

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, APRIL 10, 2017**

Chairman Larson called the April 10, 2017 meeting to order at 12:00 pm, City Council Chambers, City Hall, 612 N. Main St, Mitchell, SD

Members Present: Larson, Griffith, Jirsa, Molumby, Schmucker, and Allen

Members Absent: Everson and Fergen

Others Present: Putnam, McGannon, Ellwein, J. Johnson, Laursen, London, Hegg, J. Bathke, M. Jenniges

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

Approval of Minutes: Motion by Griffith, seconded by Jirsa to approve the minutes of the March 27, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Griffith to schedule the next meeting for April 24, 2017. All members present voting aye, motion carried.

Conditional Use Permit: (Tabled from last meeting)

Merlin Tingle has applied for a conditional use permit to construct a multi-family dwelling building on the property legally described as: Lot X-1, except the East Three Hundred Seventeen Feet (E.317' thereof, within Lot X, in the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼), Section Twenty-Nine (29), Township One Hundred Three (103) North, Range Sixty (60) West of the 5th Principal Meridian, City of Mitchell, Davison County, South Dakota (1800 Block of Loma Linda Dr). The property is zoned HB Highway Oriented Business District.

This application was tabled by the planning commission and the board of adjustment, because the commission requested a drainage study that is in compliance with city ordinance. An acceptable study has not been submitted to the Public Works Department. Jeff Bathke, Davison County Drainage Administrator, presented the commissioners exhibits, photos, and state drainage statutes. He mentioned there is pending litigation regarding drainage issues in this area. Mr. Tingle did not attend the meeting. Putnam informed the commission that minutes of the last meeting and city ordinances were delivered to the applicant. Motion by Molumby, seconded by Schmucker to continue to table this application until a drainage study is provided. All members voting aye, motion carried.

Plan Approval: 1st National Bank, 210 N. Lawler, Central Business District. Hegg and Putnam indicated this was an interior remodel only. Hegg has reviewed and the plans complies with codes. Motion by Griffith, seconded by Schmucker to approve the plans. All members present voting aye, motion carried.

Plan Approval: I-90 Truck Haven, Burr and I-90, zoned Highway Oriented Business District. The owners are remodeling the area where the Subway restaurant is located. Hegg has mentioned this meets code and may help in sewer issues. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

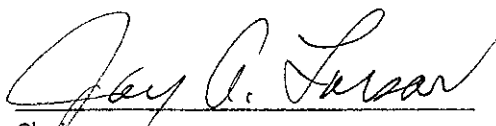
Plat: A Plat of Lot 6, Block 1 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Chuck Mauszycki, Jr was present to answer questions. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 11, Block 2 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, South Dakota. Mauszycki indicated that all the lots in this development have been sold. McGannon reminded the commission that improvements to the road may be assessed and forthcoming. Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lot 1 of Cabela's First Addition to the City of Mitchell, Davison County, South Dakota; and Unit 1 in Cabela's Mitchell Condominium, A Condominium According to the Master Deed Filed May 4, 2000 in Book 196 on Page 273 in the Office of the Register of Deeds in Davison County, South Dakota, Together with the Undivided Interests in the General and Restricted Common Areas and Facilities Appurtenant to Said Unit Located in Lot 4 of Cabela's First Addition to the City of Mitchell, Davison County, South Dakota: All According to the Recorded Plat thereof filed in Book 17 of Plats 39 therein. Putnam reported that County Officials and he have many formatting and procedural issues with this proposed plat. Putnam has been in contact with the surveyor and has determined this is a preliminary plat and not in compliance with statute and it is not recordable. The surveyor ask that the planning commission review the plat anyway and provide any initial comments.

Motion by Molumby, seconded by Griffith to suggest the plat clearly identify access to Spruce Street and acknowledge that this is only a preliminary plat and will review the final plat. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:20 pm.


Chairman

04-24-17
Date