

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, February 26, 2018**

Chairman Larson called the February 26, 2018 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, 612 N. Main Street.

Members Present: Larson, Everson, Griffith, Jirsa, and Quenzer

Members Absent: Fergen, Molumby and Allen

Other Staff present: Ellwein, J. Johnson, T. Johnson, Hegg, London, Jenniges and Putnam

Approval of Agenda: Motion by Everson, seconded by Griffith to approve the agenda as presented. No conflicts of interest were declared. All members present voting aye, motion carried.

Approval of Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the January 22, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for March 12, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot 2 of Tech Center Addition in the SW ¼ of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Jirsa, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Survey Plat of Schmig Tract 1 in the South Half of the South Half of the Southeast Quarter of Section 11, Township 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Putnam and Jenniges indicated this is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Jenniges said the county will hear the plat in April. The owners wish to plat out a homestead. Motion by Everson, seconded by Quenzer to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Jeff & Mary Lanning of 76 S Harmon Dr. are requesting a conditional use permit to construct an accessory building on non-contiguous lots, legally described as Lots 1 thru 4, Block 17, Indianhead 3rd Addition, City of Mitchell, Davison County, South Dakota. The said property is zoned RL Lake Residential District.

Lanning (applicant) was present. No one testified in opposition. The commission reviewed written correspondence from a neighbor. No written objections were received.

The public notice was published in the official newspaper on February 15 & 21, 2018 and letters to the neighboring property owners were sent February 14, 2018.

It was noted that an unimproved alley is platted between the home lots and the lots for which the accessory building is to be constructed. Lanning indicated the garage will be wood frame.

Motion by Everson, seconded by Jirsa to recommend the Board of Adjustment approve the condition use permit. All members present voting aye.

Variance: Valor Investment Properties, LLC are requesting backyard variances of 10 feet instead of the 25 feet as required to accommodate the construction of a multi-family property. The property is legally described as Lot X-1 & Lot X-2, Square 19, A Subdivision of portions of Lot X, Square 19, the North ½ of vacated East Kay Ave and the West ½ of vacated South Lawler Street, All in Weaver's Squares, City of Mitchell, Davison County, South Dakota (111-113 E. Juniper Ave). The said real property is zoned (R4) High Density Residential District. Applicant noted after the meeting that this an error in address 111 should be 109.

Mike Miller, applicant, was present. No one testified in opposition. No written objections were received.

The public notice was published in the official newspaper on February 16, 2018. Letters to the neighboring property owners were sent February 14, 2018.

Larson inquired about access on the vacated S Lawler street. This will serve as the ingress/egress to the apartments and will be a private drive. Putnam explained once the plat of X-2 & X-3 was approved and recorded the property lines changed, so the setback requirements changed. Therefore, the purpose of the variance is to address this situation.

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

Variance: Roger & Tami Hartley are requesting an oversize variance of 2,448 square feet vs. 2,000 square feet for construction of an accessory garage. The property is legally described as Lot 11, Block 18, Capital Addition, City of Mitchell, Davison County, South Dakota (504 W 13th Ave). The property is zoned (R2) Single Family Residential District.

Mr. Hartley was present to answer questions. No one testified in opposition. The commission did review a letter from a neighbor opposing the variance.

The public notice was published in the official newspaper on February 15, 2018 and letters to neighboring property owners were sent on February 14, 2018.

Hartley was asked about the construction material. He responded that it will be pole construction with colored steel exterior. He was also asked about 'lining' up with existing structures facing W 13th Ave. He indicated that it should be in line to his front porch. Hartley was also asked about drainage. He responded that he was not intending to install gutters.

Motion by Everson, seconded by Griffith to table action on this application until the next meeting and the applicant is required a drainage plan prior to the hearing. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:31 pm.

Jay A. Larson
Chairman

03-12-18
Date