CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, JANUARY 26, 2015

Call to Order: Chairman Larson called the January 26, 2015 planning commission meeting to order at 12:00 pm in the City Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Everson, Fergen, Meyers, Molumby and Doescher

Members Absent: Griffith and Schmucker

Others Present: Putnam, Crowe, Ellwein, Koch, London, Hegg, Bathke, Wegner, and Mayor Tracy

Agenda: Motion by Everson, seconded by Fergen to approve the agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Fergen, seconded by Everson to approve the minutes of the January 12, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Molumby to schedule the next meeting for February 9, 2015. All members present voting aye, motion carried.

Plat: Lot 2 of Wagner's Addition, as subdivision of the SW ¼ of Section 14, T 102 N, R 60 W, of the 5th P.M., Davison County, South Dakota.

Putnam noted the plat is outside the city's zoning jurisdiction, but within the 3 mile platting jurisdiction. The county has indicated the plat will comply with their standards and they will consider it at their February meetings. Motion by Everson, seconded by Molumby to approved pending county approval. All members present voting aye, motion carried.

Plat: Lot 8, Block 4 of Woodland Heights First Addition, a subdivision of Lot 2, 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.

Putnam indicated this is part of the 'Ethan Lumber Project'. A future home will be constructed on the lot. Motion by Everson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Discussion: Jerry Stravia, 1112 N Rowley St, Lot 16, Block 4, D. A. Scott's Addition, City of Mitchell.

Mr. Stravia would like to construct an addition to him home that would not comply with residential setbacks, particularly lot coverage and backyard setback. The property is zoned Central Business District, so financing has become problematic. Mr. Stravia asked the commission for some input on a potential rezoning and variance applications. Putnam explained the setbacks if the property remained CB and if the property becomes R2. The whole block is currently zoned CB. Mr. Stravia has contacted the neighboring property owners about them joining him in rezoning and they indicated to him they are receptive to the change. Stacy Nettinga a contractor and a neighbor testified about the construction and the attempts to make the property handicapped accessible. The commission indicated they would prefer a portion of the block that currently has residential homes on the lot be rezoned and the application for the variances proceed so that neighbors may be informed and the appropriate hearings to be schedule. No action was taken.

Zoning Code Amendments:

Putnam presented the commission a final draft of possible zoning code amendments. He will be working with Koch about the appropriate notice procedures and the commission will need to hold a public hearing prior to recommendations to the city council. No action taken.

Chairman Larson adjourned the meeting at 1:00 pm.

Jerry C. Larson

Chairman

02-09-15

Date