

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
MAY 29, 2018**

Chairman Larson called the May 29, 2018 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, Everson, Griffith, Jirsa and Molumby

Members Absent: Fergen, Quenzer and Allen

Staff Present: Putnam, Ellwein, T. Johnson, J. Johnson, J. Hegg, Laursen, Croce

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 May 14, 2018 meeting. All members present voting aye, motion carried.

No conflicts of interest were declared.

Schedule Next Meeting: Motion by Molumby, seconded Griffith to schedule the next meeting for June 11, 2018. All members present voting aye, motion carried.

Variance: Radke Construction is requesting an oversize variance of 4,000 vs 2,000 square feet as required and a height variance of 24' vs 22' as required at the property located in the 2001 block of W 5<sup>th</sup> Ave, legally described as the 84' of the North 100' of Irregular Tract No. 9 and the W 16' of the North 100' of Vacated Dupree Street abutting and lying south of west 5<sup>th</sup> Avenue and Abutting Irregular Tract No. 9, Davison County, South Dakota. The real property is zoned R4 High Density Residential District.

Mr. Radke was available for questions. He indicated it will be used for storage and pole construction. It was noted that he owns a large portion of the property. No written comments were received. No one testify in opposition of the variance. The public notice was published May 18, 2018 and letters were sent to the neighboring property owners on May 16, 2018. The county indicated the property may be in a flood plain. However, Hegg and another staff member reviewed the elevations and it appears the subject property will be above the base elevation. The building will be accessed from W 5<sup>th</sup> Ave. Motion by Jirsa, seconded by Griffith to recommend the Board of Adjustment approve the variances. All members present voting aye, motion carried.

Plat: A Plat of Lot P, A Subdivision of Previously Platted Lot S of Maui Farms, Second Addition, City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 18 of Airport Addition, A Subdivision of Previously Platted Lot 2 of Fiala's Addition in the East ½ of the NW ¼ of Section 4, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

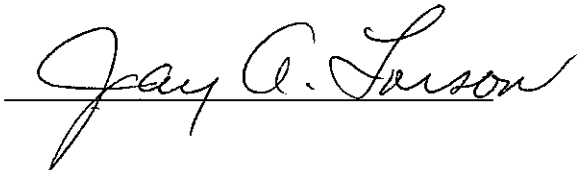
Plat: A Plat of Lot 5, Block 10 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

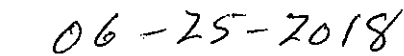
Plat: A Plat of Tract 1 of Odland's First Addition an Addition in the East 860 feet (E 860') of the South 646 feet (S 646') of the Southeast Quarter (SE ¼) of Section 18, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. This is outside the city's zoning jurisdiction, but within the 3 mile platting jurisdiction. Motion by Molumby, seconded by Griffith to approve this plat. All members present voting aye, motion carried.

Plan Approval: Dr. Lucky's, 205 N Main St, CB District. The owner wishes to build a permanent awning structure on the vacant lot to the south. Hegg and Jirsa noted that it should be designed to withstand snow load and strong winds. The owner was present. It was noted this property is within the historic district and it should be review by the historic entities. Jirsa provided examples of a similar site in downtown and with the new Main Street design this should be review. Motion by Jirsa, seconded by Everson to approve the plan subject to approval by the appropriate historic entities. All members present voting aye, motion carried.

Plan Approval: Thune's Hardware, 1400 N Main St, Central Business District. The owner was presented. He indicated that the proposed addition will now be 26 feet wide instead of 30 feet. This will be used for storage and it will be more accommodating for semi-trucks. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:20 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 "06-25-2018" in black ink, positioned to the right of the signature and above a horizontal line.