

PLANNING COMMISSION MINUTES

APRIL 28, 2008

- PRESIDING:** Meyers
- PRESENT:** Meyers, Griffith, Schmucker, Everson, Fergen, Tracy
- ABSENT:** Larson, Hisel
- OTHERS:** McGannon, Putnam, Hegg, Johnson, Overweg, Mayor Sebert

AGENDA: Putnam said he had a possible variance to be added to the agenda for discussion only. Motion by Everson, seconded by Griffith to approve the agenda with the addition. All members present voting aye, motion carried.

MINUTES:

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

NEXT MEETING:

Motion by Fergen, seconded by Schmucker to schedule the next Planning Commission meeting for May 12, 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:

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.

Jon Schmitz represented Mitchell Regional Habitat for Humanity Inc. stated they would like the duplex to be completed by this fall. The lots would be split down the middle and each occupant would own their part of the duplex. Lori Crago questioned if one of the homes were at fault for water in her basement how would she go after one or the other to help with damages. Everson questioned why this could not be a single family dwelling. Schmitz replied that the lot is too big for the size houses Habitat builds. Schmucker thought there should be something put on the deed that for jointly responsible for drainage. Larry Griffith thought this would be big improvement for this area and moved to recommend approving this conditional use with the condition for 10' of drainage & utility easement on the east side of the property. Seconded by Schmucker. Meyers opposed and all other members present voting aye, motion carried.

VARIANCE: 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, South Dakota. The Front & Back yard Setback will not be met. A duplex requires a conditional use permit in an R-2 zone.

Neil Putnam explained the front yard would be Ash Ave. The following variances are what they are applying for. Front yard - 25' required 30'; E. Side yard meets the setback should be 7 and they have 12; Side on Corner- 17' required 20': Back yard- 25' required 30'. This would allow for garages added in the future. Lori Crago questioned how close this would be to her driveway. Tim McGannon stated a condition could be added to show on the plat 10' East of this lot for retaining drainage and utility easement. Motion by Everson, seconded by Griffith to recommend approving this variance with the condition for a drainage & utility easement. Meyers opposed and all other members present voting aye, motion carried.

PLAT: A Plat of Lot 1-B of N Maui's 1st Add., A Subdivision of Lot 1 in the W½ of the NW¼, Also described as Lot 1, Subdivision of Government Lot 1, All in Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, SD.

Without Chuck Mauszycki unable to attend, motion by Everson, seconded by Griffith to table. All members present voting aye, motion carried.

PLAN: Ryan Schoenfelder Discount Joe's 1000 N. Main St.
Zoned CB 40x90 Building

Ryan Schoenfelder stated that the this would be for cold storage only and the colored steel would match the other building. This meets setbacks. Motion by Schmucker, seconded by Everson to approve this plan. All members present voting aye, motion carried.

CONDITIONAL USE: Angela Gardeman to operate a Day Care Center in her home, located at 918 E. Hanson legally described as Lot 11, Block 3, Applegate Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2.

Angela Gardeman stated the fence was already installed and she would be state certified. Motion by Everson, seconded by Fergen to recommend approving this conditional use with the usual conditions: Pass fire inspection, non transferable and the permit will expire if the daycare is not operating in a six month period . All members present voting aye, motion carried.

PLAN: Jack's Sinclair 1905 N. Main Zoned HB

Jack Wiebelhause stated this would match the existing building. Motion by Schmucker, seconded by Everson to approve this plan. All members present voting aye, motion carried.

PLAT: A Plat of Lot 77 of Maui Farms 2nd Add., A Subdivision of the SE¼ of Section 31, T 104 N, R 60 of the 5th P.M., City of Mitchell, Davison County, SD.

This follows master plan. Motion by Everson, seconded by Fergen to recommend approving this plat with the condition that they mark the 66 ' ROW on Maui Dr. and to at Verhey St. on the plat. This plat should also indicate if lots are already platted or for future platting. All members present voting aye, motion carried.

PLAT: A Plat of Lot A of W. & M. Puetz 1st Add. in a portion of the NW¼ and in a portion of previously platted Lot 5 of the W½ of the E½, all in Section 24, T 103 N, R 60 W of the 5th P.M., Davison County, SD.

Wayne Puetz said he owns the area surrounding this lot but needed to plat a lot. Motion by Everson, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

POSSIBLE VARIANCE: DISCUSSION ONLY Storage Unit 1800 Loma Linda
Putnam explained a storage unit was constructed in 1994 and since then it has been replatted. Now to build the second storage unit it would need a variance to line the buildings up. Commission couldn't see a problem with it. No action taken, discussion only.

ADJOURN:

Chairman Meyers adjourned meeting at 1:00 P.M.

Minutes submitted by Sheila Loecker