

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, MAY 26, 2015**

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

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

Members Absent: none

Others Present: Putnam, Crowe, Johnson, Laursen, Hegg, Koch, London, Ellwein, and Mayor Tracy

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

Minutes: Motion by Griffith, seconded by Molumby to approve minutes of the May 11, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Molumby, seconded by Griffith to schedule the next planning commission meeting for June 8, 2015. All members present voting aye, motion carried.

Conditional Use: Kayla Lux has made an application for a conditional use permit to operate a family residential day care center in her home at 617 W 11th Ave, legally described as W ½ of Lot 4 and Lot 5, Block 18, Capital Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential District.

No one was present to address the application.

Letters to neighboring properties were sent May 13, 2015 and the public notice was published in the *Mitchell Daily Republic* May 14 & May 21, 2015.

Laursen indicated the applicant has passed a fire inspection.

Motion by Molumby, seconded by Everson to approve the conditional use permit with the following conditions: 1) the permit is not transferable 2) if the operation ceases for a period of six-month then a new application is required. All members present voting aye, motion carried.

Plat: Lot 13, Block 9 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Chuck Mauszycki Jr was present to answer questions about the plat. He indicated the party that owns Lot 12 wishes to purchase Lot 13. Motion by Everson, seconded Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Lots 11 and 12, Block 3 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 present to address questions. Motion by Everson, seconded by Fergen to approve the plat, all members present voting aye, motion carried.

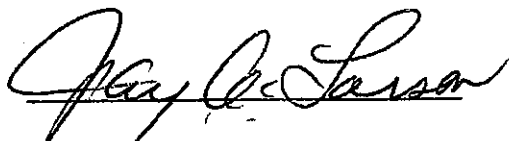
Plat: Tract A of Lot 6 of Sunrise Estates, a subdivision of Lot 8 in the SW ¼ of SE ¼ of Section 25, T 103 N, R 60 W, Davison County, SD. Putnam indicated this plat is outside the city's zoning jurisdiction, but it is within 3 miles so it requires city review. The county will be reviewing it soon and is considering a variance as well. Motion by Schmucker, seconded by Meyers to approve the plat pending approval by Davison County. All members voting aye, motion carried.

Plat: Lots 3B3, 4B4, and 5B5, Block 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota, Davison County, SD. Putnam indicated the intention of this plat to move property lines and easements to minimize the need for variances. Johnson indicated that there is an understanding that after three building permits that a detention/retention pond will be installed in the development. The developer was required to submit a drainage plan with the public works department. Johnson also reminded the commission that a drainage study is underway. Motion by Fergen, seconded by Molumby to approve the plat; all the members present voting aye, motion carried.

Plan Approval: A Representative of Top Shop Inc., 2420 W Havens Ave was present to explain their business and plans for an addition to their building. Zoned HB Highway Oriented Business District. It will provide storage and a dust collection system. Motion by Schmucker, seconded by Meyers to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Village Bowl, 1500 N Duff St, zoned Highway Oriented Business District. Steve Brinkman was present to answer questions about the project. They are adding an addition 14' x 24'. Motion by Everson, seconded by Meyers to approve the plans as submitted. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:25 pm.


Chairman

06-08-15
Date