

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
February 27, 2023

1. Call to Order

Chairperson Larson called the February 27, 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, Penney (telephonically), Schmitz, Sonne.

Absent: None.

Staff Present: Ellwein, Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzlinger item #8.

Jirsa item #8.

4. Approve Agenda

Motion by Genzlinger, seconded by Osterloo to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay;; motion carried.

5. Approve Previous Minutes-2-13-23

Motion by Schmitz, seconded by Sonne to approve the proposed minutes of the February 13, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. Schedule Next Meeting-3-13-23 @ 12:00 P.M.

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission meeting for March 13, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. Plat: Lot 1 of Albrecht's Addition in the NE ¼ of Section 18, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Bruce Albrecht.

Jenniges explained this is just outside the ETJ but still within 3 miles of the city limits. The applicant is platting off 5 acres for his son to build a house on. The county will hear the plat and variance on March 14 and 21. The applicant was present to answer any questions.

Motion by Schmitz, seconded by Genzlinger to approve the plat pending county approval. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

8. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #29.

Jenniges explained SHPO has requested an 11.1 Case Review on this project. Mitchell Historic Preservation Commission will hear the case and return their findings to SHPO prior to any building permits being issued.

Larson noted this is not the first TIF the city has done and others have already paid off.

Don Petersen, attorney for the applicant, gave an overview of TIF #29. He noted a few changes within the packet that was given to the board. He noted they were originally working off the 2021 mil levy and have since changed it to 2022, which decreased the amount of the requested till to \$527,257. Don Dahl is the project manager, just like the project in the Ben Franklin building. The project is scheduled for completion in the summer of 2024. There are \$800,000 TIF eligible dollars which include common area, public hallways, plumbing repair, flooring, paint, community restroom, tuck pointing and a new public elevator and shaft, and \$900,000 not eligible, which includes the rehabilitation of the apartment units and new office spaces, less electrical and plumbing but they are just requesting \$527,257 for the TIF.

Ellwien noted the city has a TIF review committee that reviews the project and requested some changes which were made. The tuck pointing and new elevator were noted as key upgrades for the project due to the longevity it will bring.

Motion by Osterloo, seconded by Sonne, to set the boundaries for TIF District #29 to include the following:

Lots Seven (7), Eight (8), Nine (9) and Ten (10), Block Two (2), Original Town (now City) of Mitchell, Davison County, South Dakota.

Roll call vote: Genzlinger – abstain, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 abstain; motion carried.

Motion by Schmitz, seconded by Osterloo to approve the project plan and recommend approval of TIF District #29. Roll call vote: Genzlinger – abstain, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 abstain; motion carried.

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Larson adjourned the meeting at 12:22 P.M.



Jay A. Larson
Planning Commission Chairperson