

PLANNING COMMISSION MINUTES

MAY 24, 2010

PRESIDING: Meyers

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

ABSENT: Fergen, Molumby

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

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

MINUTES:

Motion by Everson, seconded by Griffith to approve the minutes of the regular meeting of May 10, 2010. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Schmucker, seconded by Griffith to schedule the next Planning Commission meeting for June 14, 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: Randy Seppala to construct an addition to existing Garage, located at 1521 E 3rd Ave, legally described as Lot 1 & E 10' Lot 2, Block 7, ST Greene's Addition to the City of Mitchell, Davison County, SD. Zoned R-2 Applicant will provide approximately a 1256 sq foot instead of the 1050 that is required

Randy Seppala said he was approved for one-36' curb break-out if he was approved for this variance. Motion by Everson, seconded by Griffith. All members present voting aye, motion carried.

VARIANCE: Jason Hohn to construct a Garage, located at 1420 E Ash, legally described as Lot 9, Block 7, Fairview 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 2560 sq foot instead of the 1050 that is required.

Jason Hohn lives at 1500 E. Ash but wanted to build this 40 x 60 garage on his rental to store his camper and other personal items. There was not a site plan in the file, motion by Schmucker, seconded by Larson to table until they could see a site plan. Hegg said he had a site plan. After

reviewing the site plan, Schmucker and Larson both withdrew their motions. Jason Hohn stated he would only need a 2400 sq foot variance instead of the 2560 as recorded along with the 17' height variance. Motion by Everson, seconded by Griffith to recommend approving this variance. All members present voting aye, motion carried.

PLAT: Lots 4A, 5 and 6A of the Island First Addition, a Subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Chuck Mauszycki Jr stated this was platted because of the access for a boat slip. Owner of Lot 6 will own 5 and 6A. The owner of Lot 4 will also own Lot 4A. Motion by Griffith, seconded by Schmucker to recommend approving this plat. All members present voting aye, motion carried.

PLAT: Lot 1 of MTI Administration Addition in the SW 1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Mike Hoffman of MTI stated the state has funded this project and for them to take ownership this needed to be platted. Schmucker questioned that no pins were shown on the plat. Motion by Larson, seconded by Schmucker to recommend approving this plat with the condition that the pins be set and show on this plat before council approves it. All members present voting aye, motion carried.

SIGN: Muth Electric 1717 N Sanborn Zoned HB

Putnam said Muth would like a 14 X9½' sign. Larson said this maybe a problem coming out of the parking lot and seeing pedestrians or other vehicles. Overweg said the parking lot needs a stop sign. Johnson said the sidewalk is being put on their property to save the trees in the Blvd. McGannon said he'd have Johnson see if the sidewalk could curve by the driveway and the stop sign could be put right before the sidewalk. Motion by Larson, seconded by Griffith to approve the sign. All members present voting aye, motion carried.

PLAN: Chuck Storm Lot 3, Block 2, Roselander Ridge
Residence on unapproved Street

McGannon said this is outside City limits and has city water but no sewer. This is Rollie Young's Addition and we have approved others living in this area. Motion by Larson, seconded by Schmucker to approve the plan providing they agree to annexation when the city annexes the property. To install the septic tank to be set so they can hook up to city sewer when it becomes available. Legal counsel is to draft the agreement. All members present voting aye, motion carried.

DISCUSSION: Rezoning Surplus Property
Lots 1, 2, 3, 10, 11, 12 , Block 49 Cooley & Guernsey Zoned TWC
Lots B, C, 6, 7, 8, Block 50, Cooley & Guernsey Zoned TWC
Lots 13, 14, 15, 16, Block 5, Rowley's 2nd. Zoned R-2

Putnam stated the council is identifying city properties and thinking of selling some of them. Before they are sold, the council would like us to review the zoning. After reviewing the commission agreed the two on Burr in Cooley and Guernsey Addition should stay TWC. The one on Minnesota St. in Rowley's 2nd could be rezoned to TWC but the commission did not have a recommendation.

DISCUSSION: Home Occupations
Discussion about home occupations who have employees come to the home to pick up equipment, (lawn mowing, snow removal etc). Schmucker stated we cannot ask for a fire inspection nor a fence for day cares, how can we regulate other home occupations. Discussion only no action taken.

ADJOURN:
Chairman Meyers adjourned meeting at 1:05 P.M.

Minutes submitted by Sheila Loecker