

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
April 12, 2021**

**Not Approved**

Chairman Larson called the April 12, 2021 City Planning Commission Meeting to order at 12:00 p.m. in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Jirsa, Genzlinger, Molumby, Osterloo, Sonne, and Allen  
Member Absent: Penney

Staff: Putnam, Schroeder, Hegg, J. Johnson, London, T. Johnson, Ellwein, Sandoval, and Mayor Everson

Conflicts of Interest; Sonne on Item # 14

Approval of Agenda: Motion by Molumby, seconded by Jirsa to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Jirsa, seconded by Osterloo to approve the minutes of the March 22, 2021 Meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Osterloo to schedule the next meeting for April 26, 2021. All members present voting aye, motion carried.

Variance: Gregory & Kerry Brosz have applied for a back yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 409 S Wallace Street, legally described as Parcel A in Lot A of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota and Lot 3, Block 6, Sunnybrook Estates, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Mr. Brosz was present to answer questions. No one testified in opposition. The commission reviewed the written comments they received. Letters to the affected neighbors were sent and a public notice was provided to the official newspaper. Brosz indicated that the owner south of his home would not sell him any additional land to the west. He will be requesting annexation of the Parcel A and council will hear it on April 19. Motion by Genzlinger, seconded by Molumby to recommend the board of adjustment approve the variance. Roll Call: Jirsa yes, Sonne yes, Molumby yes, Osterloo yes, Genzlinger yes, Larson yes, Penney absent. 6 Yes 0 no 1 absent. Motion carried.

Variance: Darin Richey has applied for a side-yard on a corner variance of 13 feet vs 20 feet as required and height variance of 25 feet vs 22 feet as required to construct a detached garage at 801 E Hanson Ave, legally described as Lot 6, Block 6, Applegate Addition, City of Mitchell, Davison County, South Dakota. No testified in opposition. The property is zoned R2, Single Family Residential District. Mr. Richey was available to answer questions. The planning commission reviewed the written comments that were received. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. Mr. Richey indicated that the intent of the garage is for personal storage and no business activity. He intends to remove the existing garage. London informed the commission that this property is on the nuisance list. Richey will store more vehicles in the new garage. Reminder that parking on the public sidewalk is a violation of city ordinance. Richey was asked about alternative layouts. He responded that he considered them.

Motion by Genzlinger, seconded by Jirsa to recommend the Board of Adjustment approve the variance with the condition that the existing garage be removed. Roll Call; Osterloo no, Jirsa yes, Larson yes, Genzlinger yes, Sonne yes, Molumby yes, Penney absent. 5 Yes, 1 No, 1 Absent. Motion carried.

Variance: Abbott House Inc. has applied for a side-yard variance on a corner variance of 8 feet vs 20 feet as required to construct a detached garage at 1001 S Main St, legally described as Lots 1, 2, and N 50 feet of Lot 3, Block 14, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District. No one was present to answer questions. No one testified in opposition. The commission reviewed the written comments that have been received. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. It was unclear what is the size of the proposed garage is. Putnam will see if they have a definite plan of the dimensions. It was noted that the new structure must be 3 feet from the main building. Motion by Jirsa, seconded by Sonne to recommend the Board of Adjustment approve the variance. Roll Call Vote: Genzlinger yes, Larson yes, Molumby yes, Sonne yes, Jirsa yes, Osterloo no, Penney absent. 5 Yes 1 No, Motion carried.

Variance: Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction of a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as Lot 5 & W 42 feet of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Planned Unit Development. Bob Mueller was present to answer questions. The commission reviewed the written comments that were received. No one testified in opposition. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. Motion by Molumby, seconded by Jirsa to recommend the Board of Adjustment approve the variance request. Roll Call Vote: Sonne yes, Molumby yes, Larson yes, Osterloo yes, Genzlinger yes, Jirsa yes and Penney absent. 6 Yes 0 no, 1 absent. Motion carried.

Conditional Use Permit: Paul Groeneweg has applied for a conditional use permit for construction of a building housing a childcare/preschool at 1101 Commerce Street, legally described as Lot 5-B, Block 7, Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. The property is zoned Transportation, Warehousing, and Commercial District. The applicant was not present and no one testified in opposition. No written objections were received. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. Hegg reviewed the applicable building and fire codes and the requirements for 'sealed' plans. Motion by Jirsa, seconded by Genzlinger to recommend the Board of Adjustment approve the conditional use permit. Roll Call vote: Molumby yes, Larson yes, Genzlinger yes, Osterloo yes, Jirsa yes, Sonne yes, and Penney absent. 6 Yes 0 No 1 absent.

Plat: A Plat of Lot 8, Block 4A, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 7 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion by Osterloo, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Blocks 1, 2, and 3, Hoppy Drive and Zeke Avenue of Lakeridge Addition, A Subdivision of Irregular Tracts Nos. 1 and 2 in the NW ¼ of Section 10, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. This property was recently annexed by the City of Mitchell. Dan Boehmer of Ethan Lumber Co-op was present to answer questions. Schroeder reminded the commission that engineering plans are being prepared and a developer's agreement will be completed prior to issuance of building permits. This is for phase one of the project. Putnam mentioned that a rezoning request will be forthcoming. Motion by Jirsa, seconded by Molumby to approve the plat: Roll Call Vote: Osterloo yes, Genzlinger yes, Jirsa yes, Larson yes, Molumby yes, Sonne abstain, and Penney absent. Motion carried.

Plan Approval: Holiday Store, 1821 S Burr St, Highway Oriented Business District. Hegg said this plan consists of interior remodeling. There will be plumbing and electrical activity that he would like to be reviewed. Genzlinger asked if this plan needs to be professionally sealed. Hegg responded no. Motion by Jirsa, seconded by Osterloo. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:45 pm.

---

---