

PLANNING COMMISSION MINUTES

JUNE 9, 2008

PRESIDING: Meyers

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

ABSENT: Fergen,

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

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

MINUTES:

Motion by Everson, seconded by Griffith to approve the minutes of the regular meeting of May 27, 2008. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Larson, seconded by Griffith to schedule the next Planning Commission meeting for June 23, 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.

Tabled from last meeting.

PLAN: Rew's Appliance 910 N. Main Zoned CB Storage Building
Lots 14-18 and N10' of Lot 13, Block 11, DA Scott's 1st Add.

Dan Rew stated the building will be on the back side of where the old Myers building was. It will not be attached to Rew's but will match Rew's building. Motion by Larson, seconded by Griffith to approve this plan. All members present voting aye, motion carried.

VARIANCE: Jose Rincones to construct a garage, located at 509 E. 13th Ave., legally described as Lot 7, Outlot D, Fullerton Terrace 3rd Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2. Applicant will provide approximately a 0' side yard setback instead of the 7' that is required.

Jose Rincones stated he has 2 lots on one side and 1 lot on the other that has gotten variances to add a double garage. Putnam reviewed a letter from Craig Hansen at 609 E. 1st who's variance the city denied in June of 05. Ron Olson said he was a resident in this area and stood in opposition for Hansen's variance and was against this one also. If you approve this variance you will have to approve the entire area because they all have single garages. Schmucker questioned if the commission wasn't trying to change the ordinances for setbacks. Motion by Schmucker, seconded by Larson to approve a variance of 3'9" from the foundation. After roll call, Griffith, Larson, Schmucker, and Meyers voting aye, Everson voting nay, Motion Carried.

PLAT: A Plat of Robideau Tract 1 in the SE¹/₄ of the SW¹/₄ of Section 13, T 103 N, R 60 W of the 5th P.M., Davison County, SD

Dean Robideau explained where this area was located. Motion by Schmucker, seconded by Larson to recommend approving this plat. All members present voting aye, motion carried.

PLAT: A Plat of Lots A and B of D, Robideau 1st Add. in the SW¹/₄ of the SW¹/₄ of Section 11, T 103 N, R 60 W of the 5th P.M., Davison County, SD.

Dean Robideau explained that there two house there now but want to put the land in the owners name. Motion by Everson, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

PLAT: A Plat of Lot 1 of Utility Addition in the SW¹/₄ of section 26, T 103 N, R 60 W of the 5th P.M. City of Mitchell, Davison County, SD

Mike Hoffman from MTI stated this was being platted because the state owns the building. Larson questioned the water easement not continuing until the end of the lot. McGannon said that is not Davison Rural Water but a City of Mitchell Water Main from BY Water. Motion by Larson, seconded by Schmucker to recommend approving this plat with the condition the water easement run the entire length of Lot 1 and to change Davison Rural Water System to City of Mitchell water main. All members present voting aye, motion carried.

PLAT: A Plat of Lot 1 of Tech Center Add., in the SW¹/₄ of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD

Mike Hoffman stated that this was adding to existing building. Motion by Everson, seconded by Griffith to recommend approving this plat with the same change: the water easement run the entire length of Lot 1 and Davison Rural Water System to City of Mitchell water main. All members present voting aye, motion carried.

PLAN: Hardee's Preliminary Site Plan Directly south of Culver's Zoned I
Meyers questioned id the drive up window would direct traffic to Cabela Dr. Instead of Spruce.
Harlan Quenzer from SPN said it would. Motion by Larson, seconded by Griffith to approve this
plan. All members present voting aye, motion carried.

PLAN: Salvation Army 724 N. Sanborn Zoned TWC
Approximately 12X40 proposed container
Linda Jones from Salvation Army stated we would be able to keep dropped off merchandise in the
containers instead of left out in the open. Motion by Schmucker, seconded by Griffith to approve
this plan. All members present voting aye, motion carried.

ADJOURN:

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

Minutes submitted by Sheila Loecker