

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES**

7/25/2022 - Minutes

**1. Call To Order:**

*Chairperson Larson called the meeting July 25, 2022 City Planning Commission meeting to order at 12:00 P.M. 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, Jirsa (telephonically), Genzlinger, Osterloo, Sonne, Schmitz, Allen.*

*Absent: Penney.*

*Staff Present: Jenniges, Schroeder, Hegg, Sandoval, Ellwien, Mayor Everson.*

**3. Declaration Of Conflicts Of Interests**

*None.*

**4. Approve Agenda:**

*Motion by Osterloo, Seconded by Sonne to approved the proposed agenda. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne– aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion carried.*

**5. Approval Of Previous Minutes 7-11-22.**

*Motion by Sonne, Seconded by Schmitz to approved the proposed minutes of the July 11, 2022 Planning Commission meeting. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne – aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion carried.*

**6. Schedule Next Meeting-8-8-22 @ 12:00 P.M.**

*Motion by Genzlinger, Seconded by Osterloo to set the date for the next Planning Commission meeting for August 8, 2022. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne – aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion carried.*

**7. Variance: Darwin And Pat Kreth-2709 Mentzer Ct.**

*Ethan Lumber representing Darwin & Pat Kreth have applied for a variance for combination of attached and detached accessory buildings of 3,036 square feet vs 1,050 square feet to build a new detached accessory building of 1,656 square feet located at 2709 Mentzer Court, legally described as Lots 5 & 6, Block 3, Woodland Heights 1<sup>st</sup> Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Woodland Heights Planned Development District.*

*Jenniges explained It was published in the official city newspaper and neighbors were notified with six responses total in favor and none opposed. The applicant was present to answer questions.*

*The garage will be the same LP siding, shingles, and overhang as the house. There will be rock on the front of the garage and will have a concrete driveway.*

*Motion by Schmitz, Seconded by Osterloo to recommend approval of the Variance Permit. Roll call vote:*

Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne– aye, Schmitz - aye, Penney - absent.  
6 aye, 0 nay, 1 absent, motion .

**8. Conditional Use Permit: Matt Evers-E Spruce And Urbana Drive-WITHDRAWN.**

*No action taken.*

**9. Plat: Lots 3, 4 And 5 Of CJM Third Addition, A Subdivision Of The NW ¼ And Of Irregular Tract No. 3 In The SW ¼ Of Section 32 T 104 N, R 60 W Of The P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.**

*Jenniges explained this plat is outside the city limits but within the ETJ. The county will hear this at their August meetings. The applicant was present to answer questions.*

*Chuck Mauszycki Sr lives there currently but he is building a house to move into within the next year. He is dividing the 8 acres incase the new owner doesn't want to purchase it all.*

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

**10. Plat: Kelley Tracts 1A And 2, A Subdivision Of The South ½ Of The SE ¼ Of Section 36, T 104 N, R 61 W Of The P.M., City Of Mitchell, Davison County, South Dakota; As Requested By City Of Mitchell.**

*Jenniges explained all of the Kelley property was annexed into the City of Mitchell last year. There was an offer accepted by the City of Mitchell but the purchaser wanted some more land with it and this is the agreed upon land. There is an easement for ingress/egress in the owners certificate to get to Tract 2.*

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

**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 12:12 P.M.*