



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
March 25, 2024

1. Call to Order

Chairperson Larson called the March 25, 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, Doescher, Genzlinger, Havlik, Jirsa (telephonically), Larson, Osterloo, Schmitz, Sonne.

Absent: None

Staff Present: Ellwein, Mayor Everson, Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests

Sonne item #9 and #10.

Jirsa item #9 and #10.

4. Approve Agenda

Motion by Schmitz, seconded by Osterloo 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: March 11, 2024

Motion by Jirsa, seconded by Osterloo to approve the proposed minutes of the March 11, 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: April 8, 2024

Motion by Schmitz, seconded by Genzlinger to set the date for the next Planning Commission Meeting for April 8, 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. Rezone Hearing and Recommendation: Harris Properties LLC-909 N Lawler St-be rezoned from Central Business District (CB) to High Density Residential District (R4)

Harris Properties LLC is requesting the following property legally described as; Lot 4 & North 5'

of Lot 5, Block 11, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota; be changed from CB Central Business District to R4 High Density Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted letters were sent out to neighbors, notice published in the official paper and sign posted. There was one letter in favor and one opposed to the rezone. The applicant was not present to answer questions.

Jenniges also noted all the properties on the west side of Lawler St are legal non-conforming since residences are not permitted or conditional use on the main grade. R4 High Residential District allows dwellings on main grade which is across the street. At this time, the applicant is requesting the rezone so he can put a single family dwelling on the lot. It is noted that the existing lot is 55' wide, so any multi-family dwellings would most likely have to be built with multiple stories. The applicant recently flipped the house to the north and sold that as a single family dwelling.

Terry Sabers of MAHI stated the reason for the rezone is that the applicant can use one of the governor's houses he has allotted for MAHI on this property. The applicant intends to sell the property instead of renting.

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

8. Plat: Tract 1 of Volesky Properties Addition, in the West 7 Rods of the NE 1/4 of the NE 1/4; and in Lot 3B of the NW 1/4 of the NE 1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Volesky Properties LLC

Jenniges noted this lies outside the city limits but within the ETJ, so the zoning jurisdiction is the city's. The county will hear this at their April meetings. The applicant is parceling off one of the dwelling units located on the parcel. It meets the requirements for zoning in Urban Development. 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.

9. Plat: Lot 1 of Finley First Addition to the City of Mitchell, Davison County, South Dakota; as requested by Austen LLC

Jenniges noted the vacated street and alleyway in this area that are noted on the plat. The applicant is replatting the area for future development. The plat meets zoning requirements for Transportation, Warehouse and Commercial. The applicant was not present to answer questions.

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

10. Plat: Lot 1 of Archer First Addition, a subdivision of Lots B-1 and B-2 within Lot B,

and Lot C, formerly a portion of Irregular Tract No. 4A in the South 1/2 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Austen LLC

Jenniges noted the city has requested utility easements be placed on the first page of the plat, SPN is working on it to have them completed for the Council agenda. The applicant is replatting the area for future development. The plat meets zoning requirements for Highway Business. The applicant was not present to answer questions.

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

11. Plat: Lots 12 and 14, Block 4 of the Woods First Addition, a subdivision of the East 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc

Jenniges noted this follows the master plan for the area. The applicant is platting some of the last lots in the area. The applicant was not present to answer questions.

Motion by Osterloo, seconded by Genzlinger 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.

12. Other Business:

None.

13. Public Input:

None.

14. Adjourn

Chairperson Larson adjourned the meeting at 12:15 P.M.



Jay A. Larson
Planning Commission Chairperson