

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES: JUNE 12, 2017**

Chairman Larson called the June 12, 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, Griffith, Jirsa, Schmucker and Allen

Members Absent: Fergen and Molumby

Others Present: Mayor Toomey, Putnam, Ellwein, T. Johnson, J. Johnson, Hegg, McGannon, Jenniges (County).

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

Approval of Minutes: Motion by Everson, seconded by Griffith to approve the minutes of May 22, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Everson to schedule the next meeting for June 26, 2017. All members present voting aye, motion carried.

Conditional Use Permit: Mitchell Power Equipment LLC (Larry Bartscher) and Gordon and Darlene Bailey are making an application for a conditional use permit for operation of a service center for small engine or motorized engine repair and outdoor sales and storage. The property is legally described as W 51.2' of Lots 1 & 2, Block 12, Original Addition (113/115 E 2nd Ave) and Lot 16, Block 12, Original Addition (113 N. Main St), City of Mitchell, Davison County, SD. The property is zoned CB Central Business District.

Larry Bartscher (applicant) was present to answer questions from the commission. No one was present testify in opposition of the application. No written objections were received. Putnam said the property was acquired by applicant in July 2014. The new zoning code was effective late 2012 early 2013. The use required a conditional use, however a permit was not secured. As the business has grown the activity has become more visible. There have been no complaints about the business and Mr. Bartscher has improved the interior of the building substantially.

The public notice was published in the *Mitchell Daily Republic* on June 1 & June 8, 2017 and letter to the neighboring property owners were sent on June 1, 2017.

Justin Johnson, City Attorney, indicated there has been some concern about parking equipment/trailer on E. 2nd Avenue for extended period of time. Mr. Bartscher responded that he moves the vehicle every 48 hours. Motion by Everson, seconded by Griffith to recommend approval of the conditional use permit to the board of adjustment and note that Mr. Bartscher is aware of the concern in regards to off-street parking. All members present voting aye, motion carried.

Variance: Randy Wittstruck has made an application for a variance of 2,400 square feet vs. 2,000 square feet as required for construction of a detached garage at the property legally described as Lot 134, Overlook Addition, City of Mitchell, Davison County, South Dakota.

Mr. Wittstruck was available to answer questions about his application. No one testified in opposition of his application. No written objections were received.

The public notice was published in the *Mitchell Daily Republic* on June 1, 2017 and letters to the neighboring property owners were sent on June 1, 2017.

Motion by Griffith, seconded by Jirsa to recommend the Board of Adjustment approve the variance. Roll call: Larson aye, Griffith aye, Jirsa aye, Everson aye, and Schmucker aye. 5 ayes 0 no, motion carried.

Plat: A Plat of Lots 2A-1 and 2A-2, Block 2 of B. and J. DeVries First Addition in the NE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota. The county has approved this plat. Motion by Everson, seconded by Griffith to approved the plat. All members present voting aye, motion carried.

Plat: Lot 4A, A Subdivision of Lot 4 of Cabela's First Addition, Located in the South Half of Section 27, Township 103 North, Range 60 West of the 5th to the City of Mitchell, Davison County, South Dakota.

Putnam indicated that Deb Young, Register of Deeds, had some concerns about the font and readability of the certificates. The surveyor indicated they will respond accordingly, there are no substantive issues of the plat in regards to the plat requirements and appropriate legal descriptions. Motion by Jirsa, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 30 of The Island First Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, 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. Motion by Everson, seconded by Jirsa to approve the plats. All members present voting aye, motion carried.

Plat: A Plat of Lot 8, Block 3 of CJM Second Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., A Portion of Which Lies within the City of Mitchell, Davison County, South Dakota. Putnam noted that Deb Young, Register of Deeds, has some suggested language in the certificates to clarify what portions of the property are in the city. The surveyor will make the corrections. Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:35 pm.


Chairman

6-26-17
Date