

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
AUGUST 24, 2020**

Chairman Larson called August 24, 2020 City Planning Commission meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N. Main Street.

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

Staff Present: Putnam, Schroeder, Hegg, Croce, Sandoval, Ellwein, London, and Mayor Everson

Declaration of Conflicts of Interest: None

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

Approval of Minutes: Motion by Genzlinger, seconded by Osterloo to approve the minutes of the August 10, 2020 Meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Jirsa, seconded by Osterloo to schedule the next meeting for September 14, 2020. All members present voting aye, motion carried.

Variance: Steven Ahlers, 126 W 15th Ave, Tabled from Last Meeting
Steven Ahlers has requested the property described as the W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th) from R2 Single Family Residential District to HB Highway Oriented Business District and he requesting a front yard variance of 20 feet vs 25 feet under the R2, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 district requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use. Public notice and neighbor notification had been completed. The commission considered the neighborhood input. The planning commission has recommended rezoning the property to HB and the council has passed 1st Reading of the rezoning ordinance. Therefore, the only variance that is applicable is the 30' front yard. Mr. Ahlers was present to address issues raised by the commission previously. He will install gutters and a concrete sidewalk along the building. The remainder of the site will be grass. The drainage will be directed to the street. There will be no vehicle traffic on the site. Mr. Kaemingk and he have agreed on a barrier separating the properties. Motion by Jirsa, seconded by Osterloo to recommend approval of the variance with the stipulation the drainage be monitored and does not interfere with the sidewalk passage. Roll Call Vote: Jirsa yes, Osterloo yes, Larson yes, Vaux no, Genzlinger no, Molumby absent, Penney absent. Motion carries 3 to 2.

Variance: Juan Contreras, 901 E 4th Ave

Juan Contreras has applied for an oversize variance of 2,296 square feet vs. 2,000 feet as required to construct a detached garage located at 901 E 4th Ave, legally described as Lots 9 & 10, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. Mr. Contreras was available to answer questions of the commission. A public notice has been provided to the legal notice and letters to the neighbors were sent. The commission reviewed the written comments. Hegg explained the code and the previous variance that allowed on the lot. Mr. Contreras responded to Mr. Biggerstaff, a neighbor at 916 E. 3rd Ave, questions about the project. Mr. Biggerstaff expressed concerns the effect on the neighborhood. Hegg said once the new structure attaches to the existing structure then an oversize variance needs to be approved. The applicant is aware of the 22 foot height limitation. Motion by Jirsa, seconded by Osterloo recommend approval of the variance: Roll Call Vote: Vaux yes, Osterloo yes, Jirsa yes, Larson yes, Genzlinger no, Molumby absent, Penney absent. Motion carries 4 yes 1 no 2 absent.

Plat: Lots 1-5, Kirkegaard Addition in the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (SE1/4SW1/4SE1/4) of Section 3, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. This plat is back for review because it was requested to provide clarity on the plat that the access be identified as a private access (road) and not a public road. The county has approved the plat and noted the change on the plat. Motion by Genzlinger, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

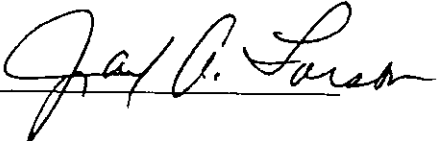
Plat: A Plat of Lot 31 of Maui Farms Second Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 13A and 13B, Block 7, H.C. Applegate's Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned TWC. The owner wishes to construct a detached garage with separate ownership. Motion by Genzlinger, seconded by Vaux to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Tract 1 of Wendelboe First Addition in the NE ¼ of Section 15, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. This is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Mark Jenniges, Davison County, said county ordinances require platting before a permit can be issued. Motion by Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:40 pm.



09-14-2020