

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
JUNE 28, 2021**

Chairman Larson called the June 28, 2021 City Planning Commission Meeting to order at 12:00 PM (noon) in the Council Chambers, City Hall, 612 N Main Street.

Members Present: Larson, Jirsa, Osterloo, Genzlinger, Sonne, and Molumby
Members Absent: Penney, Allen

Staff Present: Schroeder, T. Johnson, J. Johnson, Sandoval, Hegg

Conflicts of Interest: None

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

Approval of Minutes: Motion by Molumby, seconded by Jirsa to approve the minutes of the June 14, 2021 Planning Commission meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Sonne to schedule the next meeting for July 12, 2021. All members present voting aye, motion carried.

Variance: Ethan Coop On Behalf of LifeQuest, 100 E Elm

Ethan Coop has applied on behalf of LifeQuest for a side yard corner lot variance of 9 feet vs 20 feet as required to construct an addition at 100 E Elm, legally described as Lots 7, 8, 9, and 10, Block 11, Van Eps Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R-3, Medium Density Residential District.

Larson asked about the location of the lot and if it is a corner lot. Hegg gave a summary of the lot layout and did not note anything negative in regards to the lot and the proposed variance.

Larson asked if there were comments from the neighbors. Schroeder stated that there was no opposition.

Motion by Osterloo, seconded by Jirsa to recommend the Board of Adjustment approve the variance request. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Plat: A Plat of Lots 3 and 4 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

Schroeder described the location of the plat. It is on the Davison and Hanson County line but within the City's three mile jurisdiction.

Paul Reiland with SPN and Associates described the property and access.

Motion by Jirsa, seconded by Sonne to approve the plat. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Abbott House Inc. Request to Relocate Garage/Shed

Abbott House Inc. has requested to move an existing 20' x 14' garage/shed from 1001 S Main Street to their 317 W Havens site. The 317 W Havens site is zoned HB, Highway Business.

Schroeder provided the background of the existing location of the structure and where it is to be relocated. Schroeder also stated that John Hegg has reviewed the sites and has no concerns.

John Hegg commented on his findings of the site with no issues noted.

Motion by Genzlinger, seconded by Osterloo to approve the request. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Plan Approval: 401 N Main Street – Life Quest

LifeQuest is proposing improvements to the building previously known as the Fabric and Textile Warehouse. The property is currently zoned CB, Central Business.

Hegg gave a summary of the building and his knowledge of previous plans and what is currently proposed.

Larson asked Fire Marshal Sandoval if fire had any issues. Sandoval gave a summary of his findings. He stated they may require a stricter evacuation plan.

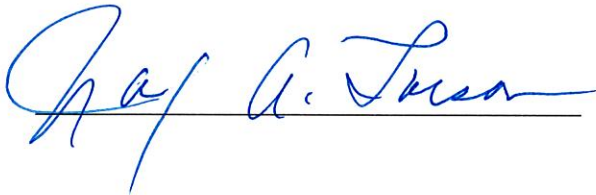
Genzlinger and Hegg had dialogue regarding the use of the building. No issues were identified during the conversation.

Motion by Jirsa, seconded by Molumby to approve the plan. Roll Call: Molumby yes, Osterloo yes, Larson yes, Sonne yes, Jirsa yes, Genzlinger yes. Six yes, zero no, motion carried.

Other Business: It was noted that Mark Jenniges will start as the new City Planner on July 6.

Public Comment: None

Chairman Larson adjourned the meeting at 12:17 PM.



07-12-21

Date