

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
September 9, 2019**

Chairman Larson called the September 9, 2019 City Planning Commission Meeting to order at 12:00 pm (Noon), in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Genzlinger, Molumby, Jirsa, Osterloo, Vaux, and Allen
Member Absent: Fergen

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

Declaration of Conflicts of Interests: Jirsa disclosed a conflict with the 1601 S Ohlman project.

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

Approval of Minutes: Larson noted a typo on the paragraph 8, line 9, 'Not' should be 'No'. Motion by Jirsa, seconded by Osterloo to approve the corrected minutes. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Genzlinger, seconded by Molumby to schedule the next meeting for September 23, 2019. All members present voting aye, motion carried.

Conditional Use Permit: Christy Duba (applicant) and Long Brothers LLC (owners) have applied for a conditional use permit to operate an indoor recreational facility within the existing building located at 113 W Douglas Ave, legally described as E ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District. Letters to the neighboring property owners were mailed and the public notice was provided to the legal newspaper. Ms. Duba and Long brothers were present. No written objections were received. Ms. Duba said the building would provide indoor activities for younger children and that at any one time would be 8 to 10 children present. There is six parking spots available in front of the building. The Long brothers own a building across the street and additional parking is available, if necessary. The Fire Marshall has inspected the building. Hegg reminded everyone that he would do a code review. Motion by Osterloo, seconded by Molumby to recommend the Board of Adjustment approve the permit with two conditions 1. A code review be completed and 2. The applicants come back in a year for a review. All members present voting aye, motion carried.

Conditional Use Permit: Selena Thomas has applied for a conditional use permit to operate a massage business (home occupation) in her home located at 622 S Wisconsin, legally described as; Lot 7, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. Letters to the neighborhood were sent and a public notice has been provided to the legal newspaper. Ms. Thomas was present. No one testified in opposition. However, Boyd Reimnitz who owns 4 properties within the mailing area called and expressed opposition. No reason for the opposition was provided. The applicant shared a note from a supportive neighbor. She also shared experiences. She was asked about her hours and she responded 8:30 to 4:00 pm, Mondays and Friday possibly to 4:00 to 7:00 pm and Saturdays by appointments. She

has a corner lot, hence plenty of parking. She is the sole proprietor, so only one client at a time will be in the property. Motion by Jirsa, seconded by Vaux to recommend the Board of Adjustment approve the conditional use permit. All members present voting aye, motion carried.

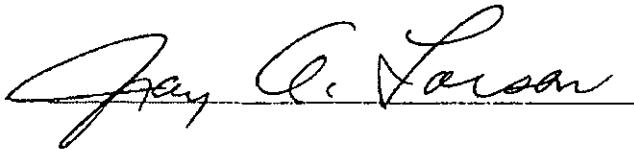
Conditional Use Permit: Tabled from Last Meeting: Jason & Ramy Norgaard have applied for a conditional use permit to operate a family residential child care business at the property located at 1220 E Havens #103, Brenden Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc. Lots PE1, PE2, PE3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District. The applicant was not present. The owner of the park is opposed to the application. A fire inspection has not been completed. Genzlinger express concern for lack of an outdoor play area. Due to the park owner not supporting the application, Molumby, seconded by Genzlinger to recommend denial of the application. All members present voting aye, motion carried.

Conditional Use Permit/Variance: Lamar Advertising (applicant), David and Connie Deinert (owners) have applied for a conditional use permit/variance to replace, at the same location, the off-premise billboard sign that was destroyed by a storm. The new sign will exceed 300 square feet in sign area (approximately 400 square feet) standard. The property is legally described as; SW ¼ exc H4 South of I-90 & except the East 1,513.27 feet lying south of I-90 and ex Lot A of Bechen's Addition, lying within, Section 29, T 103 N, R 60 W, Davison County, South Dakota. Putnam provided an explanation of the code concerning size requirements. Motion by Osterloo, seconded by Jirsa to recommend approval of the permit. All members present voting aye, motion carried.

Plan Approval: 1601 S Ohlman St zoned Highway Oriented Business District. The owner wishes to add an addition to the north of the existing building. However, the Public Works Department expressed concern about drainage, particularly compliance with Ordinance No. 8-9C-6: Drainage Plan Submittal Requirements: A Basic Drainage plan. Larry Jirsa, architect for the owner, indicated the drainage should be the same as it is presently. The owner did submit a hand drawn plan. Motion by Molumby, seconded by Vaux to table the approval to a time when the drainage plan satisfies the Engineer Department. All members present voting aye, except Jirsa abstained, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:30 pm.

A handwritten signature in cursive script, reading "Jay A. Larson", written in dark ink over a horizontal line.

09-23-19