

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, NOVEMBER 13, 2017**

Chairman Larson called the November 13, 2017 City Planning Commission meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main Street, Mitchell, South Dakota.

Members Present: Larson, Everson, Griffith, Jirsa, Molumby and Allen

Members Absent: Fergen & Schmucker

Others Present: Putnam, McGannon, J. Johnson, Hegg, Laursen, London & Evan Hendershot

Larson asked if there are any conflicts of interest to disclose. None were declared.

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 Molumby, seconded by Griffith to approve the minutes of the October 23, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for November 27, 2017. All members present voting aye, motion carried.

Conditional Use Permit: John & Tracy Fink have applied for a conditional use permit to operate a lodging house in the residential property at 1400 N Capital Street, legally described as Lot 7 & W 40' of Lot 8, Block 4, Northridge Subdivision, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The public notice was published in the *Mitchell Daily Republic* on November 2 & 9, 2017 and letters to the neighboring property owners were sent on November 1, 2017.

The applicants were present to answer questions and provide testimony. The commission reviewed written comments submitted by neighboring property owners. Cynthia West (neighbor) of 606 E 15th Ave was present.

Molumby asked the applicants how long they have owned the property. They responded 13 months. He asked if it has been used prior to the application? They responded yes for family and friends. They have been remodeling the home since purchase. Molumby noted they have a Facebook page.

Putnam read aloud the definition of a lodging house, which is a conditional use in this district.

Allen asked how many written responses were negative and Putnam reported 3. Fink noted one response was in the affirmative if parking was resolved.

Jirsa said, he understands what they are doing, but in the long run it may have devalue the houses. It seems out of place and too many people to be in the house. This is his 'gut feeling'.

Fink responded that 3 adjacent property owners are willing to participate in the business and support them as they may have family back home and this provides an answer.

Neighbor Ms. West: disapproves, said that her husband and she purchased their house 5 years ago and noted the restrictions in the neighborhood. She noted parking and said this is not the right place and is concerned about property value.

Molumby asked the applicants why they purchased the home. They indicated they live right next door and to possibly move into it.

Jirsa said if houses came afterwards he may understand, but it 'doesn't fit'.

J. Johnson said this is similar to Air B & B and they may be coming to Mitchell in the future. They are in Sioux Falls and Rapid City. He noted their applicants have other activities taking place. He is concerned about precedent. Johnson was asked what if Air B & B does come the owners would need a conditional use permit. He reminded the commission of a conditional use permit in which a six-month review was a condition.

Tracy Fink responded that Air B & B was the idea and this would provide a 'home' atmosphere rather than a hotel.

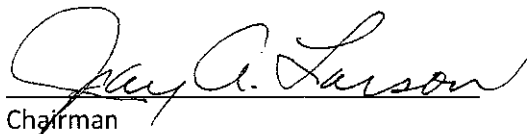
Molumby noted that Capital Street and 15th Avenue are very busy streets and snow emergency routes.

Motion by Everson, seconded by Griffith to recommend approval of the conditional use permit with the condition it be reviewed in six months and that letters to neighbors be sent prior to the review. Roll call vote; Jirsa no, Larson no, Molumby no, Everson yes, and Griffith yes. Motion failed.

Variance: Steve McCullough is requesting a backyard variance of 1-foot vs 5 feet and an oversize variance of 2,446 feet for an addition to his garages. The property is described as Lots 11, 12 & 13, Block 90, Lawler's 1st Addition, City of Mitchell, Davison County, South Dakota (103 N Minnesota St). The property is zoned R2 Single Family Residential District. **Application withdrawn.**

McGannon and T. Johnson have met with the property owner about the request and the location of a city sewer line. The applicant will resubmit a new plan.

Chairman Larson adjourned the meeting at 12:25 pm.


Chairman

12-11-17
Date