

PLANNING COMMISSION MINUTES

JANUARY 28, 2008

PRESIDING: Meyers

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

ABSENT: Fergen, Hisel

OTHERS: McGannon, Hegg, Overweg, Mayor Sebert

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

MINUTES:

Motion by Larson, seconded by Schmucker to approve the minutes of the regular meeting of January 14, 2008. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Everson, seconded by Griffith to schedule the next Planning Commission meeting for February 11, 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.

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.

Ken Tracy questioned the commission on how they came up with an elevation of 1400. Larson and Everson explained that they had a survey done. Using the tallest sign and adding a few feet they came up with 1400'. McGannon thought his dept should review the last sign survey in that area. Dave Helleloid representing Comfort Inn was not available. Motion by Larson, seconded by Griffith to table this variance until next meeting. All members present voting aye, motion carried.

PLAT: A Plat of Tract 1 of Indian Village 1st Add. in the NE¼ of the NW¼ of Section 9, T 103 N, R60 W of the 5th P.M. City of Mitchell, Davison County, SD. (Revised)
McGannon stated the city owns the property now and at the time of the sale a covenant will be put on the property to allow only two sewer and two water hookups. With the condition the property north would have to be annexed into the city with the same stipulation of only two sewer and water hookups.

After reviewing the plat motion by Schmucker, seconded by Larson to recommending approval with the stipulation of the city water & sewer covenants. All members present voting aye, motion carried.

DISCUSSION ONLY: Rezone from Public Lands PL to Single Family R-1
Tract 1 of Indian Village 1st Add. (*Same as above*)

The Commission questioned why rezone to an R-1. McGannon stated that the city attorney felt it would keep away multiple housing. No action taken, discussion only.

PLAN: Temporary Green House 1100 W. Havens Zoned HB (*Possible Cond Use*)

Hegg stated that Marion Ymker was in requesting this green house but when he found out the cost to follow code he thought he would withdraw this request. No action taken.

PLAN: Ponderosa Rentals 1221 E. Havens Zoned HB

Rocky Brenden requested two more buildings similar to the other ones with a 14' doors. Brenden also would like a plan for roads for future development. Motion by Larson, seconded by Everson to approve this plan subject to building inspectors approval. All members present voting aye, motion carried.

DISCUSSION ONLY: Habitat Housing 300 S. Foster Zoned R-2

John Schmitz representing Habitat Housing said the property at 300 S. Foster was donated to Habitat and reviewed the plans for a duplex. After the commission reviewed the plans they agreed Schmitz should request a plan development. McGannon would like Schmitz to also draw in plans for a garage even if that would be years before it was built. No action taken, discussion only.

ADJOURN:

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

Minutes submitted by Sheila Loecker