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

1. Call to Order

Jenniges called the July 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. Recognition of Jay Larson's 40 years of Service to Planning Commission

Mayor Hanson read the following.

Jay Larson was appointed to Planning Commission on June 14, 1984 and voted chairman of the Planning Commission for the first time at the May 28, 1985 meeting. Jay Larson has been part of multiple ordinance revisions/amendments and helped with several comprehensive plan updates. Jay Larson has signed over an estimated 1,000 plats during his time as chair. Jay Larson's last meeting was June 24, 2024.

I, Jordan Hanson, Mayor of the City of Mitchell do hereby give Jay Larson a Key to the City of Mitchell for his 40 years of Service on the Planning Commission and in honor of all the doors he has helped the citizens of Mitchell open over the years.

3. Roll Call

Quorum is met, simple majority vote required for all items.
Present: Doescher, Genzlinger, Havlik, Osterloo, Schmitz, Schreurs, Sonne.
Absent: Jirsa.
Staff Present: Dammann, Ellwein, Mayor Hanson, Jenniges, J Johnson, Schroeder.

4. Election of Officers

Election of Chairperson for a 1 year term from July 2024 to June 2025.
Motion by Sonne, seconded by Schmitz to nominate Genzlinger as Chairperson.

There being no other nominations, motion by Osterloo, seconded by Schmitz, that nominations cease and a unanimous ballot be cast. All present voting aye, motion carried

Chairperson Genzlinger took over the meeting.

Election of Vice-Chairperson for a 1 year term from July 2024 to June 2025.
Motion by Genzlinger, seconded by Schmitz to nominate Osterloo as Vice-Chairperson.

There being no other nominations, motion by Schmitz, seconded by Sonne, that nominations

cease and a unanimous ballot be cast. All present voting aye, motion carried.

5. Declaration Of Conflicts Of Interests
None.

6. Approve Agenda
Motion by Schmitz, seconded by Havlik to approve the proposed agenda. All present voting aye, motion carried.

7. Approval of Previous Minutes: June 24, 2024
Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the June 24, 2024 Planning Commission Meeting. All present voting aye, motion carried.

8. Schedule Next Meeting: July 22, 2024
Motion by Havlik, seconded by Osterloo to set the date for the next Planning Commission Meeting for July 22, 2024. All present voting aye, motion carried.

9. Conditional Use Permit: Darla Kummer
Darla Kummer has applied for a conditional use permit to operate a Family Residential Daycare; located at 1503 S Miller St, legally described as N 130' of Lot 16A, Block 16, Sunny Side 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. The applicant was present to answer questions.

The applicant stated she will be state certified and has already passed their inspection. She has a a new playground set, a fenced backyard and removed a pool that was previously there.

Motion by Osterloo, seconded by Schmitz to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. All present voting aye, motion carried.

10. Plat: Ethan Coop Lumber
Plat of Lot 2, Block 3 of Lakeridge Addition, a subdivision of Irregular Tracts Nos. 1 and 2 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 stated this follows their master plan. This will be the 5th lot platted in this development. There will be a few minor changes to the first page plat to fix a few mistakes, but will not affect the legal or boundaries of the proposed plat.

Motion by Schmitz, seconded by Havlik to approve the plat as amended. All present voting aye, motion carried.

11. Other Business:
Jay Schreuers introduced himself to the board and gave a brief history of his work and family background.

Genzlinger questioned the input from the board on their opinions of the City Council work session being held on some lake lots. Justin Johnson gave a high level description of what will be discussed tonight at council and the procedures that follow the different options. Jenniges noted there is a lot of land and ROW around the lake that has not been platted so a first step of just platting land isn't saying other projects or land sales will happen. The overall layout of some of the proposed parcels follows the zoning of the area if they were to be platted. Ellwein noted there would be no votes tonight, just discussion only.

12. Public Input:
None.

13. Adjourn
Chairperson Genzlinger adjourned the meeting at 12:23 P.M.

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Kevin Genzlinger
Planning Commission Chairperson