Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
January 22, 2024

1. Call to Order

Chairperson Larson called the January 22, 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, Havlik, Jirsa (telephonically), Larson, Schmitz.
Absent: Osterloo, Sonne.
Staff Present: Dammann, Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: January 8, 2024

Motion by Genzlinger, seconded by Schmitz to approve the proposed minutes of the January 8, 2024 Planning Commission meeting. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: February 12, 2024

Motion by Schmitz, seconded by Havlik to set the date for the next Planning Commission meeting for February 12, 2024. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

7. Variance Permit: Levi Fisher

Levi Fisher (prospective home buyer) has applied for a Variance Permit for a side yard corner lot setback of 18' vs 20' to build an 8’ x 18’ addition onto the house; located at 601 S Edmunds St, legally described as All of Lot 1 and the North 9' of Lot 2, Block 8, Van Eps 2nd Addition,

City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were three letters received in favor that made the packet and one in favor that did not make the packet. Jenniges explained the existing house is a legal non-conforming structure. It is a triplex and the applicant would like to turn it back into a single family dwelling and put an addition on for a bigger master bedroom suit. The applicant was present to answer questions.

Larson noted the addition would be outside the site triangle, and it's on a 50' lot with an extra 9' because it's on the corner.

Genzlinger noted other structures in the area closer than the requested setback.

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

8. Plat: Tract 1 of Gene's Addition in the NW 1/4 of Section 34, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Gene and Craig Stehly

Jenniges noted this plat is not within the ETJ but within 3 miles of city limits, so therefore it is the county's zoning jurisdiction. The county has heard and approved the plat and variance required for a residence under 25 acres.

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

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Larson adjourned the meeting at 12:10 P.M.

Jay A. Larson
Planning Commission Chairperson