

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

Chairman Larson called the December 11, 2017 Planning Commission Meeting to order at 12:00 pm in the Council Chambers of City Hall, 612 N. Main St, Mitchell, SD.

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

Members Absent: Fergen, Molumby, and Allen

Others Present: Putnam, Ellwein, J. Johnson, T. Johnson, Powell, Hegg

Larson asked for any disclosures of conflicts. 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 Everson, seconded by Griffith to approve the minutes of the November 13, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for January 8, 2018. All members present voting aye, motion carried.

Conditional Use Permit: Amber Kurtenbach has applied for a conditional use permit to operate family residential child care center in her home at 801 W 7th Ave, legally described as Lots 1 & 2, Block 27, Rowley 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The applicant requested the commission to postpone the hearing, as she would like to be present. She was not available for the scheduled date. Motion by Everson, seconded by Griffith to postpone the hearing until the next meeting. All members present voting aye, motion carried.

Plat: A Plat of Lot 9, 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.

The plat appears to follow the master plan. Motion by Griffith, seconded by Jirsa to approve the plat, all members present voting aye, motion carried.

Possible Rezone & Variance/Conditional Use: Gary Schlaffman was present to discuss his property north of I-90 and Dakotafest. Putnam received an inquiry from one of the sign owners who wish to replace two of their billboards with newer ones. It was discovered the property is zoned UD Urban Development, so billboards (off-premise signs) are not permitted or conditional in the UD District.

Additionally, the SD DOT also requires property to be zoned commercial if billboards are to be located on a site. Simply, once the signs are removed the 'grandfathering' is lost per city zoning and DOT regulations. Putnam also noted the signs must be less than 600 square feet, however a billboard between 300 square feet and 600 square feet require a conditional use. Rezoning will facilitate future replacement of existing signs. The commission did not take action and encouraged Schlaffman to apply for the change in zoning and permit.

Chairman Larson adjourned the meeting at 12:15 pm.


Chairperson

01-08-18
Date