

**CITY OF MITCHELL
PLANNING COMMISSION MINUTES
September 28, 2009**

Chairman Meyers called the meeting to order with the following members present: Schmucker, Larson, Griffith, Molumby, Everson, Meyers and Smith. Absent Fergen.

Others present: Putnam, McGannon, Hegg, Nedved, Overweg, and Mayor Sebert

Agenda:

Motion by Griffith, seconded by Everson to approve the September 28, 2009 agenda. All members present voting aye, motion carried.

Minutes:

Motion by Molumby, seconded by Schmucker to approve the minutes of the September 14, 2009 meeting. All members present voting aye, motion carried.

Next Meeting:

Motion by Griffith, seconded by Schmucker to schedule the next planning commission meeting for Tuesday, October 13, 2009. All members present voting aye, motion carried.

Variance:

Stu & Connie Boughey to construct a garage, located at 900 E. 7th Avenue, legally described as Lot 11, Block 1, F.M. Greene Addition, City of Mitchell, South Dakota. The property is zoned R-2 Single Family Residential. Applicant is seeking a 10 ½ feet side yard set back instead of 20 feet side yard and 6 feet separation variance instead of the 10 feet required. Note the new structure will be in line with the existing garage. Motion by Larson, seconded by Griffith to recommend approval of the variances. All members present voting aye, motion carried.

Conditional Use:

Nicole Ehlers is requesting a conditional use (home occupation) to operate a day care in her home at 820 W. 7th Ave, legally described as Lot 6, Block 25, Rowley's 2nd Addition, City of Mitchell, South Dakota. Motion by Schmucker, seconded by Larson to recommend approval of the conditional use. All members present voting aye.

Rezone:

Arlen Schuh applicant is requesting a change in zoning of his property at 124 S. Main Street, legally described as Lots 8 & 9, Block 19, Original Addition. The current designation is CB Central Business District and he is requesting a to change to TWC Transportation, Warehousing, and Commercial. Motion by Larson, seconded by Everson to recommend the rezoning. All members present voting aye, motion carried.

Plat:

A Plat of Lot 19-A, A Subdivision of previously platted Lot 19, Maui Farms 2nd Addition, City of Mitchell, Davison, County, South Dakota. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Sign Approval:

Motion by Larson, seconded by Molumby to approve installation of a wall sign for Blarney's Sport and Grill on the Highland Mall. All members present voting aye, with the exception of Meyers abstaining, motion carried.

Ordinance Amendment:

Motion by Larson, seconded by Griffith to approve Ordinance No. 2312 which amends Ordinance No. 1992. All members present voting aye, motion carried.

Plan Review in CB District:

Chief Overweg presented a plan to construct a building to be located at 103 S. Main Street. The building will be used to store various vehicles for the City Public Safety Department. The commission requested the design include brick like façade on the east and south sides of the building. It was noted the building will be located within the city historic downtown district; therefore a review by the state and local historic preservation entities are required. Overweg will redesign the building and will submit for historic review. Motion by Schmucker, seconded by Larson to approve the building construction subject to an appropriate architectural treatment installed on the building. All members present voting aye, motion carried.

Chairman Meyers adjourned the meeting at 1:00 pm.