

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
January 25, 2021**

Chairman Larson called the January 25, 2021 City Planning Commission Meeting to order at 12:00 PM (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

The commission welcomed Jacob Sonne as a new planning commissioner.

Members Present: Larson, Sonne, Penney, Genzlinger, Jirsa and Allen
Members Absent: Molumby and Osterloo

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

Declaration of Conflicts of Interest: Jirsa declared a conflict on Agenda Item # 10. Sonne noted that he works for the company that has prepared the plats, but does not feel they are a conflict.

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

Approval of Minutes: Motion by Genzlinger, seconded by Jirsa to approve the minutes of January 11, 2021. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Penney to schedule the next meeting for February 8, 2021. All members present voting aye, motion carried.

Conditional Use Permit: Applicant Firesteel Capital LLC, owner Fredericksen Motels LLC have applied for a Conditional Use Permit to convert the buildings (Corn Palace Inn) to multi-family dwellings located at 1001 S Burr St, legally described as Weavers Squares Addition (NW ¼ 27), Squares 11 & 14 & vacated Ivy Ave and W 25 feet of vacated Burr St and Lot AB1, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.

Jordan Hanson & Justin Thiesse the prospective buyers and applicants along with Brian Eliason, Broker, presented the proposal. The mentioned that they plan on converting 78 hotel room units to approximately 60 longer term rental units. The hotel currently has a 30% occupancy. They also mentioned that they plan on removing some of the older structures for potential development. They said that it's possible other hotels also have housing units at this time.

The buyers indicated the location is ideal for DWU and MTC students. No one spoke in opposition of the project. No written objections were received. A public notice has been published in the legal newspaper and letters to the affected landowners were sent. Hegg and Laursen responded to various questions in regards to building and fire codes, especially the possible requirement of sprinklers, fire separation and change of use impacts. The applicants indicated they will comply with the applicable codes. Motion by Genzlinger, seconded by Penney to recommend the Board of Adjustment approve conditional use permit with the condition that the construction plan complies with the city's fire and building code. Roll Call Jirsa yes, Sonne yes, Penney yes, Genzlinger yes, Larson yes, Molumby absent, Osterloo yes. 5 yes, 0 no, 2 absent. Motion passes.

Plan Approval: 319 N Main, (Formerly KORN Radio Building), Central Business District. Larry Jirsa, architect, presented the project. He said the project consist primarily of cleaning, painting, restoring the finish, replacing the furnace, making the restroom ADA compliant, etc. No exterior work. He calculated the occupancy of about 69 persons. Hegg and Laursen have reviewed the project. Croce asked about parking. The owner plans on using the building for religious services on Sunday mornings and Wednesday nights. Therefore, the building will not be occupied during business hours. Putnam has consulted with the SD Historical Society and they have no issue with the project and do not require a review. Motion by Genzlinger, seconded by Penney to approve the project. Roll Call vote: Genzlinger yes, Larson yes, Sonne yes, Penney yes, Jirsa abstain, Molumby absent, Osterloo absent. 4 yes, 1 abstaining, 2 absent.

Plan Approval: Doug's Custom, 3115 W Havens, Highway Oriented Business District. Doug Voelzke, owner, was present to explain his project. He would like construct a structure that with units for contractors to occupy. He is not requesting a new access. He is working with an engineering firm to address drainage issues. Motion by Penney, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plan Approval: Home Instead Senior Care, 211 E Havens, Highway Oriented Business District. Jim Weber, of Puetz Construction, was available to explain the project. The plan consist of interior remodeling. No work to the basement. Motion by Jirsa, seconded by Genzlinger, to approve the project. All members present voting aye, motion carried.

Plan Approval: Ron Peterson, S Kay Street, Highway Oriented Business District. Peterson would like to construct a storage building 40' X 64' just south of his existing building. Putnam noted the 12' easement on the east side. Motion Genzlinger, seconded by Jirsa to approve the building. All members present voting aye, motion carried.

Plat: A Plat of Lot 1-A, A Subdivision of Lot 1 of J.A. Spaans Addition in the West ½ of the NE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Paul Reiland, SPN, said this is to identify a parcel to settle an estate. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Tract 1-BB, A Subdivision of Tract 1-B of Starlite Estates, In the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Paul Reiland, SPN, said this plat is to split the property between the vacant portion of the property and the building site (SoDak Sports). Motion by Jirsa, seconded by Genzlinger, to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:40 PM.

Jay A. Larson

02-08-2021