

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
May 8, 2023

1. Call to Order

Chairperson Larson called the May 8, 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, Jirsa (telephonically), Larson, Osterloo, Sonne.

Absent: Genzlinger, Penney, Schmitz.

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

3. Declaration Of Conflicts Of Interests

Sonne on item #10.

4. Approve Agenda

Motion by Osterloo, seconded by Jirsa to approve the proposed agenda. Roll call vote:

Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

5. Approval of Previous Minutes: April 24, 2023

Motion by Osterloo, seconded by Jirsa to approve the proposed minutes of the April 24, 2023 Planning Commission meeting. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting: May 22, 2023

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission meeting for May 22, 2023. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

7. Plat: Tract 2 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Ronald & Michele Riggs

Jenniges explained this is located in the ETJ and zoned Urban Development. The County Planning Commission has approved the plat and the County Commission will hear it tomorrow.

The applicant is parceling off the lot for another residential dwelling to be built. The applicant was not present to answer questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

8. Plat: Lots 42, 43 and 44 of the Island First Addition, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Maui Farms Inc

Jenniges explained these three lots are following the master plan. The applicant was present to answer questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

9. Plat: Lots 2-B, 2-C and 2-D, a subdivision of Lot 2 in the NE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by JVN Properties LLC

Jenniges explained this is located within the ETJ and the county will hear it at their June meetings. The applicant is platting some land to sell to the new owners. Lot 2-B is next to Jeff Hepplers and he has a shed on it. Lot 2-C there are no plans right now as most of it is in floodplain, but without platting it there would have been a gap in the original lot 2. Lot 2-D is being sold to the new owners of James Valley Nursery for them to continue to use for their business. There is an ingress/egress easement along the west side of Stange's property, so there are no land locked parcels. The applicant was not present to answer any questions.

Motion by Jirsa, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

10. Conditional Use Permit: Jensen Capital and Development LLC

Jensen Capital and Development LLC has applied for a conditional use permit to construct Multi-Family Dwelling Units, located at 1303 S Ohlman St, legally described as the E625' of Lot X Lying North of X-2 in SE ¼ of NE 1/4 of Section 29, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

Jenniges explained that due to a lack of a quorum this item will be postponed to a later date and no action will be taken.

11. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #30

J Johnson gave a brief history of the process so far to get to this step. The TIF can be approved under affordable housing. The TIF will cover the cost of the infrastructure. City staff reviewed the TIF and worked with the developer for accurate cost breakdowns. This TIF meets the requirements of the city TIF handbook and also state law.

Don Petersen, representing Sharpestone Deuce LLC, stated they have sent the TIF to the Department of Revenue and have received preliminary approval from them. He also referenced a study done by Augustana University that the City of Mitchell needs between 32 and 42 new homes for workforce housing a year. This TIF is for affordable housing for retirement aged people to move into and open up the houses they were previously living in.

Schroeder noted Public Works has looked through all the plans and approved them. The road will be privately owned and maintained. The utilities will be installed by the developer and turned over to the city. The City of Mitchell will enter into a developers' agreement prior to building permits being issued.

Motion by Larson, seconded by Jirsa, to set the boundaries for TIF District #30 to include the following:

LOTS 1 THROUGH 13 AND LOT A OF SHARPSTONE DEUCE ADDITION, IN THE W ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 9, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

Motion by Osterloo, seconded by Jirsa to approve the project plan and recommend approval of TIF District #30. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

12. Other Business:

None.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:16 P.M.



Jay A. Larson
Planning Commission Chairperson