

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, November 23, 2015**

Call to Order: Vice-Chairman Schmucker called to order the November 23, 2015 meeting at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

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

Members Absent: Larson and Meyers

Others Present: Ellwein, Putnam, Hegg, McGannon, Overweg, Putnam, and Mayor Toomey

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

Minutes: Motion by Griffith, seconded by Everson to approve minutes of the November 9, 2015 meeting. All members present voting aye, motion carried.

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

Variance: Dean & Kimberly Knutson have made an application for an oversize variance of 3,200 square feet vs. 2,000 square feet for construction of an accessory building at 701 N Blair, legally described as Block 4, Home Park Addition, Davison County, SD. The property is zoned R4 High Density Residential District.

The applicants were not present. No one testified in opposition. No written comments were received by the commission. Letters to the property owners were sent on November 10, 2015 and the public notice was published in the *Mitchell Daily Republic* on November 13, 2015.

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

Plan Approval: (tabled from 11/9/2015) DRK Contracting—2200 W Havens—zoned HB. Motion by Everson, seconded by Fergen to approve the plan with the condition the addition is to comply with fire codes. All members present voting aye, motion carried.

Plan Approval: (tabled from 11/9/2015) Hart-2350 W. Spruce Ave—New building-zoned HB. This is to house a commercial operation (ag sales). Motion by Everson, seconded by Molumby to approve the plan. All members present voting aye, motion carried.

Plan Approval: Doug Dailey—501 S Sanborn Blvd—Building remodel into an office. -- zoned HB. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plan Approval: Merlin Tingle (Interstate Tire)—1501 S Ohlman—new commercial building—zoned HB. Motion by Everson, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lots 1,2,3,4, and 5, Block 2, MLC Addition, A Subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, SD. Motion by Molumby, seconded by Griffith to approve the plat as presented. All members present voting aye, motion carried.

Plat: A Plat of Lots 1 and 2 of Brig Addition, A Subdivision of Irregular Tract 12 in the SW ¼ of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. James Taylor, Attorney for the buyer, was present to explain the plat. There was a discussion of the access and the vicinity of the two buildings. Schmucker indicated a city water line may be close to the property. Mr. Taylor indicated a title search has been completed and no line was reported in the search. Mr. Taylor indicated access easements will also be recorded with the deeds.

Motion by Molumby, seconded by Everson to approve the plat with distance between the northeast portion of the restaurant and the east building to be investigated and possible access easements to be examined. All members present voting aye, motion carried.

Plan Approval: The Brig—2700 N Main St—interior remodel and porch—zoned HB. Motion by Everson, seconded by Fergen to approve the plan. All Members present voting aye, motion carried.

Plan Approval: Coborn's—1800 N Main St—interior remodel--- zoned HB. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Alley Vacation: John & Austen Iverson have petitioned the city to vacate an alley at 515 E Ash, Block 49 of Cooley & Guernsey Addition, City of Mitchell, Davison County, SD. There has been some discrepancy of whether or not an alley was ever vacated. This action is to clarify the vacation. Motion by Everson, seconded by Molumby to recommend the council approve the vacation. All members present voting aye, motion carried.

Other Business: Putnam submitted a draft of a proposed zoning code amendment. It addresses some items that need correction from the last amendment and also amends the code to include 'indoor recreational facilities for existing buildings' as a conditional use in R2, R3, and R4. A public hearing will be scheduled for the next meeting. No action taken.

Vice-Chairman Schmucker adjourned the meeting at 12:35 pm.


Chairman
12-14-15

Vice-Chairman