

PLANNING COMMISSION MINUTES

MAY 27, 2008

PRESIDING: Meyers

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

ABSENT: Fergen, Tracy

OTHERS: McGannon, Putnam, Hegg, Overweg, Nedved

AGENDA: Putnam had a plat to add to the agenda. Motion by Griffith, seconded by Everson to approve the agenda with the addendum. All members present voting aye, motion carried. Putnam stated that Bryan Hisel has resigned from the planning commission and the Mayor asked Doug Molumby but Doug could not start until August.

MINUTES:

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

NEXT MEETING:

Motion by Schmucker, seconded by Larson to schedule the next Planning Commission meeting for June 9, 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: 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.

Steve Nedved, Fire Marshall stated he has not got a call back yet from Jennifer Bruns to check on the 2nd exit issue through the garage to pass the fire inspection. Larson said this was a small lot, busy street and could have a parking issue. Jennifer Bruns was not present, Larson motioned to table, seconded by Griffith. After discussion Larson withdrew his motion and Griffith withdrew the 2nd. Motion by Everson, second by Larson to recommend denying this conditional use permit due to not having a 2nd exit pursuant to the fire code. All members present voting aye, motion carried.

VARIANCE: David Behrens to construct a Garage, located at 408 E. 4th, legally described as Lot 4, Block 29, Lawler's 1st Addition to the City of Mitchell, Davison County, SD. Zoned R-2. Applicant will provide approximately a 1336 sq ft instead of the 1050 that is required.

David Behrens met all set backs except size limitation. Motion by Everson, seconded by Larson to recommend approving this variance. All members present voting aye, motion carried.

VARIANCE: Kelly Jones to construct a 22 x 24' garage, located at 84 N. Harmon Dr., legally described as Lot 42, Bayside Addition to the City of Mitchell, Davison County, SD. Zoned RL. Applicant will provide approximately a 11' back yard setback instead of the 35' that is required.

Schmucker questioned about this garage is almost completed. Kelly Jones stated he tore off the car port and was going to replace it with a garage and did not think he needed a building permit. Motion by Schmucker, seconded by Larson to recommend approving this variance. All members present voting aye, motion carried.

PLAN: Move Can Bank from E. Havens to West of Country Kitchen on Juniper Ave.
Larry Griffith 1101 S. Burr Zoned HB

Access would be off Country Kitchen's lot. Motion by Larson, seconded by Everson to approve this plan. Griffith abstained and all other members present voting aye, motion carried.

PLAN: Rew's Appliance 910 N. Main Zoned CB Storage Building
This would be a separate building but for his own storage. After discussion, motion by Everson, seconded by Schmucker to table until they can get a site plan. All members present voting aye, motion carried.

PLAT: A Plat of Lot R, A Subdivision of previously platted Lot S of Maui Farms 2nd Add., City of Mitchell, Davison County, SD.

This was for the storage unit complex and it follows the master plan. Motion by Larson, seconded by Everson, All members present voting aye, motion carried.

ADJOURN:
Chairman Meyers adjourned meeting at 12:35 P.M.

Minutes submitted by Sheila Loecker