



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

1. Call to Order

Chairperson Larson called the April 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, Havlik, Jirsa (telephonically), Larson, Schmitz (12:08), Sonne.

Absent: Osterloo

Staff Present: Dammann, Ellwein, Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Sonne item #10.

Jirsa item #10.

4. Approve Agenda

Motion by Genzlinger, seconded by Havlik to approve the proposed agenda. Roll call vote:

Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

5. Approval of Previous Minutes: March 25, 2024

Motion by Havlik, seconded by Genzlinger to approve the proposed minutes of the March 25, 2024 Planning Commission Meeting. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: April 22, 2024

Motion by Havlik, seconded by Genzlinger to set the date for the next Planning Commission Meeting for April 22, 2024. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Variance Permit: Lori Schulz

Lori Schulz has applied for a Variance Permit for a front yard setback of 15' vs 25' to build a 17' x 9' front porch; located at 714 E 1st Ave, legally described as Lot 11, Block 21 F.M.

Greens 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 four letters received in favor that made the packet and one that did not make the packet. The applicant was present to answer questions.

Schulz stated the reason she would like to build the front porch is to get the south side of her house out of the elements and curb appeal. The sun heats up her windows and house in the summer, and she would like to have a roof over the stairs and door.

Motion by Havlike, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

8. Variance Permit: Lynn Eckmann

Lynn Eckmann has applied for a Variance Permit for a side yard corner setback of 8' vs 20' to place a 12' x 20' storage shed; located at 1528 Pebble Beach Road, legally described as Lot 29, Block 4, Lakeview 1st 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 was 1 letter received in favor that made the packet and one in favor that did not make the packet. The applicant was present to answer questions.

Eckmann stated there is an existing concrete pad he would like to place the shed on so he can work on and store his race car.

Motion by Schmitz, seconded by Havlik to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

9. Rezone Hearing and Recommendation: MAHI has requested a portion of Lot 1 and Lot 10, Block 1-B, Ridge View on Foster Addition be changed from UD Urban Development District to R3 Medium Residential District; portion of Lots 6 through 10, Block 1-B, Ridge View on Foster Addition be changed from R4 High Density Residential District to R3 Medium Density Residential District; portion of Tract DR1-A, Ridge View on Foster Addition be changed from R3 Medium Density Residential District to R4 High Density Residential District

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was 1 letter received in favor that made the packet and one in favor that did not make the packet. The applicant was present to answer questions.

Jenniges noted that the new plat that was approved for this location did not line up with rezone that had been done previously. They are not changing anything major, just cleaning up three locations of zoning to match with the new plat boundaries.

Motion by Genzlinger, seconded by Havlik to recommend approval of the rezone. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz –

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

10. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #33

Jenniges gave an overview of the area and the plat that was previously approved. He noted it was published in the paper with the old legals as well as the new legal from the plat that was just filed.

Johnson gave an overview of the TIF stating staff had done an initial review and it meets state requirements as well as the city's TIF handbook.

Ellwein noted that this is a grant pass through and does not go against the city's debt capacity. Also, the TIF creates jobs.

Austen Iverson noted they recently purchased Palace Motorsports on Sanborn Blvd and this TIF will move that business to this location. He will create jobs and can not do the project without the TIF.

Doescher questioned how soon the project would begin and Iverson answered as soon as possible and hoped to have the structure built this year yet, just maybe not fully completed.

Motion by Havlik, seconded by Schmitz, to set the boundaries for TIF District #33 to include the following:

Plat of 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.

Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – abstain, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – abstain. 4 aye, 0 nay, 2 abstain, 1 absent; motion carried.

Motion by Schmitz, seconded by Genzlinger to approve the project plan and recommend approval of TIF District #33. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – abstain, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – abstain. 4 aye, 0 nay, 2 abstain, 1 absent; motion carried.

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

Chairperson Larson adjourned the meeting at 12:25 P.M.



Jay A. Larson
Planning Commission Chairperson