

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

1. Call to Order

Chairperson Larson called the March 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, Sonne.

Absent: Penny, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Genzlinger, seconded by Sonne to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

5. Approval of Previous Minutes: March 13, 2023

Motion by Genzlinger, seconded by Osterloo to approve the amended minutes of the March 13, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: April 10, 2023

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for April 10, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Plan Approval: Krohmer Plumbing-1900 N Main St, zoned Highway Business District

Jenniges explained this is a change of use for the old Shopko building. Outside Storage and Contractor Storage Yard are both permitted uses in the Highway Business District. The applicant was present to answer questions.

Osterloo questioned if there would still be semi's on the east side, to which Frank Krohmer answered yes, there are some existing easements.

Genzlinger questioned the gate openings for the fenced in area to which was answered there would be one on the east and the west side.

Jirsa questioned if the fence was going to be open or slated, to which it was answered that it would be slated.

Motion by Osterloo, seconded by Genzlinger to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

8. Plat: Canal Tract 1, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the

5th P.M., City of Mitchell, Davison County, South Dakota

Jenniges explained there was an updated plat that didn't make the packet that had new verbiage in the owners' certificate. The applicant had some representatives there to speak for him.

Larson recalled seeing this years ago and thought it was all taken care of back then.

J Johnson stated there is some clean up being done with it finally being platted and some taxation questions/issues that arose with the county.

Don Petersen, representing Maui Farms Inc, said that the Army Corp. of Engineers told them back in the day it would be public right of way. At some point, the county stopped assessing the property for taxes and this is the beginning of getting it all cleaned up. The original plat was in the county but has since been annexed into the city limits.

Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

9. Recommendation on Alley Vacation

Jenniges noted this in the area of land that was just rezoned from R3 to HB. A few years ago Ivy Ave was vacated and the intention was to vacate this alley shortly after, but it never happened. The four applicants have filed a petition to vacate it now. The applicants were present to answer questions.

Genzlinger noted the board just approved the vacation of an alley at their last meeting.

Schroeder noted the city has no issues as there are no utility easements in it. He also noted most new developments do not have alleys.

Motion by Genzlinger, seconded by Sonne to recommend approval of the vacation of the alley. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Larson adjourned the meeting at 12:17 P.M.



Jay A. Larson
Planning Commission Chairperson