

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, APRIL 9, 2018**

Chairman Larson called the April 9, 2018 meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Everson, Griffith, Quenzer, Jirsa and Allen
Members Absent: Fergen and Molumby

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 March 26, 2018 meeting. All members present voting aye, motion carried.

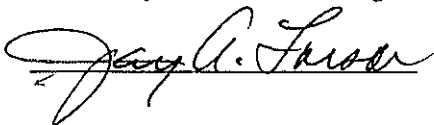
Schedule Next Meeting: Motion by Griffith, seconded by Jirsa to schedule the next meeting for April 23, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot 1, Block 6 of Woodland Heights First Addition, A Subdivision of Tract 1, Block 1, 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. This follows the master plan. Motion by Griffith, seconded by Everson to approve the plat, all members present voting aye, motion carried.

Plat: A Plat of Lots 1,2,3 and 4, Block 1 of Powderhorn Subdivision and Longhorn Court in the SW ¼ of Section 24, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota. Larson recused himself as a conflict of interest. This is outside the city's zoning jurisdiction, but within 3 mile platting review area. Jeff Larson represented the owner. Quenzer questioned the 2,500 feet long cul-de-sac. There is an existing road ROW on the plat for the existing development to the south. Quenzer was concerned about one-way access for fire truck access. Quenzer thought it would be nice have a second access. Jeff Larson said they could look at revisiting the existing plan. Jeff Bathke said the county would like to see all access coming out coming out of 405th Ave and not out to the highway, due to visibility issues. Motion by Everson, seconded by Jirsa to approved the plat as planned with 4 lots and road. Roll Call: Larson abstained, Everson yes, Jirsa yes, Griffith yes, Quenzer no. 3 yes 1 no 1 abstained.

Discussion Only: Possible rezone from UD, 40822 256th St (Sullivan). It was noted that Commercial Asphalt is done with mining. The future is to have housing. Sullivan is proposing 7,000 square feet of bays. The depicted access is Star Court, which is the only access. Sullivan said the property owner do not have issues with rezoning. He has talked with adjoining property owners. It was suggested it would be best to simply amended the UD district. No action taken.

Larson adjourned the meeting.



05-14-18