



Planning Commission
City Council Chambers, City Hall, 612 N. Main Street
June 10, 2024

1. Call to Order

Chairperson Larson called the June 10, 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, Larson, Osterloo, Schmitz, Sonne.

Absent: Jirsa.

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

3. Declaration Of Conflicts Of Interests

None.

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: May 28, 2024

Motion by Havlik, seconded by Osterloo to approve the proposed minutes of the May 28, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 24, 2024

Motion by Schmitz, seconded by Genzlinger to set the date for the next Planning Commission Meeting for June 24, 2024. All present voting aye; motion carried.

7. Rezone Hearing and Recommendation: Muth Properties LLC and Puetz Realty LLC

Muth Properties LLC and Puetz Realty LLC has requested the following lots be rezoned:
Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said
Lots & West ½ of vacated Langdon St, All in Block 16, D. A. Scotts 1st Addition, City of
Mitchell, Davison County, South Dakota;

Northerly 13.6' of Lots 1-6, Block 1 & West ½ of vacated Langdon St & South ½ of vacated
Railroad ROW lying North and adjacent to said Lots & West ½ of vacated Langdon St, M.H.
Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

Lots A, B & C, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

West 12.19' x South 153.5' of Lot 4 & East 13' x South 153.5' of Lot 5, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

All from R2 Single-Family Residential District to TWC Transportation Warehousing & Commercial District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two letters returned in favor that made the packet and one in favor that did not make the packet. The applicants were present to answer questions.

Jenniges said this rezone came to light because Muth Properties is listing their property for sale and part of it is zoned R2 and part is zoned TWC. After doing some research there are some old maps that have all their property as TWC and some like it currently is. Puetz Realty LLC has the same issues with some old maps being different from what it is currently zoned. The zoning map was codified in 2012, so that is the map of record that has to be used. The Comprehensive Plan has these locations listed as Heavy Commercial/Transportation/Warehousing/Utilities.

Schmitz questioned if changing the zoning would affect any property tax? Jenniges said the zoning is separate from the county's taxing, he said he figured it was already being taxed as a commercial property and not a residential property.

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

8. Variance Permit: Zion Lutheran Church

Zion Lutheran Church has applied for a Variance Permit for maximum total square feet of signage of 40 square feet vs 16 square feet. This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey 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 two letters returned in favor that made the packet and one letter opposed to a sign on 4th Ave. The applicant was not present to answer questions.

Jenniges stated the existing monument sign on the south side of the alley will be removed and the new freestanding pole sign will be placed on the north side of the alley.

Motion by Schmitz, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – nay, Havlik – aye, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 5 aye, 1 nay, 1 absent; motion carried.

9. Conditional Use Permit: Arlen Schuh

Arlen Schuh has applied for a conditional use permit for self-service storage facility with varying compartment sizes; located at 1910 N Foster St, legally described as W425' of N240.42' of Lot A-2 Ex S 105' all in Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned 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 were no letters returned. The applicant was present to answer questions.

Jenniges stated the applicant came for a building permit and upon research, they are over 2,000 square feet allowed for accessory buildings within the R4 District but there is actually no primary permitted use building. So, it was decided this is actually a self-storage facility since he is renting out space to people for storage and a CUP should be approved prior to any other building permits being approved.

The applicant presented a photo of the 40' x 40' building he would like to move from Dakota Fest grounds to use for storage.

Motion by Genzlinger, seconded by Sonne to recommend approval of the conditional use.

Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Larson – aye, Osterloo – aye, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

10. Variance Permit: Terry Rietveld

Terry Rietveld has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located on the lot between 84 and 92 S Harmon Dr, legally described as Lot 2, Block 4, 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 were 2 letters returned in favor that made the packet and one in favor that did not make the packet. The applicant was present to answer questions.

Jenniges stated the applicant is removing one of the existing buildings and would like to build a new accessory building to fit his RV.

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

11. Plat: Volesky Properties LLC

Plat of Tracts 1, 2, 3 and 4 in Lot 1-A, Block C of Westview Addition in the SE 1/4 of Section 20, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. The applicant would like to subdivide an existing parcel into 4 smaller lots to build contractor's shops and storage area which is permitted within

TWC. All proposed lots meet lot size and width requirements for TWC. 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. Plat: Ethan Coop Lumber

Plat of Lot AB, Block 1 of Lakeridge Addition, a subdivision of Irregular Tract No. 1 in the NW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area. This plat is following the master plan, they are just combining two of the proposed lots from the master plan. The applicant was not present to answer questions.

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

13. Other Business:

None.

14. Public Input:

None.

15. Adjourn

Chairperson Larson adjourned the meeting at 12:22 P.M.



Jay A. Larson
Planning Commission Chairperson