

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
July 26, 2021

NOT APPROVED

1. Chairperson Larson called the July 26, 2021 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Larson, Molumby, Genzlinger, Jirsa, Osterloo, Sonne, Penney, Doescher.
Absent: None.
Staff Present: Jenniges, Schroeder, J. Johnson, Sandoval, Hegg, London, Ellwein, Mayor Everson.
3. Declare conflicts of interest-none.
4. Approval of amended agenda: Motion by Genzlinger, seconded by Osterloo, to approve the amended agenda. All present members voting aye, motion carried.
5. Approval of proposed Minutes: Motion by Molumby, seconded by Jirsa, to approve the minutes of the July 12, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Osterloo, seconded by Genzlinger, to schedule the next meeting for August 9, 2021. All present members voting aye, motion carried.
7. Conditional Use: Emma Selland has applied for a conditional use permit to operate a family residential childcare center in her home at 311 McCabe St, legally described as W 72' Lot 1 & 2, Block 17, University Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one response in favor of the CUP. Fire Marshall Sandoval has completed an inspection with the applicant passing the inspection.
Motion by Osterloo, seconded by Penney, to recommend the Board of Adjustment approve Conditional Use Permit with two conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required. All present members voting aye, motion carried.
8. Variance: Boyd Reimnitz has applied for a front yard variance of 7' vs 25' as required for construction of an attached garage at 719 S Edmunds St, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition City of Mitchell, Davison County, South Dakota. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with two responses against the variance. Reimnitz stated the basement apartment floods. He is already planning to build one additional step into the apartment to get the elevation closer to the sidewalk. The water

comes from the north, south and east. He choose 7' because it lines up with the house two doors to the north. Molumby agreed with a concern from a letter stating there is not enough room to park a vehicle in front of the garage without blocking the sidewalk. Osterloo questioned if there was a way to change the elevations of the neighboring properties to help with the flooding issues since Reimnitz owned them as well. Reimnitz replied some landscaping will be done but the best way would be to enclose an entry of some sort and a garage would be the best case scenario for him. City Attorney Johnson reminded the board that if they denied the variance request Reimnitz would have to wait six months to reapply for a variance.

Motion by Molumby, seconded by Osterloo, to table the variance application so the applicant can come up with a different plan and setback due to safety concerns. All present members voting aye, motion carried.

9. Plan Approval: Smart Commercial Construction Co is doing the work for the Resolve Remodel located at 714 S Burr which is zoned Industrial. The applicant was not present to answer questions. Morgan Theeler will be the new tenants. The plan is reworking the office space to fit their needs, no structural changes will be made. Hegg has reviewed the plan and has no issues with it.

Motion by Genzlinger, seconded by Penney, to approve the plan. All present members voting aye, motion carried.

10. Plan Approval: Alvine Widenaar, LLP is requesting to remodel the business known as Photography Unlimited located at 519 N Main and is zoned as Central Business. The applicant was present to answer questions. Zach Flood stated Twisted Timber will be the contractor on the job. They are creating offices within the space. There will be no structural changes just interior finishes. Hegg has seen the overall floor plan and has no issues with it.

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

11. Plat: A Plat of Lots 16 and 17 of Airport Addition, a Subdivision of the Previously Platted Lot 2 of Fiala's Addition in the East $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 4 T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Paul Groeneweg. The applicant was not present to answer questions but Paul Reiland of SPN was. Jenniges gave an overview of the plats stating these are the last two lots on an improved road and they follow the original master plan. The applicants have been informed they will need to update their master plan and do a drainage plan for the area. Genzlinger questioned if an elevation survey had been done to which Public Works Director Schroeder stated it had been done with the original plan. There is also an engineer firm working with Groeneweg for the required future plans.

Motion by Jirsa, seconded by Genzlinger, to approve Plat . All present members voting aye, motion carried.

12. Plat: Plat of Lot 5-D, Block 7 of Westwood First Addition, a Subdivision of the SW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County South Dakota; as requested by CJM Consulting Inc. The applicant was not present to answer

questions but Paul Reiland of SPN was. This will be used for a parking lot. Genzlinger question if the plat would land lock Lot 5-C to which Reiland replied there is a 27' easement across Lot 5-B that will cross onto Lot 5-D which will give access to Lot 5-C. Motion by Jirsa, seconded by Genzlinger, to approve Plat . All present members voting aye, motion carried.

13. Other Business-None.

14. Public Comment-

15. Chairperson Larson adjourned the meeting at 12:26 P.M.

Jay Larson
Planning Commission Chairperson