



Planning Commission 5-11-26
City Council Chambers, City Hall, 612 N. Main Street
May 11, 2026

1. Call to Order

Chairperson Genzlinger called the May 11, 2026 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, Helleloid, Osterloo, Schmitz, Schreurs, Sonne.

Absent:

Staff Present: Boehmer, Hegg, Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: April 27, 2026

Motion by Schreurs, seconded by Osterloo to approve the proposed minutes of the April 27, 2026, Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: May 26, 2026

Motion by Schmitz, seconded by Osterloo to set the date for the next Planning Commission Meeting for May 26, 2026. All present voted aye; motion carried.

7. Plat: Sean & Karen Gerstenecker

Plat of Lots C-3 and C-4 in Lot C in the SE 1/4 of the SE 1/4 of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. He noted this is outside city limits but within three miles of city limits. It is the county's zoning jurisdiction. The applicant is platting their land into two lots which does require some variance for lot width, size, and setbacks of which the County Planning Commission has recommended approval and the County Commission will hear on May 12, 2026. The applicant was present to answer questions.

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

8. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #46

Jenniges gave an overview of the area for Legacy Pointe LLC TIF 46 using GIS. City staff did an initial review with comments returned to the applicant. He noted that there were changes to pages 9, 11 and 12 which were passed out at the meeting. Jenniges gave an overview of the TIF to include total eligible project costs of \$1,394,413 of which \$250,000 are administrative costs and \$1,144,413 are discretionary. This is a developer-financed TIF. He said it will be a for a 38-apartment complex consisting of 1 bedroom, 2 bedroom and 3 bedroom units. It will include a fitness center, community lounge with outdoor patio, a conference room, coffee bar, interior mailbox, security system and attached garage parking. On page five is the first location of the "But for" statement. Page 9 shows the active TIF's which have updated values from the original packet. It is still under 10% of the current taxable value. The term of the TIF is 20 years or when the \$1,394,413 has been paid out in tax payment. Page 11 update states city staff instead of the Finance Officer to certify the costs. Page 12 was the final change that now includes language because of the proposed legislature for the county to be paid a certain amount for collecting and passing on the increment. Language was added that this would be paid by the increment. Page 14 shows the total project to be \$7,834,336. The property is currently estimated to have a taxable value of \$31,750. The improvements to be made to the property are expected to be added to the assessed valuation. The estimated increment resulting from the improvements would be approximately \$3,800,000 in new value once fully developed. The last page has a letter from the Department of Revenue with a preliminary classification of Affordable Housing. The applicant was present to answer questions.

Johnson noted that the city will not receive the \$250,000 until the developer has been paid their reimbursement and there is increment left still.

Leah Vissia, Davison County Director of Equalization, asked if the applicant was waiving the discretionary formal and if this was an overlapping TIF. Jenniges answered yes and no, respectively.

Steve Sibson stated he believed it would not be fair not to approve this TIF, since the development corp had a TIF approved for affordable housing. He said he worked during the legislative session on TIF reform but not all the ideas were approved. He believes the \$250,000 and part of the discretionary cost and grant TIF eligible amounts should be in line item #1 and not #5 and #8 because it is dealing with infrastructure. He believes discretionary TIF's should be eliminated, but does recommend this TIF be approved.

Motion by Schmitz, seconded by Sonne, to set the boundaries for TIF District #46 to include the following:

Lot 4 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 4 all in Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison

County, South Dakota.

All present voted aye; motion carried.

Motion by Schmitz, seconded by Sonne to approve the project plan as amended and recommend approval of TIF District #46. All present voted aye; motion carried.

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

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



Kevin Genzlinger
Planning Commission Chairperson