

PLANNING COMMISSION MINUTES

FEBRUARY 11, 2008

PRESIDING: Larson

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

ABSENT: Meyers, Hisel

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

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

MINUTES:

Motion by Fergen, seconded by Schmucker to approve the minutes of the regular meeting of January 28, 2008. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Schmucker, seconded by Everson to schedule the next Planning Commission meeting for February 25, 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.

Jeff Krall stated he didn't want to change the signage code but thought a sign should be seen over their building. Pete Bruce reviewed the history of the sign ordinance. Tim McGannon also reviewed the elevations and this sign would be 67'. Schmucker saw the logic in raising the sign but wanted to leave the ordinance alone. Schmucker said leave it up to the council to grant this variance. Motion by Schmucker, seconded by Fergen to recommend denying this variance. After roll call all members present voting aye, motion carried.

PLAN: Temporary Green House 1100 W. Havens Zoned HB

After discussion, motion by Fergen, seconded by Everson to approve this plan with the temporary Green House to begin April 1 and to come down by July 15th. All members present voting aye, motion carried.

CONDITIONAL USE: Tara Weber to operate a Day Care Center in her home, located at 929 E. 7th Ave., legally described as Lot 3 and W½ of Lot 2, Block 6, FM Greene Addition to the City of Mitchell, Davison County, South Dakota.

Tara Weber said she was going to be certified and would be able to put the fence in by May 15th. Nedved stated she did pass fire inspection. Motion by Fergen, seconded by Griffith to recommend approving this conditional use with the following conditions: non transferable and the permit will expire if the daycare is not operating in a six month period and the fence will be installed by May 15th. All members present voting aye, motion carried.

CONDITIONAL USE: Mitchell Regional Habitat for Humanity Inc. has made application for a Conditional Use/Variance to construct a **duplex** located at 300 S. Foster, legally described as W 20' of Lot 5 and all Lot 6, Block 3, Fairview Addition to the City of Mitchell, Davison County, SD. The **Front & Back yard Setback** will not be met. A duplex requires a conditional use permit in an R-2 zone.

Laurie Crago at 1311 E. Ash stated her concerns for the duplex. She wasn't sure there was enough property for a duplex. Two driveways with no parking on Foster especially in the summer time was a safety factor. Also she already has drainage problems and did not want any more. She did want the commission to know she is in favor of improving this lot but wanted her concerns addressed. Motion by Schmucker, seconded by Griffith to table this until a lot survey could be done, a topography for elevation shots, along with drainage plans. Schmucker thought the traffic would be a nuisance but that can be handled. All members present voting aye, motion carried.

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Motion by Schmucker, seconded by Griffith to table. All members present voting aye, motion carried.

REZONE: City of Mitchell, on the matter of rezoning property described by Tract 1 of Indian Village 1st Add. in the NE¼ of the NW¼ of Section 9, T 103 N, R 60, City of Mitchell, Davison County, SD, which shall be known as the 1001-1101 Block Indian Village Road, from its present use and now designated PL District to R-1 District as defined by the ordinances of the City of Mitchell, South Dakota.

Due to no lift station and all the pumping goes into a pressure sewer, only 4 houses could be built on this site. Fire hydrant was on Indian Village Road. Motion by Griffith, seconded by Everson to recommend approving this rezone. All members present voting aye, motion carried.

PLAT: A Plat of Lot 1 of Anthony Motel 1st Add., a Subdivision of a portion of irregular Tract 4B and a portion of Irregular Tract 4E, all in the SW¹/₄ of Section 21, T 103 N, R 60 W of the 5th P.M. City of Mitchell, Davison County, SD.

Michael Harroun, owner of Anthony Motel, did not have any plans at this time for what he was going to do with the lot. McGannon questioned the narrow lot and a 30' front yard setback would limit the building to 33'. Motion by Everson, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

FOR YOUR INFORMATION. Sign at The Pizza Ranch 502 E Norway
Putnam said this was for your information only, just wanted the commission to be aware of the new sign going up at the Pizza Ranch. No action taken.

ADJOURN:

Vice-Chairman Larson adjourned meeting at 12:50 P.M.

Minutes submitted by Sheila Loecker