

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, SEPTEMBER 25, 2017**

Chairman Larson called the September 25, 2017 City Planning Commission Meeting to order at 12:00 pm in Council Chambers, 612 N. Main St, Mitchell, South Dakota.

Members Present: Larson, Everson, Fergen, Jirsa, and Molumby

Members Absent: Griffith, Schmucker, and Allen

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

Approval of Minutes: Motion by Everson, seconded by Fergen to approve the minutes of the September 11, 2017 meeting. All members present voting aye, motion carried.

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

Schedule Next Meeting: Motion by Everson, seconded by Fergen to schedule the next meeting for Tuesday, October 10, 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, 50 to 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, SD (1821 W. 8th Ave). The property is zoned R4, High Density Residential District.

Putnam was informed by the applicant the he had a family situation that has delayed the project. Motion by Everson, seconded by to Fergen to table the application until next meeting. All members present voting aye, motion carried.

Variance: (Tabled from Last Meeting)

CJG Properties LLC is requesting the following variances for construction of self-storage facilities; 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, SD (1821 W. 8th Ave). The property is zoned R4, High Density Residential District.

Motion by Everson, seconded by to Fergen to table the application until next meeting. All members present voting aye, motion carried.

Plat: A Plat of Lot 5, 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 Molumby, seconded by Everson to approve the plat. All members present voting aye. Motion carried.

Plat: A Plat of Lot 9, Block 6 of Woodland Heights First Addition, A Subdivision of Lots 2 and 3, and Tract 1, Block 1, All in 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 Fergen to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 1, 2, and 3 of Keith's First Addition, A Subdivision of Lot A in the SW1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The owner was present to confirm they are separating the parcel into three parcels in order to facilitate future transfers. Motion by Jirsa, seconded by Everson to approve the plat. All members present voting aye, motion carried.

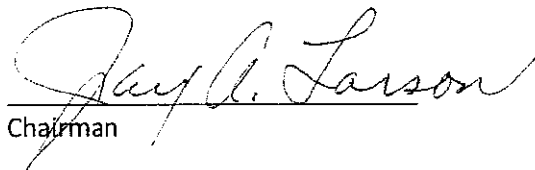
Plan Approval: 1401 N Main St, North Star Plaza. Remodel & Renovation, zoned Central Business District. Motion by Molumby, seconded by Jirsa to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Envision Eye Care, 714 S Burr St, remodel, zoned Highway Oriented Business District. Motion by Molumby, seconded by Jirsa to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Quality Homes (Custom Touch), 1100 Block of South Ohlman Street, zoned Highway Oriented Business District. Jeff Larson indicated they would like to display model homes and offices on the lot directly south of the Ramada Inn's property. They will skirt the properties. Motion by Everson, seconded by Jirsa to approve to plan. All members present voting aye, motion carried.

Recommendation on petition to vacate an alley, Vern Eide Chevrolet/Buick, 219 E. 1st Ave. A draft petition, prepared by an attorney representing the owners of Block 24, Original Addition, City of Mitchell, Davison County, South Dakota, was presented to the commission for their review and comment. The owners are aware that there are utilities located within the alley right-of-way. Vern Eide would like to park cars over the alley that is to be vacated. It was noted there is a residential property in the block. Motion by Jirsa, seconded by Everson to recommend approval of the vacation with the condition the alley be vacated and easements for utilities be documented. All members voting aye with the exception of Fergen who abstained. Motion carried.

Chairman Larson adjourned the meeting at 12:23 pm.


Chairman

10-10-17
Date