



Planning Commission 9-23-24
City Council Chambers, City Hall, 612 N. Main Street
September 23, 2024

1. Call to Order

Chairperson Genzlinger called the September 23, 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, Jirsa (telephonically), Osterloo, Schmitz, Sonne.

Absent: Schreurs.

Staff Present: Dammann, Mayor Hanson, Jenniges.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: September 9, 2024

Motion by Osterloo, seconded by Schmitz to approve the proposed minutes of the September 9, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: October 15, 2024

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission Meeting for October 15, 2024. All present voting aye; motion carried.

7. Variance Permit: Paul Groenweg

Paul Groeneweg has applied for a variance permit for maximum height of 3 stories vs 2 ½ stories to build 3 story 6-plexes; located in the 1800 block of E 1st Ave, legally described as Lots 1, 2 and 3, Block 1 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned NS Neighborhood Shopping 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 responses in favor that did not make the packet,

with one requesting a fence and trees and one opposing that did not make the packet. All were handed out at the meeting. The applicant was not present to answer questions.

Jenniges explained that the ordinance currently has height restrictions by stories or by feet. In NS it is 2 1/2 stories but that is an arbitrary number because stories could be 8', 9' or other.

Because stories are defined, the applicant has to abide by that form of measurement instead of overall height. The applicant does not want to build a 6-plex with a garden view, he would like to build all above grade. The apartment building to the west is a 2-story building but looks taller because it is 60' wide, so the peak of the roof is much higher so it's often thought of a 3-story building but it is only a 2-story building.

Sonne questioned the zoning around these parcels and, height restrictions, which was answered it is R4 except the golf course. R4 allows for 6 stories or 65'. That makes neighborhood shopping more restrictive than what the neighboring zoning is. If it were rezoned to R4, they are permitted to have up to 24 units on a parcel. Over 24 units would require a CUP.

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

8. Other Business:

Jenniges stated there will be a Zoning Ordinance Review Public Input session on Wednesday, October 16, 2024 @ 2:00 P.M. in Council Chambers. Staff will consider discussions from this input session and begin the process of updating the ordinance. Next, there would be some smaller group meetings of staff, a Planning Commission member or two and a Council member or two to be able to bring proposals for changes to the Planning Commission for discussion over a period of time before starting the formal process of adopting and amending the zoning ordinance.

9. Public Input:

None.

10. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:14 P.M.



Kevin Genzlinger
Planning Commission Chairperson