

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, OCTOBER 24, 2016**

Call to Order: Chairman Larson called the October 24, 2016 City Planning Commission meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Everson, Griffith, Schmucker and Allen

Members Absent: Fergen, Meyers, and Molumby

Others Present: Putnam, McGannon, Ellwein, London, Laursen

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

Approval of Minutes: Motion by Griffith, seconded by Everson to approved the minutes of the October 11, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next planning commission meeting for November 14, 2016. All members present voting aye, motion carried.

Conditional Use Permit: Jamie Wagner has applied for a conditional use permit to operate a family residential child care in her home, located at 812 W 2nd Ave, legally described as Lot 13, Block 92, Lawler's 2nd Addition, City of Mitchell, Davison County, SD. Zoned R2 Single Family Residential.

The applicant was present to answer questions of the commission. No written objections were received. No one testified in opposition of the application. Laursen indicated she has passed a fire inspection.

Letters to the neighboring property owners were sent on October 13, 2016 and the public notice was published in the *Mitchell Daily Republic* on October 13 & 24, 2016.

Motion by Everson, seconded by Griffith to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1) the permit is nontransferable 2) if the operation ceases for a period of six months or longer then a new application would be required. All members present voting aye, motion carried.

Conditional Use Permit: West Havens Storage Inc. has applied for a conditional use permit for construction of self-storage facilities buildings at 1522 W Havens Ave, legally described as the E 140' of Irregular Tract 4A, located in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., less PE-1, Platted Various, City of Mitchell, Davison County, SD. Zoned HB Highway Oriented Business District.

The applicants were present. No written objections were received. Jeff Larson, neighboring property owner was present and testified.

Chairman Larson and McGannon recommended a drainage plan be designed by an engineer. Jeff Larson explained the drainage situation of his property and drainage concerns about proposed project. McGannon reminded the commission that developers are required to prepare their plans to be reviewed by the city. Chairman Larson asked if the proposed easements on the submitted plans would be recorded. Mr. Reimnitz, an applicants, indicated they would.

Motion by Everson, seconded by Griffith to table this application until a drainage plan designed by an engineer is submitted for review. All members present voting aye, motion carried.

Rezoning: AN ORDINANCE OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY AS; THE SOUTH 58.20 FEET OF THE EAST 300 FEET OF TRACT A-1; THE REMAINDER OF TRACT A-2 OF WESTWOOD FIRST ADDITION; AND VACATED WEST 19TH AVENUE ABUTTING AND LYING WEST OF PHEASANT STREET AND ABUTTING AND LYING EAST OF NORTH OHLMAN STREET (RECORDED IN PLAT BOOK 29 ON PAGE 17) ALL IN THE NW ¼ OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA: THE SOUTH 220 FEET OF THE NORTH 1,285 FEET OF THE WEST 490 FEET OF BLOCK 4 OF WESTWOOD FIRST ADDITION (RECORDED IN PLAT BOOK 21 ON PAGE 9) A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, LYING SOUTH OF VACATED WEST 19TH AVENUE AND SOUTH OF PHEASANT STREET: THE SOUTH 490 FEET OF THE NORTH 1,285 FEET OF THE EAST 465 FEET OF THE WEST 950 FEET OF BLOCK 4 OF WESTWOOD FIRST ADDITION (RECORDED IN PLAT BOOK 21 ON PAGE 9) A SUBDIVISION OF THE NW ¼ OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, LYING WEST OF PHEASANT STREET AND SOUTH OF WEST 21ST AVENUE: THE SOUTH 645 FEET OF THE NORTH 1,285 FEET OF THE EAST 235 FEET OF THE WEST 1,178 FEET OF BLOCK 4 (RECORDED IN PLAT BOOK 21 ON PAGE 9) A SUBDIVISION OF THE NW ¼ OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM TRANSPORTATION, WAREHOUSING, AND COMMERCIAL DISTRICT (TWC) TO HIGH DENSITY RESIDENTIAL DISTRICT (R4) AND THE OFFICIAL ZONING MAP BE CHANGED ACCORDINGLY.

Chuck Mauszycki Sr. was present to answer questions about the application. No written comments were received. He mentioned the purpose of this rezoning is accommodate construction of future residential projects. No one testified in opposition of the rezoning.

Neighboring property owners were notified on October 13, 2016 and the public notice was or to be published in the *Mitchell Daily Republic* on October 14, 20, and 27, 2016.

Motion by Everson, seconded by Griffith to approve the rezoning and recommend the city council also approve the rezoning request as well. All members present voting aye, motion carried.

Plat: A Plat of Lots A-1B and A-2B of J.L. Oberembt's First Addition, A Subdivision of Government Lot 4 and the SW ¼ of the NW ¼ of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, SD.

Putnam reported this plat is outside the city's zoning jurisdiction, but within the 3 miles of the city limits, thus state law requires approval by the city. Motion by Everson, seconded by Griffith to approve the plat pending county approval. All members present voting aye, motion carried.

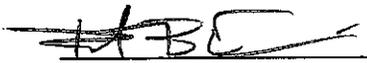
Plat: A Plat of Lot 9, Block 2 of CJM 2nd Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

The plat appears to follow the master plan. Chuck Mauszycki Sr. was present to answer questions about the plat.

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

Other Business: Chuck Mauszycki Sr. asked for clarification on the standards in the R4 district. Putnam provided commission and Mr. Mauszycki the current standards and reminded them that some modifications will be proposed during the review of the zoning code. No action taken.

Chairman Larson adjourned the meeting at 12:35 pm.



Vice Chairman

11/14/16
Date