



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
May 28, 2024

1. Call to Order

Chairperson Larson called the May 28, 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, Havlik, Jirsa (telephonically), Larson, Osterloo, Sonne.

Absent: Genzlinger, Schmitz

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 13, 2024

Motion by Sonne, seconded by Osterloo to approve the proposed minutes of the May 13, 2024 Planning Commission Meeting. Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: June 10, 24

Motion by Havlik, seconded by Sonne to set the date for the next Planning Commission Meeting for June 10, 2024. Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #35

Jenniges explained TIF #35 is for affordable housing. The plan is to build a 35-unit apartment building consisting of 10-single bedroom, 17-two bedroom and 8-three bedroom. Copper Flats

LLC is the developer and Copper Flats LP will be the owner once the project is complete. The total cost of the project is estimated at \$6.3 million and of that there is \$1.3 million of TIF eligible expenses but the developer is only requesting a TIF of \$675,486. This is a grant pass through TIF like recent TIF's the city has approved. It was also noted that city staff did a review of the TIF and questions and concerns were answered prior to final application of the TIF.

Ellwien noted a housing study that was completed a few years ago identifying the need for more low income housing. Because they are identified as a low income housing TIF they are able to get funding from the South Dakota Housing Authority as well.

Terry Sabers of MAHI stated they are the non-profit entity sponsoring the TIF. They are working with Loyd Companies. The low income housing requirements are 40%, 50% and 60% of medium income. He also said this TIF meets state requirements.

Doescher questioned the timeline of the project if it were approved. Kellen Erpenbach of Loyd Companies said that they would like to break ground in July 2024 with an anticipated build out period of one year. So the plan is to open in July 2025 and be fully occupied in early 2026.

Motion by Havlik, seconded by Sonne, to set the boundaries for TIF District #35 to include the following:

Plat of Lot 1A in Block 3 of Stardust Subdivision to the City of Mitchell, Davison County, South Dakota.

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

Motion by Sonne, seconded by Havlik to approve the project plan and recommend approval of TIF District #35 to Council. Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

8. Other Business:

None.

9. Public Input:

None.

10. Adjourn

Chairperson Larson adjourned the meeting at 12:13 P.M.



Jay A. Larson
Planning Commission Chairperson