

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES: AUGUST 28, 2017**

Chairman Larson called the August 28, 2017 City 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, Griffith, Fergen, Molumby, Schmucker and Allen

Member Absent: Jirsa

Others Present: Putnam, McGannon, Ellwein, Hegg, Laursen, J. Johnson, Jenniges, and Mayor Toomey

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

Approval of Minutes: Motion by Everson, seconded Molumby to approve the minutes of the August 14, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule a special meeting for Tuesday, September 5, 2017 and the regular meeting for Monday, September 11, 2017. All members present voting aye, motion carried.

Plat: A Plat of Lots 1-H and 2-H, A Subdivision of Lot H of Brech's Subdivision in the W ½ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Putnam reported that county officials have received word that the title is not clear. Motion by Molumby, seconded by Schmucker to table the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 1, Block 4A of Westwood First Addition, A Subdivision of a Portion of Tract A-2 and Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Fergen, seconded by Griffith to approve. All members present voting aye, motion carried.

Plat: Plat of Lot 2 in the Replat of Tract G, Wild Oak Golf Club Addition to the 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: Plat of Lot 3 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Terra Eldeen has made an application for a home occupation/conditional use permit to operate a beauty salon in her home located at 176 S Harmon Dr., legally described as W 75' of Lot 12, Block 2, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District.

The applicant was not present at the hearing. No one testified in opposition of the application. The commission did review the written comments that were submitted. The public notice was published in the *Mitchell Daily Republic* on August 18 & August 25, 2017 and letters to the neighboring property owners on August 16, 2017.

The commission is not aware of other home occupations around Lake Mitchell. Motion by Schmucker, seconded by Molumby to recommend denial of the conditional use permit which is to be considered by the Board of Adjustment. All members present voting aye, motion carried.

Conditional Use Permit: CJG Properties is requesting a conditional use permit for construction of self-service storage facilities with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota (1821 W 8th Ave). Zoned R4 High Density Residential District.

The public notice was published in the *Mitchell Daily Republic* on August 18 & 25, 2017 and letters to the neighboring property owners were sent on August 16, 2017.

The applicants were present and provided testimony. The planning commission reviewed the written comments that were submitted. Neighboring property owners also testified in person.

The applicants present two plans; one showing a possible alley vacation and one without. Putnam indicated the most generous plan was advertised. The applicants own the house and garage on the property. The applicants indicated the new buildings will be constructed in phases. They indicated they have made improvements to the property. They recently had the property lines identified by SPN. They think visibility from the corners will be clear.

Walbergs, neighbors to the east, expressed concern about drainage and preferred the property remain residential. They expressed concern about traffic and lights. They provided the commission photos of the property. They questioned if trucks, boats and trailers will have room to turn around. They are concerned about vandalism.

Knutson, neighbor to the west, provided a letter and also express concern about this property and preferred it to remain residential.

Hammer, a property owner to the southwest also expressed concern about the lack of maintenance of the streets and drainage on Galloway street.

Clem Boyd, property owner to the south indicated that 8th Ave is a prime entrance to the city and he is concerned about the appearance this project may present. He talked about how he has improved his property's appearance which is near the middle school. He also indicated that he went door to door to speak with the neighbors about his business, prior to construction. His building to south is used for personal storage.

The applicants indicated that they are working with contractors to control the drainage. He is putting in a gravel parking lot. He will focus to insure the lights project away from the neighbors.

Motion by Schmucker, seconded by Everson that the conditional use permit be tabled until a drainage plan is submitted that shows no impact on the neighboring property owners and the application should be reviewed by the county. All members present voting aye, motion carried.

Variance: CJG Properties LLC is requesting the following variances; front yard of 10' vs 25', side yard on a corner of 5' vs 15' and backyard of 8' vs 25'. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota. The property is zoned R4 High Density Residential District. Motion by Everson, seconded by Fergen to table the variance request until the conditional use application is considered. All members present voting aye, motion carried.

Plan Approval: Mitchell Manufacturing, 3150 W Havens. Zoned HB Highway Oriented Business District. Dan Roeder presented a plan showing a building to be constructed behind the existing facility. Hegg indicated the proposed building meets code. All members present voting aye, motion carried.

Plan Approval: SUDZ, 508 E Havens Ave, zoned HB Highway Oriented Business District. The owner wished to install an unenclosed structure in the rear of the business. Motion by Everson, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:50 pm.


Chairman

09-11-17
Date