

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES
JULY 1, 2008**

PRESIDING: Meyers

PRESENT: Meyers, Griffith, Fergen, Schmucker, Larson, Tracy

ABSENT: Everson

OTHERS: McGannon, Putnam, Hegg, Johnson, Overweg, Mayor Sebert, Stiles, Wilson

AGENDA: Motion by Fergen, seconded by Schmucker to approve the agenda. All members voting aye, motion carried.

MINUTES: Motion by Griffith, seconded by Schmucker to approve the minutes of June 9, 2008 meeting. All members voting aye, motion carried.

NEXT MEETING: Motion by Larson, seconded by Griffith, to schedule the next meeting for July 14, 2008 at 12:00 pm, subject to chair for hearings on petitions for rezoning and applications for variances and conditional use permits for publication and the Finance Officer be directed to give notice according to statute. All members present voting aye. Motion carried

VARIANCE: Bob Porter to construct a Garage, located at 5100 Fiala Rd, legally described as Lot 13, Fiala Addition, City of Mitchell, Davison County, South Dakota. Zoned R-L. Applicant will provide approximately a 2,288 square foot building instead of the 1,050 square foot requirement and requesting a height variance of 20 feet instead of the 17 feet that is required.

Mr. Porter was available for questions. He stated the siding will match the house.

Chuck Mauszycki, Sr stated he is favor of the Porter variances. He as the commission to consider other issues in the area such as additional improvements to Fiala Road and development of a R-5 district in the area. Meyers suggested this could be a future agenda item.

Motion by Larson, seconded by Griffith to recommend approve of the variances to the City Board of Adjustment. All members present voting aye, motion carried.

VARIANCE Norman Pearson to move a 14 x 22 accessory building, located at 1009 E 7th Avenue, legally described as E 45' of Lot 8, Block 4, Wilkinson's Addition, City of Mitchell, Davison County, South Dakota. Zoned R-4. Applicant will provide approximately a One Foot (1') side yard setback instead of the Three feet (3') that is required.

Mr. Pearson was available for questions. He stated he wants to remove a 9' x 19' structure and replace it with another structure present located at Philips Roofing. He will paint it and put on new shingles.

Motion by Schmucker, seconded by Larson to recommend approval of the variance with the condition the building official approve the structure. All members present voting aye, motion carried.

PLAT A Plat of Lot F and a portion of Sam Street, A Subdivision of previously platted Lot S of Maui Farms 2nd Addition, City of Mitchell, Davison County, South Dakota

Motion by Fergen, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

PLAT A Plat of Lot 9, Block 1, Woods 1st Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota.

Motion by Larson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

TIF # 10 Chairman Meyers opened the public hearing on the proposed Tax Increment Financing District # 10 by inviting applicant to present the proposal. Putnam stated the public notice has been published and the taxing entities have also been noticed per state statute. The City of Mitchell Tax Increment Financing Review Committee has reviewed this proposal and recommends approval. Copies of the project plan are available at the City Finance Office and City Public Works Department.

Don Petersen, Attorney for Mitchell Area Development Corp., presented the project plan on behalf of the applicant MADC. He explained the organizational structure of MADC. The purpose of the TID is to facilitate the potential development of a business/office park area for future economic activity. He stated the TID consist of 10 parcels and the plan is structured with three phases. Phase I consist of property acquisition, Phase II if implemented will involve placement of infrastructure and Phase III if implemented will involved additional land acquisition and potential drainage projects. The new Holiday Inn Express' and Strip Mall's (north of Tractor Supply) future property taxes, any future structures, and increased valuation of properties within the district will be recaptured. The total project costs will be approximately \$2,950,000. Mr. Petersen explained the financing and bonding. The Finance Officer will solicit proposals from various financial institutions. The applicant has been told the bonds may be tax-exempt thus a lower rate. City Attorney Stiles and Mr. Petersen will draft a developer's agreement for

consideration by the city council. Mr. Petersen provided an explanation of the relevant state statutes in regards to determination of 'blight'. A certificate is included in the project plan. The TIF committee determined it meets the criteria set forth by city ordinance and state law. Mr. Petersen responded to questions from the commission. No one else spoke in regards to the proposal.

Motion by Larson, seconded by Griffith to recommend to the city council approval of Tax Incremental Financing District # 10 and the boundaries be designated as set forth in the project plan and that the project plan be accepted. Roll call vote; Larson aye, Schmucker aye, Griffith aye, Fergen aye, Meyers aye, Everson absent. Motion carried.

TIF # 11

Meyers called to order the public hearing for consideration of proposed Tax Incremental Financing District # 11. Putnam noted that public notice has been published and the taxing entities have been noticed. Putnam and McGannon went through the plan. The city is the developer in this project. The property taxes recaptured will come from construction of a 17,500 square foot building for a steel fabrication building. The owner of the building is Keith and Susan Hunt. The project plan is on file with the Finance and Public Works offices. The purpose of the plan is to improve streets and provide infrastructure. The plan will include five blocks, however the city only construct the streets that the TIF will support. The project is in the design stages, thus which streets to be improved are yet to be determined. The city will finance this project up to \$100,000 plus interest of three 3%. If the TID supports more than \$100,000 additional blocks may be installed. The plan gives the city the option to improve the blocks listed in the plan. Mr. Hunt was available for comments. He provided his opinion on which streets he would like improved first. McGannon also provided comments in regards the engineering and design of the area. He indicated that some storm sewer work may be need within Block 9 of Weavers Square. There was discussion on the ingress and egress of vehicles into the facility.

Motion Schmucker, seconded by Griffith to recommend to the city council approval of Tax Incremental Financing District # 11 and the boundaries be designated as set forth in the project plan and that Block Nine (9) of Weavers Square Addition be added to the boundaries and referenced in the project plan and the project plan be accepted with the addition of Block Nine. Roll call vote: Larson aye, Schmucker aye, Griffith aye, Fergen aye, Meyers aye, Everson absent. Motion carried.

Adjournment: Meyers adjourned the meeting at 1:20 pm.

Prepared by Neil Putnam, 7/11/08