

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, MARCH 13, 2017**

Chairman Larson called the March 13, 2017 City Planning Commission Minutes to order at 12:00 pm, in the Council Chambers, City Hall, Mitchell, SD.

Chairman Larson welcomed Larry Jirsa to the planning commission. He is replacing Don Meyers.

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

Members Absent: Fergen

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

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

Approval of Minutes: Motion by Molumby, seconded by Griffith to approve the minutes of February 27, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for March 27, 2017. All members present voting aye, motion carried.

Plat: A Replat of Lots 10A and 11A, Block 6 of the Woods First Addition, a Subdivision of the E 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.

Paul Kiepke, representing SPN, explained that is a replat of a plat that should have been presented to the city 14 years ago. Apparently, a roof line encroaches into the city's easement. This plat corrects the situation and moves the easement. Putnam noted that Charles Street should be Charles Ave. The revision has been provided. Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 64 of Maui Farms 2nd Addition, 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.

McGannon identified the B-Y line and the substation parcel on 64-A as a reference point. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plan Approval: DRJ Contracting, 2200 W Havens Ave, zoned HB Highway Oriented Business District. Hegg pointed out to the commission that the owner is completely enclosing a portion of the building that is partially enclosed. He reminded the commission that a building was previously approved on this site and it will be smaller than previously planned. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plan Approval: Village Bowl, 1500 N. Duff, Zoned Highway Oriented Business District. Hegg talked about the various codes and requirements of this addition, such as construction material and exits. Laursen and Hegg are working together to insure compliance with city codes. The addition meets setbacks. Motion by Everson, seconded by Jirsa to approve the plan, all members present voting aye, motion carried.

Agenda Item # 11, Plan Approval: Merlin Tingle, 1800 Block of Loma Linda Drive. Zoned HB Highway Oriented Business District (Tingle Rental Properties). This is a 30' x 40' addition to the existing building. Hegg & Laursen have reviewed the proposal. Motion by Griffith, seconded Everson to approve the plan, all members present voting aye, motion carried.

Agenda Item # 12, Plan Approval: Merlin Tingle, 1800 Block of Loma Linda Dr, zoned HB Highway Oriented Business District. Putnam noted that multi-family dwellings in the HB District require a conditional use permit. Motion by Everson, seconded by Schmucker to table this item until a conditional use hearing is scheduled. All members present voting aye, motion carried.

Conditional Use: McPeek Properties LLC has applied for a conditional use permit for a parking lot at W 47' of Lot 2, Block 2, Rowley's 1st Addition, City of Mitchell, Davison County. Zoned R4. This was tabled by the Board of Adjustment. This is to provide additional parking for the new structure to the west. Putnam said it is not clear if this requires a conditional use permit; however, since a variance and plan approval is required, he thought it best advertise it anyway. McPeek indicated he will pave the lot and alley. Motion by Molumby, seconded Griffith to recommend approval of the conditional use permit. All members present voting aye, motion carried.

Austin McPeek was available to answer questions of the commission. No one testified in opposition of the application and no written objections were received.

Letters to the neighboring property owners were sent on February 15, 2017 and the legal notice was published in the *Mitchell Daily Republic* on February 16 & 23, 2017.

Variance: McPeek Properties LLC has applied for a backyard variance of 10' vs 20', side yard variance on a corner of 10' vs 20' and an oversize variance of 5,550 square feet vs. 5,000 square feet for construction of a retail and trade business to be located at 700 N Sanborn Blvd, legally described as Lot 3, Block 2, Rowley's 2nd Addition, Lot 4, Block 2, Rowley's 2nd Addition, City of Mitchell, Davison County, SD and S 6' of Lot 6, Block 2, Crider's 1st Addition, City of Mitchell, Davison County, SD. The property is zoned NS Neighborhood Shopping District. This application was tabled by the Board of Adjustment, because of change in the side yard on a corner setback. McPeek is extending an awning that will be 10' from the 7th avenue property line.

McPeek was present to answer questions of the commission. No one testified in opposition of the application. No written objections were received.

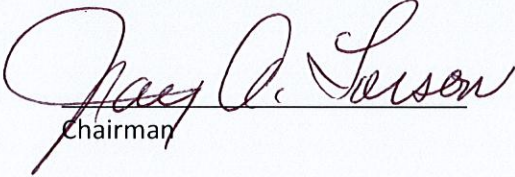
Letters to the neighboring property owners were sent on February 15, 2017 and the legal notice was published in the *Mitchell Daily Republic* on February 16 & 23, and March 8, 2017.

Motion by Jirsa, seconded by Griffith to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Plan Approval: McPeck Properties LLC, 700 N Sanborn Blvd, Zoned NS Neighborhood Shopping District.
Motion by Molumby, seconded by Everson to approve the project. All members present voting aye,
motion carried.

Other Business: none

Chairman Larson adjourned the meeting at 12:35 pm.


Chairman

03-27-17
Date