

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
April 10, 2023

1. Call to Order

Chairperson Larson called the April 10, 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 (telephoncially), Larson, Osterloo, Penney, Schmitz, Sonne.

Absent:

Staff Present: Mayor Everson, Hegg, Jenniges, J Johnson, T Johnson, Sandoval.

3. Declaration Of Conflicts Of Interests

Sonne on items #9, # 10 and #11.

4. Approve Agenda

Motion by Schmitz, seconded by Genzlinger 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. Approval of Previous Minutes: March 27, 2023

Motion by Osterloo, seconded by Schmitz to approve the proposed minutes of the March 27, 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: April 24, 2023

Motion by Penney, seconded by Sonne to set the date for the next Planning Commission meeting for April 24, 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. Conditional Use Permit: Marci Stults

Marci Stults has applied for a conditional use permit to operate a Childcare (Family Residential), located at 937 E 1st Ave, legally described as Lot 1, Block 1 of Mizener Hager & Hager Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District. It was published in the newspaper and notices sent out to neighbors with 3 responses in favor and one against. The applicant was not present to answer questions.

Jenniges explained the applicant is moving from her existing location to a new location. Fire Marshall Sandaval has done an inspection on the site and has no issues.

Stults submitted an email prior to the meeting stating she would not be able to attend due to running the existing daycare. She has talked with the state about getting a grant for a fence in the backyard. She is in the process of getting a quote for a fence and once the weather warms and the ground thaws, she will install the fence and until then they will stay inside or go to the park. She noticed concerns from her neighbor about parking that she had with a previous daycare and parking issues that arose from that. She has informed parents of this and if she notices any issues she will remind the parents.

Genzlinger questioned if there were any issues or complaints at her previous location to which, was answered there were none.

Motion by Genzlinger, seconded by Penney to recommend approval of the conditional use with the following three conditions; the permit is non-transferable, if the business ceases to operate for six months, then a new application would be required, pass a fire inspection. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

8. Plat: Lots 1 through 13 and Lot A of Sharpstone Deuce Addition, in the W 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 9, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Sharpstone Deuce LLC.

Jenniges explained the master plan was approved on 9-12-22. They created a PUD called Sharpstone and that was approved on 9-19-22. Public Works has reviewed the plat and has no issues with it, the applicant will sign a developers agreement prior to the issuance of any building permits. The applicant was present to answer questions.

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

9. Approval of Master Plan: Mueller Lumber Company-Morningview Subdivision.

Jenniges explained that Mueller Lumber Company had a previous master plan approved but has since changed something about it so it needed to come back in front of this board for approval. They removed a road and had to shorten the depth of some of the lots. Public Works has reviewed the master plan and has no issues with it. The applicant was present to answer any questions

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

10. Plat: West Plum Avenue; Lots 13 thru 26, Block 2; Lots 1 thru 7, Block 3; and Drainage Tract 1, Block 4, MLC Addition, a subdivision of Block 3; Lot 4B, Block 4; and Block 5, Morningview Addition to the City of Mitchell, Davison County, South Dakota; as requested by Mueller Lumber Company.

Jenniges explained this follows along with the master plan that was just approved. The applicant had a plat approved previously to follow the old master plan, but it was never recorded at the Register of Deeds. The applicant was present to answer any questions.

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

11. Plat: Urbana Drive; Sammy Davis Avenue; Dean Martin Court; East South Point Avenue; Lots 7 thru 16, Block 1; Lots 1 thru 15, Block 2; Lot 1, Block 3; and Drainage Tract 1 of Dardust Subdivision to the City of Mitchell, Davison County, South Dakota; as

requested by Jensen Capital and Development LLC.

Jenniges explained the master plan was approved on 9-12-22 and this plat follows the master plan. Public Works has reviewed the plat and has no issues with it, the applicant will sign a developers agreement prior to the issuance of any building permits. The applicant was present to answer questions.

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

12. Other Business:

None.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:14 P.M.



Jay A. Larson
Planning Commission Chairperson