

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, February 8, 2016**

Call to Order: Chairman Larson called the February 8, 2016 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Everson, Schmucker, Meyers, Molumby, Griffith

Members Absent: Fergen and Allen

Others Present: Putnam, Ellwein, Koch, McGannon, Johnson, Hegg, Overweg, and Mayor Toomey

Agenda: Motion by Everson, seconded by Schmucker to approve the agenda. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the January 25, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion Griffith, seconded by Everson to schedule the next meeting for February 22, 2016. All members present voting aye, motion carried.

Conditional Use: Lyndsyae Sloan has made an application a family residential child care center in her home at 908 E. 3rd Avenue, legally described as Lot 13, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Ms. Sloan was available to answer questions from the commission. No written comments were received. No one testified in opposition of the application.

The fire marshal has inspected the property and provide a compliant report.

The public notice was published on January 9 & February 4, 2016 in the *Mitchell Daily Republic* and letters to the neighboring property owners were sent January 27, 2016.

Motion by Molumby, seconded by Everson to recommend the Board of Adjustment approve the conditional use permit with two conditions: 1) the permit is not transferrable 2) and if the business ceases for a period of six months or longer a new permit must be secured. All members present voting aye, motion carried.

Rezone: Delvin & Delana Schelske have made an application to rezone Lots 5 & 6 of Knollwood Heights 2nd Subdivision (1700 Block Rew Place) have requested rezoning this property from R2 Single Family Residential District to R4 High Density Residential District.

Ms. Schelske and Nikki Letcher were available to answer questions from the commission. No one testified in opposition of the rezoning requests.

The public notice was published in the *Mitchell Daily Republic* on January 28, February 4 & will be published on February 25, 2016. Letters to the neighboring property owners were mailed on January 28, 2016.

Some commissioners felt this request may constitute "spot zoning". The applicants provided background information. The commission would like to see all the applicants' property rezoned to R4. Putnam asked Koch about publication and possible council action. He advised the applicants to withdrawn and republish with the new legal descriptions.

Motion by Meyers, seconded by Everson to recommend denial of the rezoning application as presented. All members present voting aye. Motion carried.

Plat: Lots 1 and 2 of L.M. Thue First Addition in the East ½ of the NE ¼ of Section 30, T 103 N, R 60 W of the 5th P.M., Davison County, SD. This is in the ETJ area and the county planning commission will hear it in March. Motion by Everson, seconded by Griffith to approve the plan pending county approval. All members present voting aye. Motion carried.

Plat: Lot 14 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Putnam reminded the commission that this plat was previous platted, then vacated, and now being re-platted again. Motion by Molumby, seconded by Griffith to approve the plat, all members present voting aye.

Plat: Tracts A thru C and Lot 4A, Backlund Addition, NW ¼ in the SW ¼ of Section 24, T 103 N, R 60 W, of the 5th P.M., Davison County, South Dakota. Dave Backlund provided an explanation of the plat. He indicated the railroad right-of-way are being identified, he paraphrased it as "clean up". This was approved by the County Planning Commission and it is scheduled for the County Commissioners' consideration on February 9, 2016. Motion by Griffith, seconded by Schmucker to approve the plat with a couple minor corrections in the certification per the Register of Deeds. All members present voting aye, motion carried.

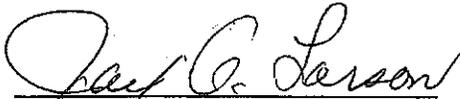
Plat: Tracts K thru O, Tract B1 and Tract B2, Wild Oak Golf Club Addition in the SE ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Dave Backlund was again available for questions. Putnam indicated this plat basically plats that portion of the golf course that is currently not platted. This plat was approved by the County Planning Commission and scheduled for the County Commissioners' consideration February 9, 2016. Motion by Everson, seconded Molumby to approve the plat with a couple corrections in the certification per the Register of Deeds. All members present voting aye, motion carried.

Plat: Lot 2 of D. & D. Long's First Addition, a Subdivision of Irregular Tract No. 3 in the NE ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Devon Long was present to answer questions. He will be asking for a variance for construction of a new building and this plat will facilitate a transfer of ownership. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan: VFW, 215 N Main Street. Zoned Central Business District. Dr. Martin Christensen presented plans for the renovation of the building which is intended to provide additional meeting areas, improved the exits, and install an elevator. Hegg indicated that the fire marshal and he have review the plans. Putnam will submit the plans for consideration by the Mitchell Historic Preservation Commission, as the project may seek historic funding. Motion by Molumby and seconded by Schmucker to approve the plan with condition the project complies with fire and building codes.

Plan: Moen/Slumberland, 812 N Rowley St. Zoned Central Business District. A representative of Picek Construction and the manager of the Slumberland Store provided the commission details about the renovation of space to accommodate The Overtime restaurant plans to provide space for hosting larger functions. Larry Jirsa, Mitchell Architect, has been retained to insure compliance with the various codes. Motion by Schmucker, seconded by Griffith to approve the plan as submitted. All members present voting aye, motion carried.

Adjournment: Chairman Larson adjourned the meeting at 12:45 pm.


Jay G. Larson
Chairman

02-22-16
Date