

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
JULY 8, 2019**

Chairman Larson called the July 8, 2019 City Planning Commission at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

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

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

Election of Chairman July 1, 2019 thru July 1, 2020. Motion by Molumby, seconded by Jirsa to nominate Jay Larson and that a unanimous ballot be cast for Mr. Larson. All members present voting aye except Larson who abstained. Motion carried.

Election of Vice-Chairman July 1, 2019 thru July 1, 2020. Motion by Jirsa, seconded by Genzlinger to nominate Doug Molumby. Motion by Larson, seconded by Jirsa that a unanimous ballot be cast for Mr. Molumby. All present voting aye, except Molumby abstaining.

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Genzlinger, seconded by Molumby to approve the minutes of the June 24, 2019 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Jirsa to schedule the next meeting for July 22, 2019. All members present voting aye, motion carried.

Hearing and Action on Rezoning; Vern Eide, 301 Block of East 1st Ave.
Mitchell Investment Properties LLC & Davison Motor Cars LLC are hereby making an application for rezoning Lots 1 & 2, Block 24 and North ½ of vacated alley, Original Addition, City of Mitchell, Davison County, South Dakota from CB Central Business District to TWC Transportation, Warehousing, and Commercial District and Lots 3-6, Block 24 and North ½ of vacated alley, Lots 7-11, and S ½ of vacated alley, Block 24, Original Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family residential district to TWC Transportation, Warehousing, and Commercial District and the official zoning map is to be changed to reflect the same.

A representative of Vern Eide was present. The public notice was published on June 27, July 3, and July 25, 2019 and letters to the adjoining neighbors were sent on June 26, 2019. Putnam informed the commissioners that there has been an error on the map, which inadvertently identified the area R2, it was previously was TWC. It is the error was made when the maps were computerized or drawn. No one testified in opposition of the rezoning. Motion by Genzlinger, seconded by Jirsa to recommend the council approve the rezoning. Roll Call: Larson aye, Molumby aye, Genzlinger aye, and Jirsa aye. Motion carried.

Conditional Use Permit: Michele Hanten has applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, training business at the property located at 1104 W Havens, legally as Irregular Tract 6 ex ROW 6 and Irregular Tract 8 exc ROW 8 in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District. Ms. Hanten provided an explanation of the proposed business. They will install a fence to prevent the dogs from getting loose. Most of the activities will be conducted indoors. She will not perform veterinary services. She works with service dogs and training of dogs. She was made aware of neighbors' concerns about barking. Hegg asked for a clarification of the definition and ask the applicants to provide a plan for waste disposal. The public notice was published in the local paper on June 27 and July 3, 2019 and letter to the neighbors were sent June 26, 2019. No one testified in opposition. A motion by Genzlinger, seconded by Molumby to recommend the board of adjustment approve the permit with the condition no veterinary services at this site. All members present voting aye, motion carried.

Conditional Use Permit: Amanda Nava has applied for a conditional use permit to operate a family residential child care business at the property located at 516 W 10th Avenue, legally described as Lot 8, Block 39, Capital Addition, City of Mitchell, Davison County, South Dakota. Zoned R2 Single Family Residential District. Ms. Nava was present to answer questions. No one testified in opposition. No written objections were received. The public notice was published in the official newspaper on June 27 and July 3, 2019 and letters to the neighbors were sent June 26, 2019. Motion by Molumby, seconded by Jirsa to recommend the Board of Adjustment to approve the permit with the following conditions; 1) The applicant pass a fire inspection, 2) the permit is not transferable, 3) if the business ceases to operate for a period of six months or longer, then a new permit would be required. All members present voting aye, motion carried.

Plat: Plat of Lot D in the NE ¼ of the NE ¼ of Section 30, T 103 N, R 60 W of the 5th P.M. The county planning commission has approved this plat. This completes the process of constructing a residential property and expands the territory. This property was recently rezoned. Motion by Molumby, seconded by Jirsa to approve this plat. All members present voting aye, motion carried.

Plat: Plat of Lot 6 in Tract H, Wild Oak Golf Club Addition, To the City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:23 pm




