

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, September 12, 2016**

Call to Order: Chairman Larson called the September 12, 2016 City Planning Commission meeting to order at 12:00 pm in the Council Chambers, City Hall, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Meyers, Molumby, Schmucker, and Allen

Members Absent: Fergen

Others Present: Mayor Toomey, Justin Johnson, Terry Johnson, Lyndon Overweg, John Hegg, Stephanie Ellwein, and Neil Putnam

Agenda: Motion by Everson, seconded by Griffith to approve the September 12, 2016 as presented. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the August 22, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for September 26, 2016. All members present voting aye, motion carried.

Variance: Shane Snyder has made an application for a backyard variance of 2 ft vs 25' feet and a sideyard variance of 2' vs 3' as required for construction of two attached garages at his property legally described as S 82' of Lots 11 & 12, Block 14, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota (503 N. Duff St). Zoned R4.

The public notice was published in the *Mitchell Daily Republic* on September 2, 2016 and letters to the neighboring property owners were sent September 1, 2016.

Mr. Snyder was present to answer questions and provide testimony in regards to his application. He stated that he has removed an older garage that was in need of repair. The property has been a duplex since the 1940s' and he said that in order to remain competitive in the rental business, garages are necessary. He was aware of his neighbor to north concern about drainage. He will route the water to the streets and away from the residences. The applicant provided the commission an explanation about his stairwells and why he is limited to space. He also said the location of his utilities also limits his option.

Margaret Spensley (neighbor to north) was present. She stated that Mr. Snyder and her have talked about drainage. She asked about the location of the building from her fence. Snyder responded about "54 inches".

Meyers noted the unique situation with this historic home, therefore he can understand the hardship.

Motion by Meyers, seconded by Molumby to recommend the variance be approved with the condition the drainage be reverted appropriately and according to the applicant's representation. Roll Call: Larson aye, Meyers aye, Molumby aye, Griffith aye, Everson no, Schmucker no 4 ayes 2 no; motion carried.

Plan Approval: American Family Insurance, 708 N. Sanborn Blvd (HB & TWC Districts). The commission reviewed the submitted material and asked some questions. Hegg informed the commission about the location of utility lines that prevent posts being placed in the ground. Motion by Molumby, seconded by Griffith approve the plans. All members present voting aye, motion carried.

Plan Approval: Justin Thiesse presented plans for construction of garage buildings at his apartment complex located at 1701 N Main Street, zoned HB. His plan indicated the location of various utility lines. He told the commission about a 50' easement that is on his northern border and is his only entrance. Motion by Everson, seconded by Griffith to approve the building plans. All members present voting aye, motion carried.

Planned Development Amendment: (Discussion Only). Bob Mueller of Mueller Lumber Co, was present to talk about an amendment to the PUD known as Mueller Lumber Morningview Subdivision. The amendment rezones 9 lots, which he recently acquired from R2 to the PUD and he is proposing some construction standards be part of his district. He mentioned having the proposed standards in the ordinance to protect his development and provides more control by the building department. The commission will hold a hearing on the amendment at their next meeting. No action taken.

Planned Development Amendment (Discussion Only): Woodland Heights Planned Development (Ethan Lumber) would like some amendments to their PUD. Representatives of Ethan Lumber were not present. Putnam explained the draft ordinance, which proposes to change the lot dimensions and square footage standards in Subarea A and Subarea C. The commission has some reservations and would like Ethan Lumber to come to the next meeting to discuss this proposed amendment. No action taken.

Plat: Lot 12 & 13 in the Replat of Tract A Wild Oak Golf Club Addition to the City of Mitchell, Davison County, SD. Putnam indicated this follows the master plan and noted the cart path is platted as a separate parcel. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Portions of Block 2, Block 3, Block 7, Block 8 and Block 9 of CJM Second Addition, and portions of Michael Avenue, Livesay Lane and Jamaica Street, All in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. This plat was reviewed by the city planning commission and city council before; however, since that time the property was annexed by a footage description. This plat is to identify the blocks when the lots get platted in the future. Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 8 of CJM Second Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. The lot appears to follow the master plan. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot X-1, Square 19, A Subdivision of Portions of Lot X of Square 19 and the West ½ of Vacated South Lawler Street, All in Weaver's Squares, City of Mitchell, Davison County, SD. This is to accommodate the identification of new apartments being constructed with TIF # 22. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:45 pm.


Vice Chairman

9/26/16
Date