

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
August 23, 2021

NOT APPROVED

1. City Planner Jenniges called the August 23, 2021 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: Larson (telephonically), Genzlinger, Jirsa, Osterloo, Penney, Sonne, Doescher.
Absent: Molumby.
Staff Present: Jenniges, Schroeder, J. Johnson,, T. Johnson, Sandoval, Hegg, London, Ellwein, Mayor Everson.
3. Declare conflicts of interest-Genzlinger, Osterloo and Jirsa all have a conflict with item #10 on the agenda.
4. Approval of amended agenda: Motion by Larson, seconded by Genzlinger, to approve the amended agenda removing item #10 from the agenda for lack of quorum. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.
5. Approval of proposed Minutes: Motion by Osterloo, seconded by Jirsa, to approve the minutes of the August 9, 2021 Planning Commission meeting. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.
6. Schedule next meeting: Motion by Genzlinger, seconded by Penney, to schedule the next meeting for September 13, 2021. Roll call vote: Larson – aye, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.
7. Variance: John & Lisa Mentele have applied for a front yard variance of 21’ vs 25’ as required for construction of a house addition at 1206 W Hanson Ave, legally described as Lot 9 of Wester Heights Addition in the W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one response in favor and one opposed to the variance, both responses were handed out at the meeting. Lisa Mentele handed out a packet of pictures that she went over showing the location and views with the 10’ addition. She stated she has not been able to get a contractor over to her place until the variance is approved. Without the variance a 7’ addition could be built but would not allow her to recess the front door like she would like. She asked for a few feet more just in case the contractor needed the extra room to build the addition and have an overhang on the front. Osterloo questioned if an addition could be done on the back and the applicant stated there is

already a deck built back there and it would be too costly to tear out and build new, also it would not help with projecting the front entry way from the weather conditions.

Motion by Jirsa, seconded by Genzlinger, to recommend the Board of Adjustment approve the variance request. Roll call vote: Larson – nay, Molumby – absent, Jirsa – aye, Osterloo – nay, Genzlinger – aye, Sonne – aye, Penney – aye. 4 aye, 2 nay, 1 absent, motion carried.

8. Variance: Faith Missionary Church has applied for a variance for the following:

- A. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition.
- B. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition.
- C. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' building crossing parcel lines located at 1025 E 6th Ave, legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with three responses received, one for and two against. After discussion with Mitchell Telecom their concerns have been dropped, there is no line going where the construction will be. Discussion included the parking concerns brought up in one of the letters and also that the addition is going across property lines with different owners on the deeds.

Motion by Genzlinger, seconded by Osterloo, to table the variance until more information can be brought forward from the applicant about the concerns. Roll call vote: Larson – aye, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney – aye. 6 aye, 0 nay, 1 absent, motion carried.

9. Conditional Use: Timaysha Enfield has applied for a conditional use permit to operate a family residential childcare center in her home at 1318 W Ash Ave, legally described as Lots 7 & 8 Block 6 of Potters Addition in the SW 1/4 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one response in favor and two opposed to the CUP. Fire Marshall Sandoval has not completed an inspection. However, Sandoval did state the applicant used to have a daycare at another address and had no issues before. Jack Nesson spoke neither for or against just reiterated the letter he submitted.

Motion by Genzlinger, seconded by Penney, to recommend the Board of Adjustment approve Conditional Use Permit with three conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be

required, 3) pass a fire inspection. Roll call vote: Larson – aye, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 6 aye, 0 nay, 1 absent, motion carried.

10. Plan Approval: Cat’s Meow is proposing to add an addition onto their business located at 701 S Sanborn Blvd. The property is currently zoned Highway business. The applicant was present to answer questions. Linda Christianson stated no one comes to the location for adoptions, they take the kittens to the home. There are four parking spots behind the business as well as in front of the building even with the addition. The addition will help provide separate rooms for litters. They have had no complaints about odor like was the original concern when they took over the building.

Motion by Osterloo, seconded by Genzlinger, to approve the plan. Roll call vote: Larson – nay, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney– aye. 5 aye, 1 nay, 1 absent, motion carried.

11. Discussion item only: 701 N Main-The owners were not present to answer questions but discussion focused around parking requirements for the new proposed building there. They would like to have the least amount of on-site parking as possible to be able to utilize they space for seating and viewing of the Corn Palace. They have not contacted an architect yet because they wanted to get an overall feel of the board for what might be approved for a variance in parking spaces. The board gave an overall understanding that they will work with the owners for a new business, especially with the close public parking lots.

12. Other Business-None.

13. Public Comment-None.

14. City Planner Jenniges adjourned the meeting at 12:53 P.M.

Jay Larson
Planning Commission Chairperson