

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, APRIL 22, 2019**

Chairman Larson called the April 22, 2019 City Planning Commission to order at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Genzlinger, Osterloo, Quenzer and Allen

Members Absent: Fergen, Jirsa, and Molumby

Staff Present: Putnam, Croce, T. Johnson, J. Johnson, London, Sandoval, Jenniges and Mayor Everson

Declaration of Conflicts of Interest: Genzlinger declared a conflict on Agenda Item #12

Approval of Agenda: Motion by Osterloo, seconded by Genzlinger to approve the agenda. All members present voting aye, motion carried.

Approval of Minutes: Motion by Genzlinger, seconded by Osterloo to approve the minutes of the April 8, 2019 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Quenzer to schedule the next meeting for May 13, 2019. All members present voting aye, motion carried.

Approval of Plat: A Plat of Lots 1 and 2 of GRS Addition in the S ½ of the N1/2 of the N ½ of the SE ¼ of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within the 3 mile platting area. Mark Jenniges, Davison County, informed the commissioners that the purpose of this plat is clean up a difficult legal description. He also noted that part of the property is within a flood plain. Genzlinger noted that if the lots are ever subdivided that access would need should be noted. Motion by Osterloo, seconded by Quenzer to approve the plat. All members present voting aye, motion carried.

Approval of Plat: A Plat of Lot 4, Block 5 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Putnam reported this plat follows the master plan. Motion by Genzlinger, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: On Sight Storage LLC has applied for a conditional use permit to operate a self-service storage facility in the property located at 120 S Lawler, legally described as Lots 10 & 11, Block 20, Original Addition, City of Mitchell, Davison County, South Dakota. The property is zoned CB Central Business District. Brian Price, owner, was available by conference call. Putnam did receive an inquiry if there was going to be outside storage. Mr. Price responded no. No one testified in opposition. Letters to the neighbors were sent April 11, 2019 and the public notice was published April 11 & April 24, 2019. Motion by Osterloo seconded by Quenzer to recommend the Board of Adjustment approve the conditional use permit with a condition there will not be outside storage. All members present voting aye, motion carried.

Variance: Brenda Oleson & Dan Hauser have applied for a front yard variance of 10 feet vs 25 feet as required for moving an accessory building located at 721 W Hanson Ave, legally described as Lot 12, Block 8, Railroad Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Mr. Hauser was present to answer questions. Letters to the neighboring property owners were sent on April 11, 2019 and the public notice was published April 11, 2019. Mr. Hauser would like to move the existing garage closer to Montana Street in order to shorten the drive way and enlarge the yard. He said that he has been working on 'cleaning' up the property. He also would like to improve the drainage. A neighbor at 215 S Montana expressed concern about the notice and the appearance of the property. Apparently, this property was a nuisance at one time. Another neighbor inquired about the location of the garage in relation to the property lines. Hegg and Chairman Larson provide the guest an explanation of where property lines are in relation to residences. Motion by Genzliner, seconded by Osterloo to recommend the Board of Adjustment approve the variance with the condition there be no parking over the sidewalk and that the roofline of the garage not be past the existing roofline of the house. All members present voting aye, motion carried.

Variance: Gary & Sandy Butterfield have applied for a backyard variance of 20 feet vs. 25 feet as required and an oversize variance of 1,848 square feet vs. 1,200 square feet for construction of an accessory building located at 700 W Pine Ave, legally described as Lot 1, Block 6, MLC Addition, City of Mitchell, Davison County, South Dakota. The property is zoned PD Mueller Lumber Morningview Subdivision Planned Development District. The Butterfields were present to answer questions and a representative of Mueller Lumber was present. The commissioners reviewed the written comments. No one testified in opposition. Letters to the neighboring property owners were sent April 11, 2019 and the public notice was published April 11, 2019. It was noted that Mr. Mueller has approved this project. Motion by Quenzer, seconded by Genzlinger to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Proposal of parking lot, Puetz Corp.

Mark Puetz presented a plan to convert two bare lots on the SW corner of N. Kimball & E. 9th Ave. The two lots each had a residential structure on the lots respectively. Puetz Corp. is looking to convert the western lot into a parking lot to be used by employees and visitors. The eastern lot is to be used for storage of the cranes. A private fence would enclose this lot and lighting would be installed for protection. A letter and detailed plan was submitted. The plan also calls for no parking restrictions on a couple areas on E. 9th. Various neighbors stated concerns and objections to the proposal. They citing concerns about the significant traffic due to the closeness of the Mitchell Fine Arts Center and Mitchell High School. Additionally, they expressed concern about the appearance and the compatibility to of the proposed use in relation to the residential property in the area. Puetz indicated that they welcome the input and they are willing to make accommodations and meet with the neighboring property owners. It was noted that a couple of the houses in the area are rental, therefore those property owners may not have the same concerns as those whom live in the neighborhood. The neighbors also expressed concern about the existing facility. It was noted the property is zoned R2 Single Family Residential. J. Johnson recommended a delay in any action of the planning commission, as he would like to research the plan and noted that only four (3 voting) commissioners were present. Chairman Larson recommended Puetz meet with the neighbors soon. Motion by Osterloo, seconded by Quenzer to table the agenda item to the next meeting. All members present voting aye, motion carried.

Plan Approval: City of Mitchell, 514 N. Main St, (formerly Northwestern Energy), zoned CB Central Business District. A plan to remodel the existing building interior has to accommodate the relocation of the Daily Republic employees. It was noted the Mitchell Area Development Corp. from the City leases the building. Genzlinger asked Hegg about if the plans needed to be stamped by an architect, Hegg responded no. Motion by Osterloo seconded by Larson to approve the plan.

Other Business: none

Public Input: none

Chairman Larson adjourned the meeting at 1:10 pm.

Jay A. Larson

05-13-19