

**CITY OF MITCHELL  
CITY PLANNING COMMISSION  
MAY 13, 2019, MINUTES**

Chairman Larson called the May 13, 2019 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

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

Members Absent: Fergen, Jirsa, and Quenzer

Staff Present: Putnam, J. Johnson, London, Overweg, Sandoval, Ellwein, and Mayor Everson

Declaration of Conflicts of Interest: Genzlinger declared a conflict on Item #9

Approval of Minutes: Motion by Genzlinger, seconded by Osterloo to approve the minutes of the April 22, 2019 meeting. All members present voting aye, motion carried.

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

Schedule Next Meeting: Motion by Molumby, seconded by Genzlinger to set the next meeting for Tuesday, May 28, 2018. All members present voting aye, motion carried.

Variance: Terrance and Michelle Lynde have applied for a front yard variance of 13 feet vs 25 feet as required to construct a covered porch and placement of an accessory building at their home located at 324 E. 14<sup>th</sup> legally described as Lot 4, Block 1, Fullerton Terrace Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Ms. Lynde was available to answer questions. No one testified in opposition of the application and no written comments were received. The applicants would like to install a porch on the front of their home for addressing drainage. Additionally, they would like to place an accessory building in the front yard in order to preserve a yard that they would like to fence. The lot's shape is irregular and 14<sup>th</sup> avenue does not align with the front of their home. The applicant was asked about a large tree in the yard and she replied that they intend to keep the tree. The public notice was published on May 2, 2018 and letters to the neighbors were sent on May 2, 2019. Motion by Osterloo, seconded by Genzlinger to recommend the Board of Adjustment approve the variance of the porch, but they suggested the shed should be aligned with the overhang of east side of the house. All members voting aye, motion carried.

Carlos & Alayna Reyes have applied for a conditional use permit to operate a family residential child care center in their residence located at 412 E. 12<sup>th</sup> Ave, legally described as Lot 11, Block 1, Frost's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. The applicants were not present. A neighbor asked if anyone knew the hours of the proposed childcare center. No one was available to respond. Sandoval noted the applicants have passed a fire inspection. Motion by Molumby, seconded by Genzlinger to table the application to the next meeting. All members present voting aye.

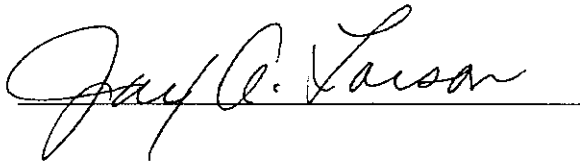
Continued discussion or possible action on Puetz proposal of the SE corner of N Kimball Street and E 9<sup>th</sup> Ave. Mark Puetz, Puetz Corp, presented revised plans that are different from the one presented at the last meeting. The new plans included a parking lot on the west lot and the area for crane storage will not be included in the plans. He mentioned that the homes removed were undesirable and he is hoping to improve the appearance of the area. He stated that he has tried to reach out to neighboring property owners since the last meeting. He noted various example of parking lots in residential areas, specifically on Kimball Street. Various property owners expressed concern about the traffic on East 9<sup>th</sup>, the encroachment of commercial into a residential area, effect on property values, noise and appearance. Mark Puetz responded to the neighbors' issues. J. Johnson provided a legal analysis of the situation, which including an examination of the past and present zoning designations of the area. He indicated that the existing ordinances prevent the installation of the parking lot in this R2 property. As result of the legal opinion, the commission by consensus determined the proposed parking lot should not be approved. Genzlinger did not participate in the discussion and refrained from the consensus as he has a conflict of interest.

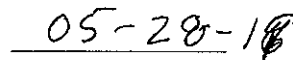
Plan Approval: 201 E 2<sup>nd</sup> Ave, CB District. The new owner was not present. The commissioners had questions about the plan and use of the building. Motion by Genzlinger, seconded by Molumby to table the approval until the next meeting. All members present voting aye, motion carried.

*Motion by Molumby, seconded by Genzlinger to approve the plat described as A Plat of Lot 7, Block 9 of Westwood Addition, A Subdivision of Block 4 of Westwood Addition in the NW ¼ of Section 16, T 103 N 60 W of the 5<sup>th</sup>.P.M, City of Mitchell, Davison County, South Dakota. All members present voting aye.*

Public Input: none

Chairman Larson adjourned the meeting at 1:05 pm.

A handwritten signature in cursive script that reads "Jay A. Larson". The signature is written in black ink and is positioned above a horizontal line.

A handwritten date "05-28-18" in cursive script, positioned to the right of the signature line.