

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, October 10, 2017**

Chairman Larson called the October 10, 2017 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

Members Present: Larson, Everson, Griffith, Schmucker, and Allen

Members Absent: Fergen, Jirsa, and Molumby

Others Present: McGannon, Ellwein, J. Johnson, Hegg, London, Laursen, Putnam, 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 by Schmucker to approve the minutes of the September 25, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for October 23, 2017. All members present voting aye, motion carried.

Conditional Use Permit: 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. **APPLICATION WITHDRAWN**

Variance: 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. **APPLICATION WITHDRAWN**

Plat: A Plat of Lot 1 of Performance Pet Products First Addition, A Subdivision of Irregular Tract No. 4 in Lot 3 of the NE ¼ of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan Approval: 511 N Main St, Central Business District

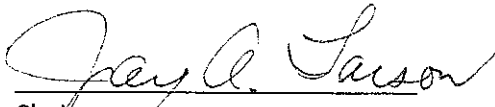
The new owner of the property presented plans for the exterior and interior renovation of the property. McGannon noted the SDDOT and the City have an agreement to prevent encroachments (including signs) into the public right-of-way and potential federal funding for street projects require such an agreement. He wished the new owner 'Good Luck'. The city administrator and the code enforcement officer want to insure the new owner is aware of any possible code issues. Hegg and Laursen have met with the new owner on various occasions. Motion by Everson, seconded by Griffith to approve the plan

subject to no encroachments in the right-of-way and that code enforcement meet with the new owner. All members present voting aye, motion carried.

Plan Approval: North Central Seed Co., 2022 W Havens, Highway Oriented Business District. Putnam and Hegg provided some details about the proposed building. It meets setbacks and will be pole construction with steel siding. Motion by Griffith, seconded by Schmucker to approve the plan. All members present voting aye, motion carried.

Plan Approval: 114 N Main St, zoned Central Business District. Putnam informed the commission that he has submitted this to state historical society and the building is non-contributing. The owner wishes to convert the interior to offices and install new windows and brick on the front wall. Motion by Everson, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:10 pm.


Chairman

10-23-17
Date