

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
October 28, 2019**

Vice-Chairman Molumby called the October 28, 2019 City Planning Commission Meeting to order at 12:00 (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

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

Member Absent: Larson

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

Declaration of Conflicts of Interest: Jirsa declared on Item #7, Vaux and Genzlinger Item #11, and Osterloo Item #8.

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

Approval of Minutes: Motion by Osterloo, seconded by Genzlinger to approve the minutes of the October 15, 2019 meeting. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Fergen, seconded by Jirsa to schedule the next meeting for November 12, 2019. All members present voting aye, motion carried.

Conditional Use Permit: Mark Bigelow MRS LLC (applicant) and EIG Palace Mall (owner) have made an application for a conditional use permit for construction of self-service storage facility buildings with various compartment sizes fifty (50) to four hundred (400) hundred square feet, for household and commercial storage located at 1801 N Main St (known as Palace Mall); legally described as SC-1, SC-2, SC-3, SC-4, SC-5 Except SC-4A, SC 4-1, SC 4-2, Partly in NW ¼ 15 and NE ¼ 16, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota and SC-4A, NE ¼ 16, of T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District. Mr. Bigelow was available by phone to answer questions. No one testified in opposition. The commission reviewed the written comments that were received. A public notice was published in the legal newspaper and the required letters were sent to the neighbors. Bigelow said the existing tenants are staying. The new owner will convert the remaining part of the mall into indoor storage facilities. Genzlinger question if this is the most appropriate use of the building and its location. Bigelow mentioned that they have retained architect Larry Jirsa. T. Johnson reminded everyone of that the water lines underneath the mall need attention. T. Johnson also reminded the potential developers that if there is a change to the paved undeveloped land, then the engineer's office would need to review the plan and the city-landscaping ordinance is applicable. The commission asked about outside storage and the developer responded that maybe in the future, but would work with the city if such plans come to fruition. Bigelow also mentioned that there are open to new tenants. Motion by Fergen, seconded by Osterloo to recommend approval of conditional use permit to the board of adjustment with the condition that the storage remain inside at this time and outside storage would require planning commission approval. Roll Call: Fergen, yes, Molumby yes, Osterloo yes, Genzlinger no, Vaux no, Jirsa abstain, Larson absent. Motion passes 3 yes, 2 no, 1 abstain, 1 absent.

Variance: Steven and Leann Jendersee have applied for a backyard variance of 3 feet vs 5 feet for construction of an addition to their existing detached garage located at 123 S Mentzer St, legally

described as Lots 11 & 12, Block 2, Applegate Addition, City of Mitchell, Davison County, South Dakota. The real property is zoned R2 Single Family Residential District. Mr. Jendersee was available to answer questions. He mentioned that this would be an extension to his existing garage. The access will be the same, as it now exists. The public notice was published in the official newspaper and letters to the neighboring property owners were sent. No one testified in opposition. Motion by Genzlinger, seconded by Jirsa to recommend approval to the Board of Adjustment. All members present voting aye, except Osterloo abstaining. Motion carried.

Plat: A Plat of Lot B of D & J Addition and Lot C of Murky's Addition, In the S ½ of the SE ¼ of Section 11, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. Revised Legal Description per the Register of Deeds review: Plat of Lots 1 and 2 of Mirky's Addition, in the S ½ of the SE ¼ of Section 11, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. The Register of Deeds noted the plat could not have two additions on the same plat; her opinion came after the agenda was posted. This is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Motion by Genzlinger, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

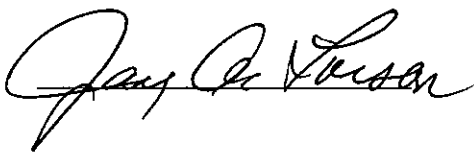
Plat: A Plat of Tract 1 of Jesse's Addition in the Southeast Quarter (SE ¼) of Section 14, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within the 3-mile platting jurisdiction. The owner needs to plat in order to comply with county zoning rules. Motion by Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat Approval: Chamber of Commerce, 601 N Main St, CB District. Genzlinger representing Ciavarella Design explained the project. It is mostly interior work. Motion by Jirsa, seconded by Fergen to approve the plan. Roll Call vote: Molumby yes, Fergen yes, Jirsa yes, Genzlinger abstain, Vaux abstain, Larson absent. Motion carries.

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OSTERLOO yes

Public Input: None

Vice-Chairman Molumby adjourned the meeting at 12:45 pm.



11-12-19