

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
FEBRUARY 24, 2020**

Chairman Larson called the February 24, 2020 City Planning Commission meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

Members Present: Larson, Genzlinger, Jirsa, Molumby, Vaux, Osterloo, and Allen  
Member absent: Fergen

Staff Present: Putnam, Hegg, Croce, T. Johnson, J. Johnson, London, Sandoval, Ellwein, & Mayor Everson

**Declaration of Conflicts of Interests:** Vaux for agenda item #8.

**Approval of Agenda:** Motion by Osterloo, seconded by Molumby to approve the agenda as presented. All members present voting aye, motion carried.

**Approval of Minutes:** Motion by Genzlinger, seconded by Molumby to approve the minutes of the February 10, 2020 meeting. All members present voting aye, motion carried. Motion by Molumby, seconded by Osterloo to approve the minutes of the February 13, 2020 special meeting. All members present voting aye, motion carried.

**Schedule Next Meeting:** Motion by Vaux, seconded by Jirsa to schedule the next meeting for March 9, 2020. All members present voting aye, motion carried.

**Plan Approval:** 900 W Havens, Stepping Stones, Highway Oriented Business District. The project consist of remodeling a large open area into individual offices. Hegg has reviewed the plan and inspected building. He said it would comply with the building code. Motion by Genzlinger, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

**Rezoning 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 a portion of the R4 High Density Residential District to a Planned Unit Development District (PUD) to be known as the Ridge View on Foster Planned Development District. Representatives of the applicants, developers, supporters of the project, neighboring property owners, and opponents of the project were present. The commission considered the written comments as well as verbal testimony. Letters to the affected landowners were sent and public notice has been provided to the legal newspaper.

Chairman Larson provided a summary of most frequent concerns from expressed from the written objections. He also talked past PUD projects. Putnam explained the PUD process and noted the area that are to be rezoned. He reminded everyone that the proposed plat enclosed in the agenda packet is only an exhibit.

Clint Powell, Shelter Corp., provided an overview of the project. He mentioned that developers and partners hosted a public meeting last week. He provide the commissioners a draft RFP for the builders. He mentioned that Block 1 (Subarea A) details has yet to be determined. He was asked about covenants and project reviews.

Jeff McCormick, SPN Engineer, provide an overview of the infrastructure, platting, and the work that his firm has done thus far. He also explained the layout of streets. Larson mentioned that 8<sup>th</sup> street is on a section line, therefore may have a statutory 66' ROW.

Stephanie Ellwein, City Administrator, talked about the community visioning process and shared applicable findings. Housing affordability was a significant discussion item during the process. She also talked about the Woods Development, which is also a R4 designation.

Cathy Wire, neighbor, expressed concern about the access from Foster St, size of the lots, and drainage. She asked if soil tests and traffic studies have been performed. She suggested the project wait until the future of the hospital is known.

Doug Greenway, resident of Woodland Heights Development area, shared his experience when the Ethan Coop Development presented a project where he lives. He talked about the input the neighbors had with the developers and now it is an attractive neighborhood for seniors and young families.

Tim Murray asked if Putnam knew how many responded in opposition, Putnam had not counted the returned letters.

Pam Bathke, neighbor, provided a document outlining specific concerns about the proposal. She was particularly concerned about the corner of 8<sup>th</sup> and Foster.

Valerie Johnson, neighbor, inquired about the proposed phases. She suggested the development should be similar to the existing development north of 8<sup>th</sup> street. She expressed concern about the safety of the holding pond. Asked if an environmental study has been completed.

Mike Bathke, neighbor, responded to Greenway's comments about the Ethan Lumber project. He also challenged some items that have been stated in the media. He asked if there has been discussion with MTI. He talked about a project in Mt. Vernon.

Powell responded to Bathke's question about inviting MTI. Powell said the developers are in discussion with MTI and inviting other education institutions. He mentioned that 'schools' have certain laws and procedures that are required by state law. He said they have received about 10 inquiries for new construction.

Bruce Yackley, CEO of Trail King, joined by phone. He expressed support of the project, as it will address workforce shortages. He talked about that many of their long-term employees will be retiring soon and housing is important to attracting younger workers. Trail King has invested millions in their facilities so they have room to grow. He said that one of the developers has extensive experience in this type of housing.

Chris Pietz, neighbor, mentioned a drainage issue that needs to be addressed. He also requested that a couple lots near his home be larger. He also was concerned about the type of garages allowed.

McCormick responded to Pietz.

Eric Ambrosion, Planner with District III, talked about the proposed zoning ordinance. The intent is to be consistent with R1 and R4 zoning. He mentioned that zoning should be the main issue before the commission presently.

Tom Clark, CEO of Avera Queen of Peace, addressed the workplace shortage at the hospital and elsewhere in the city. He said the developers have listened to the neighbors and have made compromises, such as the 80' lots on 8<sup>th</sup> street and removing subarea A at this time. Mr. Clark talked about the intention of the hospital to eventually move to I-90.

Pam Bathke said that proposed house plans that have been previously presented, might not fit on the proposed lots.

Powell, responded to Bathke and said designs have been revised. He said garages are addressed in the builders RFP.

Osterloo asked about utilities and easements. McCormick referred to the propose plat. He also addressed the access issues off Foster. He reminded everyone much of the plan depends on the future of the hospital.

Jirsa, said change can be difficult. He talked about the design process and his experience in project development. He mentioned that design may be more important than size. He asked that everyone stay positive.

Genzlinger, also shared his experience with design and his personal observations of the project in regards to changes from last review.

Larson, talked about the process and that a TIF District proposal may be forthcoming.

Molumby, asked if this is really needed. He said the median home value in Mitchell is about \$133,000. He questioned if over \$200,000 houses are 'affordable'.

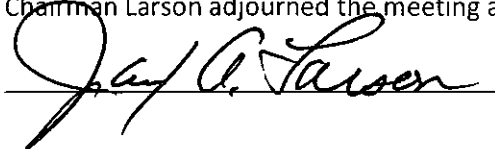
Mayor Everson and City Attorney Johnson also reminded the commission on the appropriate actions before the commission.

Motion by Osterloo, seconded by Jirsa to recommend the council approve the proposed ordinance as presented with only minor typographical errors be corrected for the council's consideration.

Roll Call: Larson yes, Genzlinger yes, Jirsa yes, Osterloo yes, Molumby no, Vaux abstain, and Fergen absent. Motion carries 4 yes 1 no 1 abstain 1 absent.

Public Input: none

Chairman Larson adjourned the meeting at 1:55 pm.



02-09-2020