

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
AUGUST 27, 2018**

Chairman Larson called the August 27, 2018 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, Genzlinger, Jirsa, Osterloo, Quenzer, and Allen.

Members Absent: Fergen & Molumby

Staff Present: Putnam, Croce, T. Johnson, Laursen, Sandoval, Hegg, Overweg, London & Jenniges (Davison County).

Approval of Agenda: Motion by Quenzer, seconded by Osterloo to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Osterloo, seconded by Jirsa to approve the minutes of the August 13, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Jirsa to schedule the next meeting for September 10, 2018. All members present voting aye, motion carried.

Declaration of Conflicts of Interest: none declared

Plat: A Plat of Lot 8-A, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Representatives of CJM Consulting were present. Motion by Quenzer, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot E of Countryside Addition, A Subdivision of Lot 1 in the SE ¼ of Section 16, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. This is outside the city's zoning jurisdiction, but within the 3 mile platting jurisdiction. The county will hear the plats next month. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Carol Ragle has applied for a conditional use/home occupation (homeopathic treatment) at 815 McCabe St, E 71' of Lots 9 & 10, Block 20, University Addition, (820 W 3rd Ave), Lot 11, Block 101, Lawler's 2nd Addition. Application withdrawn on the McCabe address. Ragle is applying on the W. 3rd address at a later date.

Conditional Use Permit: Dan Fechner (applicant) and Aaron, Jessica & Shirley Baas have applied for a conditional use permit (Assembly Hall) at the property legally described as E ½ of SE ¼ ex. IT 1, Perry Township, 32, T 104 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development and it is currently outside the city limits. Fechner was present to answer questions of the commission. The commission reviewed the written comments. The public notice was published in the official newspaper on August 17 & August 23 and letters were sent to the neighboring property owners on August 14, 2018. Fechner indicated this property is similar to a business in Harrisburg, SD. It will

provide services for receptions, parties, and various other function. It will be hooked up to city water, but will use a septic tank. A neighboring property owner was present and expressed concerned if housing would be planned on the north side of the property and if an additional access was to be installed. Fechner responded no, but he is planning on developing the property with residential lots in the southern portion of parcel abutting Harmon Drive. He will be using the existing driveway that is established on N. Ohlman Street. He will have a gravel parking lot for the time being. Public Works staff provided the commission information about existing utilities in the area. Hegg updated the commission on requirements of fire sprinklers. Fechner is planning on installing them in the building. His purchase is contingent on the approval of the conditional use permit. Motion by Osterloo, seconded by Jirsa to recommend the Board of Adjustment approve the conditional use. Roll Call: Osterloo aye, Genzlinger aye, Larson aye, Quenzer aye, Jirsa aye, Fergen absent, and Molumby absent. Motion carried 5 to 0.

Fechner was advised to consult with an engineer to provide additional information about the potential development on the southern portion of the parcel. The southern housing lots are yet to be designed and he will submit a master plan at a later date. This was discussion only.

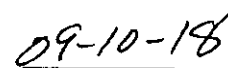
Discussion Only: 501/601 Block of W. 9th Ave. Putnam received an inquiry about possibly rezoning a parcel locate in the 501 W 9th Block. Ralph Kiner of Mitchell Realty representing the seller, was also present to provide background on this situation. It was noted that all the residential properties in this area are currently zoned TWC. Kiner explained that if anyone of these houses were put up for sale, the buyers whom look to finance with government backed loans will have difficulty securing financing, because of the commercial zoning. The commission would like to see a portion of the 401 block, 501 block, and 601 block to be rezoned residential, rather than one parcel. Putnam will send letters to the affected property owners to see if they would be receptive to a change in zoning. Kiner will contact Mitchell Concrete. No action was taken by the commission.

Discussion Only: Putnam provided the commission a power point presentation highlighting some considerations, goals and suggestions for an update to the city's sign code. He provided photos of various situations and asked that they think about what regulations they would like to see implemented. The proposed ordinance will also be vetted by other stakeholders as well. Putnam will also have City Attorney Johnson provide input on legal aspects. The commission will discuss this more at a later date. No action taken.

Public Input: Marius Laursen, outgoing Fire Marshal, introduced the new Fire Marshall Shannon Sandoval. Larson thanked Laursen for his service to the commission.

Chairman adjourned the meeting at 1:15 pm.


Chairman


Date