Planning Commission 11-12-24
City Council Chambers, City Hall, 612 N. Main Street
November 12, 2024

1. Call to Order
Chairperson Genzlinger called the November 12, 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: Genzlinger, Havlik, Jirsa (telephonically), Osterloo, Schmitz, Schreurs.
Absent: Doescher, Sonne.
Staff Present: Ellwein, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests
Schmitz item #10

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

5. Approval of Previous Minutes: October 28, 2024
Motion by Schmitz, seconded by Osterloo to approve the proposed minutes of the October 28, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: November 25, 2024
Motion by Havlik, seconded by Osterloo to set the date for the next Planning Commission Meeting for November 25, 2024. All present voting aye; motion carried.

7. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #40
Jenniges gave an overview of the area where TIF 40 would be located. He noted it was published in the official newspaper. This TIF by Golden Prairie Apartments LLC is to create affordable housing through two 24 unit apartment buildings. This apartment would be located to the west of Menards and north of an apartment currently under construction. The apartments would have to be rented at or below 80% of the area median income. Jenniges noted the applicant is requesting around $1,610,000 and has eligible TIF expenses of around $1,700,000. 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 $1,610,000 and 20 years to pay it back through the tax increase. The applicant was present to answer questions.

Osterloo questioned that with Steve Sibson speaking out about most of the previous TIF's if the city is missing something. Johnson answered that Mr. Sibson just has a philosophical difference on the use of TIF's then the city does.

Skyler Mickelson of Morgan Theeler representing the applicant said that he and Don Petersen talked to Mr. Sibson after the last council meeting to answer any of his questions about TIF's, but does expect to see him at the council meeting for approval of this TIF.

Motion by Havlik, seconded by Schmitz, to set the boundaries for TIF District #40 to include the following:

LOT ONE (1), EXCLUDING LOT ONE-A (1A) IN BLOCK THREE (3) OF STARDUST SUBDIVISION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

All present voting aye; motion carried.

Motion by Schmitz, seconded by Osterloo to approve the project plan and recommend approval of TIF District #40. All present voting aye; motion carried.

8. Variance Permit: Kyle Zacher

Kyle Zacher on has applied for a Variance Permit for maximum height of an accessory building of 30' vs 22' to add onto existing garage and creating a mezzanine in the new portion of the garage with enough room under the mezzanine for the garage doors to open.   This is located at 1420 E Hanson Ave, legally described as Lot 1, Block 8, Fair View Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Jenniges explained neighbors were notified, sign posted and published in the official newspaper. There were two responses in favor of the variance. The applicant would like to put an addition onto his existing garage. He does meet all the required setbacks and is under the 2,000 square feet. The applicant has submitted a sketch that is in the packet for the footprint of the addition. The applicant was present to answer questions.

The applicant presented a packet containing history of their property and reason for why they would like to build the garage addition. Also included in the packet was a set of drawings.

Genzlinger questioned what their hardship was, and was answered that their basement keeps flooding, and they would like to move stuff from down there to the mezzanine.

Schreurs questioned if all the vehicles that are shown on the GIS view would be moved inside and that was answered that they would be. Schreurs said he walks by the house often and believes this would help to clean up the site.

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

9. Plan Approval: Hackberry Holdings LLC

Jenniges reminded the board that this piece of property had just been rezoned to HB for the purpose of this project. The applicant would like to build a 50' x 175' cold storage building. This is located at 1005 S Lawler St. The applicant has submitted drawings of the proposed project that are in the packet. The applicant was not present to answer questions.

Genzlinger question drainage on the property. Schroeder noted that the lot is all hard surface now and a building on the location will not increase the amount of runoff.

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

10. Plan Approval: Milkyway

Jenniges explained the applicant would like to create a drive thru at the old Hungry Dog/Zesto's bulding. The applicant submitted an overall plan for the drive thru and parking which is included within the packet. This is located at 422 S Sanborn Blvd. The applicant was present to answer questions.

Genzlinger questioned if this would be a 9-month operational period. Allen Lepke stated that is the plan. Also, he stated they plan to gut the building and make it usable for them. They also plan to blacktop/seal the parking lot and clean up the rest of the area.

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

11. Plat: Ethan Coop Lumber

Plat of Lot 5, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges explained this plat follows the master plan for the development and there are only a few more pieces of land to be platted in this development. This plat does meet the requirements in their PUD. The applicant was not present to answer questions.

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

12. Plan Approval: Mitchell Telecom

Jenniges noted the site plan that was included within the packet. The applicant would like to place a 12' x 28' structure on the property to house equipment. This is located in the 1500 block of N Commerce St. The applicant provided a site plan and structure pictures in the packet. The applicant was present to answer questions.

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

13. Other Business:

None.

14. Public Input:
None.

15. Adjourn
Chairperson Genzlinger adjourned the meeting at 12:18 P.M.

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Kevin Genzlinger
Planning Commission Chairperson