



Planning Commission 11-10-25
City Council Chambers, City Hall, 612 N. Main Street
November 10, 2025

1. Call to Order

Chairperson Genzlinger called the November 10, 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: Bathke, Genzlinger, Gunkel, Havlik, Osterloo, Schmitz, Schreurs, Sonne.

Absent:

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

3. Declaration Of Conflicts Of Interests

Sonne item #10

Schreurs item #9.

4. Approve Agenda

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

5. Approval of Previous Minutes: October 27, 2025

Motion by Schmitz, seconded by Osterloo to approve the proposed minutes of the October 27, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: November 24, 2025

Motion by Sonne, seconded by Havlik to set the date for the next Planning Commission Meeting for November 24, 2025. All present voting aye; motion carried.

7. Variance Permit: Habitat for Humanity

Habitat for Humanity has applied for a Variance Permit for east side yard setback of 0' vs 3' on Lot 8, Block 13; west side yard setback of 0' vs 3' on Lot 9, Block 13 to build a twin home across property lines. This is located at 1204 & 1208 E 1st Ave, legally described as the Lot 8 & 9, Block 13, Gleeson's Addition, 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 was one response in favor of two different addresses. The applicant was present to answer questions.

Jenniges stated the applicant would like to build a twin home and sell each half, which means they will have a shared wall on the property line, which is why they are requesting the variance permit. If they were to plat the two existing lots into one, they would have to replat again at the time of selling each side of the duplex or sell off half of the new plat and then become a legal non-conforming lot.

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

8. Plat: Marc & Michelle Mebius & Mebius Holdings LLC

Lots 1, 2 and 3, Mebius Addition, the NW 1/4 of Section 14, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He explained that it is just outside the city limits but within the ETJ, so it is still the city's zoning jurisdiction. The applicant is platting this for future plans. There is an easement to get to lot 3 through lot 1. The County Planning Commission heard it at their last meeting and the County Commission will hear it on Nov 13. The applicants were not present to answer questions.

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

9. Plat: Servicemen's Memorial Cemetery Association

Plat of Veterans Memorial Park Tract 1, a subdivision of the SE 1/4 of the WSE 1/4 of the SW 1/4 of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He stated this was postponed at a previous meeting. The applicants have agreed to the size and easements for this updated plat. This is still in the county but within the ETJ so it's the city's zoning jurisdiction. The County Planning Commission has approved the plat and the County Commission will hear it at their next meeting. Jenniges noted that the pdf within the packet does not have the Highway Road Authority signature block but the mylar does. The applicant was present to answer questions.

Dwight Stadler, secretary of the Servicemen's Memorial Cemetery Association, wished the USMC a happy 250th birthday. He also mentioned that Tuesday would be Veterans Day, and he thanked all veterans for their service. He said the plat was redone to their liking by adding a couple of feet to the width and length and also including the utility easement and that they now support the plat as presented.

Doctor Marty Christensen said this plat will aid in the process of getting the restroom built out there. They plan for construction in the spring and the additional footage will give enough room for maintenance.

Motion by Havlik, seconded by Schmitz to approve the plat with the addition of the Highway Road Authority signature block. All present voting aye with Schreurs abstaining; motion

carried.

10. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #45

Jenniges gave a GIS overview of the area for Legacy Shores LLC TIF #45. City staff did a review of the proposed TIF. This is for an event center and is classified as an economic development TIF. This will create 5 plus new jobs in the community as well as increase business to surrounding hotels, restaurants, florists, salons, and photographers. This project will create a venue for weddings, corporate meetings, fundraisers and similar functions. There will be an 8,620 sq ft of useable event space to include 300+ capacity in the main ballroom, a dedicated braid and groom suite, a designated commercial kitchen area, a conference room and landscaped gardens. The "but for" statement is on page 4 of the proposal. All land within the TIF has been annexed into the city limits. The TIF has an estimated annual economic impact of \$330,000. The existing land has an estimated base value by Davison County DOE of \$24,304. The active TIF's within the City of Mitchell are still under 10% of its current taxable value. It is actually under 2%. TIF eligible costs are \$250,000 for the City of Mitchell under administrative costs, which will be spent on infrastructure expenses and \$937,464 to the developer for discretionary costs and grants. The two total \$1,187,464, which is what the applicant is requesting. However, the projected increment created will be \$943,980.30. There will be no interest associated with this project and the length of the TIF shall not exceed 20 years. The applicant is also waiving their right to the discretionary tax abatement. The applicant will have to certify the costs to the City for reimbursements. Jenniges noted the table on page 13 was not updated and should be the same cost breakdown as on page 9. He noted the 2024 property tax rate/levy and stated the entities were notified of the TIF. A GIS view of the boundary is in the TIF document as well as a site plan. There will be no zoning changes since this was rezoned previously to a PUD and the SD DOR has submitted a preliminary classification of TIF #45 to be Economic Development. The applicant was present to answer any questions.

Steve Sibson stated he is not against the project, and he feels that it is a great project. He believes the TIF process has to be modified for all parties involved. He has sent a letter to the SD DOR stating he does not believe the TIF should be classified as Economic Development but has not heard back from them. The "but for" statement should be analyzed by a 3rd party because it is dealing with a public/private partnership. He believes the true value of the land is not correct, which will change the outcome of the increment.

Genzlinger asked Johnson if he had any concerns with the TIF as presented. Johnson stated the city did its internal review, and it meets the city's requirements as well as the states, and he has no legal concerns with the TIF.

Motion by Schmitz, seconded by Havlik, to set the boundaries for TIF District #45 to include the following:

Lot 3 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota;

The Sixty-six feet (66') of Irregular Tract Number 1 Parallel and Adjacent to the above described Lot 3 all in Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota;

All present voting aye with Sonne abstaining; motion carried.

Motion by Schmitz, seconded by Havlik to approve the project plan with the update on page 15 and recommend approval of TIF District #45. All present voting aye with Sonne abstaining; motion carried.

11. Other Business:

None.

12. Public Input:

Dwight Stadler believes the board should start with the Pledge of Allegiance like City Council does.

13. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:32 P.M.

A handwritten signature in blue ink, appearing to read "Kevin Genzlinger".

Kevin Genzlinger
Planning Commission Chairperson