

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, February 9, 2015**

Call to Order: Chairman Larson called the February 9, 2015 meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD.

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

Members Absent: Schmucker

Others Present: Putnam, Hegg, London, Laursen, Overweg, Ellwein, Koch

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

Minutes: Motion by Fergen, seconded by Molumby to approve the minutes of the January 26, 2015 meeting. All members present voting aye, motion carried.

Rezoning: Jerry Stravia, Lot 16, Block 4, D.A. Scotts 1st Addition (1112 N Rowley St) Rhonda Hoffman, Lot 15, Block 4, D.A. Scotts 1st Addition (120 W 11th Ave) Rodney & Mary Titze, Lots 13 & 14, Block 4, D.A. Scotts 1st Addition (116 W 11th Ave) Joseph Bunker & Sierra Reinartz, S 75' Ex 95.9" of Lot 3, Block 4, D.A. Scotts 1st Addition (112 W 11th Ave) from Central Business District (CB) to Single Family Residential District (R2).

Jerry Stravia was present to answer questions. No one testified in opposition of the rezoning. The commission reviewed written comments.

Letters to the neighbors were sent January 29, 2015 and the public notice was published in the *Mitchell Daily Republic* January 29, February 5, and February 11, 2015.

Stravia indicated that he has contacted the affected neighboring property owners that are also going to be rezone. They are supportive of the change.

Motion by Molumby, seconded by Griffith to recommend approval to the City Council of the rezoning request. All members present voting aye, motion carried.

Variance: Jerry Stravia has made an application for a backyard variance of 6' vs 25' and lot coverage variance 40% vs 45% for construction of an addition and an attached garage at 1112 N Rowley St, legally described as Lot 16, Block 4, D.A. Scott's 1st Addition, City of Mitchell, Davison County, South Dakota.

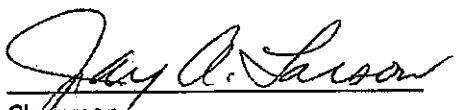
Stravia and his builder were present to answer questions about circumstances of the variance. They explained they would like to make the home addition accessible for a person with disabilities. Stravia mentioned that he is working the YWCA about an easement and location of a possible to accommodate backing out into the alley.

Motion by Everson, seconded by Griffith to recommend approval of the variance to to the Board of Adjustment with the following conditions:

- 1) Contingent on the property rezoning to residential
- 2) Comply with ADA requirements
- 3) No parking in the driveway behind the proposed garage.

All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:25 pm.


Chairman

02-23-15
Date