

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES

7/11/2022 - Minutes

1. Call To Order:

Chairperson Larson called the July 11, 2022 City Planning Commission Meeting to order at 12:00 P.M. in Council Chambers, City Hall, 612 N Main St.

2. Introduction Of New Member: Jon Schmitz.

Schmitz stated he moved to Mitchell in 1994. He is married and has four children. His children have all grown up and moved around the country now. He works for Puetz Corporation and has for the past 29 years.

3. Roll Call:

Roll Call-quorum is met, simple majority vote required for all items.

Present: Larson, Genzlinger, Osterloo, Sonne, Penney, Schmitz, Doescher.

Absent: Jirsa.

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

4. Election Of Officers:

Election of Chairperson for a 1 year term from July 2022 to July 2023.

Motion by Genzlinger, seconded by Osterloo, to nominate Larson as Chairperson.

There being no other nominations, motion by Genzlinger, seconded by Sonne, that nominations cease and a unanimous ballot be cast. All present members voting aye, with the exception of Larson abstaining, motion carried.

Election of Vice-Chairperson for a 1 year term from July 2022 to July 2023. Motion by Osterloo, seconded by Sonne, to nominate Genzlinger as Vice-Chairperson.

There being no other nominations, motion by Penney, seconded by Osterloo, that nominations cease and a unanimous ballot be cast. All present members voting aye, with the exception of Genzlinger abstaining, motion carried.

5. Declaration Of Conflicts Of Interests

None.

6. Approve Agenda:

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

7. Approval Of Previous Minutes 6-27-22.

Motion by Sonne, seconded by Genzlinger, to approve the proposed minutes of the June 27, 2022 Planning Commission meeting. All present members voting aye, motion carried.

8. Schedule Next Meeting-7-25-22 @ 12:00 P.M.

Motion by Penney, seconded by Sonne, to approve to set the date for the the next meeting Planning Commission meeting for July 25, 2022 . All present members voting aye, motion carried.

9. Conditional Use: Vander Hamm Motorsports-2951 S Rowley St.

Jenniges explained his office received a complaint about an automotive repair business being run at 2951 S Rowley and after some investigation it was found to be true. A certified letter was sent and an application was received for the Conditional Use Permit. This is outside the city limits but with in the ETJ. It was published in the official newspaper and neighbors were notified with one response against that made the packet and two more against that did not make the packet. The applicant was present to answer questions.

Dustin Vander Hamm stated he thought he had applied for everything he needed. This will be a part time job for him, he already has a full time job. He mainly works on his own equipment, but did just purchase a tire machine so he could expand to working on more equipment. He uses the back shed for his shop.

Schmitz questioned the covenants that were sent along with the letters to which Jenniges explained the City of Mitchell has no regulatory authority over covenants, just the City of Mitchell Zoning Ordinance. Covenants are a civil matter.

Motion by Osterloo, seconded by Genzlinger, to recommend approval of the Conditional Use Permit. Roll call vote: Osterloo – aye, Genzlinger – aye, Sonne – aye, Penney – aye, Schmitz – aye, Larson – aye, Jirsa - absent. 6 aye, 0 nay, 1 absent, motion carried.

10. Hearing And Recommendation: Ordinance #2022-10-Changing Zoning From Lake Residential (RL) To South Lake Estates PUD; As Requested By CJM Consulting Inc. (WITHDRAWN)

Chuck Mauszycki Sr stated he would be withdrawing his application for the PUD.

Jenniges explained that since the application has been withdrawn, no action will be required from the boards.

Chris Wieczorek stated his concerns to the development of the area and the cost and burden it will put on existing landowners.

Dale Odegaard questioned if this PUD could be reapplied for. Jenniges answered since it was withdrawn and not denied the applicant could reapply again and notices would be sent out again and the whole process begins again.

11. Other Business:

None.

12. 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.

13. Adjournment:

Chairperson Larson adjourned the meeting at 12:25 P.M.

A handwritten signature in black ink that reads "Jay C. Larson". The signature is written in a cursive style with a large, prominent initial "J".

Jay Larson-Chairperson