

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, October 11, 2016**

Call to Order: Chairman Larson called the October 11, 2016 City Planning Commission meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

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

Member Absent: Schmucker

Others Present: Mayor Toomey, Putnam, McGannon, Hegg, Ellwein, Overweg, T. Johnson, J. Johnson, Laursen.

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

Minutes: Motion by Everson, seconded by Molumby to approve the minutes of the September 26, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Meyers, seconded by Griffith to schedule the next meeting for October 24, 2016. All members present voting aye, motion carried.

Variance: Sue Burris has applied for a front yard variance of 15' v 25' for construction of an unenclosed porch to her residence at 210 W 10th Ave, legally described as S 100' of Lot 10, Block 42, Capital Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential.

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

The public notice was published in the *Mitchell Daily Republic* on September 30, 2016 and letters to the neighbors was sent September 28, 2016.

Motion by Griffith, seconded by Molumby to recommend approval of the variance to the Board of Adjustment. Larson aye, Meyers aye, Fergen aye, Molumby aye, Griffith aye, Everson no. Motion passes 5 to 1.

Conditional Use Permit: Roxie Ackman and Brittany Royston have made an application for a conditional use permit to operate a home occupation/beauty salon in their home at 718 E 6th Ave, legally described as Lot 11, Block 4, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2.

The applicant was not present. The commission noted one neighbor written objection. No one testified in opposition.

The public notice was published on September 29 & October 6, 2016 in the *Mitchell Daily Republic* and letters to the neighboring property owners were sent on September 27, 2016.

Motion by Molumby, seconded by Fergen to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1) applicant shall comply with the sign requirements in the home occupation standards, 2) no employees. All members present voting aye, motion carried.

Plat: Lot 33 of Maui Farms Second Addition, A Subdivision of the SE $\frac{1}{4}$ of Section 31, T 104 N, R 60 W of the 5th P. M., City of Mitchell, Davison County, South Dakota. Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lot 5-B, Block 7 of Westwood First Addition, A Subdivision of the SW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Chairman Larson asked about the master plan. Mr. Mauszycki indicated it is being updated. Motion by Molumby, seconded by Everson to approve the plat, all members present voting aye, motion carried.

Plat: A Plat of Lots 3 and 4, Block 4A of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Fergen to approve the plat, all members present voting aye, motion carried.

Plat: A Plat of Lots 1 and 2, Block 8 of Westwood First Addition, and Portions of West 20th Avenue, Pheasant Street and Quail Street, All in the NW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Putnam mentioned this plat is to identify parcels for subsequent transfers between CJM Consulting and the City. Motion by Molumby, seconded by Everson to approve the plat, all members present voting aye, motion carried.

Plat: Lots 5B and 7B of Menard's Addition in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. This plat is to facilitate a future expansion of the Menards building. Motion by Everson, seconded by Griffith to approve the plat, all members present voting aye, motion carried.

Plan Approval: Dan Roeder Jr, 2200 W Havens. Zoned HB. Motion by Everson, seconded by Molumby to approve the plan as submitted, all members presents voting aye, motion carried.

Plan Approval: 2300 W Havens St, Mitchell, SD. John Hegg briefed the commission about the proposed building plans. He indicated the tenant is looking placing large portable storage units and they placing a truss roof structure on top of the units. The commission expressed concern about compliance with building codes and engineering standards. Motion by Meyers to table the proposal, he withdrew the motion prior to a second. Motion by Molumby, seconded by Everson to deny the plan as submitted, all members present voting aye, motion carried.

Other Business: Putnam asked the commission to start thinking about possible recommendations or changes to the zoning code for a review which is to be conducted over the winter months. Larson mentioned the commission about the SD Planners Association Annual Conference that will be in Sioux Falls.

Adjournment: Larson adjourned the meeting at 12:50 pm.

Jay A. Larson
Chairman

10-24-16
Date