

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
May 26, 2020**

Chairman Larson called the May 26, 2020 City Planning Commission meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Molumby, Jirsa, Osterloo, Vaux, Genzlinger, and Allen  
Member Absent: Fergen

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

Declaration of Conflicts of Interests: Jirsa Agenda Item # 7

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

Approval of Minutes: Motion by Jirsa, seconded by Molumby to approve the minutes of 5/11/2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Vaux to schedule the next meeting for June 8, 2020. All members present voting aye, motion carried.

Review Plan: 1801 N Main St, "Former Palace Mall", per Board of Adjustment approval of the Conditional Use Permit; proposed outside storage is to be approved by the planning commission. The owner would like to place an UHaul business at this location. Mark Bigelow and Roman Daniels-Brown owners and Michael Crompton of UHaul joined the meeting via telephone. Mr. Crompton described the business plan and the proposed location of the trucks and trailers. He indicated they would like an area of about 20 spaces with another overflow area if necessary. He did not think the business is 'outside storage'. There is another UHaul business in Mitchell. J. Johnson shared with the commission definitions of outside storage, outside commercial storage, and business services. The owners indicated they desire to insure the business is attractive. Osterloo made a motion to deny the proposal. Motion died lack of a second. The commission held an extensive discussion on what is the appropriate definition, location and the proposed use. Some commissioners were concerned about this activity on Main Street. By consensus, the commission determined the best definition for this use is Business Services, which is a permitted use under the zoning code.

Plat: A Plat of Lot 3-A of North Maui's First Addition, A Subdivision of Lot 1 in the West ½ of the NW ¼, Also Described as Lot 1, Subdivision of Government Lot 1, All in Section 31, T 104 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. The adjoining property owner is purchasing this parcel. The county will be hearing this plat soon. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot N, A Subdivision of Previously Platted Lot S of Maui Farms Second Addition, City of Mitchell, Davison County, South Dakota. Chuck Mauszycki Sr told Putnam that sometime in the future he would be proposing a similar development. Motion by Molumby, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 10, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. Putnam and Schroeder reported they have received an update drainage plan and new master plan. The commission will review and approve the plans later. Motion by Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Public Input: Justin These, neighboring property owner, expressed concerns about the overgrown lawn and condition of the parking lot of the old Palace Mall property.

Chairman Larson adjourned the meeting at 12:45 pm.

  
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06-08-2020