

PLANNING COMMISSION MINUTES

JANUARY 14, 2008

PRESIDING: Meyers

PRESENT: Meyers, Griffith, Schmucker, Everson, Larson, Fergen, Tracy

ABSENT: Hisel

OTHERS: McGannon, Putnam, Overweg, Nedved, Mayor Sebert

AGENDA: Motion by Larson, seconded by Griffith to approve the agenda. All members present voting aye, motion carried.

MINUTES:

Motion by Griffith, seconded by Fergen to approve the minutes of the regular meeting of December 11, 2007. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Schmucker, seconded by Larson to schedule the next Planning Commission meeting for January 28, 2008 at 12:00 p.m. subject to chair for hearings on petitions for rezoning and applications for variances and conditional use permits for publication and Finance Officer be directed to give notice according to statute. All members present voting aye, motion carried.

CONDITIONAL USE: Jerry Wright d/b/a Wright Way Repair to operate a repair business for heavy trucks, semis, trailers and autos, located at 24913 407th Ave., legally described as S350' of N935' of E½ NE¼ 31-104-60, Davison County, South Dakota.

Jerry Wright stated he bought this place a year ago and wants to use the existing 40x64 pole barn to operate the business. Overweg questioned his means of directing traffic. No truck traffic was allowed on N. Harmon. Motion by Schmucker, seconded by Larson to recommend approving this conditional use permit. All members present voting aye, motion carried.

VARIANCE: Comfort Inn to raise the existing on premise sign from its current elevation of 1400 to 1425, located at 2020 Highland Way, legally described as Lot 4A, Highland Business Park Addition to the City of Mitchell, Davison County, SD; the request is being made because the elevation limit will not be met.

Larson stated we did a lot of work and research with the sign ordinance and could not see a reason for the variance. Everson agreed. Meyers explained the last meeting Dave Helleloid representing Comfort Inn explained how it could not be seen coming from the west on interstate. Mayor Sebert thought the conference center also took away view of the sign. Commission thought maybe the

motel may need two signs. Dave Helleloid was unavailable for questions. Motion by Schmucker, seconded by Larson to table this. All members present voting aye, motion carried.

PLAT: A Plat of Tract 1 of Indian Village 1st Add. in the NE¹/₄ of the NW¹/₄ of Section 9, T 103 N, R60 W of the 5th P.M. City of Mitchell, Davison County, SD.

Motion by Larson, seconded by Schmucker to table this plat until a designated access is identified to Tract 1. All members present voting aye, motion carried.

PLAT: A Plat of Lot 3 of Iverson's 2nd Add., a Subdivision of Lot 1-C within Lot C, formerly a portion of Irregular Tract 4A in the S¹/₂ of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

John Iverson stated it was accessible from both Austen and E Havens. Motion by Larson, seconded by Everson to recommend approving this plat. All members present voting aye, motion carried.

PLAN: Iverson Office Building 704 E. Havens Zoned HB

Jon Schmitz from Puetz Construction stated that the building would be just under 6000 sq ft. Motion by Larson, seconded by Everson to approve this plan. All members present voting aye, motion carried.

PETITION FOR VACATION: Portion of 7th Ave. located west of Mitchell located between East right of way of North Blair St and West right of way of North Galloway St..

Schmucker said he did not think this should be vacated and if it was, it must be dedicated for utilities. McGannon agreed and didn't think vacation unless there was a dire need. Motion by Everson, seconded by Larson to recommend denial of this request. Fergen abstained and all others present voting aye, motion carried.

SIGNAGE: Portable Signs. - Temporary Installation vs. Permanent Installation

Steve Nedved explained during his fire inspections he found temporary signs still being used long past the 90 days. According to the fire code that after 90 days these signs had to be removed or wired in permanently. Nedved continued it was a safety issue. With extension cords being left in all types of weather and even the sign itself was not made to with stand the weather conditions. Schmucker wanted Nedved and Putnam to research this and come back with recommendations. The commission felt a permit was needed and with a charge may clear up some of the temporary signs. The commission also wanted a definition for temporary. No action taken.

ADJOURN:

Chairman Meyers adjourned meeting at 12:50 P.M.

Minutes submitted by Sheila Loecker