

**CITY OF MITCHELL  
CITY PLANNING COMMISSION  
MINUTES, November 14, 2016**

Call to Order: Vice-Chairman Everson called the November 14, 2016 City Planning Commission to order at 12:00 pm in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Everson, Griffith, Fergen, Meyers, Molumby and Schmucker

Members Absent: Larson and Allen

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

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

Approval of Minutes: Motion by Fergen, seconded by Griffith to approve the minutes of the October 24, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Schmucker, seconded by Griffith to schedule the next meeting for November 28, 2016. All members present voting aye, motion carried.

Conditional Use Permit: Plan Approval:

West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W Havens Avenue, legally described as E 140' of Irregular Tract 4A located in the SW ¼, Section 21, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Less PE-1, Platted Various, City of Mitchell, Davison County, SD. Zoned HB District.

This permit was tabled from last meeting, because the commission requested a drainage plan. A plan has not been submitted. Motion by Molumby, seconded by Fergen to table the application until its next meeting. All members present voting aye, motion carried.

Plat: A Plat of Lot 1 of Aquatic Center First Addition, A Subdivision of Irregular Tract No. 5, in the SW ¼ of Section 15, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, SD.

This plat is to identify a parcel owned by the Mitchell School District and to be transferred to the City of Mitchell in order to accommodate the construction of an indoor pool facility. Motion by Meyers, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan Approval: 2300 W Havens, Tom Johnson, Zoned HB.

The commission discussed to appropriateness of the placement of portable storage buildings to be used as a permanent structure. Hegg indicated the building code is silent to these structures. Putnam reminded the commission that prior to issuance of building permits in three commercial districts, the planning commission must approve the plans. Hegg said structures over 200 square feet are required to have a building permit. The commission would like to review to use and standards of this type of structures, when the annual code review commences. Motion by Fergen, seconded by Meyers to approve the Vestabube type buildings as the other structures at this time don't require a permit. Members voting aye: Everson, Fergen, Molomby, Meyers, Griffith, voting no: Schmucker. Motion passes 5 to 1.

Plan Approval: Lake House, 2700 N Main Street, Zoned HB.

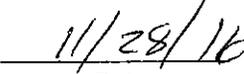
Hegg indicated this is a vestibule addition and will accommodate another entrance. Motion by Molomby, seconded by Meyers to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: 2420 W. Havens, Top Shop, zoned HB.

Dave Epp, representing Mueller Lumber, and John Hegg presented a revised plan. Epp indicated the revised plan was developed to accommodate compliance with building and fire codes and the setbacks that are required. Motion by Schmucker, seconded by Griffith to approve the plan with the condition that a permit is not to be issued until an architect seals the plan and the footprint does not change. All members present voting aye, motion carried.

Vice-Chairman adjourned the meeting at 12:40 pm.

  
Chairman

  
Date