

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
APRIL 27, 2020**

Chairman Larson called the April 27, 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, Vaux, Osterloo, Genzlinger, Jirsa telephonically, Molumby telephonically, Fergen telephonically

Members Absent: Allen

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

Declaration of Interests: Vaux declared a conflict on Item #8

Approve Agenda: Motion by Genzlinger, seconded by Osterloo to approve the agenda as presented. Roll Call: Larson yes, Vaux yes, Osterloo yes, Genzlinger yes, Jirsa yes, Molumby yes, Fergen yes; 7 yes 0 no motion carried.

Approval of Minutes: Motion by Molumby, seconded by Jirsa to approve the minutes of the April 13, 2020 meeting. Roll Call: Vaux yes, Osterloo yes, Genzlinger yes, Jirsa yes, Molumby yes, Fergen yes, Larson, yes: 7 yes 0 no, motion carried.

Schedule Next Meeting: Motion by Fergen, seconded by Jirsa to schedule the next meeting for May 11, 2020. Roll Call: Osterloo yes, Genzlinger yes, Jirsa yes, Molumby yes, Fergen yes, Vaux yes, Larson yes;; 7 yes 0 no. Motion carried.

Hearing and Action on Establishing the Boundaries of and approval of the project plan for Tax Increment Financing District #25. Vaux stepped away from the commissioners table. Don Petersen, Attorney for Mitchell Area Development Corporation, presented the proposed project plan. He described the proposed boundaries and stated that Phase 1 as identified in the plan is to TIF #25. Phase 2 will not start until the future of the existing Avera campus is determined. He reviewed a document identified statutory requirements and where in the plan the various requirements are addressed. The TIF is set up for 20 years. The real property will be gifted to the MADC from Avera Queen of Hospital. The zoning of the property has recently changed. The plan consists of infrastructure for a housing development project consisting of approximately 51 single-family homes. The home purchases will be consistent with the SD 1<sup>st</sup> Time Home Buyers Program. Construction of the homes will commence this fall and into next year, however the increment will not be captured until 2022. Petersen explained the financing, capitalized interest, and responsible parties. Petersen also mentioned the purpose of the TIF is to address workforce-housing needs. He said the costs are project are only estimates as there are some details yet to be determined and bidding that has to take place.

Clinton Powell, Shelter Corp, provided an overview of the housing and financing. He mentioned eight lots are to be transferred to Mitchell Technical Institute. He mentioned they are still in discussion with builders, so the two large parcels Block 1 and Block 3 plans are yet to be determined. He reminded the commission that they are a 501 C non-profit corporation. They are hoping for a build out rate of 12 homes per year.

Jeff McCormick, SPN and Associates, provided an overview of the design and infrastructure. He talked about the location of the proposed lift station, drainage, and design work. Molumby asked about mobilization and incidental costs that are mentioned in the estimated costs. McCormick the costs will final once bidding is completed.

Tom Clark, Regional President for Avera Queen of Peace, reminded the commissioners of the donation of the land and this land was at one time intended for future expansion of the hospital. However, the plan is now to move the whole campus to the interstate area. Avera and others have worked with the neighbors in addressing the neighbors' concerns. He reiterated this project is to address workforce housing and Avera has unfilled positions and attainable housing is an issue in filling these positions.

Pam Bathke submitted a question online in regards to various costs. Petersen and Powell indicated all the anticipated costs are included in the plan; again, they are estimates until the project has final bids.

Motion by Genzlinger, seconded by Fergen to adopt the boundaries of TIF #25 as identified in the project plan and adopt the plan as submitted. Roll Call Vote: Larson yes, Genzlinger yes, Osterloo yes, Fergen yes, Jirsa yes, Molumby no, and Vaux abstaining. 5 yes 1 no 1 abstain, Motion carries.

Review and Action on Plan: PATA BBQ, 808 Sanborn Blvd, subject to review by May 1, 2020. The commissioners had previously determined this project is to be reviewed prior to May 1, 2020. The business is currently closed due to the pandemic. They would like to reopen when they can. Staff has not received any concerns in regards to this business, specifically traffic issues. Motion by Osterloo, seconded by Genzlinger to approve the plan and no further reviews are necessary. Roll Call: Fergen yes, Jirsa yes, Molumby yes, Vaux yes, Larson yes, Osterloo yes, Genzlinger yes; 7 yes 0 no, motion carried.

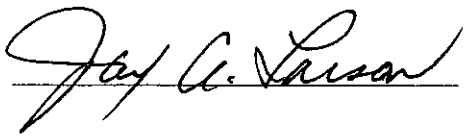
Plat: A Plat of Lots 4 & 5 in Tract I, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Putnam indicated there might be a house constructed that crosses over the lot line, however this plat maintains the numbering system. Motion by Genzlinger, seconded by Osterloo to approve the plat. Roll Call: Jirsa yes, Molumby yes, Vaux yes, Larson yes, Genzlinger yes, Fergen yes, Osterloo yes; 7 yes 0 no, motion carried.

Hearing and Action: An ordinance that changes the zoning district classification of the real property legally described as Lot 18A, Tract L of Wild Oak Golf Club Addition, SE ¼, Section 23, T 103 N, R 60 W, Davison County, South Dakota from CN Conservation District to R4 High Density Residential District. Ronald and Delores Trust are making the application. No testified in opposition and no written objections were received. Letters to the neighbors were sent and a public notice was published in the legal newspaper. The plat has been approved. The rezoning request makes the two parcels' zoning consistent and facilitate building. Motion by Molumby, seconded by Jirsa to approve the rezoning request. Roll Call: Larson yes, Osterloo yes, Vaux yes, Jirsa yes, Fergen yes, Molumby yes, Genzlinger yes, 7 yes 0 no, motion carried.

Hearing and Action: An ordinance that changes the zoning district classification of the real property legally described as the N 600 ft. of W 250 ft. of IT 3 in Lot 3, NE ¼, Section 27, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota. The applicant Jeff Bathke, Bathke Properties LLC, was present to answer questions. No one testified in opposition. Letters to the neighbors were sent and the public notice was published in the legal newspaper. Bathke indicated the purpose of this rezoning is for future development and provide more possibilities. Roll Call: Vaux yes, Larson yes, Osterloo yes, Molumby yes, Genzlinger yes, Jirsa yes, Fergen abstaining. 6 yes 0 no 1 abstaining. Motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 1:07 pm

A handwritten signature in cursive script that reads "Jay A. Larson". The signature is written in black ink and is positioned above a horizontal line.

05-11-2020