

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
November 13, 2018**

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Chairman Larson called to order the November 13, 2018 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, 612 N Main St, Mitchell, South Dakota.

Members Present: Larson, Genzlinger, Molumby, Jirsa, Osterloo and Allen

Members Absent: Fergen & Quenzer

Staff Present: Putnam, T. Johnson, J. Johnson, Hegg, London, Sandoval, Croce, Ellwein

Declaration of Conflicts of Interest: none declared

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

Approval of Minutes: Motion by Molumby, seconded by Jirsa to approve the minutes of the October 22, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Jirsa to schedule the next meeting for November 26, 2018. All members present voting aye, motion carried.

Plan Approval: Village Bowl, 1500 N Duff, zoned Highway Oriented Business District. Steve Brinkman was present to answer questions. Appropriate exists were discussed. Hegg gave a summary of the applicable codes. Motion by Jirsa, seconded by Molumby to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Holiday Inn Express, 810 E Spruce St, zoned Industrial District. Hegg indicated this all-interior work and updating the rooms. Motion by Genzlinger, seconded by Osterloo to approve the plan as presented. All members present voting aye, motion carried.

Conditional Use Permit: Bill & Barbara Goldammer are requesting a conditional use permit to operate a retail and trade business at 2020 & 2040 East 8th Avenue, legally described as Lot 1 Ex Lot A & B of Lot 1 & Lot A of Lot 1 of Collellas Subd. SE ¼ of Section 14 & NE ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development District. Bill Goldammer was present to answer questions. No one testified in opposition. The commission reviewed the written comments. The public notice was published on November 1 & 8, 2018 and letters to the neighboring property owners were sent November 1, 2018. Mr. Goldammer indicated that he wishes to periodically sell farm equipment at this location. Motion by Genzlinger, seconded by Jirsa to recommend the board of adjustment approve the conditional use permit with the permit that the permit expires if Goldammer ceases the business. Roll Call: Molumby yes, Genzlinger yes, Osterloo yes, Larson yes, Jirsa yes, Quenzer absent, Fergen absent. Five ayes, 0 nays 2 absent. Motion carried.

Conditional Use Permit: Alex Hartman & Alexandra Gerriets are requesting a conditional use permit to operate a family residential childcare center in their home at 1513 W Hanson, legally described as Lot 13, Block 8, Potter's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3

Medium Density Residential District. The applicant was not present. No one testify in opposition. The commission reviewed written comments. The public notice was published on November 1 & 8, 2018 and letters to the neighboring property owners were sent on November 1, 2018. Motion by Molumby, seconded by Osterloo to recommend the Board of Adjustment approves the conditional use permit with three conditions 1) the house pass a fire inspection 2) the permit is not transferable and 3) if the business ceases to operate for a period of six months or longer a new permit would be required. All members present voting aye, motion carried.

Variances: The Rosewood Court Assisted Living Center at 2101 N Sanborn Blvd, legally described as the North 237.8' except the West 456.8' of Lot F, A Replat of Lots 100 & 101 in the NE ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota is requesting a back yard variance of 8' 8 ½" vs. 25' as required and a side yard variance of 4' 7" vs 5' as required. They wish to construct an addition. The property is zoned R4 High Density Residential District. Representatives of Puetz Corp. and Rosewood Court Living were present to answer questions of the project. The owners wish to add 8 more units to the existing 16 units. The addition will be to north and update the office area. They are also upgrading the sprinkler system. The fire marshal has reviewed the plan and it is acceptable. The existing detached garage is to be removed. Motion by Jirsa, seconded by Genzlinger to recommend the Board of Adjustment approve the variance. Roll Call vote: Osterloo aye, Genzlinger aye, Jirsa aye, Larson aye, Molumby aye, Fergen absent, Quenzer absent. Motion carries 5-0-2 absent.

Public Input: none

Chairman Larson adjourned the meeting at 12:25 pm.


Chairman

12-10-18
Date