

**CITY OF MITCHELL  
CITY PLANNING COMMISSION MINUTES  
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST  
August 26, 2019, 12:00 PM**

Vice Chairman Molumby called the August 26, 2019 Planning Commission Meeting to order at 12:00 pm, in the Council Chambers, City Hall, 612 N Main St.

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

Member Absent: Larson

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

Declaration of Conflicts of Interests: None

Approval of Agenda: Motion by Osterloo, seconded by Fergen 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 12, 2019 meeting. All members present voting aye, motion carried.

Schedule the next meeting: Motion by Genzlinger, seconded by Jirsa to schedule the next meeting for September 9, 2019. All members present voting aye, motion carried.

Variance and Plan Approval: Taco John's, 701 N Sanborn Blvd

Midwest Mexican Food Inc. has applied for a front-yard of variance of 17 feet vs 30 feet for constructing an addition the property located at 701 N Sanborn Blvd., legally described as Lots 7 & 8, Block 3, Rowley's 2<sup>nd</sup> Addition, City of Mitchell, Davison County, South Dakota. The property is zoned NS Neighborhood Shopping District. Herm Harms, architect with Puetz Corp., explained that this project is an update as required by the franchise. The glass sunroom is to be replaced with a permanent structure. They structure with the overhang will encroach actually 15'. There was a concern mentioned of a possible site triangle issue. The public notice has been published and letter to the neighboring property owners have been sent. No written objections were received and no one testified in opposition.

Motion by Osterloo, seconded by Jirsa to recommend approval of the variance and the plan. Roll Call

Vote: Molumby aye, Fergen aye, Jirsa aye, Osterloo aye, Vaux aye, Genzlinger aye, Larson absent.

Motion carries 6-0.

Variance: Russell Hanson and Jamie Buchholz have applied for a side yard on a corner variance of 8 feet vs 20 feet as required to construct a detached garage. Ms. Buchholz was present to answer questions from the commission. She mentioned the doors will facing north toward the alley. The fence will be replaced. No one testified in opposition and no written objections were received. Motion by Genzlinger, seconded by Jirsa to recommend approval of the variance. All members present voting aye, motion carried.

Conditional Use: Jason and Ramy Norgaard have applied for a conditional use permit to operate a family residential child care center at their home located at 1220 E Havens Lots 103, Brenden Mobile Village, legally described as Lot 1A located in the SE ¼ of Section 22-103-60 Exc Lots PE 1, PE 2, PE 3, City of Mitchell, Davison County, South Dakota. The public notice has been published in the local paper. No one was present to testify. Sandoval has not been able to inspect the property. Motion by Genzlinger, seconded by Osterloo to table this application until the next meeting.

Plan Approval: Dairy Queen, 1501 W Havens Ave, zoned Highway Oriented Business District. The project consists of an exterior upgrade, remodel the bathrooms, and repair and add to the existing fence. No changes to the site. Motion by Vaux, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 4A of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Osterloo, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Public Input: none

Vice-Chairman Molumby adjourned the meeting at 12:20 pm.



09-09-19