

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, JULY 24, 2017**

Chairman Larson called to the July 24, 2017 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, Jirsa, Schmucker, and Allen
Members Absent: Griffith & Molumby

Others Present: Putnam, Ellwein, J. Johnson, McGannon, Hegg, London, Overweg, Laursen, Mayor Toomey, Council Members Rice & Doescher, Jenniges, & members of the Mitchell media.

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

Approval of Minutes: Motion by Everson, seconded by Schmucker to approve the minutes as presented. All members present voting aye, motion carried.

Schedule Next Meeting. Motion by Fergen, seconded by Everson to schedule the next meeting for August 14, 2017. All members present voting aye, motion carried.

Conditional Use Permit:

Farmers Union Industries, LLC of Redwood Falls, MN announces plans to expand their current Performance Pet Products facility at 1801 Van Dyke Drive. In efforts to reduce environmental impact and improve process efficiencies, the company will install state of the art canning equipment in an approximately 70,000 square foot addition to the existing building. Performance Pet Products will continue to employ their current workforce during and after this expansion. The property is legally described as Lot B Ex B-1, B-2, & Ex Lot 1 & Lot 2 of Syncom Addition in N1/2 SW ¼, Section 27, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota. The property is zoned Transportation, Warehousing, and Commercial District and a Processing Facility requires a conditional use permit.

Applicants were present. The commission reviewed written comments received. Letters to neighboring property owners were sent on July 12, 2017 and the public notice was published in the *Mitchell Daily Republic* on July 13 & 27, 2017.

Nate Thomas, Michelle Gudgel, and Dan Hildebrant of Farmers Union Industries/Performance Pet Products provided testimony on behalf of the applicant. They provided an overview of the project. They addressed various issues such as odor control, site selection, operational activities, truck traffic, and employment. They reminded the commission that they have owned this property for a couple years and it's a business decision to expand at the Van Dyke location versus the Havens site. They indicated the product will arrive at the new site in a frozen state and then cooked in cans for shipment. The applicants talked about workforce and they indicated they will be seeking workers with additional skills. They were asked from the commission to provide examples of other similar sites and they cited examples in Minnesota, Arkansas, Iowa, and Kansas. They indicated they will continue to operate the

Havens property. Chairman Larson asked the representatives various prepared questions. The applicants indicated that they will update the appearance of the existing building provide an attractive facility.

Tom Clark, representing Avera, testified in opposition of the application, he questioned the appropriateness of the location. Dr. Amy Novak, DWU President, also expressed concern about this proposal as DWU is concerned about traffic and impact on the college. Roger Musick, Innovative Systems, testified in opposition to the proposed location for this type of expansion. He asked the commission to be concerned about impact this project may have on our entry way. McGannon addressed questions about infrastructure. Public Safety expressed concern about another access from Kimball street, which is currently not improved.

Motion by Everson, seconded by Schmucker to recommend the Board of Adjustment deny the conditional use permit. Roll Call Larson aye, Schumucker aye, Everson aye, Jirsa aye, Fergen abstain, Molumby absent, and Griffith absent. Motion passes 4 ayes, 1 abstaining 2 absent.

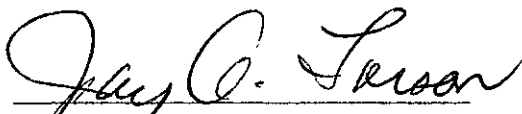
Public Hearing & Zoning Code Amendment: Justin Johnson, City Attorney, provided summary of an amendment to Title 10-Zoning Regulations in Regards to Animal Breeding. He explained the updates to the definitions of Animal Boarding, Animal Breeding, and Animal, domestic. The proposed ordinance also provides Animal Breeding as a conditional use in the residential districts, HB, and UD districts. It would be permitted in the TWC district. Cassandra Bunde testified about her project to board and breed very small pigs. There was some discussion about what other requests would be forth coming if this ordinance passes. Motion by Everson, seconded by Jirsa to recommend approval of this proposed zoning code amendment. Roll Call: Everson aye, Larson aye, Fergen aye, Schmucker no, Molumby absent and Griffith absent. Motion carried.

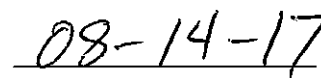
Plat: Lot 3 in Weaver's Square Addition to the City of Mitchell, Davison County, South Dakota. Putnam indicated this is part of the master plan the commission approved a couple meetings ago. Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 3, Block 5 of Woodland Heights First Addition, A Subdivision of Lot 2, 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 Everson, seconded by Jirsa to approve the plat. All members present voting aye.

Update and Possible Comments on Ordinance No. O2017-10. Justin Johnson, City Attorney, provided an overview of the ordinance call "An Ordinance Revising Article C of Chapter 8-9 of the Mitchell City Code Regarding Storm Drainage". This has passed 1st reading of the city council. It updates the requirements for drainage plan submittals. It also affects the issuance or denial of building permits if drainage plans are not acceptable. It prohibits the alteration of a drainage system and it provide a public notice process. This was for information only.

Chairman Larson adjourned the meeting at 1:30 pm.


Chairman


Date