

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, April 25, 2016**

Call to Order: Chairman Larson called the April 25, 2016 City Planning Commission meeting to order at 12:30 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Everson, Griffith, Meyers, Molumby, and Allen

Members Absent: Fergen and Schmucker

Others Present: Putnam, McGannon, Ellwein, J. Johnson, Laursen, London, Hegg, and Mayor Toomey

Agenda: Motion by Everson, seconded by Griffith to approve the agenda with the deletion of the plat and a discussion only item in regards to parking ordinances. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the March 28, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Molumby, seconded by Everson to schedule the next meeting for May 9, 2016. All members present voting aye, motion carried.

Plan Approval: Marco's Pizza, 605 S. Sanborn Blvd, Mitchell, SD. The property is zoned HB, Highway Oriented Business District. The contractor was available to answer questions. Hegg indicated the cooler is going to be removed and a grease trap is to be install. It appears to have sufficient parking. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plan Approval: Steve Schladweiler, 1315 W Spruce St, Mitchell, SD. Zoned HB. The applicant was present to answer questions about his project. Putnam reminded the commission that the property was rezoned to HB a couple years ago. Motion by Everson, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plat: Lot C, Block 4 of Westwood First Addition, a subdivision of a portion of Tract A-2 and Block 4 of Westwood First Addition in the NW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Plat has been withdrawn.

Conditional Use Permit: Michelle Semmler has made an application to operate a family residential child care center in her home at 821 E. 4th Ave, legally described as Lot 1, Block 14, F.M. Greene's Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential District.

The applicant was not present. No written comments were received. No one testified in opposition of the application. The fire marshal has inspected the property and the applicant passed.

The public notice was published in the *Mitchell Daily Republic* on April 14 & April 25, 2016. Letters to the neighbors were sent April 13, 2016.

Motion by Everson, seconded by Meyers to recommend approval of the application to the Board of Adjustment with the following conditions. 1) the application is not transferable 2) if the business ceases to operate for a period of six months or longer then a new application will be required. All members present voting aye, motion carried.

Conditional Use: Delvin and Delana Schelske has made an application for a conditional use permit to construct a retail building on Lots 5 and 6 Knollwood Heights 2nd Subdivision, City of Mitchell, SD (1701 Block of Rew Place). The rezoning was approved by the council April 4, 2016.

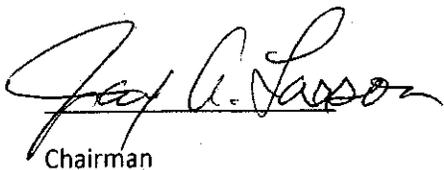
The applicant was present to answer questions. No testified in opposition of the applicants. No written comments were received.

The public notice was published in the *Mitchell Daily Republic* on April 14 & April 21, 2016 and letters to the neighbors were sent on April 14, 2016.

Motion by Everson, seconded by Molumby to recommend approval of the conditional use permit to the Board of Adjustment. All members present voting aye, motion carried.

Other Business: Discussion Only. The planning commission briefly discussed the proposed parking changes the city may be considering. Mayor Toomey informed the commission that he is forming a task force of citizens, council members and staff to review current ordinances and possible recommend changes. Mayor Toomey, staff, and commissioners provided situations that may be addressed as discussion of changes are proposed. J. Johnson also provided some background information on the issues involving residential and commercial parking. The commission may consider parking situations more closely when reviewing variances. No action taken.

Chairman Larson adjourned the meeting at 12:30 pm.


Chairman

05-09-2016
Date