



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
February 12, 2024

1. Call to Order

Chairperson Larson called the February 12, 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, Osterloo, Schmitz, Sonne.

Absent: None.

Staff Present: Dammann, Ellwein, 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 – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval of Previous Minutes: January 22, 2024

Motion by Havlik, seconded by Osterloo to approve the proposed minutes of the January 22, 2024 Planning Commission meeting. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. Schedule Next Meeting: February 26, 2024

Motion by Genzlinger, seconded by Sonne to set the date for the next Planning Commission meeting for February 26, 2024. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. Plat: Lots 1 and 2 of Bowman's Addition in the Southeast Quarter of Section 17, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota; as requested by Bowman Family Trust

Jenniges explained this is outside the ETJ but within 3 miles of city limites, therefore it is the

county's zoning jurisdiction. County Planning Commission has recommended approval of the plat and variance. County Commission will hear the plat and variance on February 13, 2024. The applicant was not present to answer questions.

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

8. Variance: Kayla Fluth

Kayla Fluth has applied for a Variance Permit for a side yard setback of 1' vs 3' to tear down existing garage and build a new 20' x 24' garage; located at 802 W 2nd Ave, legally described as Lot 15, Block 92, Lawler's 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 two letters received in favor of the variance. The applicant was present to answer questions.

Osterloo questioned the overhang to which was answered it will be 1' so there will essentially be 2' from the fence to the garage wall. He questioned if they felt they could adequately maintain that 2' space.

Genzlinger questioned what their hardship is and why they can't meet the setback to which was answered there is an overhead powerline going from the ally to the house.

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

9. Plat: Lots 11 and 12, Block 5 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber

Jenniges stated this follows the master plan of the area. ECL is platting two lots to build twin homes on. The applicant was not present to answer questions.

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

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Larson adjourned the meeting at 12:09 P.M.

A handwritten signature in cursive script, reading "Jay A. Larson".

Jay A. Larson
Planning Commission Chairperson