

PLANNING COMMISSION MINUTES

NOVEMBER 23, 2009

PRESIDING: Meyers

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

ABSENT: Fergen,

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

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

MINUTES:

Motion by Schmucker, seconded by Griffith to approve the minutes of the regular meeting of November 9, 2009. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Larson, seconded by Molumby to schedule the next Planning Commission meeting for December 14, 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: Ryan Tupper to construct a Garage, located at 1201 Block Indian Village Road, legally described as Tract 1A, Indian Village 1st Addition to the City of Mitchell, Davison County, SD. Zoned R-2. Applicant will provide approximately a 24' height instead of the 17' that is required. Applicant will provide approximately a 2760 sq footage instead of the 1050 that is required. Ryan Tupper stated this would not have living quarters but he did plan for a bathroom. Tupper was not sure what the dimensions of the house would be but the garage would match the house. Motion by Larson, seconded by Griffith to recommend approving the height and size variances requested. All members present voting aye, motion carried.

CONDITIONAL USE: Kylie Roth for a Conditional Use Permit to operate a Day Care Center in her home located at 613 E. 13th Ave., legally described as Lot 4, Outlot D, Fullerton Terrace 3rd Addition to the City of Mitchell, Davison County, SD. Zoned R-2. A Day Care requires a Conditional Use permit within the said District.

Kylie Roth said she plans to be state licensed. Motion by Molumby, seconded by Everson to recommend approving this conditional use. All members present voting aye, motion carried.

PLAN: Bob Young Driveway at Sawgrass and Ohlman (1528 Sawgrass)
Terry Johnson explained Bob Young's original plan was to put in a retaining wall and come off Sawgrass. If a bike path were to come that way Bob then thought it would be better to come off Ohlman. Young stated it would be his cost for the culvert. Overweg questioned if he'd back into this driveway and block traffic. Commission didn't think any worse than any other street. After discussion, motion by Everson, seconded by Griffith to approve the plan with the owner's expense of the culvert in accordance with city's approval. All members present voting aye, motion carried.

PLAN: MSTM Properties Loma Linda Drainage plan for another storage building.
Terry Johnson reviewed the aerial photos along with the current drainage. Johnson stated the city has cleaned out the 8" pipe from the north pond and drained it 3' deep and hoping for another foot. Billy Schneider and Deano Miller, from MSTM requested to put in a line to this pond and Johnson thought the city could keep an eye on it and continue to drain it. Commission questioned if the 8" pipe would freeze and couldn't get it drained. Schmucker said this area has always been a cause for drainage problems and something needs to be done about it. After reviewing the history of the drainage issues, motion by Larson, seconded by Schmucker to move to council without a recommendation. All members present voting aye, motion carried. Note by McGannon: There seemed to be a consensus that a third building, and surface drainage rather than pipe would be acceptable. The commission seemed hesitant about more than one additional building.

DISCUSSION: Chris Fosness 38th and 37th Plan Review
Chris Fosness explained he has had some interest in developing this area. McGannon stated he could connect to city sewer and water if he were to annex into the city. McGannon said Fosness would need to check if there was rural water. Schmucker didn't think there was. McGannon stated this only had a 66' ROW and the master road plan calls for 100'. Fosness would need to add 17' to the 33' ROW he has now. Motion by Larson, seconded by Molumby to approve the concept plan with the 50' ROW. All members present voting aye, motion carried.

REVIEW: Collette Stadlman (Owner), Reggie Siegel (Applicant) for a Conditional Use Permit to operate a small motorcycle business, located at 240 E 54th Ave., legally described as Lot 8, Maui Farms 1st Addition to the City of Mitchell, Davison County, South Dakota. *(See enclosed minutes from May 18th, 2009 council.)*
The Commission had heard no complaints.

SIGN: Dakota Family Chiropractic 708 E. Kay Ave.
Putnam said they are adding Sanford to their existing sign. This meets all requirements and for information only. No action taken.

ADJOURN:
Chairman Meyers adjourned meeting at 1:10 P.M.

Minutes submitted by Sheila Loecker