

CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
February 28, 2022

NOT APPROVED

1. Chairperson Larson called the February 28, 2022 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, Doescher.  
Absent: Penney, Jirsa  
Staff Present: Jenniges, Schroeder, J Johnson, Hegg, Ellwien, Mayor Everson.
3. Declare conflicts of interest-None
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 Sonne, to approve the minutes of the February 14, 2022 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Genzlinger, seconded by Molumby, to schedule the next meeting for March 14, 2022. All present members voting aye, motion carried.
7. Plan Approval: Jeremy Gunkel is proposing to remodel the exterior of 615 N Main St. The property is zoned Central Business. The applicant was present to answer questions.

Jenniges stated this is not in the historical district so SHPO will not be involved with this project.

Gunkel stated he will be removing the castle towers, install new windows and a door on the front, new door in the back of the building and paint the existing remaining brick. He wants to freshen up the building and change the persona that has been with the building over the past few years. He does not own the building yet, they close on it April 4<sup>th</sup>, but would like to get approval prior so he can get windows ordered which are 8 weeks out.

Motion by Genzlinger, seconded by Osterloo, to approve the plan. All present members voting aye, motion carried.

8. Rezone: City of Mitchell is requesting the following property legally described as; Lot 1, Block 1 of Fullerton Properties Second Addition, a subdivision of the N ½ of Section 16, and a portion of previously platted Outlot B-2, a subdivision of Outlot B, Section 16, all in T 103 N R 60 w of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota; from PL Public Lands District to R3 Medium Density Residential District (northwest

intersection of N Minnesota St and W 15<sup>th</sup> Ave). For the purpose of transferring to MADC for the purpose new residential construction. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with two responses against.

Mark Wilson a neighbor to the west is opposed to the rezone. He stated that when Fullerton's was doing the development that lot was left to be dedicated as a park and the city has never built the park. He said that was one reason why he moved there.

Jason Hehr has lived to the north for 15 years and is opposed to the rezone. He would like to see it used as it was intended for the green space and has concerns with the busy intersection.

Cory Arneson lives two houses north and is opposed for the same reasons stated by the two previous people.

Geri Beck, director of MADC, said they will put the lot up for sale with covenants or build a house with the newly created Mitchell Area Housing Incorporated group. This will be a \$300,000 dollar house to fit the neighborhood.

A few of the board members voiced their concerns that if it was intended to be green space it should stay as green space, this will be researched prior to going to council.

Motion by Osterloo, seconded by Sonne, to recommend approval of the rezone. Roll call vote: Roll call vote: Larson – aye, Molumby – aye, Jirsa –absent, Osterloo – aye, Genzlinger – aye, Sonne –aye, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

9. Other Business-None.

10. Public Comment-None.

11. Chairperson Larson adjourned the meeting at 12:23 P.M.

---

Jay Larson  
Planning Commission Chairperson