

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
May 23, 2022

5/23/2022 - Minutes

1. Call To Order:

Chairperson Larson called the May 23, 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, Genzlinger, Sonne, Osterloo, Doescher.

Absent: Jirsa, Penny.

Staff Present: Jenniges, Schroeder, J Johnson, T Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

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

5. Approval Of Previous Minutes 5-9-22.

Motion by Molumby, seconded by Osterloo, to approve the proposed minutes of the May 9, 2022 Planning Commission meeting. All present members voting aye, motion carried.

6. Schedule Next Meeting-6-13-22 @ 12:00 P.M.

Motion by Osterloo, seconded by Sonne, to schedule the next meeting for June 13, 2022. All present members voting aye, motion carried.

7. Plan Approval-Hackberry Holdings LLC-915 S Kimball-Highway Business District.

Jenniges explained this item was postponed at the last meeting. The applicant provided an updated rendering of the proposed parking lot area and green space. The applicant was present to answer questions.

Schroeder stated he met with the applicants after the last meeting and have come to an agreement on parking lot, green space and sidewalks.

Vanessa Klock representing Hackberry Holdings LLC agreed with Schroeder and was willing to answer any questions the board had.

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

8. Variance: Tara Volesky-409 E 7th Ave.

Tara Volesky has applied for a front yard setback variance of 19' vs 25' for a front porch addition; located at 409 E 7th Ave, legally described as Lot 4, Block 4, Burrs Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with 4 responses in favor and one response opposed that was not in the packet.

Jenniges explained the applicant is remodeling the house and there is an existing three foot overhang on the north side of the house. The applicant would like to make it six feet instead of the existing three feet. There will be no posts down to the ground, it will be a cantilevered roof.

Mrs. Volesky stated she is remodeling the house and beautifying the neighborhood. There will be a 16' wide porch going across the front of the house that the new roof would overhang.

Osterloo question the material of the porch to which Volesky answered that it would not be concrete, it will be cedar or a composite.

Motion by Genzlinger, seconded by Molumby, to recommend approval. All present members voting aye, motion carried.

9. Plan Approval-Weber Holdings LLC-1303 S Ohlman-Highway Business District.

Jenniges explained the layout of the drawings submitted by the applicant. There will be self storage facilities in the back which will require a conditional use permit and then a couple of buildings up front and a storage/shop for the owner. There are some drainage issues in this area and the applicant will be required to complete a drainage survey. The applicant was available for questions.

The applicant stated the buildings up front will be retail stores and one building will be a shop for him to do some welding in or store his motor home in the off season. He is at a standstill with engineers but working on getting the drainage survey completed.

Schroeder stated the city will require a stamped drainage plan for this lot.

Motion by Molumby, seconded by Sonne, to approve the plan contingent on a stamped drainage plan approved by public works. 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.

10. Plat: NCBC Tract 2 In The SW ¼ Of Section 13, T 104 N, R 61 W Of The 5th P.M., Davison County, South Dakota; As Requested By Gregory Plamp.

Jenniges explained this plat is north of POET so it is outside the ETJ but within the 3-mile. The county will hear it on June 7 and 14. The applicant is selling the farm ground to Hetlands which own the land directly to the east. There is ingress/egress to the property currently. The applicant was not available to answer any questions.

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

11. Plan Approval-Patricks-417 N Sanborn St-Neighborhood Shopping District.

Jenniges explained the layout of the lot as submitted by the applicant. It will be a drive through business so another curb cut out will be needed off of Sanborn. He will fence off the back of the property for employee parking. Again the city will require stamped drawings for drainage. The applicant was present for questions.

The applicant stated it will be a coffee/snack restaurant. The turning radius will be 40' which is double others in town. He does not believe there is a drainage issue on the property and there will be a 2% grade towards Sanborn.

Osterloo question where all the cars will go if it's a good business, will they back up on Sanborn? Public Works stated there are other businesses on Sanborn with the same issues.

Schroeder stated stamped drawings will be required for the parcel. The alley in the back of the lot will not be allowed for ingress/egress for customers. The applicant stated it's \$12,000 to \$18,000 for stamped drawings and months out, he will pull his application if that is a condition. Schroeder believed the plan should be approved and the stamped drawings would be done at the time of the building permit and if the applicant chooses not to follow through the plan just goes away.

Motion by Genzlinger, seconded by Osterloo, to approve the plan. 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.

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 12:21 P.M.

Jay Larson
Planning Commission Chairperson