



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
May 13, 2024

1. Call to Order

Chairperson Larson called the May 13, 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, Larson, Osterloo, Sonne.

Absent: Havlik, Jirsa, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Genzlinger, seconded by Osterloo to approve the amended agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: April 22, 2024

Motion by Sonne, seconded by Osterloo to approve the proposed minutes of the April 22, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: May 28, 2024

Motion by Genzlinger, seconded by Sonne to set the date for the next Planning Commission Meeting for May 28, 2024. All present voting aye; motion carried.

7. Plat: Lot 5-A, a subdivision of Lot 5 of North Maui's First Addition, a subdivision of Lot 4 in the East 1/2 of the West 1/2 of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Scott Palmer

Jenniges noted this is outside the city limits but within the ETJ, so it's still the City of Mitchell zoning authority. The applicant is subdividing his existing parcel to build a residence on and the bank is requesting that it be on a separate parcel to the shed. Davison County Planning Commission has heard and approved it already. The County Commission will hear about it on May 14, 2024. The applicant was not present to answer questions.

Genzlinger inquired about the condition of Sara Ave. Jenniges replied that it is an unimproved gravel ROW, and it is the developers' responsibility to maintain the road.

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

8. Plat: Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota; as requested by Longs

Jenniges noted this is outside the city limits but within the ETJ, so it's still the City of Mitchell zoning authority. The applicant is parceling off a piece of property to sell for a residence to be built on. Davison County Planning Commission has heard and approved it already. The County Commission will hear it on May 14, 2024. The applicant was present to answer questions.

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

9. Plat: Tract 1 of Blacksten Addition in the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4) of Section 2, Township 102 North, Range 60 West of the 5th P.M., Davison County, South Dakota; as requested by Scott Blacksten

Jenniges noted this is outside the city limits and the ETJ but within 3 miles of the city limits, so the city has to approve of the plat as well. The zoning authority is Davison County. The land is currently described by measurements, so a building permit can not be obtained per county ordinance. They are platting it to come in compliance with the ordinance. Any variances required will only be heard by the county. Davison County Planning Commission has heard and approved the plat. Davison County Commission will hear it on May 14, 2024. The applicant was not present to answer questions.

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

10. Plat: Tract A and Tract B of Skinner's Addition, in the SW 1/4 of Section 14, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Loren & Suzanne Skinner

Jenniges noted this is outside the city limits and the ETJ but within 3 miles of the city limits, so the city has to approve of the plat as well. The zoning authority is Davison County. The applicant is subdividing his existing parcel for his son to build on the new parcel. The bank is requiring the land to be built on be in the son's name. The existing shed where the property lines meet has been removed. Any variances required will only be heard by the county.

Davison County Planning Commission has heard and approved the plat. Davison County Commission will hear it on May 14, 2024. The applicant was not present to answer questions.

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

11. Plat: Lots 1, 2, and 3, and Trudeau Court, all in Trudeau Addition in the East 1/2 of

the SW 1/4 of the SE 1/4 of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Ray & Rhonda Trudeau

Jenniges noted this is outside the city limits and the ETJ but within 3 miles of the city limits, so the city has to approve of the plat as well. The zoning authority is Davison County. The applicant is platting off three lots for his children to build on and a road. Davison County LEPC has approved the road name. There is floodplain in this area, but they will be building outside of it as per Davison County ordinance. Any variances required will only be heard by the county. There is a drainage easement between lots 1 and 2 for the abutting subdivision to drain their water across the land down to the creek. Davison County Planning Commission has heard and approved the plat. Davison County Commission will hear it on May 14, 2024. The applicant was not present to answer questions.

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

12. Plan Approval: Sandbox Ventures, 715 S Rowley St, zoned Highway Oriented Business

Jenniges noted the applicant would like to build a spec commercial building, similar to Danny Prom on S Burr St. It will be a metal building that has to be structurally stamped because it is over 50' wide. It meets setbacks for Highway Oriented Business. There will be off-street parking on the south side of the building. Neighbors can request a privacy fence be built at the applicants expense. The applicant has a purchase agreement for the property with the condition the board approves the plan. Jenniges gave the history of the rezone as well as the two prior plan approvals that were approved but never built.

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

13. Other Business:

None.

14. Public Input:

None.

15. Adjourn

Chairperson Larson adjourned the meeting at 12:16 P.M.



Jay A. Larson
Planning Commission Chairperson