

**CITY OF MITCHELL
CITY PLANNING COMMISSION**

8/8/2022 - Minutes

1. Call To Order:

Chairperson Larson called the August 8, 2022 Planning Commission meeting to order at 12:00 P.M. in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call:

Quorum is met, simple majority vote required for all items.

Present: Larson, Jirsa (telephonically), Genzlinger, Sonne, Schmitz, Doescher.

Absent: Osterloo, Penney

Staff Present: Jenniges, Schroeder, J Johnson, T Johnson, Hegg, Ellwein, Mayor Everson.

3. Declaration Of Conflicts Of Interests

Genzlinger item #7.

4. Approve Agenda:

Motion by Schmitz, seconded by Sonne to approve the proposed agenda. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay, 2 absent; motion carried.

5. Approval Of Previous Minutes 7-25-22.

Motion by Sonne, seconded by Schmitz to approve the proposed minutes of the July 25, 2022 Planning Commission meeting. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting-8-22-22 @ 12:00 P.M.

Motion by Genzlinger, seconded by Sonne to set the date for the next Planning Commission meeting for August 22, 2022. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Rezoning: Van Buskirk-SW Corner At The Intersection Of 255th St And 411th Ave.

VanBuskirk Companies representing Trent Johnson of Jim River Ridge Farms LLP is requesting the following property legally described as; NE ¼ Ex Lot A of C Andersons First Addition of Section 35, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to I Industrial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of 255th St and 411th Ave).

Jenniges explained it was published in the official city newspaper and neighbors were notified with one response received in favor. The applicant was available telephonically to answer questions.

Steve VanBuskirk of VanBuskirk Companies stated his client would like to change the use of the land from Ag to Industrial. They feel like Mitchell needs more industrial. It's flat land with a paved road. They have no specific use in mind but are open to light commercial, trucking warehouse, commercial suites, etc.

Gary Schlauffman questioned what will happen with the wastewater irrigation system that is in the field if it does get developed. VanBuskirk replied that it will depend on how many acres of the quarter get developed, they could go to a 3/4 pivot or a 1/2 pivot. G Schlauffman questioned if they were going to annex into the city? VanBuskirk stated they are not because they are not contiguous to any parcels in city limits.

Marge Schlauffman question why it was zoned Urban Development since it's been Ag land for so many years. Larson gave an explanation that land outside city limits was zoned Urban Development to allow Ag to continue and as the city grew to be able to change it to what was needed. M Schlauffman also questioned what was allowed in the Industrial District. Jenniges went over the zoning ordinance as it pertained to Industrial.

Schmitz question where the pivot was and Larson said it was in the center of the quarter and gave a history of the wastewater pivots that were put in in the 1970's through EPA grants. There are Effluent limits that DANR regulates. Schmitz also questioned the infrastructure in the area to which Schroeder answered there is water in the area but all of that would be figured out when the developer has a plan for the land.

Motion by Schmitz, seconded by Sonne to recommend approval the of rezone. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – abstain, Sonne – aye, Penney – absent, Schmitz - aye. 4 aye, 0 nay, 1 abstian and 2 absent; motion carried.

8. Rezoning: Ron Peterson-SW Corner At The Intersection Of E Ivy Ave And S Lawler St

Ronald Peterson is requesting the following property legally described as; Lots 6, 7, and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of E Ivy Ave and S Lawler St).

Jenniges explained it was published in the official city newspaper and neighbors were notified with two responses received in favor. The applicant was not available to answer questions. Jenniges explained that it was his understanding the applicant would like to build self storage units on the land which is not allowed in R3.

Nilus Johnson, a neighbor, said it has been residential for all these years and why change it now. It has also been a junkyard for many years and needs to be cleaned up. Larson stated that he believed building storage units on the property would clean it up.

Genzlinger questioned how long Peterson had owned the property which was found to be since 2000. He also feels like it seems like spot zoning, however it does touch diagonally to other HB properties.

Motion by Sonne, seconded by Schmitz to recommend approval the of rezone. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – nay, Sonne – aye, Penney – absent, Schmitz - aye. 4 aye, 1 nay and 2 absent, motion carried.

9. Plan Approval-Jensen Design Build LLC-1001 N Sanborn.

Jenniges explained the applicant would like to change the existing use of the building from part of the hotel sleeping rooms to a casino and lounge. The applicant was not available to answer any questions. Jenniges noted there would be a requirement of some more parking spaces which there is room for, they can not count the spaces reserved for the hotel.

Genzlinger made a couple comments in regard to the floor plan provided of the building which will be addressed with the building permit portion or the process, he has no issues with the concept of the plan.

Motion by Genzlinger, seconded by Jirsa to approve the site plan. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay and 2 absent; motion carried.

10. Other Business:

None.

- 11. Public Input: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.**

None.

- 12. Adjournment:**

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

DRAFT