

**CITY OF MITCHELL
CITY PLANNING COMMISSION
Minutes, September 14, 2015**

Call to Order: Chairman Larson called to order the September 14, 2015 Planning Commission meeting at 12:00 pm in the Council Chambers, City Hall, Mitchell, SD.

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

Members Absent: Molumby, Fergen, and Doescher

Others Present: Putnam, Laursen, Ellwein, Hegg, London, McGannon, Overweg, Koch, Johnson

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

Minutes: Motion by Schmucker, seconded by Everson to approve the minutes of the August 25, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for September 28, 2015. All members present voting aye, motion carried.

Variance: Tara Volesky has requested a back yard variance of 10' vs 25' and a front yard variance of 19.5' vs. 25' for construction of a 4 unit family dwelling at 404 Homer Court, legally described as Lot 19, Tract 1, Wild Oak Golf Club Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R-4 High Density Residential District.

Volesky was present to explain her request. No one else other than staff and commissioners provided comments on the application.

The commissioners reviewed written comments.

Letters to the neighboring property owners were sent September 3, 2015 and the public notice was published in the *Mitchell Daily Republic* on September 3, 2015.

Volesky said she bought the lot in March, 2015.

Volesky indicated she has received approval from the Wild Oak Golf Club Committee and she is aware of the covenants on the lot. She indicated there is a 'cart path' on her property. She explained why the variances meet the 'hardship' criteria, specifically irregular lot. The building will be two stories; each unit will have garages, and no basements.

Motion by Everson, seconded by Meyers to recommend the Board of Adjustment deny the variances. All members present voting aye, except Schmucker who abstained. Motion passes 4 to 0.

Plat: (Tabled from 8/25/15) Lots 1 & 2 of R.L. Decker 1st Addition in the West ½ of the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Paul Reiland of SPN & Associates was present to explain the plat. He addressed the access issues.

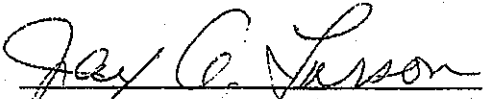
Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

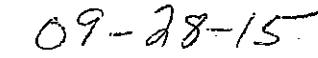
Plat: Lot 51 of Maui Farms 1st Addition, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

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

Other Business: Putnam presented the agenda and registration form for the South Dakota Planners Association Annual Planning and Zoning Conference, which will be in Mitchell.

Chairman adjourned the meeting at approximately 12:30 pm.


Chairman


Date