schedule Next Meeting

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission meeting for January 23, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

7. Plat: Lots 1-AA and 1-AB, a subdivision of Lot 1-A of Prairieview Subdivision, in the NE 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by DT Builders LLC and Morgan Theeler LLP.

Jenniges explained they saw this plat at their previous meeting and it was approved. However, there had to be some minor changes to the legal name of it for recording purposes. The applicant was not present to answer any questions.

Motion by Genzlinger, seconded by Schmitz to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

8. Variance: Floor to Ceiling-1301 W 15th Ave

Floor to Ceiling has applied for a variance permit for minimum setback of an off-site sign setback from a public park of 250' vs 300' and minimum setback from right of way of 0' vs 10' located at 1301 W 15th Ave, legally described as Lot 1, Block 1 of Westwood First Addition, a subdivision of the W 1/2 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned Highway Business District (HB). The applicant was available for questions. Notices were sent out to the neighbors and it

was published in the official newspaper with one response returned in favor.

Jenniges explained Floor to Ceiling would like to move their existing sign and include Elfstrand Ace Hardware with it, making it an off-site sign. Each business will have their own sign and then have a reader board that will have deals for both businesses and that's why they want it as far south as possible so it looks like it's for both businesses. There is asphalt connecting the two parking lots and moving the sign any further west would make it overhang the lot and become a hazard. Jenniges also explained that the state does not have any setback requirements from right-of-way, it just can't be in the right of way. Also, if each business were to have an on-site sign, the 250' vs 300' from a public park would not be a factor.

Jirsa stated he was in favor of having one sign instead of two signs.

Osterloo noted that if this is approved this could set a precedent for future signs along the bi-pass.

Motion by Osterloo, seconded by Schmitz to recommend approval of the variance. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

9. Plat: Lot 1 of Herrick's Addition in the SE 1/4 of Section 2, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Nick Herrick.

Jenniges explained this is outside the City of Mitchell zoning jurisdiction, it is in the county but still within 3 miles. The applicant wishes to build a residence on the parcel and will require a variance from the county which he has applied for since it is under the required 25 acres but it is being purchased from a family member. The county will hear this on January 10 and January 17. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Osterloo to approve the plat contingent on the county approval. Roll call vote: Genzlinger – abstain, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 1 absent, 1 abstain; motion carried.

10. Comprehensive Plan Discussion

Jenniges explained this is now in the final stages of a project that began back in 2019. It got put on hold due to covid and then was pushed back to wait for updated census data. The plan is updated every 20 years. This is being done in conjunction with Ethan, Mt. Vernon and Davison County. Eric Ambrosion of District III gave a brief overview of the plan and the next stages to complete and adopt it.

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

Chairperson Larson adjourned the meeting at 12:40 P.M.



Jay A.Larson
Planning Commission Chairperson