



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

1. Call to Order

Chairperson Larson called the April 22, 2024 City Planning Commission Meeting to order at 12:06 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: Genzlinger, Larson, Osterloo, Schmitz, Sonne.

Absent: Doescher, Havlik, Jirsa.

Staff Present: Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests

Genzlinger item #8.

Sonne item #10.

4. Approve Agenda

Motion by Schmitz, seconded by Sonne to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: April 8, 2024

Motion by Genzlinger, seconded by Schmitz to approve the proposed minutes of the April 8, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: May 13, 2024

Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission Meeting for May 13, 2024. All present voting aye; motion carried.

7. Variance Permit: Adam Koch

Adam Koch has applied for a Variance Permit for a side yard setback of 3' vs 8' to build a 26' wide by 68' deep attached garage; located at 2212 Kelly Drive, legally described as Lot 1 Except the W 150', Country Living Estates in the NE ¼ of Section 14, T 103 N, R 60 W of the 5th PM., Davison County, South Dakota. The said real property is zoned UD Urban Development 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. The applicant applied for and was approved for the 3' side yard setback in 2020, but due to Covid-19 and lumber prices rising, it was never built in the two years allotted. Jenniges also pointed out the subtle change in dimensions in total depth as well as pulling the garage forward a little further from his previous application. The applicant is using a single door to conserve the width of a garage. Also, the depth will have enough room to store his boat and other vehicles and equipment by being 68' deep. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Osterloo to recommend approval of the variance. All present voting aye; motion carried.

8. Variance Permit: Michael & Delana Krause

Michael & Delana Krause have applied for a Variance Permit for a combination of attached and detached accessory buildings of 2,716 square feet vs 2,000 square feet to build a new detached accessory building of 2,040 square feet; located at 1020 Chalkstone Dr, legally described as Lot 1, Block 1 Northridge Park, City of Mitchell, Davison County, South Dakota. The said real property is zoned R1 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 five letters/emails received, one that had some questions but later sent an email for approval, so in the end four neighbors sent letters of approval. Jenniges stated the applicant would like to build a new detached accessory building containing a front portion that would be a garage, the middle portion would be a shop and a rear portion that would be storage for yard equipment. If the variance is approved, they would reside their house to match the new detached accessory building. The existing attached garage does not have enough storage for their needs. Jenniges did note that covenants were brought up in one of the responses. He also noted the city does not regulate covenants for developments, that is on the board created by the covenants. The applicant was present to answer questions.

Michael Krause said they talked to all the neighbors and Storm's would like the accessory bundling to be built back at 35' instead of 25' for the front yard setback to which they have no issue appealing their neighbors request. He also noted the covenants do not pertain to the size of the shed, rather the materials being used to construct them.

Motion by Osterloo, seconded by Sonne to recommend approval of the variance. Roll call vote: Genzlinger – abstain, Havlik – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 4 aye, 0 nay, 1 abstain, 2 absent; motion carried.

9. Variance Permit: Chuck Stevenson

Chuck Stevenson has applied for a Variance Permit for a combination of attached and detached accessory buildings of 4,216 square feet vs 2,000 square feet to build a new detached accessory building of 3,312 square feet; located at 114 S Harmon Dr, legally described as Lots 4 & 5A, Block 3 and that portion of vacated Indian Head Drive, all in Indian Head Second Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake 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 one letter received in favor. Jenniges went over the

layout of the new proposed detached accessory buildings that will be built into one structure essentially. He noted the applicant is planning to use a two-toned metal appearance or possibly a brick veneer on the bottom front face. Also, he is thinking about placing a cupola on the top to dress it up. The applicant was present to answer questions.

Chuck Stevenson said he currently owns a couple of other sheds, one being on Sam Street and one being behind South Harmon Dr. He would like to sell those two sheds and would actually be downsizing from what he currently has for storage. He would like to have all of his belongings at his house instead of spread around at other locations.

Motion by Genzlinger, seconded by Sonne to recommend approval of the variance. All present voting aye; motion carried.

10. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #34

Jenniges gave an overview of the area and the plat that was previously approved, it is the Make-it-Mine area. A notice was published in the official newspaper. The applicant will be moving ABRA bodyshop to this location.

Johnson gave an overview of the TIF stating this follow closely to TIF 33. City staff had done an initial review and the applicant updated their application based on the review. Johnson noted this TIF meets the city's TIF handbook requirements as well as state requirements. This TIF is a grant pass through and does not go against the city's debt capacity.

Motion by Genzlinger, seconded by Schmitz, to set the boundaries for TIF District #34 to include the following:

Plat of Lot 1 of Finley First Addition to the City of Mitchell, Davison County, South Dakota.

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

Motion by Schmitz, seconded by Genzlinger to approve the project plan and recommend approval of TIF District #34. Roll call vote: Genzlinger – aye, Havlik – absent, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – abstain. 4 aye, 0 nay, 1 abstain, 2 absent; motion carried.

11. Plat: Lots 5-A and 5-B, a subdivision of Amoco Irregular Tract in the North 1/2 of the SE 1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Eight West LLC

Jenniges gave an overview of the area. This is around Super 8 Hotel. It is zoned Highway Business and all the setbacks from the new plat are met. There is an ingress/egress easement to get to 5-B across 5-A. Paul Keipke of SPN was present to answer any question on behalf of the owner.

Motion by Schmitz, seconded by Osterloo to approve the plat. All present voting aye; motion carried.

12. Discussion Item Only: 10-4-4-Similar Uses-Shipping Container Storage Units

Jenniges said an individual in town as requested to place shipping containers on his property and rent them out as storage containers. The individual noted that this is being done in other towns. After discussion internally, it was decided this item should be brought in front of this board to discuss 10-4-4: Similar Uses. The definitions of Self-Service Storage Facility, Outside Commercial Storage and Outside Storage were looked at and discussed. Also, the location for zoning where these containers could/would be used was discussed as well. Using them as part of a business for storage vs renting them out for others to store their belongs in them as part of a business was also discussed. After discussion of the different definitions, the board felt a new definition should be created for these shipping containers and then look at what zoning they should be placed in for permitted or conditional use. Also the board requested to have staff reach out to other entities to see how they are regulating them.

13. Other Business:

None.

14. Public Input:

None.

15. Adjourn

Chairperson Larson adjourned the meeting at 12:39 P.M.



Jay A. Larson
Planning Commission Chairperson