

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
March 8, 2021**

Chairman Larson called the March 8, 2021 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, Molumby, Jirsa, Osterloo, Penney, Sonne, and Allen

Member Absent: Genzlinger

Staff Present: Putnam, Schroeder, T, Johnson, J. Johnson, London, Ellwein, and Sandoval

Declaration of Conflicts: Penney #8, Jirsa #7, and Sonne #13

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

Approval of Minutes: Motion by Osterloo, seconded by Penney to approve the minutes of the February 22, 2021 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Osterloo to schedule the next meeting for March 22, 2021. All members present voting aye, motion carried.

Variance: MPR Real Estate Holdings LLC (Pizza Ranch) has applied for a parking space variance of 73 spaces vs 78 spaces as required located at the property at 502 E Norway Ave, legally described as Lot S-11, Replat of Lot S, NW ¼ of Section 27, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District. The property owner was present to answer questions. Larry Jirsa, architect, presented the proposal. He stated that the owner will be acquiring additional property for the purposes of adding more parking at a later date. The addition will be placed on the existing parking lot. Letters to the neighboring property owners were sent and a public notice was published in the local newspaper. No one testified in opposition. When additional parking is added, the city will require a drainage plan. The owner would like to commence construction as soon as possible. Motion by Molumby, seconded by Osterloo to recommend the Board of Adjustment approve the variance with the stipulation that if additional parking is not installed within a year, then the city will review the variance. Also, that one additional with a total three handicapped spaces be identified. Roll Call: Osterloo yes, Molumby yes, Larson yes, Penney yes, Sonne yes, Jirsa abstain, Genzlinger absent. Motion carried 5 yes, 1 abstaining, and 1 absent.

Variance: David Baker has applied for a side-yard variance on a corner variance of 8 feet vs 15 feet as required, a back yard variance of 24 feet vs. 25 feet as required and a height variance on an attached accessory building of 25 feet vs 22 feet as required for construction of an attached garage and living space. The property is located at 400 W 14<sup>th</sup> Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential Addition. The applicant was present to answer questions. He indicated that no business activity will take place at the property, it will be used only for residential purposes. Letters to the neighbors and a public notice has been sent to the local newspaper. The commissioners reviewed the written correspondence. The applicant said the new addition will be in further (off Sanborn) than the existing house.

Osterloo questioned if the variance is a hardship. Motion by Jirsa, seconded by Larson to recommend the Board of Adjustment approve the variance. Roll Call: Osterloo no, Sonne yes, Larson yes, Molumby yes, Jirsa yes, Penney abstain, Genzlinger absent. 4 Yes 1 No 1 abstain 1 absent, motion carried.

Plat: A Plat of Tract 2 of Amy's Addition in the SW ¼ of the SE ¼ of the Section 35, T 104 N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within the 3 mile platting area. Motion by Molumby, seconded by Penney to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 6 of Woodland Heights First Addition, A Subdivision of Lot 3, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County. The plat appears to follow the master plan. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

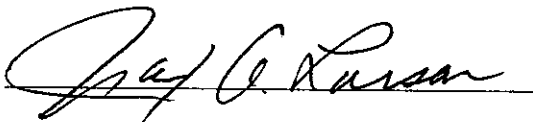
Plat: A Plat of Lot 5-B, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. Motion by Osterloo, seconded by Sonne to approve the plat. Roll Call: Sonne yes, Osterloo yes, Penney yes, Larson yes, Jirsa yes, Molumby yes, Genzlinger absent. 6 yes 1 absent.

Plat: A Plat of Lot 1 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. This plat appears to follow the master plan. Motion by Penney, seconded by Jirsa to approve the plat as presented. All members present voting aye, motion carried.

Master Plan Approval: Dan Boehmer, Ethan Co-op Lumber, presented a master plan of a development of 79 lots to single family housing construction. The project will be utilizing city services and will be annexed in phases. The property will be rezoned from UD Urban Development to most likely R1 Single Family Residential. Access and drainage were discussed. Boehmer said they are considering placing covenants on the lots. A developers agreement will formalized at a later date. Motion by Jirsa, seconded by Osterloo to approve the plan. All members present voting aye, except Sonne abstained.

Public Input: none

Chairman Larson adjourned the meeting at 12:40 PM



03-22-21