

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, JUNE 26, 2017**

Vice-chairman Everson called the June 26, 2017 meeting to order at 12:00 pm, in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

Members Absent: Larson and Fergen

Others Present: Putnam, Ellwein, T. Johnson, J. Johnson, Laursen & Hegg

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

Approval of Minutes: Motion by Schmucker, seconded by Griffith to approve the minutes of the June 12, 2017 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Molumby to schedule a special meeting for July 3, 2017 at 11:00 am and the regular meeting of July 10, 2017. All members present voting, motion carried.

Variance: Mitchell Technical Institute, 1800 E Spruce Street:

Mitchell Technical Institute is requesting variances for installation of 3 on-premise signs on billboard structures that are approximately 672 square feet that exceed the maximum square footage permitted in the sign code. The property is legally described as: That part of the SW1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; lying east of the Chicago and Milwaukee RR right-of-way and south I-90 (1800 E Spruce St). The property is located within the Mitchell Technical Institute Planned Development District.

Julie Brookbank and Mark Wilson of Mitchell Technical Institute, provided background information about the proposed signs and the intention to bring attention to the campus. The signs will depict MTI students. This a project is part of the 2018 celebration of MTI's 50th anniversary. The SDDOT has approved the signs. Schmucker was concerned with the precedent this may create.

No written objections were received and no one testified in opposition of the proposed signs. The public notice was published on June 16, 2017 in the *Mitchell Daily Republic* and letters to the neighboring property owners were sent June 15, 2017.

Motion by Molumby, seconded by Griffith to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Plan Approval: Master Plan, Block 17, Weavers Square.

Infrastructure Engineering presented a master plan for future development of Block 17 of Weavers Square Addition. It was noted this is within TIF District # 22. This has been little increment generated for this project. The streets in this area not improved. The property is zoned R3 Medium Density Residential District. The plan indicated Ivy Street as vacated. Ellwein and Johnson reviewed relevant points about the TIF District.

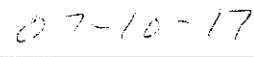
Motion by Schmucker, seconded by Molumby to approve the master plan for proposed Lots 2,3,4, and 5. Lots 1 & 6 will dependent upon the vacation of the Ivy Street. Putnam reminded the commission plats will have to be submitted. All members present voting aye, motion carried.

Plan Approval: 400 N Main St, Suite 200, Zoned CB District.

Jason Bates is updating a unit in this building which, will consist of a bar, casino, and eating establishment. The Fire Marshall initially had some concerns about the exits, but the it appears to be resolved. Hegg indicated the property has sprinklers. Motion by Jirsa, seconded by Schmucker to approve the plan. All members present voting aye, motion carried.

Adjournment: Vice-Chairman Everson adjourned the meeting at 12:40 pm.


Chairman


Date