

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

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

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

Members Absent: Fergen & Doescher

Others Present: Putnam, Ellwein, London, Crowe, Koch, Overweg, Laursen, Wegner and Mayor Tracy

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

Minutes: Motion by Griffith, seconded by Schmucker to approve the February 23, 2015 minutes as presented. All members present voting aye, motion carried.

Next Meeting: Motion by Molumby, seconded by Griffith to schedule the next planning commission meeting for March 23, 2015. All members present voting aye, motion carried.

Variance: Allison and Jason Hohn have made an application for a side-yard variance on a corner lot of 4' vs 20' as required for construction of an addition to their residence located at 1500 E Ash Ave, legally described as Lot 7, Block 4, Sunnyside Addition, City of Mitchell, SD. The property is zoned R2 Single Family Residential District.

Mr. & Mrs. Hohn were present to answer questions about their request. No one testified in opposition of the application. The commission did not receive any written comments about the request.

Letters to the neighbors were mailed February 27, 2015 and the public notice was published in the *Mitchell Daily Republic* on February 27, 2015.

Meyers asked the applicants to explain their hardship. The applicants indicated they wish to add more room for their children. Griffith indicated this would be an improvement to the property. Meyers also noted approval of the variance may set precedents. Everson noted that the zoning code has just been updated.

Motion by Meyers, seconded by Everson to recommend denial of the variance to the Board of Adjustment. Roll Call: Griffith no, Meyers yes, Everson yes, Larson yes, Schmucker yes, Molumby yes. Motion passes 5 yes 1 no.

Plat: Lot 11, Block 7 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

Chuck Mauszycki Jr., was available to answer questions from the commission.

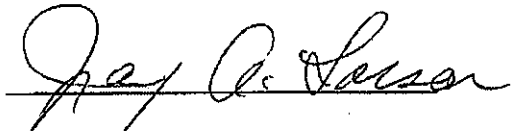
Motion by Molumby, seconded by Schmucker to approve the plat as submitted. All members present voting aye, motion carried.

Discussion: Zoning Code Amendments: Putnam and Koch briefed the commission on comments the city council had about the proposed amendments to the zoning code. They specifically had concerns about Concentrated Animal Feeding Operations, specifically their definition and where they may be located in the Extra-territorial Jurisdiction. Wegner provided the commission an explanation of the county regulations. The commission noted a couple possible examples of CAFOs that may be in the ETJ area.

Motion by Molumby, seconded by Schmucker to recommend to the city council that Koch draft a new definition of CAFO and a policy that says that CAFOs will not be allowed within the city's zoning jurisdiction. All members present voting aye, motion carried.

Other Business: Putnam informed the commission that the county staff and he are collaborating on updating the city's and county's comprehensive plans. The commission will be required to hold a public hearing and submit the plan to the governing body for their adoption. No action taken.

Chairman Larson adjourned the meeting at 12:35 pm.


Chairman

03-23-15
Date