



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
January 8, 2024

1. Call to Order

Chairperson Larson called the January 8, 2024 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: Dammann, Ellwein, Mayor Everson, Jenniges, J Johnson, T Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Jirsa item #9.

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 – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

5. Approval of Previous Minutes: December 11, 2023

Motion by Sonne, seconded by Schmitz to approve the proposed minutes of the December 11, 2023 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: January 22, 2024

Motion by Schmitz, seconded by Osterloo to set the date for the next Planning Commission meeting for January 22, 2024. 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: Tract 1A of Nedved Addition, in the NE 1/4 of the SE 1/4 of Section 8, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Jason Nedved

Jenniges stated this plat is outside the ETJ but within 3-miles of city limits. Zoning jurisdiction is the counties. The applicant owns Tract 1 which will now be vacated and will now own Tract 1A. The plat meets all county zoning requirements. The County Planning Commission approved it on January 3 and County Commission will hear it on January 9. The applicant was not present to answer 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. Plat: Lots 13 thru 21 and Meadows Court of Iverson's Addition, located in Lot B of the SE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Melisa Crago

Jenniges stated this is located within the ETJ but since it is outside city limits the county has to hear it as well. The county Planning Commission approved the plat on January 3 and the County Commission will hear the plat on January 9. The applicant had platted Lot 12 and a portion of Meadows Court in 2019. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Osterloo 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.

9. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #32

Justin Johnson gave an overall explanation of the TIF. Krohmer Plumbing is remodeling the old Shopko building and expanding the size of what their existing showroom was. Also, they are using the remainder of the space for a potential retail space. The state classifies this TIF as economic development. He also noted city staff did their review and it met the project criteria.

Ellwein noted that this TIF is a grant pass through.

Don Petersen, representing Krohmer Plumbing, explained that this TIF will help expand Krohmer Plumbing. The bigger showroom and space overall will create 25 more jobs due to increased business. Also, with the leftover space in the building, they are developing a retail space. He said they are using the TIF dollars for the showroom and to develop the new retail space.

Frank Krohmer stated they are currently working to bring in two national retail chains into the extra space.

Motion by Schmitz, seconded by Osterloo, to set the boundaries for TIF District #32 to include the following:

Lot G-3-A, a portion of the South 500 Feet of Lot G-3 in the Northwest Quarter (NW ¼) of Section 15, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota, as shown on the Plat recorded in the Book 14 of Plats, Page 87; Less Lot G-3D, as shown on the Plat recorded in Book 14 of Plats, Page 103; and Less Lot G-3E, as shown on the Plat recorded in Book 21 of Plats, Page 29.

Roll call vote: Genzlinger – aye, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

Motion by Genzlinger, seconded by Schmitz to approve the project plan and recommend approval of TIF District #32. Roll call vote: Genzlinger – aye, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 1 abstain, 1 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