

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, September 28, 2015**

Call to Order: Chairman Larson called the September 28, 2015 meeting to order at 12:00 pm, Council Chambers, 612 N Main St, Mitchell, SD

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

Members Absent: Everson

Others Present: Putnam, McGannon, Johnson, London, Koch, Bathke, Jenniges, and Mayor Toomey

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

Minutes: Motion by Griffith, seconded by Schmucker to approve the minutes of the September 14, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Fergen, seconded by Griffith to schedule the next meeting for Tuesday, October 13, 2015. All members present voting aye, motion carried.

Conditional Use: Laura Picek (applicant) and Avera Queen of Peace (owner) has made an application for a family residential child care, conditional use permit, at 1209 E. 5th Avenue, legally described as Lot 4, Block 6, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

The applicant was not present. No one testified in in opposition of the applicant. No written objections were received.

The public notice was published in the *Mitchell Daily Republic* on September 18 & 23, 2015 and letters to the neighboring property owners were sent on September 17, 2015.

Motion by Fergen, seconded by Griffith to recommend the Board of Adjustment approve the conditional use permit with three conditions:

- 1) The permit is not transferable
- 2) If the business ceases for a period of longer than 6 months then a new permit must be approved
- 3) The applicant passes a fire inspection

All members present voting aye, motion carried.

Plat: A Plat of Lots 1, 2, and 3 of Raml First Addition in the West ½ of the East ½ of the NW ¼ of Section 4, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Putnam mentioned the county planning commission will hear this plat and a county variance of this property at their next regular meeting. Bathke indicated this will be October 8, 2015.

Schmucker indicated that this area is showing some growth, so it may be advisable the 40' easement should be 66' wide. It was noted this property is within the county zoning jurisdiction, but state law requires plats within 3 miles of the city limits be reviewed by the city. Bathke indicated the property to the south of the proposed lots is in a flood plain. Staff shared with the commissioners the requirements of septic tank requirements in relation to access to potable water and the require parcel size per state law.

Motion by Schmucker, seconded by Molumby to approve the plat with the recommendation the county changed the 40' easement to 66'. All members present voting aye, motion carried.

Plan Approval: Dennis Wagner 505 East Juniper, Highway Oriented Business District. Jason Carpenter, Area Steel Representative, was present to answer questions about the proposed addition. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

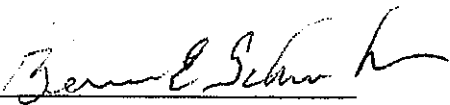
Other Business:

Koch indicated that we may want to revise the verbiage in our letters that we send to neighboring property owners that notifies them of pending land use applications. Putnam and Koch will review the letters that are sent from the Planning and Zoning Office. No action taken.

Putnam also reminded the commission members that if they want to attend the SD Planners Conference, which will be in Mitchell, please let him know.

Jeff Bathke introduced the Mark Jenniges, the new Deputy County Planning and Zoning Administrator.

Chairman Larson adjourned the meeting at 12:30 pm.



Chairman

10-13-15

Date