

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES: MAY 22, 2017**

Chairman Larson called the May 22, 2017 City Planning Commission Meeting to order at 12:00 pm in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Everson, Fergen, Griffith, Jirsa, Schmucker, and Allen

Members Absent: Molumby

Others Present: Ellwein, J.Johnson, London, Overweg, Laursen, Jenniges, Hegg, Putnam,

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

Approval of Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the May 8, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for June 12, 2017. All members present voting aye, motion carried.

Plat: A Plat of Lots 2-A1 and 2A-2, Block B and J. Devries First Addition in the NE ¼ of Section 31, T 103 N, R 60 W of the 5th P.M., Davison County, SD. The plat was inadvertently not included in the agenda packet; therefore, it cannot act upon. Motion by Everson, seconded by Schmucker to table the plat until next meeting. All members present voting aye, motion carried.

Plat: Plat of Lots 13A and 14 in the Replat of Tract E Wild Oak Golf Club Addition to the City of Mitchell, Davison County, SD. Putnam stated the owners are adjusting some footage, otherwise it follows 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 7, Block 5 of Woodland Heights First Addition, A Subdivision of Lot 2 of Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Griffith, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Doug Dailey, applicant has applied for a conditional use permit to construct a professional office building to located at 1408 N Sanborn Blvd., legally described as Lots 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Doug Dailey applicant and Dr. Don Dailey property owner were present. Gary Ringling, neighboring property owner was also present and presented written comments. No other written comments were received.

The public notice was published in the *Mitchell Daily Republic* on May 12 & May 25, 2017 and letters to the neighboring property owners were sent on May 10, 2017.

Mr. Dailey provided an explanation of his plan to construct a law office on the two lots. It will face Sanborn Blvd. He provided an explanation of where his employees and clients will park. He said he will provide more parking than required. He indicated entrances will be from 14th, Sanborn and the alley to the north. He noted a fence has been installed and some trees have been removed. He addressed drainage. Motion by Jirsa, seconded by Everson to recommend approval of the conditional use permit. All members present voting aye, motion carried.

Variance: Doug Dailey, applicant has applied for a backyard variance of 4 feet vs. 25 feet to construct a professional office to be located at 1408 N. Sanborn Blvd, legally described as Lots 7 & 8, Block 13, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Doug Dailey applicant and Dr. Don Dailey property owner were present. Gary Ringling, neighboring property owner was also present and provided written comments. The public notice was published in the *Mitchell Daily Republic* on May 12 & May 25, 2017 and letters to the neighboring property owners were sent on May 10, 2017.

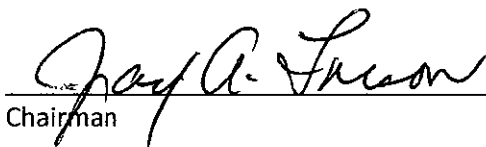
Ringling expressed concern about the closeness of the new building to his residence. He is particularly concerned about drainage. He asked the applicant about the newly installed fence. Larson expressed a preference that the building be moved further west. Putnam indicated that he advertised it as variance request with the frontage being Sanborn, which requires the front yard to be 25' and the back yard 25' as well, hence a 4' backyard variance, in the event that is the interpretation of the planning commission or board of adjustment. The commission noted there are other offices in the area. Everson noted that if this was a residence the setback would be 3' if the front yard is 14th avenue. The lots are platted north and south.

Motion by Everson, seconded by Jirsa to determine 14th avenue as the front yard, therefore building complies with the setbacks thus variance approved. Roll Call: Everson yes, Jirsa yes, Griffith yes, Fergen yes, Schmucker no, and Larson no. Motion passes 4 to 2.

Plan Approval: Coborn's, 1800 N Main St, Zoned Highway Oriented Business District.

Hegg provided an explanation of the proposed project. This is interior remodeling with significant electrical work. Motion by Everson, seconded by Griffith to approve the plan.

Chairman Larson adjourned the meeting at 12:35 pm.


Chairman

06-12-17
Date