

PLANNING COMMISSION MINUTES

July 26, 2010

PRESIDING: Larson

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

ABSENT: Meyers, Fergen

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

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

MINUTES:

Motion by Everson, seconded by Molumby to approve the minutes of the regular meeting of July 12, 2010. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Griffith, seconded by Schmucker to schedule the next Planning Commission meeting for August 9, 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: Brad Jamison to construct a garage, located at 1000 W. Hurst, legally described as Block 9 Ex W88' and Ex E166' and Ex Lot 8 and Ex that portion of Hurst St, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-3. Applicant will provide approximately a 6480 sq footage instead of the 1050 that is required.

When questioned about drainage, McGannon said Jamison has asked to tap in the catch basin on Williams Ave for drainage. Larson stated that he did not want that big of building out there. Without Jamison present to answer any questions, motion by Molumby, seconded by Everson to recommend to deny variance. All members present voting aye, motion carried.

VARIANCE: Frank & Mary Bruna to construct a house/garage, located at 30 Cypress Point, legally described as Lot 1, Block 1, Kippes Wedgewood Estates Addition to the City of Mitchell, Davison County, South Dakota; Zoned R-4. Applicant will provide approximately a 4' back yard setback instead of the 30' that is required. Applicant will provide approximately a 2½' front yard setback instead of the 30' that is required.

Everson said that this is a new development and it shouldn't need a variance. McGannon reviewed the bike path would run along Ohlman St. After reviewing the plans, motion by Schmucker, seconded by Everson to table until an actual lot and plat plan became available. All members present voting aye, motion carried.

VARIANCE: Mike Miiller and Suann Streetman to construct an accessory building, located at 1112 S. Kimball, legally described as Lot 6, Square 16, Weaver's Square Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the side yard and separation will not be met. Zoned R-3 . Applicant will provide approximately a 1' side yard setback instead of the 3' that is required. Applicant will provide approximately a 4' separation instead of the 10' that is required.

Mike Miiller brought pictures and had flags to show where the garage would go. Mike did say that Larry Gebel was worried about drainage. Mike then stated he could put gutters on the building to help with drainage. The commission did not like that the garage would be that close to the lot line and questioned if the garage could be placed closer to the house. After review, motion by Schmucker, seconded by Griffith to table until another site plan with the garage closer to the house. All members present voting aye, motion carried.

CONDITIONAL USE: Laura Trautman has made application for a Conditional Use Permit to operate a Day Care Center in her home, located at 929 E. Hanson Ave legally described as Lot 4, Block 2, Mizner Hager & Hager Addition to the City of Mitchell, Davison County, South Dakota.

Motion by Molumby, seconded by Everson to recommend approving this day care. All members present voting aye, motion carried.

CONDITIONAL USE: Mitchell Retirement to operate more than 24 units of multi-family dwelling assisted living congregate care. located at 2100 N Wisconsin, legally described as Lot F of Lot 101 LOC in the ¼ of 16-103-60 Ex the N237.8' of the 139.83' Ex Lot H-1 and Ex Lot A, Platted Various to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R-4 Single Family Residential District.

Putnam reviewed the city's zoning code on operating more than 24 unit facility. Putnam reported this conditional use would apply to new and existing building. Mark Puetz and Brian Wittmeier representing Mitchell Retirement reviewed the plans for an addition 23 units and a 12 unit addition attached by an enclosed walkway. Pastor David Reichel, Ascension Lutheran Church stated he had questions about the building but after speaking to Mark Puetz his concerns about the size of the building, distance from the property line and the drainage questions were answered. Motion by Everson, seconded by Griffith to recommend approving this conditional use. All members present voting aye, motion carried. Molumby told Mark Puetz to address the drainage concerns.

PLAT: A Plat of Lot 6 of North Maui's 1st Addition, A Subdivision of Lot 4 in the NW¼ of Section 31, T104N, R60W, of the 5th P.M., Davison County, SD.
Motion by Molumby, seconded by Everson to recommend approving this plat. All members present voting aye, motion carried.

PLAT: A Plat of Lot H and Lot I, in Block 4, CJM 2nd Add., in the NW¼ of Section 32, T104N, R60W, of the 5th P.M., Davison County, SD.
Motion by Molumby, seconded by Everson to recommend approving this plat. All members present voting aye, motion carried.

PLAT: A Plat of Lot 20 of the Island 1st Add., a Subdivision of the SE¼ of Section 31, T104N, R60W, of the 5th P.M., City of Mitchell, Davison County, SD.
Putnam said this follows master plan. Motion by Schmucker, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

ADJOURN:
Vice-Chairman Larson adjourned meeting at 12:55 P.M.

Minutes submitted by Sheila Loecker