

**CITY OF MITCHELL
CITY PLANNING COMMISSION**

MINUTES, November 9, 2015

Call to Order: Chairman Larson called the November 9, 2015 meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

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

Members Absent: Fergen, Everson, Molumby

Others Present: Putnam, Hegg, Johnson, Overweg, London, Koch, Ellwein, 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 October 26, 2015 minutes. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Schmucker to schedule the next meeting for November 23, 2015, all members present voting aye, motion carried.

Conditional Use: Marilee Johnson-Geary for home occupation that provides counseling services at 1321 E 2nd Avenue, legally described as Lot 1 and E ½ Lot 2, Block 12, ST Greene Addition, City of Mitchell, Davison County, SD. Property is zoned R2.

The applicant was present to answer questions. No written objections were received. No one testified in opposition of the application.

Letters to the neighbors were sent October 29, 2015 and the public notice was published in the *Mitchell Daily Republic* on October 30 & November 5, 2015.

The applicant indicated that she operates at another location, but would like the opportunity to have clients visit her home.

Motion by Meyers, seconded by Griffith to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1) not more than 6 visits per day, 2) hours 8 am to 9 pm Monday thru Saturday. All members present voting aye, motion carried.

Plan Approval: B & R Leasing, 1222 W Havens, Highway Oriented Business District. Motion by Griffith, seconded by Meyers to approve the plan. Griffith, Meyers, Larson aye, and Schmucker no. Motion passes 3 to 1.

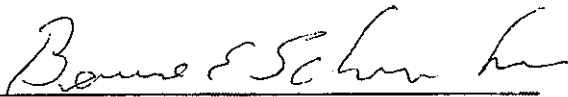
Plan Approval: DRJ Contracting, 2200 W Havens, addition, HB Zoning. The commission would like additional information. Motion by Griffith, seconded by Schmucker to table the plan approval until next meeting. All members present voting aye, motion carried.

Plan Approval: Hart, 2350 W Spruce, new building, zoned HB. The commission would like additional information. Motion by Schmucker, seconded by Meyers to table the plan approval until the next meeting. All members present voting aye, motion carried.

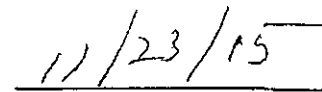
Plat: Torrey Pines Avenue in Lakeview 2nd Addition, a Subdivision of the NW ¼ of the SW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Dean Sadler, Manager Pro Build, was present to answer questions. This is part of the Pro Build Development and Tax Incremental District # 15. The new street is nearly complete. Motion by Griffith, seconded by Meyers to approve the plat. All members present voting aye, motion carried.

Other Business: Putnam informed the commission at a future date the planning commission will hold a hearing and recommend possible amendments to the zoning code. The council is recommending an amendment that would allow conditional uses of Indoor Recreational Facility that are converted from existing buildings in some residential districts. Putnam may also have some additional recommendations. No action taken.

Chairman Larson adjourned the meeting at 12:40 pm.



Vice Chairman



Date