

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
MAY 9, 2022

5/9/2022 - Minutes

1. Call To Order:

Chairperson Larson called the May 9, 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, Penny, Jirsa, Sonne, Doescher.
Absent: Genzlinger
Staff Present: Jenniges, Schroeder, J Johnson, T Johnson, Hegg, Ellwein.*

3. Declaration Of Conflicts Of Interests

Sonne item #9.

4. Approve Agenda:

Motion by Jirsa, seconded by Penny, to approve the proposed agenda. All present members voting aye, motion carried.

5. Approval Of Previous Minutes 4-25-22

Motion by Jirsa, seconded by Penny, to approve the proposed minutes of the April 25, 2022 Planning Commission meeting. All present members voting aye, motion carried.

6. Schedule Next Meeting-5-23-22 @ 12:00 P.M.

Motion by Molumby, seconded by Sonne, to schedule the next meeting for May 23, 2022. All present members voting aye, motion carried .

7. Plan Approval-Orthopedic Institute-1300 S Burr St

Jenniges explained they plan to demo the existing building located at 1300 S Burr St. He went over the items presented in the packet including elevations, site layout, ingress/egress, drainage and landscape plan.

Representatives of BBL Construction Services were available via telephone. This will be a 9,000 square foot building.. They plan to begin demo of the existing building around June 1 and then begin earthwork after that. It will probably be the end of June before anything vertical begins.

Jeff McCormick of SPN stated they are using the existing approaches so no new curb cut outs will have to be made.

Hegg noted the building is fully stamped and he has no issues with it.

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

8. Plat: Lots 2A And 2B Of Rocky Todd Addition, A Subdivision Of Lot 12A-3 In The SW ¼ Of Section 10, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Todd Boyd.

Jenniges explained Lot 2 was just platted at the previous meeting. Boyd is selling lot 2A to 2404 N Main and he will retain Lot 2B. There is a 10' easement on the north side of Lot 1 and Lot 2A for ingress/egress. There is also a 33' wide easement for access to Lot 2B.

The applicant was not present.

Motion by Sonne, seconded by Jirsa, to approve the plat. Roll call vote: Larson – aye, Molumby - aye, Jirsa – aye, Osterloo – aye , Genzlinger – absent, Sonne – aye, Penney – aye. 6 aye, 0 nay, 1 absent, motion carried.

9. Plat: Lots 1, 2, 3, 4, 5 And 6, Block 1 Of Stardust Subdivision To The City Of Mitchell, Davison County, South Dakota; As Requested By Jensen Capital And Development LLC.

Jenniges gave an overview of the area for the 6 lots included within the plat. Urbana Drive is joint road with city and township. These 6 lots are already annexed into the city. There is an existing cul-de-sac and this plat will vacate that and extend Urbana Drive. This is the first phase for Jensen Capital and Development LLC for that area.

Jeremy Jensen of Jensen Capital and Development LLC stated these first 6 lots are ready to built on. They have water and sewer to them already. He is working on a master plan and layout for the rest of the land he purchased down there. There will be 42 homes in this development some of which will be duplexes.

The Commission was concerned about Urbana Drive and the costs that could be incurred in the future if the lots on west side of the road were to be annexed into the city and the road be paved, Jensen understood the possibility of an assessment back to the land for the road.

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

10. Plan Approval-Hackberry Holdings LLC-915 S Kimball

Jenniges gave an overview of the proposed addition to the building. The original discussion on the property was to build on the existing concrete pad. This new addition would be used as a photo booth, no other improvements were required with the original plan. When the contractor came in with the drawings showing another 20' of addition the City of Mitchell was also going to require sidewalk as per ordinance. The contractor stated they were going to concrete the parking lot as well.

Brian Klock of Hackberry Holdings Inc did not appreciate the threat of having to add sidewalk and a retention pond in order to obtain the permit. He was willing to pull his application and show drainage issues in the area.

Schroeder explained sidewalk being installed is per City of Mitchell ordinance when a building permit is issued. The lot being paved with concrete would encompass the sidewalk issue. He also stated he is not going to require a drainage plan at this time but any future development will require one.

The board questioned a TIF that had been created for doing drainage work in the area. Ellwien noted that the TIF was dissolved when the City of Mitchell received an EDA grant to do the work. Klock agreed the work down there has greatly improved the drainage issues.

Motion by Jirsa, seconded by Molumby, to postpone the plan approval. All present members voting aye,

motion carried.

11. Discussion Only-Zoning Ordinance Revision

Jenniges explained the last major revision was back in 2018.

Discussion included lodging houses, accessory building heights, combination or attached and detached accessory buildings square footage maximum, tiny homes, lot coverage vs size of buildings, shouses, twin home setbacks and home occupations. The board asked City of Mitchell staff to look at other city ordinances and come up with some recommendations.

Matt Doerr, a local business owner, brought up his concerns about an ordinance pertaining to Lodging Houses. He believes they can't be just black and white and should not just follow Chamberlain or Sioux Falls. There are investors that improve the properties and create indirect benefits and tourism dollars. He discouraged the board from stopping business owners opportunities and discourage progress.

12. Other Business:

None.

13. Public Input: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

None.

14. Adjournment:

Chairperson Larson adjourned the meeting at 12:58 P.M.

Jay Larson
Planning Commission Chairperson