

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
December 13, 2021

NOT APPROVED

1. Chairperson Larson called the December 13, 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, Molumby, Osterloo, Sonne, Genzlinger, Jirsa. Doescher.
Absent: Penney.
Staff Present: Jenniges, Schroeder, T Johnson, J Johnson, Ellwein, Mayor Everson.
3. Declare conflicts of interest-Sonne abstain on item #11, Genzlinger abstain on item #10.
4. Approval of proposed agenda: Motion by Genzlinger, seconded by Osterloo, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed minutes: Motion by Molumby, seconded by Osterloo, to approve the minutes of the November 22, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Molumby, seconded by Sonne, to schedule the next meeting for January 10, 2022. All present members voting aye, motion carried.
7. Plat: Plat of Lot 4A, Block 2 of Circle K Ranch Second Addition, a subdivision of an unplatted portion of the SE ¼ of Section 6 and all of previously platted Lot 4, Block 2 of Circle K Ranch Second Addition in the SE ¼ of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Matthew & Angella Buenzow. The applicant was not present to answer questions.

Jenniges explained the shelterbelt was never platted and now Buenzows are purchasing the shelterbelt and replatting into one lot.

Motion by Jirsa, seconded by Molumby, to recommend approval of the Plat. All present members voting aye, motion carried.

8. Plat: Plat of Lot 4A of Circle K Ranch First Addition, a subdivision of an unplatted portion of the SE ¼ of Section 6 and all of previously platted Lot 4 of Circle K Ranch First Addition in the SE ¼ of Section 6, all in T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Richard and Joleen Mueller. The applicant was not present to answer questions.

Jenniges explained the shelterbelt was never platted and now Muellers are purchasing the shelterbelt and replatting into one lot.

Motion by Jirsa, seconded by Sonne, to recommend approval of the Plat. All present members voting aye, motion carried.

9. Plat: Plat of Lots 81A & 82A of Overlook Addition, an addition to the City of Mitchell, Davison County, South Dakota; as requested by City of Mitchell. The applicant was present to answer questions.

Jenniges explained that when Dry Run Creek Park modifications were made a cul-de-sac was created and now Lot 81 and 82 have portions of it in the ROW. The two new parcels will be transferred to Habitat for Humanity. Variances will need to be obtained before they can build on them.

Motion by Genzlinger, seconded by Osterloo, to recommend approval of the Plat. All present members voting aye, motion carried.

10. Plan Approval: BWD Mitchell LLC d/b/a BesaMe Wellness is proposing to open a Medical Cannabis Dispensary Facility located at 1400 S Burr St. This is currently zoned HB. The applicant was present to answer questions.

Jenniges explained GIS, site-layout and signage plans were provided in the packet. They are not changing any ingress or egress to the parking lots or changing the overall footprint of the existing building. City Council approved the license at its last meeting. All interior modifications and regulations will be addressed with the building permit.

Motion by Molumby, seconded by Jirsa, to approve the Plan. Five present members voted aye with Genzlinger abstaining, motion carried.

11. Plan Approval: CJM Consulting Inc. is proposing their master plans for South Lake Estates, it is currently zoned Residential Lake. The applicant was present to answer questions.

Jeff McCormick of SPN gave an overview of the master plan. There are 120 lots proposed all of which are inside Indian Head Drive. Most lot sizes will be 85' x 120'. They are vacating the interior alleys but existing utility easements will stay. There is a city owned dedicated park that will stay. Some of the road names will be changed and that will be done through LEPC approval and resolutions with City of Mitchell. A preliminary review was done by the MFD and they see no issues.

Molumby question if there was enough sewer capacity to which was answer there are two lift stations in the area that will be able to handle it.

Schroeder stated curb and gutter will be figured out with the developer's agreement that City Council will have to approve.

Chuck Mauszycki Sr. stated this project is 40 years in the making. It will be the best and

niciest spot in Mitchell. He will need teamwork from the City and Developer to make this happen.

Motion by Jirsa, seconded by Genzlinger, to approve the proposed Master Plan. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – abstain, Penney – absent. 5 aye, 0 nay, 1 absent, 1 abstain, motion carried.

12. Rezone: City of Mitchell is requesting the following properties legally described as:

Parcel 1. The W 208.75 feet of the S 208.75 feet of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota;

Parcel 2. Kelley Tract 1, SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota;

Parcel 3. The SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Less Kelley Tract 1, Section 36, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota;

Parcel 4. N $\frac{1}{2}$ & SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Ex Irregular Tract 1 Ex W 208.75 feet of the S 208.75 feet Ex Lot 1 of DN & KN Addition of Section 36, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota;

be rezoned from Davison County Agriculture to City of Mitchell Urban Development. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper.

Jenniges explained that when the city annexed the 4 parcels in to city limits the zoning aspect did not get changed, so technically there is no zoning on these 4 parcels. Nothing is changing to the east of 406th Ave, just the 4 parcels on the west side of 406th Ave will become the same zoning as on the east side.

Motion by Jirsa, seconded by Genzlinger, to recommend approval of the rezoning request. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney – absent. 6 aye, 0 nay, 1 absent, motion carried.

13. Other Business-None.

14. Public Comment-None.

15. Chairman Larson adjourned the meeting at 12:28 P.M.

Jay Larson
Planning Commission Chairperson