

PLANNING COMMISSION MINUTES

APRIL 12, 2010

PRESIDING: Meyers

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

ABSENT: Everson, Fergen

OTHERS: McGannon, Overweg, Mayor Sebert

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

MINUTES:

Motion by Griffith, seconded by Molumby to approve the minutes of the regular meeting of March 22, 2010. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Molumby, seconded by Griffith to schedule the next Planning Commission meeting for April 26, 2010 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: Ron Peterson to move a house from 610 N. Edmunds to 520 N. Wisconsin, legally described as Lot 12, Block 16, Rowley's 2nd Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the back yard setback and side on a corner will not be met. Zoned R-2 Applicant will provide approximately a 16' side on a corner instead of the 20' that is required. Applicant will provide approximately a 29' back yard setback instead of the 35' that is required

Ron Peterson reviewed his plan to move the house and wouldn't meet setbacks. Motion by Molumby, seconded by Griffith to recommend approving this variance. All members present voting aye, motion carried.

MOVING PERMIT: (Same as above)

Motion by Griffith, seconded by Schmucker to approve this moving permit. All members present voting aye, motion carried.

VARIANCE: Cindy Hofwolt to construct an addition, located at 514 S. Montana St., legally described as Lot 9, Block 3, Van Eps 2nd Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the front yard setback will not be met. Zoned R-2. Applicant will provide approximately a 16' front yard setback instead of the 30' that is required.

Loecker stated Hofwolt was home sick but would be available by phone if any questions. Motion by Molumby, seconded by Larson to recommend approving this variance. All members present voting aye, motion carried.

VARIANCE: Doug & Jennifer Endorf to construct an entryway, located at 309 E. 14th Ave., legally described as Lots 7, 8 & 9, Block 5, Palmer & Higman's Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the front yard setback not met. Zoned R-2. Applicant will provide approximately a 23' front yard setback instead of the 30' that is required.

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

CONDITIONAL USE: Laura Picek for a Conditional Use Permit to operate a Day Care Center in her home located at 1024 E. Hanson, legally described as Lot 17, Block 3, Driving Park Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-3

Linda Picek was standing in for her daughter that was planning to do daycare. Schmucker questioned if the commission had any other reasons to deny a day care except with traffic and parking. Commission thought this should be reviewed next meeting while reviewing the city code. Motion by Larson, seconded by Molumby to recommend approving this conditional use. Schmucker abstained because we need to change the day care process. All other members present voting aye, motion carried.

CONDITIONAL USE: Teresa Ziehl for a Conditional Use Permit to operate a Day Care Center in her home, located at 1413 E. 1st Ave., legally described as W 67.7' of E 142.7 of N½ and E50' of W½ and N½ of Block 8, Fairview Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2.

Teresa Ziehl was available for questions. Motion by Molumby, seconded by Larson to recommend approving this conditional use. All members present voting aye, motion carried.

CONDITIONAL USE: Ann Krietlow to operate a Day Care Center in her home, located at 500 W. 3rd Ave. legally described as Lot 12 & E 8' of Lot 11, Block 98, Lawler's 1st Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2

Ann Krietlow stated she was relocating her daycare and the other daycare in the area did not have any concerns about another day care. Motion by Larson, seconded by Molumby to recommend approving this conditional use. All members present voting aye, motion carried.

CONDITIONAL USE: Brian Hellman to operate a taxidermy business located at 1516 N. Minnesota, legally described as Lot 7, Block 7, Fullerton 1st Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-4. A taxidermy business requires a Conditional Use permit within the said District.

Brian Hellman withdrew this application.

CONDITIONAL USE: Michelle Hellman to operate a Day Care Center in her home, located at 1516 N. Minnesota St., legally described as Lot 7, Block 7, Fullerton 1st Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-4.

Michelle Hellman stated she still wanted to do day care at this address. Motion by Molumby, seconded by Griffith to recommend approving this conditional use. All members present voting aye, motion carried.

CONDITIONAL USE: Mitchell Wesleyan Church for a parking lot for religious institution, located at the vacant lot on the SE Corner of W 7th Ave and N Edmunds St, legally described as Lots 11 & 12, Block 10, Rowley's 2nd Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-3.

Chad Glanzer from Mitchell Wesleyan Church explained that they planned to asphalt the parking lot and add curb and gutter. The Mayor questioned the drainage because he had some concerns from the neighbors. Glanzer stated the drainage would go to the north. Motion by Larson, seconded by Molumby to recommend approving this conditional use with the following conditions: Concrete curb and gutter, adequate drainage to the north and to asphalt the parking lot. All members present voting aye, motion carried.

CONDITIONAL USE: Mitchell Christian Educational Association (First Reformed Church) to operate a nursery school child care center, located at 516 W. 14th Ave. legally described as Lots 1-12, W½ Vac Edmunds St, Block 11, Capital Addition to the City of Mitchell, Davison County, South Dakota.. Zoned R-3 Medium Density Residential District.

Greg Buche from Mitchell Christian said they hoped to have about 40 3 to 5 year olds. He had checked with the neighbors and the one did not want a chain length fence so they agreed to continue her privacy fence along her property and then use chain length the rest of the way. Motion by Larson, seconded by Molumby to recommend approving this conditional use. All members present voting aye, motion carried.

CONDITIONAL USE: Russell Overbay to construct storage buildings with varying compartment sizes that may be used for personal or commercial storage at this address, located at 1715 N. Gale Rd, legally described as Lot C, Heinz's 2nd Addition, NE¼ Section 14, T 103 N, R 60 W, Davison County, South Dakota. Zoned UD.

After reviewing the letters from the neighbors they questioned Russell if there were covenants on this property. He didn't think it was on Lot C. The commission wanted to check on the covenants so motion by Larson, seconded by Schmucker to table this until next meeting. All members present voting aye, motion carried.

PLAT: A Plat of Lot 2 of MTI Foundation Housing Addition and Foster Street in the SW¼ of the Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD..

McGannon stated due to unsuitable soil conditions the housing unit was moved. For maintenance on the lift station and trucks hauling garbage a easement would be needed. With the city requiring it, the TIF will probably pick up the added expense. This plat may have to come back. Motion by Larson, seconded by Molumby 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