



Planning Commission 10-28-24
City Council Chambers, City Hall, 612 N. Main Street
October 28, 2024

1. Call to Order

Chairperson Genzlinger called the October 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, Genzlinger, Havlik, Osterloo, Schmit (12:02), Schreurs, Sonne.

Absent: Jirsa.

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

3. Declaration Of Conflicts Of Interests

Sonne item # 8.

4. Approve Agenda

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

Schmitz joined the meeting.

5. Approval of Previous Minutes: October 15, 2024

Motion by Sonne, seconded by Havlik to approve the amended minutes of the October 15, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: November 12, 2024

Motion by Havlik, seconded by Osterloo to set the date for the next Planning Commission Meeting for November 12, 2024. All present voting aye; motion carried.

7. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #38

Jenniges gave an overview of the area where TIF 38 would be located. He noted it was published in the official newspaper. This TIF is to modify an existing building into a brewery to be named Palace City Brewing. The applicant has been working with the railroad for the past couple of years to establish a boundary which has delayed the final TIF application. Jenniges noted the applicant is requesting around \$500,000 and has eligible TIF expenses of around

\$990,000. This is a developer-financed TIF which makes this a grant pass through and does not go against the city's constitutional debt. The applicant has 5 years to spend the \$500,000 and 20 years to pay it back through the tax increase. The applicant was present to answer questions.

Johnson noted the applicant waved the discretionary formula and will have to certify their costs with city finance.

Motion by Havlik, seconded by Sonne, to set the boundaries for TIF District #38 to include the following:

LOT R-1 OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL LYING IN THE SE ¼ OF SECTION 21, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, ACCORDING TO THE PLAT FILED IN BOOK 21 OF PLATS, PAGE 39 ON SEPTEMBER 16, 2005 IN THE OFFICE OF THE REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA

Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Osterloo – aye, Schmitz – abstain, Schreurs – aye, Sonne – aye. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

Motion by Havlik, seconded by Osterloo to approve the project plan and recommend approval of TIF District #38. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Osterloo – aye, Schmitz – abstain, Schreurs – aye, Sonne – aye. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

8. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #39

Jenniges gave an overview of the area where TIF 39 would be located. He noted it was published in the official newspaper. MAD Garage is located currently in Commerce Park and will be relocated to the intersection of the bi-pass and Main Street. It will create 5 new jobs.

Jenniges noted the applicant is requesting around \$330,000 and has eligible TIF expenses of around \$330,000. This is a developer-financed TIF which makes this a grant pass through and does not go against the city's constitutional debt. The applicant has 5 years to spend the \$330,000 and 20 years to pay it back through the tax increase. The applicant was present to answer questions.

Johnson noted the same comments as TIF 38, the applicant waved the discretionary formula and will have to certify their costs with city finance.

Don Petersen, representing the applicant, introduced Spencer Maschen of MAD Garage. They believe this TIF will help with the rebirth of N Main St along with the Krohmer Plumbing TIF that was already approved. The applicant has an existing business and will move to a new location. He will also be expanding his business by washing more implement equipment.

Motion by Schmitz, seconded by Havlik, to set the boundaries for TIF District #39 to include the following:

OUTLOTS 20 AND 21 LESS AND EXCEPT LOTS H1 AND LOTS H2 OF GREEN'S OUTLOTS IN THE NW ¼ OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF

MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

Motion by Osterloo, seconded by Sonne to approve the project plan and recommend approval of TIF District #39. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – absent, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

9. Plat: Ellwein, Denis & Brenda

Plat of Lot B of Big Bend Addition in the NW 1/4 of Section 1 and the NE 1/4 of Section 2, All in T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges noted this is outside city limits and the ETJ but within 3 miles of city limits. Davison County has the zoning jurisdiction for this land. They will hear it at their November meetings. The applicant was not present to answer questions.

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

10. Plat: Riggs, Rondald & Michele

Plat of Tract 3 in the West 626.84 feet of Lot 5 of Crane's Addition, in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges noted this is outside the city limits, but with the ETJ, therefore, it is the City of Mitchell's zoning jurisdiction. This meets the requirements for Urban Development zoning. The applicant was not present to answer questions.

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

11. Plat: CJM Consulting Inc

Plat of Lot 10, Block 1 of Westwood First Addition, a subdivision of SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges explained the location of this plat. It is zoned TWC and fits within the zoning code. The applicant was not present to answer questions.

Genzlinger questioned drainage for the area to which Schroeder said the applicant will be performing a complete site review prior to any building permit being issued.

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

12. Plat: Railroad Pines LLC

Plat of Lot A-3, a subdivision of Lot A-1 of N. Boyden First Addition, a subdivision of the SE 1/4 of the NE 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges noted this is outside the city limits, but with the ETJ, therefore it is the City of Mitchell's zoning jurisdiction. This meets the requirements for R4 High Density Residential District. They are platting off the dwelling to sell. The applicant was not present to answer questions.

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

13. Plan Approval: Tingle, Merlin

Jenniges explained the applicant would like to build a cold storage building at 1800 S Loma Linda Drive. This is zoned Highway Oriented Business District. The water will run to the southwest of the property where there is a culvert. He is cleaning out the ditch running south from Loma Linda Drive to help mitigate drainage issues for the area. The applicant was not present to answer questions.

Schroeder noted the existing property with gravel already has runoff and putting a building on it will not change the runoff.

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

14. Other Business:

Jenniges noted there were two citizens and one board member that came to the October 16, 2024 zoning open house.

Jenniges stated he attended the SDPA in Box Elder this past weekend. Main topics were parking, hybrid zoning, vacation rentals and floodplain.

15. Public Input:

None.

16. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:25 P.M.



Kevin Genzlinger
Planning Commission Chairperson