

# PLANNING COMMISSION MINUTES

## JULY 27, 2009

**PRESIDING:** Meyers

**PRESENT:** Meyers, Griffith, Schmucker, Everson, Larson, Fergen, Molumby, Smith

**ABSENT:** None

**OTHERS:** McGannon, Putnam, Hegg, Johnson, Nedved, Mayor Sebert

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

### MINUTES:

Motion by Molumby, seconded by Schmucker to approve the minutes of the regular meeting of July 13, 2009. All members present voting aye, motion carried.

### NEXT MEETING:

Motion by Schmucker, seconded by Molumby to schedule the next Planning Commission meeting for August 10, 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.

**CONDITIONAL USE:** Candi Blasius to operate a dog grooming business, located at 809 E. Hanson Ave, legally described as Lot 4 & W½ Lot 3, Block 5, Applegate Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2.

As no one was present, motion by Molumby, seconded by Everson to table this. All members present voting aye, motion carried.

**CONDITIONAL USE:** Rolyn Wieczorek to operate a limited construction and manufacture of product associated with and involving the principal products of any business which is a permitted use within a highway oriented business district. (Operating a construction business) located at 1100 W. Havens Ave, legally described as Lot 8A Exc. the E165' in Lot 8D Exc. the E65' in SW¼, 21-103-60 to the City of Mitchell, Davison County, SD. Zoned HB

Paul Berg stated he has the construction business. It is not manufacturing anything and he has had it for the last 4½ years. John Hegg said a building was added without a building permit and before he could issue a permit, a conditional use needs to be approved. Doug Molumby reviewed the concerns of the neighbors: construction debris sitting around and potential of rodents, other stuff unrelated to a construction business, garage doors were not kept shut. Paul Berg said he has cleaned up the metal and other debris that was there but he had no plans for a fence. After discussion, motion by Schmucker, seconded by Larson to recommend approving this conditional use with a condition that a review be in six months. All members present voting aye, motion carried.

**CONDITIONAL USE:** Winfred N & Douglas Jelden to operate an automotive repair garage for general repairs and replacement of parts, located at 1104 W. Havens Ave, legally described as IT6 EX Lot ROW 6; IT8 EX Lot ROW 8, SW¼-21-103-60 to the City of Mitchell, Davison County, South Dakota. Zoned HB

David Yeadon from Proline apologized for missing the last meeting. David Yeadon and Todd Filters presented a video of how much they have cleaned up. Also they reviewed their plans for painting and fencing as funding allows. They are also now not allowing vehicles to come in and left until they can get to them. Motion by Larson and seconded by Griffith to recommend approving this permit with the condition it will be reviewed in six months. All members present voting aye, motion carried.

**VARIANCE:** Russell Hines to construct an addition to a garage, located at 925 E. 6th Ave., legally described as Lot 4, Block 7, FM Grene Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2. Applicant will provide approximately a 1240 sq footage instead of the 1050 that is required.

Russell Hines was available for questions. Motion by Schmucker, seconded by Griffith to recommend approving this variance. All members present voting aye, motion carried.

**VARIANCE:** Ryan Buckley to construct an addition & garage, located at 908 Court Merrill, legally described as Lot D, Block 3, University Addition to the City of Mitchell, Davison County, SD. Zoned R-2. Applicant will provide approximately a 28' back yard setback instead of the 35' that is required. All members present voting aye, motion carried.

Putnam stated that Ryan Buckley could be contacted by phone. Motion by Molumby, seconded by Fergen to recommend approving this variance. All members present voting aye, motion carried.

**PLAT:** A Plat of Lot D of J A Harris 1<sup>st</sup> Addition, a Subdivision of Lot 2 in the West ½ of the W1/2 of Section 31, T 104 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, SD.

Jeff Harris explained that he sold Lot C but now they want to buy Lot D. Motion by Larson, seconded by Everson to recommend approving this plat. All members present voting aye, motion carried.

**ADJOURN:**

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

Minutes submitted by Sheila Loecker