



Planning Commission 1-13-25
City Council Chambers, City Hall, 612 N. Main Street
January 13, 2025

1. Call to Order

Chairperson Genzlinger called the January 13, 2025 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, Schreurs, Sonne.

Absent:

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Schmitz, seconded by Havlik to approve the proposed agenda. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval of Previous Minutes: December 9, 2024

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the December 9, 2024 Planning Commission Meeting. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. Schedule Next Meeting: January 27, 2025

Motion by Osterloo, seconded by Havlik to set the date for the next Planning Commission Meeting for January 27, 2025. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. Plat: Palace Brewing LLC

Plat of Lots A, B, and C of Depot Second Addition to the City of Mitchell, Lying in the NE 1/4 of the SE 1/4 of Section 21, and in the NW 1/4 of the SW 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges explained the board has seen a similar version of the plat but some of the dimensions changed but not the legal description therefore it has to come before the boards again. Also the previous plat with this legal was never filed. The applicant was not present to answer questions.

Motion by Havlik, seconded by Schreurs to approve the plat. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

8. Conditional Use Permit: Ashbrook Trail Apartments Limited Partnership

Ashbrook Trail Apartment Limited Partnership has applied for a conditional use permit for multi-family dwellings of more than 24 units; located in the 2100 block of North Minnesota St, legally described as Block 1 Ex N 345' and Ex Lot 1, Block 1 of Fullerton Properties' First Addition, City of Mitchell, 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 was one response with concerns over traffic and parking that made the packet and one response with concerns over traffic and pedestrian walking that did not make the packet but was handed out at the meeting. The applicant was present to answer questions.

Joan Franken explained this will be a 43 unit senior (over 55) living apartment complex consisting of 27 one bedroom apartments and 16 two bedroom apartments. The current layout shows access only from Minnesota Street and not Wisconsin Street. There is enough room for fire trucks to turn around in the 65 stall parking lot. She has units in Sioux Falls, Aberdeen and Mitchell. Grandview are the apartments in Mitchell currently. She stated only about 65% of tenants have vehicles and the average age is 70 to 75 years old. She does not anticipate a lot of vehicle traffic out and about at peak times of 8 and 5.

Genzlinger stated he believes this is a good location for the project as the lot has sat empty for many years.

Jirsa had a question on how they can limit the age of the tenants. Franken explained the program they are enrolling in is a federal and state housing program which allows them to decide at the beginning of the project. There is a 40 year deed restriction that keeps it as a senior (55 and older) apartment. There can also be a 62 year old restriction but that is more along the lines of congregate care facilities.

Gopal Vyas is the managing partner of Countryside Living. He stated their concern is in regard to vehicles on Wisconsin St, both moving and parked. He also wants to make sure there is beautification done with the construction. He said he researched the project online since there was no material provided with the CUP application and found different room numbers for this project. Also, he questioned how the apartment will be built for stories. The applicant stated there could have been some misinformation from when the market rate publication was completed. She reiterated it will be a 43 unit apartment complex. This will be a three story above grade apartment.

Schroeder noted the city landscape ordinance that will need to be followed. Also noted that there is no curb and gutter on Wisconsin St at this time so no sidewalk would be required but

the city could study the area and that could happen in the future. Genzlinger had some concerns about no sidewalk to the north of this project on Minnesota St. Jenniges noted that had been discussed at a council meeting prior to this application and a possible assessment project for that sidewalk being installed.

Motion by Schmitz, seconded by Jirsa to recommend approval of the conditional use with the condition of no vehicular access from Wisconsin Street. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

9. Plat: Michael & Jean Haley Joint Revoc Trust

Plat of Lot 3 of Haley Addition in Government Lot 4 of the NW 1/4 of Section 3, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges explained this lies outside city limits but within the ETJ so therefore it is city's zoning jurisdiction. County Planning Commission has approved the plat and their county commission will hear it at their next meeting. The applicant was not present to answer questions.

Motion by Havlik, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

10. Variance Permit: Bob Jackson

Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The 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 three response in favor that made the packet and one in favor that did not make the packet. Jenniges said the applicant owns a portion of the legal description and has a purchase agreement on the other portion contingent to the variance being approved. The applicant will be building on a lot and a half which will be a parcel of 150' wide. He would like to have the attached garage at the requested size to be able to store all of his vehicles, trailers and equipment in as well as room for a shop for hobby projects. He will also have a yard shed in the rear of the lot. The applicant was present to answer questions.

Bob Jackson stated he would like to be able to park his cars and trailers inside. He wants to keep the place looking nice.

Genzlinger question if he will be doing any wrenching for customers to which was answered no, just for his projects.

Schreurs stated he lives in the neighborhood and is happy to hear nothing will be parked outside.

Motion by Havlik, seconded by Schmitz to recommend approval of the variance. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

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



Kevin Genzlinger
Planning Commission Chairperson