

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
June 27, 2022

6/27/2022 - Minutes

1. Call To Order:

Chairperson Larson called the June 27, 2022 City Planning Commission Meeting to order at 12:00 P.M. (noon) in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call:

Roll Call-quorum is met, simple majority vote required for all items.

Present: Larson, Molumby, Osterloo, Jirsa (Telephonically), Genzlinger, Doescher.

Absent: Sonne, Penney.

Staff Present: Jenniges, Schroeder, J Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

Motion by Molumby, seconded by Genzlinger, to approve the proposed agenda. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

5. Approval Of Previous Minutes 6-13-22

Motion by Osterloo, seconded by Molumby, to approve the proposed minutes of the Jun 13, 2022 meeting. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

6. Schedule Next Meeting-7-11-22 @ 12:00 P.M.

Motion by Genzlinger, seconded by Osterloo, to approve the schedule the next meeting for July 11, 2022. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

7. Plat: Lot 2A, Block 1 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.

The applicant was present to answer questions.

Jenniges explained the board approved Lot 2 previously, this lot will not be vacated. They had planned to move the drainage ditch but have since decided to leave it as it was. Lot 2A will now follow the existing drainage ditch.

Motion by Genzlinger, seconded by Osterloo, to approve the plat. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

8. Plat: Lots 1 And 2 Of CJM Third Addition, A Subdivision Of Irregular Tract No. 3 In The SW 1/4 Of Section 32, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.

The applicant was present to answer questions.

Jenniges explained the City of Mitchell has a lift station next to proposed Lot 1. City of Mitchell is will get ownership of Lot 1 for more room around the lift station. Joseph and Lisa Williams own the land next to proposed Lot 2 and will be purchasing that portion from CJM Consulting Inc. Both lots have ingress and egress to them. This out in the county but City of Mitchell jurisdiction since it is within the ETJ.

Motion by Genzlinger, seconded by Osterloo, to approve the plat. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

9. Discussion Only-South Lake Estates PUD (NO ACTION WILL BE TAKEN)

Jenniges explained the new proposed South Lake Estates PUD. He stated the original PUD was published and sent out to the neighbors and was scheduled to be heard today. Because of the changes made the City of Mitchell started over with notices and meeting dates. The new dates for hearings will be July 11 for Planning Commission and July 18 and Aug 1 for Council.

Chuck Mauszycki Sr stated the PUD will allow for bigger homes since there are smaller setbacks. The Master Plan for the area as well as the Plat have already been approved and this is the next step in the development. Most of the lots are 85' x 120'. He stated if the PUD is not approved then he doesn't believe there is enough room for attached garages and possibly not even detached garages. He has a contract with Mitchell Area Housing Incorporated (MAHI) to do the first 23 houses in the development and they will present a TIF for the infrastructure.

Terry Sabers representing MAHI stated the 23 houses will be workforce housing. Other builders around the area are building \$300k-\$500k houses and they are focusing around the \$250k. Brookings has built 2.5 to 3 times more houses in the last 4 decades than Mitchell.

Jeff McCormick of SPN stated they are still in the design phase of the project. They are designing to run as much sewer to the west lift stations as to not overload the east lift station. They are also designing a storm water management system.

Schroeder stated he has had preliminary discussions on the design phase but once a final design is presented the City of Mitchell will look at it and approve or disapprove of it.

Dale Odeggaard owns property in the area. He stated they have 53 signatures against the PUD. He believes it should stay as RL, the PUD opens it up and everything can be done out there.

Kelly Gross stated he owns land out there and it was easy to get the signatures against the PUD. He has a business at 110 W 2nd and his customers make comments about the mower business across from his office. He doesn't want another Sam Street out there and high sheds encroach upon the sunlight.

Jason Spicer a recent DWU graduate moved to Sioux Falls after graduation. In 2020 he moved back to Mitchell in a 100 year home close to DWU and since he moved back his neighbors sold their house for \$100k more than they purchased it for. He believes Mitchell needs a growing housing market to get people to move here.

Steven Patrick noted the original 1975 plat and how they planted trees in the park and now with this development they have been taken out. He does not trust the development. Ellwein noted the trees were not planted in the correct locations in 1975 and the city has planted new trees with in the park. Larson also noted a lot of the trees in the area are volunteer trees.

Dennis Everson moved to the area 3 years ago after living in Yankton. They needed low income housing there and the first generation of landowners were fine but the second generation didn't take care of them and it has become an eye sore. He is concerned about the unintended consequences that happen with development.

Molumby said it looks like people want more information and he hopes over the next two weeks they can get it.

10. Other Business:

Jenniges thanked Molumby for his service to the board. Molumby thanked the board and wished them luck in the future. Mayor Everson thanked Molumby for his service as well.

Jon Schmitz will be the new member to Planning Commission starting in July.

11. 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.

12. Adjournment:

Chairperson Larson adjourned the meeting at 12:43 P.M.

A handwritten signature in cursive script that reads "Jay A. Larson".

Jay Larson