

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
MAY 10, 2021**

Chairman Larson called the May 10, 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, Sonne, Molumby, Jirsa, Osterloo, Genzlinger, and Allen
Member Absent: Penney

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

Declaration of Conflicts of Interests: none

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 Jirsa, seconded by Sonne to approve the minutes of the April 26, 2021 meeting. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Molumby, seconded by Genzlinger to schedule the next meeting for May 24, 2021. All members present voting aye, motion carried.

Conditional Use Permit: Erika Hennessey has applied for a conditional use permit to operate a family residential child care center in her home at 1325 Palmer Place, legally described as Lot 5 & W 3' of Lot 4, Gardenview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. The applicant was not present. The commission reviewed the comments from the neighboring property owners. A public notice was provided to the *Mitchell Republic* and letters to the affected property owners were mailed. Motion by Jirsa, seconded by Osterloo to recommend the Board of Adjustment approve the conditional use permit with three conditions; 1. Pass a fire inspection, 2. The permit is not transferable, and 3. If the business ceases to operate then a new permit will be required. Roll Call Vote: Jirsa yes, Sonne yes, Molumby yes, Osterloo yes, Genzlinger yes, Larson yes, Penney absent. 6 yes 0 no 1 absent. Motion carried.

Hearing and Recommendation: An ordinance amending 10-9B-3, Woodland Heights Planned Development District, Lot 7, Block 1 of Woodland Heights Subdivision from Subarea A, which is designated only for two-family dwelling to Subarea B which is designated only for single family. Dan Boehmer, Manager of Ethan Co-op indicated that he has a client that wishes to construct a single family home on this lot. Putnam stated this is amending the PUD and moving one parcel to another Subarea. A public notice has been provided to the *Mitchell Republic* and letters to the neighbors were sent. Motion by Osterloo, seconded by Jirsa to recommend approval of this ordinance. All members present voting eye.

Public Input: Neil Putnam, City Planner, announced that he will be retiring next week and this will be his last planning commission meeting. He state he is very grateful for the opportunity and wish his successor well.

Chairman Larson adjourned the meeting at 12:15 PM.

Jay A. Larson

05-24-2021