

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, MAY 14, 2018**

 **APPROVED**
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Chairman Larson called to order the May 14, 2018 City Planning Commission meeting at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Everson, Griffith, Jirsa, Molumby, Quenzer, and Allen
Member Absent: Fergen

Other staff present: Putnam, Ellwein, J. Johnson, Hegg, London, Croce, T. Johnson, Overweg, Laursen, Jenniges, and Mayor Toomey

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

Approval of Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the April 9, 2018 meeting. All members present voting aye, motion carried.

No conflicts of interest were declared.

Next Meeting. Motion by Everson, seconded by Griffith to schedule the next meeting for Tuesday, May 29, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot 9, Block 3 of The Woods First Addition, A Subdivision of the E ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This plat appears to follow the master plan. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 1 and 2 of AJB Subdivision in the NE ¼ of Section 12, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. This plat is within 3 miles of the city and outside the ETJ. The county has approved this plat. Motion by Griffith, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: Plat of Lots 1 and 2 in the Replat of Tract E, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Variance: Joseph & Heidi Geppert have applied for a side yard on a corner variance of 18 feet vs 20 feet and a side yard of 2' 6" vs 3 feet as required to construct a detached garage at their home located at 700 E. 2nd Ave, legally described as Lot 7, Block 16, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota.

Mr. Geppert was present to answer questions. No written objections were received. No one other than the applicant testified in regards to the application. Mr. Geppert has removed a garage that was closer to the property lines than the proposed new garage. Letters to the neighboring property owners were mailed May 1, 2018 and the public notice was published in the *Mitchell Daily Republic* on May 2, 2018. Geppert said the drainage will be routed to the alley or to his property. Motion by Jirsa, seconded by Griffith to recommend the Board of Adjustment approve the variances. All members present voting aye, motion carried.

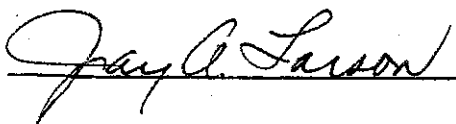
Conditional Use: Danielle Bultje has applied for a conditional use permit to operate a child care center in her home located at 508 E 12th Ave, legally described Lot 5, Block 1, Shepards Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present. No one testified in regards to the application. The commission reviewed the written correspondence received. Letters to the neighboring property owners were sent May 1, 2018 and the public notice was published in the *Mitchell Daily Republic* on May 2 & May 9, 2018. The applicant has passed a fire inspection. Motion by Molumby, seconded by Everson to recommend the Board of Adjustment approve the conditional use permit with two conditions; the permit is not transferable and if the business ceases for a period of longer than 6 months a new application a will be required. All members present voting aye, motion carried.

Plan Approval: 300 N Main St, zoned CB Central Business District. Mary Wipf property owner was present. She indicated that no outside work will be done, other than updating an existing sign. All the work will be interior remodeling. Hegg said it meets building code. Motion by Everson, seconded by Jirsa to approve the plan as submitted. All members present voting aye, motion carried.

Zoning Code Amendment: Larson opened the public hearing of the proposed zoning code amendment. No one testified in regards to the proposed amendment. This ordinance basically amends the Urban Development District with 3 additional conditional uses in regards to storage facilities. Larson closed the hearing. Motion by Everson, seconded by Jirsa to recommend the City Council approve the proposed zoning code amendment. Roll Call: Everson aye, Griffith aye, Jirsa aye, Larson aye, Molumby aye, Quenzer aye, Fergen absent. Motion carried 6 ayes 0 no 1 absent.

Discussion Only. A proposed five lot development along W 23rd avenue outside the city limits, but within the ETJ was presented. The owners and prospective owner would like the commission's input prior to platting. The proposal lots will be approximately 200' x 300'. The county would like to minimize the number of driveways. However, it was noted directly to the north there are numerous driveways. The consensus was the owners should develop a master plan and only provide two additional driveways. The owners will be back with a plat at a future day. No action was taken.

Chairman Larson adjourned the meeting at 12:35 pm.



05-29-18