

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, September 26, 2016**

Call to Order: Vice-Chairman Everson called the September 26, 2016 City Planning Commission to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Everson, Griffith, Meyers and Schmucker

Members Absent: Larson, Fergen, Molumby and Allen

Others Present: McGannon, Putnam, London, Laursen, T. Johnson

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

Minutes: Motion by Schmucker, seconded by Griffith to approve the minutes of the September 12, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Schmucker to schedule the next meeting for Tuesday, October 11, 2016. All members present voting aye, motion carried.

Plat: A Plat of Lot D-1, A Subdivision of Lot D in the SE ¼ of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, SD.

This plat is outside city's zoning jurisdiction, but within 3 miles of the city limits. The county will be hearing the plat soon. Motion by Griffith, seconded by Meyers to approve the plat. All members present voting aye, motion carried.

Rezone/Code Amendment: Lots 1 thru 9, Block 5, MLC Addition in the NE ¼ of SW ¼ of Section 28, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. From R2 to Planned Unit Development District known as Mueller Lumber Morningview Subdivision and amending the existing PUD District.

Bob Mueller, Lumber Co. was present to answer questions about his proposal. Putnam informed the commission that his office has received inquiries about the amendments. This is the public hearing as required by city ordinance and state statute.

The public notice has been and will be published in the *Mitchell Daily Republic* on September 15, 22, and 29, 2016 and letters to the neighboring property owners were sent September 13, 2016.

Mueller, staff and Commission discussed covenants vs. an actual ordinance that codifies the construction standards.

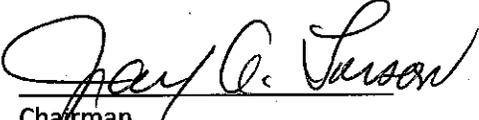
Motion by Meyers, seconded by Schmucker to recommend approval of the rezoning and code amendment. All members present voting aye, motion carried.

Zoning District Amendment: Woodland Heights Planned Development District (Ethan Coop Lumber).

Dan Boehmer, representing Ethan Lumber, was present to answer questions about the proposed amendments to their development. They are looking at amending the standards and uses of a two areas of their project. In subarea A, they would like to allow one, two and three family dwellings and change the lot width and square footage of a lots. In subarea C, they would like to clarify 12 units as a permitted use and 13 or more as conditional use; change the lot width and square footage of a lots. The commission recommended some additional language that addresses a 'townhouse' concept allows a duplex or more units to be subdivided into smaller lots and that side yard setbacks on common walls be waived. Putnam will draft some language and bring back to the commission. This was discussion only, no action taken.

Possible Rezoning of City-Owned Properties. Putnam identified various city owned parcels that may be considered to be rezoned. He asked if the commission had any initial concerns, before formal hearings are schedules. The properties are currently used for 'open space' and 'recreational' purposes, but have commercial and residential zoning designations. The one exception is the waste/water treatment plan and old landfill properties, which are being used for city infrastructure and zoned UD. This was discussion only so action was taken.

Adjournment: Vice-Chairman Everson adjourned the meeting at 12:57 pm.


Chairman

10-11-16
Date