

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, July 11, 2016**

Call to Order: Chairman Larson called the July 11, 2016 planning commission meeting to order at 12:00 pm, City Hall, Mitchell, SD

Members Present: Larson, Everson, Griffith, and Molumby

Members Absent: Fergen, Meyers, Schmucker and Allen

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

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

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the June 27, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Molumby to schedule the next meeting for July 25, 2016. All members present voting aye, motion carried.

Election of Chairman for the term commencing July, 2016 to July, 2017. Motion by Everson, seconded by Griffith to nominate Jay Larson as chairman. No other nominations were presented. All members present voting aye for Jay Larson as chairman. Motion carried.

Election of Vice-Chairman for the term commencing July, 2016 to July, 2017. Motion by Molumby, seconded by Griffith to nominate Bob Everson as vice-chairman. No other nominations were presented. All members present voting aye for Bob Everson as vice-chairman. Motion carried.

Variance: (referred by from Board of Adjustment) Gloria and Terry Hanson for a side-yard variance of 10" vs 3' as required to construct an addition to their home at 1326 W 4th Ave, legally described as Lot 1 and Lot 2, of Outlot 1, C.R. Johnson's Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

Gloria Hanson was present to answer questions about the variance application. She provided the commission new photos and a floor plan of her project. She presented them to the board of adjustment. She provided an explanation of the construction plans. No one other than commissioners and staff, testified in regards to this application.

Chairman Larson asked if there was any opposition to the plan. Hanson said the neighbor is opposed.

The public noticed was published in the *Mitchell Daily Republic* on June 6, 2016 and letters to the neighbors were sent on June 1, 2016.

Hanson was asked if she was willing to compromise that the first ³~~2~~ feet of the addition would be allowed to be within 10" in order to compromise, then the remainder would be in compliance with the code. This may accommodate the placement of a door.

Motion by Everson, seconded by Griffith to reconsider their previous recommendation and recommend to the Board of Adjustment the variance (from overhang) to be approved for the first 36 inches or three feet of the addition and the remainder of the addition be in compliance with the city code of three feet. Roll Call: Larson aye, Everson aye, Griffith aye, and Molumby aye. Motion carried.

Plat (withdrawn): Lot 1, Block 2 of CJM Second Addition, in a portion of Jamaicas Avenue, the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Plat: Lot of 1 of Crago's Addition, in the W1/2 of the NE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

The planning commission previously heard this plat, but the dimensions slightly changed before submission to the council. The county planning commission has approved the plat.

Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Plat: Lot 1 of Denne's Addition, in the W ½ of the NE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The county planning commission has approved the plat.

Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Lot 14 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lot 55 of Maui Farms 2nd Addition, and a portion of Collette Street, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Lot 3, Block 4 of the Woods First Addition, a Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lots 15 and 16, Block 9 of CJM Second Addition, a Subdivision of a Portion of Blocks 9 and 9A of CJM Second Addition in the NW ¼, and a portion of Irregular Tract No. 3 in the SW ¼, all in Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Portions of Block 2, Block 3, Block 7, Block 8 and Block 9 of CJM Second Addition, and Portions of Michael Avenue, Livesay Lane, and Jamaica Street, All in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

This plat is identifying areas for a future development and annexation and rezoning into a new Planned Development.

Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Rezone: Changing the zoning classification of the real property legally described as Block 2, Block 3, Block 7, Block 8, and Block 9 of CJM 2nd Addition, and portions of Michael Avenue, Livesay Land and Jamaica Street in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota from Urban Development District to a Planned Development District known as CJM Second Addition Planned Development District Number Two and changing the official zoning map accordingly.

The developer will provide additional information about this proposal at the next planning commission meeting. Putnam stated there will be some changes to the legal descriptions and the notice will reflect such changes.

Motion by Everson, seconded by Molumby to table this rezoning until the next meeting. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:40 pm.


Chairman

07-25-16

Date