

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, April 13, 2015**

Call to Order: Vice-Chairman Schmucker called the April 13, 2015 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

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

Members Absent: Larson

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

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

Minutes: Motion by Everson, seconded by Fergen to approve the minutes of the March 23, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for April 27, 2015. All members present voting aye, motion carried.

Conditional Use: Merl Bechen has made an application for a conditional use permit for the replacement of an off-premise sign between 300 square feet and 600 square feet in area . The sign is located on the south side (east bound) of I-90. The property is legally described as the E 1,047 feet of the SW ¼ lying south of I-90 exc. Lot A, Section 29, T 103 N, R 60 W, Davison County, SD. The property is zoned HB Highway Oriented Business District.

Mr. Bechen was present to answer questions. No written comments were received and no one testified in opposition of the application. Putnam reported that the SDDOT has approved the application and it complies with their regulations.

Letters to neighboring property owners were sent April 1, 2015. The public notice was published in the *Mitchell Daily Republic* on April 1 & April 8, 2015.

Motion by Molumby, seconded by Griffith to recommend approval of the conditional use permit to the Board of Adjustment. All members present voting aye, motion carried.

Rezone: Bill Wittstruck in the 301 Block of East Hackberry Ave, legally described as the W 100 feet of the N 158 feet of Block 9, Weaver's Square, City of Mitchell, Davison County, SD. A side-yard variance on a corner of 0' feet vs 15' and an oversize variance of 5,400 square feet vs 2,000 square feet for an addition to the garage is still pending with the Board of Adjustment. The property is currently zoned R3 Medium Density Residential District.

Mr. Wittstruck was present to answer questions. No written opposition was received and no one testified in opposition of the application.

Letters to the neighboring property owners were sent April 2, 2015. The public notice in the *Mitchell Daily Republic* is to be published April 2, 8, and 15, 2015.

Motion by Meyers, seconded by Griffith to recommend the City Council to approve the rezoning request with the request that prior to issuance of a building permit the property lines be identified and drainage plans be approved by the public works department. All members present voting aye, motion carried.

Plat: Lots W-1A, W-1B, and W-1C, a subdivision of Lot W-1 in Lot H1 in the North ½ of the SE ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

Putnam and Koch present this plat on behalf of the City of Mitchell. This property is currently owned by the City and it will transfer to a private party at a later date. There may some encroachments that need to be addressed.

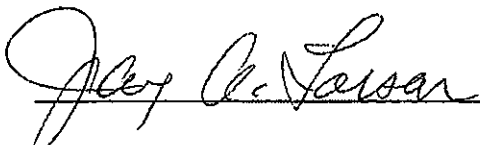
Motion by Everson, seconded by Molumby to approve the plan. All members present voting aye, motion carried.

Plan Approval: Reginald Martin was present to explain his plan to convert his property at 510 W Havens from an office building into 4 dwelling units. The property is zoned Neighborhood Shopping District and it is a permitted use, but requires planning commission approval.

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

Other Business: Stephanie Ellwein informed the commission that future meetings will be broadcast and recorded on the city network. No action taken.

Vice-Chairman Schmucker adjourned the meeting at 12:30 pm.


Chairman

04-27-15
Date