

CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES

10/11/2022 - Minutes

**1. Call To Order:**

*Chairperson Larson called the October 11, 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:**

*Quorum is met, simple majority vote required for all items.  
Present: Genzlinger, Jirsa (Telephonically), Larson, Osterloo, Doescher.  
Absent: Penney, Schmitz, Sonne.  
Staff Present: Ellwein, Hegg, Jenniges, J Johnson.*

**3. Approve Agenda:**

*Motion by Genzlinger, seconded by Osterloo to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**4. Declaration Of Conflicts Of Interests**

*None.*

**5. Approval Of Previous Minutes 9-26-22.**

*Motion by Osterloo, seconded by Genzlinger to approve the proposed minutes of the September 26, 2022 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**6. Schedule Next Meeting: 10-24-22 @ 12:00 P.M.**

*Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission meeting for October 24, 2022. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**7. Plan Approval: Creekside Vet-1111 W Spruce St.**

*Jenniges explained the applicant is proposing an expansion to the south of their existing business. They received their CUP in 2015. They are keeping the original signage on Spruce St and adding an additional sign further back on their property. The applicant provided site plans that Public Works has reviewed and have no issues with. The applicant was not present to answer questions.*

*Motion by Osterloo, seconded by Genzlinger to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**8. Plat: Lot 41 Of The Island First Addition, A Subdivision Of The SE ¼ Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Maui Farms Inc.**

*Jenniges explained this plat is following their master plan of the area. The applicant was not present to answer questions.*

*Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**9. Plat: Lot 3, Block 6 Of Woodland Heights First Addition, A Subdivision Of Lot 3, Crane’s Addition In The SE ¼ Of Section 34, T 103, N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Ethan Coop Lumber.**

*Jenniges explained this plat is following their master plan of the area. The applicant was not present to answer questions.*

*Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**10. Plat: West Plum Avenue; Poplar Drive; Lots 13 Thru 26, Block 2; Lots 1 Thru 4, Block 3, And Lots 1 Thru 8, Block 4, MLC Addition, A Subdivision Of Block 3; Lot 4B, Block 4; Block 5; And Block 6, Morningview Addition To The City Of Mitchell, Davison County, South Dakota; As Requested By Mueller Lumber Company.**

*Jenniges explained the master plan was approved on September 9, 2022. Davison County LEPC will have to approve Poplar Drive at their next meeting held on October 12, 2022. Public Works has seen the drainage plan for the area and that will have to implemented before building permits will be issued. A representative for the applicant was present to answer any questions.*

*Motion by Osterloo, seconded by Genzlinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – absent. 4 aye, 0 nay, 3 absent; motion carried.*

**11. Discussion Only: Indoor Hydroponic Farms.**

*Jenniges explained a company would like to begin a hydroponic farm business in the Highway Business District. There is not a permitted or conditional use for that. There are some similar uses but none of them address the growing just the processing after growth. This would process is similar to medical cannabis cultivation which is permitted in HB, TWC and I. It is a CUP in CB. The company gave a presentation on their process. After discussion the board came to the conclusion of drafting a definition for indoor agricultural activity and proposing to amend the ordinance because they believe there will be more of these in the future.*

**12. Other Business:**

*None.*

**13. 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.*

**14. Adjournment:**

*Chairperson Larson adjourned the meeting at 12:31 P.M.*

A handwritten signature in blue ink, appearing to read "Kevin Genzlinger". The signature is written in a cursive style with a large initial "K" and "G".

Kevin Genzlinger - Vice Chair