

PLANNING COMMISSION MINUTES

June 8, 2009

PRESIDING: Meyers

PRESENT: Meyers, Griffith, Everson, Larson, Molumby

ABSENT: Fergen, Schmucker, Smith

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

AGENDA: Putnam stated Hitch & Buggy would like to move a garage to 2300 W. Havens and would like to add to the agenda. Motion by Everson, seconded by Griffith to approve the agenda with that addendum. All members present voting aye, motion carried.

MINUTES:

Motion by Griffith, seconded by Molumby to approve the minutes of the regular meeting of May 26, 2009. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Everson, seconded by Molumby to schedule the next Planning Commission meeting for June 22, 2009 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: Joe Kippes to construct a Garage, located at 1301 Indian Village Road, legally described as Lot K, Kippes Addition to the City of Mitchell, Davison County, South Dakota. Zoned PL Applicant will provide approximately a 21' front yard setback instead of the 35' that is required.

Joe Kippes said there is a significant grade in his back yard and a 15' front yard instead of the 21' would even work better. After discussion, motion by Griffith, seconded by Molumby to recommend approving a 15' front yard setback. Everson voting no and all other members present voting aye, motion carried.

VARIANCE: Allyn Campbell to construct a Garage, located at 221 E. 10th Ave., legally described as N100' Lot 1, Block 10, DA Scott's 1st Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2. Applicant will provide approximately a 20' back yard setback instead of the 35' that is required. Applicant will provide approximately a 16' side yard on a corner setback instead of the 20' that is required.

Allyn Campbell said the carport was damaged and she wanted to replace it with a two car garage. Motion by Everson, seconded by Molumby to recommend approving this variance, due to the unique legal description and placement of a second house on the lot. All members present voting aye, motion carried.

VARIANCE: Mike Jennings to construct a Garage, located at 1320 W. 3rd Ave., legally described as Lots 17 & 18, Block 2, CR Johnson's Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2. Applicant will provide approximately a 1984 sq ft size instead of the 1050 sq ft that is required. Applicant will provide approximately a 20' height instead of the 17' that is required.

Mike Jennings was present. This will follow city code once the changes are made. Motion by Molumby, seconded by Everson to recommend approving this variance. All members present voting aye, motion carried.

VARIANCE: Bruce & Sarita McComish to construct a garage, located at 2702 Gamble Court, legally described as Lot 6 & 7, Block 4, Woodland Heights Addition to the City of Mitchell, Davison County, South Dakota. Zoned PD Applicant will provide approximately a 1749 sq ft instead of the 1050 sq ft that is required. Applicant will provide approximately a 20 ft height instead of the 17 ft that is required.

Sarita McComish was available. This will follow city code once the changes are made. Motion by Everson seconded by Griffith to recommend approving this variance. All members present voting aye, motion carried.

PLAT: A Plat of Lots Q1 and Q2 of Depot Addition to the City of Mitchell, and Railroad Street, All in the City of Mitchell, Davison County, SD.

McGannon explained Q2 wouldn't be used for much more than a parking lot but Q1 has a potential buyer. The city would need to give it to Industrial Development and they in turn could sell it. Motion by Molumby, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

PLAT: A Plat of Lot 15, Block 10 of the Woods 1st Add., A Subdivision of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, SD.

This follows Master Plan. Motion by Larson, seconded by Griffith to recommend approving this variance. All members present voting aye, motion carried.

PLAT: A Plat of Lot C of J.A. Harris 1st Add., A Subdivision of Lot 2 in the W½ of the W½, and Irregular Tract #1A in the E½ of the W½ all in Section 31, T 104 N, R 60 W of the 5th P.M., Davison County, SD.

Jeff Harris had an Arial pictures of this plat for the commission to review. Larson would like the 33' access to include the entire property line to Irr Tract 1. After discussion, motion by Larson, seconded by Griffith to recommend approving this plat with the plat to include 33' easement to continue into Irregular Tract #1 (City Property). All members present voting aye, motion carried.

PLAT: A Plat of Lot 1 of Lot L & A 1st Add., in the SW¼ of Section 14, T 104 N., R 60 W of the 5th P.M. Davison County, SD

This is outside city limits but inside City's platting jurisdiction. Motion by Larson, seconded by Molumby to recommend approving this plat. All members present voting aye, motion carried.

OTHER BUSINESS:

Hitch & Buggy would like to move in a garage and remove the trailer house that is at 2300 W. Havens. This is zoned HB and needs planning approval. Motion by Griffith, seconded by Everson to approve the moving of the garage. All members present voting aye, motion carried.

ADJOURN:

Chairman Meyers adjourned meeting at 12:45 P.M.

Minutes submitted by Sheila Loecker