

**CITY OF MITCHEL
CITY PLANNING COMMISSION
MINUTES, February 23, 2015**

Call to Order: Chairman Larson called the February 23, 2015 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall.

Members Present: Larson, Everson, Fergen, Griffith, Meyers, and Schmucker

Members Absent: Molumby and Doescher

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

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

Minutes: Motion by Everson, seconded Griffith to approve the minutes with a correction of N. Rowley instead of S Rowley. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Fergen to schedule the next meeting for March 9, 2015. All members present voting aye, motion carried.

Variance: Paul Muth and Arlen Schuh have requested an oversize variance of 3,200 square feet vs 2,000 square feet as required for construction of a storage building. The property is at 1902 N Foster, legally described as the W 425' of the N 240.42' of Lot A-2, a subdivision of Lot A of Skyline Estates, in the S 100 Acres of the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, SD. The property is zoned R4 High Density Residential District.

Paul Muth was available to answer questions. No one testified in opposition and no written objections were received. Hegg reminded the commission this property is near a flood plain, therefore certain restrictions are applicable.

Letters to the neighboring property owners were sent February 6, 2015 and the public notice was published in the *Mitchell Daily Republic* on February 12, 2015.

Motion by Everson, seconded by Fergen to recommend to the Board of Adjustment approval of the variance. All members present voting aye, motion carried.

Plat: Lot 3, Block 1 of CJM Second Addition, a subdivision of the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Lot 21, Block 6 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ pf Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

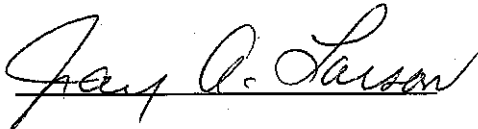
Motion by Everson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Zoning Code Amendments:

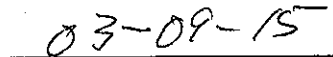
The commission opened the public hearing for consideration of amendments to the city's zoning code. No one provided public testimony and no written comments were received.

Chairman Larson closed the public hearing at 12:30 pm and the commission resumed discussion. Motion by Griffith, seconded by Everson to recommend the City Council approve various amendments to the City Zoning Code as presented in the proposed Ordinance 2512. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:45 pm.



Chairman



Date