

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
MARCH 22, 2021**

Chairman Larson called the March 22, 2021 City Planning Commission Meeting to order at 12:00 pm (Noon), in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Molumby, Sonne, Jirsa, Allen

Members Absent: Penney, Osterloo, Genzlinger

Staff Present: Putnam, Hegg, Schroeder, Croce, J. Johnson, T. Johnson, London, Sandoval, & Mayor Everson

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Molumby, seconded by Sonne to approve the minutes of the March 8, 2021 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Jirsa to schedule the next meeting for April 12, 2021. All members present voting aye, motion carried.

Plan Approval: Dale's A-1 Transmission, 1100 S Burr St, Highway Oriented Business District. Darren Long, was present to answer questions. The building will be used for cold storage and will match the existing building. The building will be 24' x 100'. Hegg reminded the commission and owner of the fire separation requirements, Long responded they will comply. Long addressed drainage. Schroeder recommended prior to issuance of the permit a legal survey be provided, as reviewing SDDOT plans for the Burr St project, indicates their sign may encroach into Ivy Street. If so, a legal document may need to be prepared. Schroeder also said we address other situations as they are being discovered. Motion by Molumby, seconded by Jirsa to approve the plan with the staff recommendation. All members present voting aye, motion carried.

Variance: Ryan Kirkpatrick, has applied for a side-yard variance on a corner variance of 11 feet vs 20 feet as required to construct a new home at 823 E. 5<sup>th</sup>, legally described as Lot 1, Block 11, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Putnam reminded the commission that the house was destroyed by a fire. The older home probably did not meet current setbacks. Letters to the neighboring property owners were sent and a public notice has been provided to the legal newspaper. No neighborhood objections were received. The applicant was not present and no one testified in opposition. Motion by Jirsa, seconded by Sonne to recommend the board of adjustment approve the variance. All members present voting aye, motion carried.

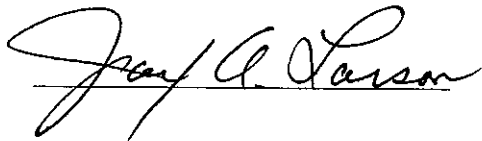
Conditional Use Permit: Nancy Getty has applied for a conditional use permit to operate a family residential child care center in her home at 1511 Pebble Beach Road, legally described as Lot 6, Block 5, Lakeview Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present. The commission reviewed the written comments that were received. No one testified in opposition. Putnam reported that she had operated a home child care center at a different address. Sandoval reported that she passed a fire inspection. Letters to the neighbors were sent and a public notice has been submitted to the legal newspaper. Motion by Molumby, seconded by Jirsa to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1. The permit is not transferable and 2. If the business ceases for a period of six months or longer, then a new permit will be required. All members present voting aye, motion carried.

Plat: A Plat of Lot 1, Block 5A, A Subdivision of Block 4 of Westwood First Addition in the NW 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. Jeremy Jensen said that a 10 unit townhouse building will be constructed on this property. He was reminded of the fire and building codes by Hegg. Motion by Jirsa, seconded by Sonne to approve the plat. All members present voting aye, motion carried.

Plat: Tract 1 of Carstensen Addition an Addition in the Northeast Quarter (NE ¼) of Section 2, Township 103 North, Range 61 West of the 5<sup>th</sup> P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Mark Jenniges from the county explained the county requirements. Motion by Molumby, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:22 pm.

Handwritten signature of Gary A. Larson in cursive script.

04-12-2021