

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
OCTOBER 13, 2020**

Chairman Larson called the October 13, 2020 City Planning Commission to order at 12:00 PM in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Penny, Molumby, Jirsa, Vaux, and Allen

Members Absent: Genzlinger and Osterloo

Staff Present: Putnam, Hegg and Schroeder

Declaration of Conflicts of Interest: None

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

Approval of Minutes: Motion by Molumby, seconded by Vaux to approve the minutes of the September 28, 2020 meeting. All members present voting aye, motion carried.

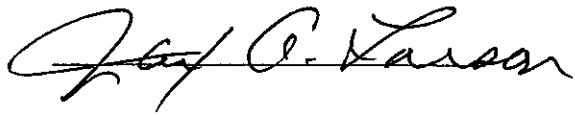
Schedule next meeting: Motion by Jirsa, seconded by Molumby to schedule the next meeting for October 26, 2020. All members present voting aye, motion carried.

Variance: Stacy and Lavonne Murtha have applied for a height variance of 25 feet vs 17 feet as required for construction of a detached garage at 2700 Mentzer Court, legally described as Lot 8, Block 3, Woodland Heights 1st Addition, City of Mitchell, Davison County, SD. The said real property is zoned Woodland Heights Planned Development District. Dan Boehmer, developer from Ethan Lumber, and Stacy Murtha, applicant, were present. No one testified in opposition and no written objections were received. Letters to the neighboring property owners were mailed and a public notice has been provided to the legal newspaper. Motion by Jirsa, seconded by Molumby to recommend the variance be approved by the Board of Adjustment. All members present voting aye, motion carried.

Variance: Steven and Robert McCullough have applied for a back yard variance of 1 foot vs 5 feet, height variance of 26 feet v 22 feet, and an oversize variance of 2,630 square feet vs 2, 000 square feet as required for construction of a detached garage located at 103 N Minnesota, legally described as Lots 11, 12, and 13, Block 90, Lawler's 2nd Addition, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District. Mr. McCullough was available to answer questions. Letters to the neighboring property owners were sent and a public notice has been provided to the legal newspaper. The commission reviewed written comments. Hegg will check the elevations in regards to the flood plain designation. The city sewer line that goes through his property is 'dead'. Motion by Jirsa, seconded by Vaux to recommend to the Board of Adjustment to approve the height and oversize variances, but the backyard variance be approved with two options, 1. The existing west wall of the existing building and the new west wall of the new building be fire rated. 2. That additional from the property to the west (city), hence no variance. Roll call, Vaux yes, Jirsa yes, Molumby yes, Larson yes and Penny yes. Motion passes 5-0.

Public Commentary: none

Chairman Larson adjourned the meeting at 12:22 pm

A handwritten signature in black ink, appearing to read "Jay A. Larson". The signature is fluid and cursive, with the first name "Jay" being more prominent.

11-09-2020