

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
January 27, 2020

Not Approved

Chairman Larson called to order the January 27, 2020 City Planning Commission Meeting at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Molumby, Fergen, Osterloo, Vaux, Jirsa, Genzlinger, and Allen
Members Absent: none

Staff Present: Putnam, Hegg, Ellwein, Croce, Schroeder, J. Johnson, London, Sandoval, and Mayor Everson

Declaration of Conflicts of Interests: Vaux number 8

Approval of Agenda: Motion by Genzlinger, seconded by Osterloo to approve the agenda with the amendment to delete agenda item #7. All members present voting aye, motion carried.

Approval of Minutes: Motion by Genzlinger, seconded by Osterloo to approve the minutes of the January 13, 2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Jirsa to schedule the next meeting for February 10, 2020. All members present voting aye.

Plat: A Plat of Lots 2, 3, 4, 5 and 6, Block 6, MLC Addition, and a portion of West Pine Avenue, A Subdivision of Lots 4A and 4B, Block 4, Morningview Addition to the City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Vaux to table until next meeting.

Hearing and Action on an Ordinance Changing the District Classification of the Real Property currently owned by Avera Queen of Peace from UD Urban Development District and R4 High Density Residential District to Ridge View on Foster Planned Development District. The commission reviewed various written comments submitted by neighboring property owners and other interested parties. A public notice has been submitted to the Mitchell Daily Republic and letters to neighboring property owners were sent.

Mark Vaux, Executive Director of MADC, provided background and introduced Tom Clark, CEO of Avera Queen of Peace. Mr. Clark said Avera will eventually move to the new campus by Cabela's and the land to be rezoned is no longer necessary. Avera would like to donate the land so that others may develop the property for attainable housing. This type of housing may address the workforce shortage by securing attainable single-family home ownership.

Clint Powell, Sheltering Corp, introduced himself and provided the commission a description of the financing, restrictions, and the role of builders in the project. He talked shared examples of projects in other communities. He talked about pocket neighborhoods and the proposed covenants. He talked about impact on appraisals. They are developing RFP for builders.

Jeff McCormick, SPN & Associates, explained infrastructure, design, utilities, and other issues affecting the development and construction timelines.

Pam Bathke, neighbor, expressed opposition. She is concerned about lot sizes, side-yard requirements, possible commercial activities, and traffic. She questioned if the planned development district meets city standards.

Stephanie Ellwein, City Administrator, shared findings of the Community Visioning Process, especially in regards to housing. She answered questions about possible Tax Incremental Financing for the project. She shared her experience about a housing development in Brookings that is similar to this project.

Eric Ambrosion, District III Planning District, provided details about pocket neighborhoods. He said the project design is based on the Mitchell visioning process. The Mixed Use area is designed to provide some innovation and entrepreneurship.

The commissioners asked various questions of the aforementioned. Molumby provided a brief history of the development of the area and possible reasoning for the R3 and R1 zoning.

Putnam provided an overview of the existing zoning and the uses that are allowed or conditionally permitted and existing standards.

A couple neighboring property owners expressed concern about the potential traffic and proposed lot sizes along 8th street. Some expressed desire for a 'buffer'. Someone suggested another access from Foster Street.

Vaux, talked about the economic impact that attainable housing opportunities addresses workforce shortages that also increases population, additional job creations, increased tax bases and other benefits. He also mentioned that a team has been working on this project for some time and they had a professional analysis conducted. He reiterated the findings of the Visioning Process.

Sandoval, Fire Marshall, expressed some concern about emergency response access for the Mixed Use areas.

Vaux proposed an amendment that changes the lots along 8th street to be 80' wide.

J. Johnson opined about the possibility that significant changes to the proposed ordinance may require another publication and notice of hearing.

Motion by Genzlinger, seconded by Molumby to table the ordinance to a later date. Roll Call Vote: Larson yes, Genzlinger yes, Molumby yes, Jirsa yes, Fergen yes, Osterloo yes, Vaux abstain.

Public input: none

Chairman Larson adjourned the meeting at 1:50 pm
