

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
APRIL 26, 2021**

Chairman Larson called the April 26, 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, Penney, Jirsa, Sonne, Osterloo and Allen

Members Absent: Genzlinger, Molumby

Staff Present: Putnam, Schroeder, Croce, J. Johnson, Ellwein, Hegg, Sandoval, London, and Mayor Everson

Conflicts of Interest: Sonne Agenda Item #11

Approval of Agenda: Motion by Osterloo, 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 April 12, 2021 Meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Osterloo to schedule the next meeting for May 10, 2021. All members present voting aye, motion carried.

Plan Approval: Exit Realty, 117 E 4th Ave, Central Business District. Kleve Klingaman, owner, and Dan Boehmer, contractor, were present to present the proposal. Putnam noted the two building north and south of the proposed garage are contributing buildings within the historic district. He has communicated with SHPO and they suggested the new building not be connected to the existing buildings and that the façade be historically appropriate. Boehmer said the drainage will go west and will not have overhang installed. Hegg reminded everyone of the requirement for fire rated walls. Klingaman mentioned to the commission the event of the improvements he has done to the property and he plans to improve the Lawler side on his realty building. Jirsa expressed concerns about the metal façade of various buildings in downtown. Motion by Jirsa, seconded by Osterloo to approve the plan with the condition that the sides of the buildings (east and west) that may be seen by the public has a décor that is similar to the existing buildings. Roll Call: Larson yes, Sonne yes, Osterloo yes, Penney yes, Jirsa yes, Genzlinger absent, Molumby absent. Motion carries 5 yes 2 absent.

Plat: A Plat of Lot S-13, A Subdivision of the Replat of Lot S in the NW ¼ of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Putnam reminded the commission about a parking variance that the city approved a couple months ago for the Pizza Ranch Restaurant. The restaurant owners are purchasing more land to expand the parking lot. Schroeder reminded the commissioners that a drainage plan is required and the owner is aware of this requirement. Motion by Osterloo, seconded by Penney to approve the plat and that a drainage plan be required. All members present voting aye, motion carried.

Plat: A Plat of Lot 46A of Maui Farms Second Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Putnam said the owner on Lot 46 is purchasing the back piece and would like the property to be described as one parcel. If a building permit is requested for the north lot, then an elevation certificate will be required. Motion by Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 54 of Maui Farms Second Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion by Osterloo, seconded by Penney to approve the plat. All members present voting aye, motion carried.

Hearing and Recommendation: An Ordinance Rezoning Blocks 1, 2, and 3, West Hoppy Loop, East Hoppy Loop, and Zeke Avenue of Lakeridge Addition, A Subdivision of Irregular Tracts Nos. 1 and 2 in the NW ¼ of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from UD Urban Development District to a Planned Unit Development District. Putnam explained the proposed ordinance and reminded them this is only for phase one. Dan Boehmer of Ethan Lumber was present. Bob Ball, neighboring property owner, stated his objection. He owns a gravel pit to the north and is concerned about the potential impact on his business. Motion by Jirsa, seconded by Osterloo to recommend the proposed ordinance be approved by the council. Roll Call: Jirsa yes, Penney yes, Osterloo yes, Sonne abstain, Larson yes, Genzlinger absent, Molumby absent. 4 Yes 1 abstain 2 absent. Motion carries.

Public Commentary: none

Chairman Larson adjourned the meeting at 12:40 PM.

Scott Larson

05-10-2021