

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, August 10, 2015**

Chairman Larson called the August 10, 2015 meeting to order at 12:00 pm, in the Council Chambers, City Hall, Mitchell, SD.

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

Members Absent: none

Others Present: Putnam, Hegg, London, Ellwein, Koch, Overweg, McGannon, Bathke, Laursen, and Mayor Toomey.

Agenda: Motion by Schmucker, seconded by Fergen to approve the August 10, 2015 agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the July 27, 2015. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Fergen to schedule the next meeting for Tuesday August 25, 2015. All members present voting aye, motion carried.

Variance: Lou & Carol Sebert have requested an oversize variance of 3,680 square feet vs. 2,000 square feet, adding an additional 480 square feet to an existing 3,200 square feet for the purpose of adding to an existing accessory building. The property is legally described as Sebert Tract 1, a subdivision of Lot A, SW1/4 SW1/4, Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (513 Charles Street). Zoned R4 High Density Residential District.

Mr. & Mrs. Sebert were present to answer questions about their request. No written comments were received. No one testified in opposition of the application. Mr. Sebert explained his proposal and indicated he informed his neighboring property owners of his plans.

The public notice was published in the *Mitchell Daily Republic* on July 30, 2015 and letters to the neighbor property owners were sent on July 30, 2015.

Motions by Everson, seconded by Molumby to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Rezone: (tabled from 7/27/2015 meeting) EVI Prairie LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, and Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from South Point Village Planned Development District and HB Highway Oriented Business District to R4 High Density Residential District.

Letters to the neighboring property owners were mailed July 15 & July 24, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 16, 23 and July 30, 2015.

Representatives of EVI were in attendance and neighboring property owners were also present. The commission reviewed the written correspondence they received.

Rex Carlson of Edgewood Properties indicated that he was available to answer questions of the commission.

Ken Blaaid an adjoining property owner indicated that he provide 14' of right-of-way on his property for the South Village ROW. He questioned the rezoning from commercial to residential for the frontage property, because of the growth in the area.

Russ Kubick of EVI responded that they choose the area because of its vicinity to commercial areas and they have other developments in 7 states and 55 communities that are in similar areas. The project is for assisted living housing.

Schmucker questioned if the South Village Street should be the standard 66' of right-of-way rather than the 28' as indicated on the plat.

Everson indicated the plat and plan for South Point Project was previously approved.

Laursen indicated the South Village Street was to be planned as another access when the South Point Village Project starts going west and there was to be no parking on the street.

Motion by Schmucker, seconded by Molumby to recommend not rezone the property due to the ROW width of South Village Street: Roll Call: Schmucker aye, Everson no, Fergen no, Molumby aye, Griffith no, Larson aye, Meyers abstain. Motion lost 3 to 3 with one abstaining.

Conditional Use: (tabled from 7/27/2015 meeting) EVI Prairie LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, and Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from South Point Village Planned Development District and HB Highway Oriented Business District to R4 High Density Residential District. They wish to construct an assisted living facility for 60 units whereas more than 24 units require a conditional use permit.

Letters to the neighboring property owners were mailed July 15 & July 24, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 16, 23 and July 30, 2015.

Motion by Everson, seconded by Molumby to table the conditional use permit. All members voting yes, except Meyers abstaining. Motion carried.

Plat: Lot 13, Block 3, Woods 1st 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, South Dakota.

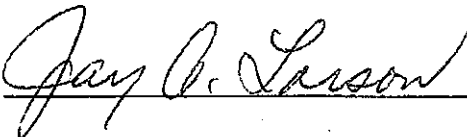
Meyers asked about the status of the various streets abutting these plats. Chuck Mauszycki, Sr was available to answer questions.

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

Plat: Lot 14m Block 3, Woods 1st 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, South Dakota.

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

Adjournment: Chairman Larson adjourned the meeting at 12:30 pm.


Chairman

08-25-2015

Date