

CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
April 25, 2022

NOT APPROVED

1. Chairperson Larson called the April 11, 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, Jirsa, Genzlinger, Sonne, Osterloo, Doescher.  
Absent: Molumby, Penney  
Staff Present: Jenniges, Schroeder, J Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.
3. Declare conflicts of interest- None.
4. Approval of proposed agenda: Motion by Osterloo, seconded by Sonne, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of amended minutes: Motion by Genzlinger, seconded by Jirsa, to approve the amended minutes of the April 11, 2022 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Osterloo, seconded by Jirsa, to schedule the next meeting for May 9, 2022. All present members voting aye, motion carried.
7. Variance: Stephen Laughlin has applied for a variance for an accessory building to be located in the front yard; located at 925 E 7<sup>th</sup> Ave, legally described as Lot 4, Block 6 F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District. The applicant was present via phone to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with four total responses in favor and none opposed.

Jenniges explained the house has been in the rear of the property for many years and the applicant would like to build a garage, it meets all setbacks. There will be windows on the north side and overhead doors will face east.

Mr. Laughlin explained that his father lives in the house and would like a garage for his vehicles and a shop to work in. It will be vinyl siding like his house to the west. Also, there will still be the privacy fence on the north side of the proposed garage.

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

8. Plat: Lot 8-K, Block 7 of 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; as requested by CJM Consulting Inc. The applicant was present to answer questions.

Jenniges explained this was tabled at last meeting to get more information pertaining to drainage in the area. He also explained in the packet contained the 2003 study, study done in 2020, minutes from the June 2020 meeting acknowledging the drainage plan and approving the master plan, elevations of buildings in 2021 and new drainage survey done by SPN in 2022 with the recommendation to cut some of the ditch out along HWY 37 by-pass.

Schroeder went into further detail about the timeline of the drainage surveys and master plans. He noted two building permits were held until the latest survey was completed and an agreement in place with the applicant to complete the work. The current plan to cut some of the ditch on the by-pass is currently being completed. He also noted that the drainage ordinance was updated during this entire score of work.

Hegg stated he talked with Justin Thiesse about a drainage ditch being filled in on some of his property during construction of some buildings and that the Mr Thiesse said he would take out the approach and shape it back into the ditch.

Mike Bathke stated that the drainage ditch is supposed to be 10' wide at the bottom and a 2' culvert isn't 10' wide. He also has concerns with the hog gate in front of the culvert that has a bag across it which would stop the flow.

Mr. Thiesse stated he put the gate to keep debris from going into the culvert and plugging it. He tries to keep it cleaned out but with the wind lately that has been difficult. He stated there are five ditches that drain water to the north and one culvert. They have done everything the City of Mitchell has asked them to do and spent a lot of money doing it. No one flooded in 2019.

Jeff McCormick of SPN said the new grading on the by-pass will now lower the overflow by ½ foot.

Jirsa questioned if Mr. Bathke had ever hired an engineer himself to verify SPN's surveys to which was answered no. Jirsa stated he would believe an engineer and trust their calculations and their stamp on the project.

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

9. Plat: Lots 9 and 10, Block 2 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was present

to answer questions.

Jenniges stated this is following the master plan for the development.

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

10. Plat: Lot L, a subdivision of Previously Platted Lot S of Maui Farms Second Addition, City of Mitchell, Davison County, South Dakota; as requested by Maui Farms Inc. The applicant was present to answer questions.

Jenniges stated this is following the master plan for the development.

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

11. Plat: Tract 1 of Blacksten Addition, in the Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) of Section 2, T 102 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was present to answer questions.

Jenniges explained this is outside of the City of Mitchell jurisdiction but within the 3-mile joint platting jurisdiction. The land is currently described by measurements so a building permit can not be obtained per Davison County Zoning Ordinance.

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

12. Plat: Lot 3 of Wagner's Addition in the SW  $\frac{1}{4}$  of Section 4, T 102 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was present to answer questions.

Jenniges explained this is outside of the City of Mitchell jurisdiction but within the 3-mile joint platting jurisdiction. The applicant owns the land directly to the east and is purchasing the property to build a shed on.

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

13. Presentation: City of Mitchell Attorney Johnson gave a presentation on Motions and Meeting Procedures.

14. Other Business-None.

15. Public Comment-None.

16. Chairperson Larson adjourned the meeting at 12:54 P.M.

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Jay Larson  
Planning Commission Chairperson