

# PLANNING COMMISSION MINUTES

## MAY 14, 2008

**PRESIDING:** Meyers

**PRESENT:** Meyers, Griffith, Everson, Fergen, Tracy

**ABSENT:** Schmucker, Larson,

**OTHERS:** McGannon, Putnam, Hegg, Johnson, Overweg, Nedved,

**ELECTION OF CHAIRMAN** for term commencing May 2008 to May 2009. Motion by Griffith, seconded by Everson to nominate Don Meyers for Chairman. With no other nominations an unanimous ballot was cast. All members voting aye, motion carried.

**ELECTION OF VICE CHAIRMAN** for term commencing May 2008 to May 2009. Motion by Everson, seconded by Fergen to nominate Jay Larson for Vice-Chairman. With no other nominations an unanimous ballot was cast. All members voting aye, motion carried.

**AGENDA:** Putnam added a sign for Holiday Express for information purposes only. Motion by Fergen, 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 April 28, 2008. All members present voting aye, motion carried.

**NEXT MEETING:** Motion by Everson, seconded by Griffith to schedule the next Planning Commission meeting for Tuesday, May 27, 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.

**PLAT:** A Plat of Lot 1-B of N Maui's 1st Add., A Subdivision of Lot 1 in the W<sup>1</sup>/<sub>2</sub> of the NW<sup>1</sup>/<sub>4</sub>, 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.

This was tabled from last meeting due to the commission wanting to know future plans for that area. Chuck Mauszycki said it has been approved by the county and the plat would be shown as Lot 1-B. Motion by Everson, seconded by Fergen to recommend approving this plat. All members present voting aye, motion carried.

**VARIANCE:** MSTM Properties to construct a storage building, located at 1820 Loma Linda, legally described as Lot X-4 and Lot X-5 within Lot X located in SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of 29-103-60 Platted Various to the City of Mitchell, Davison County, SD Zoned HB. Applicant will provide approximately a 20' front yard setback instead of the 30' that is required.

Putnam explained this has been replatted since the first storage building was constructed and now the owners would like to build a second one and matching with existing one. Motion by Everson, seconded by Griffith to approve variance with the condition a firewall on the south side of the building. All members present voting aye, motion carried.

**CONDITIONAL USE:** Big Red to construct mini-storage units located at 2410 N. Main, legally described as Lot 12A-3X within Lot 12A-3 and the E 40' of the N 205' of Lot 12A-3 all in the SW $\frac{1}{4}$  of Section 10, Township 103 N, Range 60 W of the 5th PM to the City of Mitchell, Davison County, SD. Zoned HB.

Todd Boyd reviewed the plan for another storage unit. Motion by Griffith and seconded by Everson to approve this conditional use. All members present voting aye, motion carried.

**CONDITIONAL USE:** Jennifer Bruns to operate a Day Care Center in her home, located at 421 E. 7th Ave., legally described as Lot 1, Ex S54', Block 4, Burr's Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-4.

Steven Nedved he had concerns with the second fire exit going out into the garage. Putnam stated she would put a fence in the front yard and he did explain to her about the 35' site triangle. Motion by Everson, seconded by Griffith to table this until the City Attorney was available for liability questions and attendance of the applicant. All members present voting aye, motion carried.

**CONDITIONAL USE:** Boyd Reimnitz to construct ministorage building with varying compartment sizes located at 1522 W. Havens, legally described as E140' of IRR Tract 4A located SW $\frac{1}{4}$  21-103-60, less PE1, Platted Various (Directly west of Las Sombreros) to the City of Mitchell, Davison County, South Dakota. Zoned HB.

Linda Hoffman and Kay Reimnitz showed a parking plan for 48 parking spots. They described the units as all steel with single slope roofs. Jim Taylor represented Dakota Sunset. Taylor had concerns with the overflow of parking, access in and out of the restaurant was too tight, concerns with the 25' easement. Other concerns Taylor stated were fire hazards and snow removal. After discussion, other concerns expressed by the planning commission include inadequate parking for the existing business, fire access, ingress and egress traffic flow. Everson motioned to deny this plan and Griffith seconded. All members present voting aye, motion carried.

**PLAN:** Melvin Eilts 922 N. Rowley Zoned CB 39 x 36 Building (Revised)  
Chuck Chernotik reviewed a change of plans for a 34 x 39' colored steel building. Motion by Griffith, seconded by Fergen to approve this plan. All members present voting aye, motion carried.

**PLAN:** Denny Kaemingk 206 W. 15<sup>th</sup> Ave. Zoned HB  
Office/Storage Building at Eden Apartments.  
Motion by Griffith, seconded by Everson to approve this plan. All members present voting aye, motion carried.

**PLAN:** Scott Studer Palace Moto Sports 600 S. Sanborn Zoned HB  
(Will match existing building)  
Motion by Everson, seconded by Griffith to approve this plan. All members present voting aye, motion carried.

**SIGN:** Holiday Express is adding a 60' high sign on the north side of their new building. It will meet code. This is for information only.

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

Minutes submitted by Sheila Loecker