

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, August 25, 2015**

Chairman Larson called to order the August 25, 2015 city planning commission meeting at 12:00 pm, Mayor's office, City Hall, Mitchell, SD.

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

Members Absent: Griffith and Meyers

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

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

Minutes: Motion by Fergen, seconded by Everson, to approved the minutes of the August 10, 2015 meeting. All members present voting aye, motion carried.

Next meeting: Motion by Everson, seconded by Fergen to schedule the next meeting for September 14, 2015. All member present voting aye, motion carried.

Plan Approval: Avera Queen of Peace has requested an exception to the Commercial Landscaping Ordinance for their project on Lot 5, Cabela's First Addition, SW ¼, Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, SD (201 W Cabela Drive). Zoned "I" Industrial.

Jacob Bunde, Avera's architect, was available to answer questions and he submitted various documents that were reviewed. No one testified in opposition and no written comments were received. Motion by Molumby, seconded by Everson to approve the plan as submitted. All members present voting aye, motion carried.

Variance: Kristi Thill has made an application for a variance to separate one lot into two with the following frontages 49.84 and 31.76 feet respectfully; 60 feet is required. The two lots are legally described as Lots 2-A and 2-B, a subdivision of the previously platted Lot 2, Block 22, Van Eps 1st Addition to the City of Mitchell, Davison County, SD (800 & 806 S Rowley St). The property is zoned HB Highway Oriented Business District.

Letters to the neighboring property owners were sent August 13, 2015 and the legal notice was published in the *Mitchell Daily Republic* on August 14, 2015.

Ms. Thill was present to answer questions. The commission reviewed written correspondence. Thill indicated she wishes to subdivide the property, so that she made sell the properties separately. Putnam said that neighbor Zoss asked that the two garages that encroach on the Thill, Zoss and the alley be removed. Thill indicated they will be removed. The plat of the property has been approved by the city council. Molumby expressed the hope that no additional variances will be requested on this property. Motion by Schmucker, seconded by Molumby to recommend approval of the variance to the Board of Adjustment. Roll Call: Fergen yes, Schmucker yes, Molumby yes, Larson no, Everson no. Motion passes 3 to 2.

Conditional Use: (Tabled 8/10/15) EVI Prairie LLC applicant has requested a conditional use permit to construct a 60 unit assisted living facility, more than 24 units require a conditional use permit, at the 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., to the City of Mitchell, Davison County. The property was recently rezoned to R4 High Density Residential District.

Letters to the neighboring property owners were sent July 15 & July 27, 2015 and the public notices were published July 16, 23, 29 and 30, 2015 in the *Mitchell Daily Republic*.

No one other than staff and commissioners testified in person about the project. The commission reviewed the written correspondence. Putnam indicated the applicant would be available by phone.

Putnam reviewed the zoning designation of the areas. Public Safety Personnel and Putnam also provided background on the rationale of the less than standard right-of-way for South Village Point Street (28'). Commissioners questioned if the South Point Planned Development master plan is changing. It was suggested that prior to construction of future South Point projects that a revised master plan be submitted.

Motion by Everson, seconded by Molumby to recommend approval of the conditional use permit to the Board of Adjustment with three conditions: 1) no parking be permitted on both sides of South Village Point Street, 2) EVI LLC and future owners share in the costs involved in maintenance and snow removal of Urbana Street, 3) an additional 10 feet of easement for installation of a sidewalk which will be directly west of the 10 feet utility easement. Roll Call: Schmucker yes, Fergen yes, Larson no, Everson yes, Molumby yes. Motion passes 4 to 1.

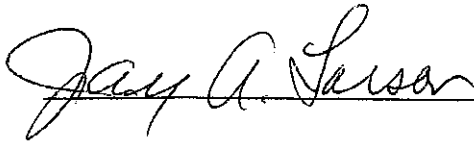
Plat: Decker Tracts 1 & 2 in the West ½ of the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Revised Legal Description: A Plat of Lots 1 and 2 of R.L. Decker First Addition in the West ½ of the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The commission questioned the legality of the private access easement that is indicated on the plat. Motion by Molumby, seconded by Schmucker to table the plat until the next meeting. All Members present voting aye, motion carried.

Plan Approval: Little Caesars' Pizza, 1007 N Main Street. Zoned CB. Motion by Everson, Seconded Fergen to approve the plans as submitted. All members present voting aye, motion carried.

Plan Approval: Masonic Temple, 112 E 5th Ave, zoned CB. Schmucker provided a description of the 9 x 12 addition to the north side of the property. The plan will need to be submitted to SD State Office of History. Motion by Molumby, seconded by Everson to approve the plan. All members present voting aye, motion carried.

Other Business: Putnam indicated the Coca-Cola Company may be seeking approval of plans from the planning commission as they are looking for sites to temporarily locate their operation as result of their fire. No action taken.

Adjournment: Chairman Larson adjourned the meeting at 12:50 pm.


Chairman

09-14-15
Date