

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, September 11, 2017**

Chairman Larson called the September 11, 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, Fergen, Griffith, Jirsa, Schmucker, and Allen
Member Absent: Molumby

Others Present: Putnam, McGannon, J. Johnson, Ellwein, London, Overweg, and Mayor Toomey

Approval of Minutes: Motion by Fergen, seconded by Everson to approve the minutes of the August 28, 2017 and September 5, 2017 meetings. All members present voting aye, motion carried.

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

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for September 25, 2017. All members present voting aye, motion carried.

Conditional Use Permit: Tabled from last meeting:

CJG Properties LLC 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 Avenue). The said real property is zoned (R4) High Density Residential District. The applicant request the planning commission postpone action until the next meeting. Motion by Everson, seconded by Griffith to table the application. All members present voting aye, motion carried.

Kevin Thurman expressed concern about this project and would like to see the revised site plan and drainage plans. He has also brought to the attention commission of a possible nuisance and zoning violation. Johnson noted the property is out of the city limits. Johnson and Putnam will investigate the issue.

Variance:

CJG Properties LLC is requesting variances 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 variances are as follows; front yard of 10' vs 25', side yard on a corner of 5' vs 15' and back yard of 8' vs 25'. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota (1821 W 8th Avenue) . The said real property is zoned (R4) High Density Residential District. The applicant request the planning commission postpone action until the next meeting. Motion by Everson, seconded by Griffith to table the application. All members present voting aye, motion carried.

Variance: Todd & Nancy Boyd are requesting a backyard (roadside) of variance of 16' vs 30' and a front yard (Lakeside) variance of 24' feet vs 35' for construction of a new home. The property is legally described as Lot 96, Indian Head Subdivision Lake Development Plan City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake Development.

Mr. Boyd was present to answer questions of the commission. He indicated there has been a change in plan since the publication. The backyard variance is now 24' 4" and the front yard is approximate 1' less. He mentioned there is a significant drop in grade and there is a retaining wall. He provided the commission photos. No one testified in opposition of the variance. No written objections were received.

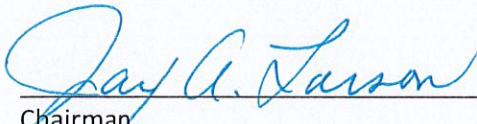
Letters to the neighboring property owners were sent on August 31, 2017 and the public notice was published in the *Mitchell Daily Republic* on September 1, 2017.

Motion by Jirsa, seconded by Fergen to recommend approval of the variance to the Board of Adjustment. Roll Call; Larson yes, Fergen yes, Griffith yea, Jirsa yes, Schmucker yes, Everson abstain, and Molumby absent. Motion passes 5 to 0.

Plat:

A Plat of Lots X-2 and X-3, Square 19, A Subdivision of portions of Lot X of Square 19, The North ½ of Vacated East Kay Avenue and the West ½ of Vacated South Lawler Street, All in Weaver's Squares, City of Mitchell, Davison County, South Dakota. Putnam noted the plat was posted in the agenda failed to include 'Vacated East Kay Avenue' in the description. Motion by Everson, seconded by Fergen to approve the plat. Roll Call: Everson yes, Jirsa yes, Griffith yes, Fergen yes, Larson yes, Schmucker no, Molumby absent. Motion passes 5 yes 1 no.

Chairman Larson adjourned the meeting at 12:20 pm.


Chairman

09-25-2017
Date