

PLANNING COMMISSION MINUTES

September 27, 2010

PRESIDING: Meyers

PRESENT: Meyers, Schmucker, Larson, Molumby

ABSENT: Fergen, Everson, Griffith, Smith

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

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

MINUTES:

Motion by Molumby, seconded by Schmucker to approve the minutes of the regular meeting of September 13, 2010. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Schmucker, seconded by :arspm to schedule the next Planning Commission meeting for October 12, 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: Larry Koster to construct a garage, located at 2341 W 23rd Ave, legally described as N435' of W150' W½ NE¼ Ex H1-N 17-103-60, Davison County, South Dakota; the request is being made because the size limitation will not be met. Zoned R-4. Applicant will provide approximately a 1600 sq footage instead of the 1050 that is required.

Larry Koster stated he'd put up an all steel Behlen building with a light tan color. The sidewalk would run between the house and shed but would not be connected. Motion by Larson, seconded by Molumby to recommend approving this variance. All members present voting aye, motion carried.

VARIANCE: Daren Long to construct a personal storage shed, located at 1920 Bridle Dr., legally described as Lot 1, Block 2, Roselander Ridge Addition and IT # 3, NE¼ 23-103-60, Davison County, South Dakota; the request is being made because the height and size not met. Zoned R-4 High Applicant will provide approximately a 21' height instead of the 17' that is required. Applicant will provide approximately a 6912 sq ft instead of the 1050 that is required.

Daren Long said the shed would be a 68 X104 storage shed for his personal usage not for rentals.

It would be a steel frame probably from Palace Builders. Motion by Molumby, seconded by Schmucker to recommend approving this variance. All members present voting aye, motion carried.

VARIANCE: Jim Ritter to construct an addition to Garage, located at 183 Indianhead Dr, legally described as Lots 1 & 2, Block 14, Indianhead 3rd Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the height and size limitation not met. Zoned RL. Applicant will provide approximately a 2440 sq footage instead of the 1050 that is required. Applicant will provide 20' height instead of the 17' that is required.

Jim Ritter stated he would add a 21x40 addition for personal use only and the steel would match his garage. Charlotte Frederick was available. She owns housing in the area. Motion by Molumby, seconded by Schmucker to recommend approving this variance. All members present voting aye, motion carried

CONDITIONAL USE: Don and Mary Lou Dailey to construct a 36 x 38 garage located at 71 N. Harmon Dr, legally described as Lot G, Brech's Subdivision SE 4-103-60 to the City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District. A garage non contiguous requires a Conditional Use permit within the said District.

Dr. Don Dailey stated the garage would be a 36 x 38 framed structure for personal use only and match his house and garage that was across the road.. The lot is too small to put a house on it. Motion by Molumby, seconded by Larson to recommend approving this conditional use. All members present voting aye, motion carried

VARIANCE: Don and Mary Lou Dailey to construct a garage, located at 71 N. Harmon Dr, legally described as Lot G, Brech's Subdivision SE 4-103-60 to the City of Mitchell, Davison County, South Dakota; the request is being made because the size will not be met. Zoned RL. Applicant will provide approximately a 1368 square footage instead of the 1050 that is required.

Motion by Schmucker, seconded by Molumby to recommend approving this variance. .All members present voting aye, motion carried

PLAN: Davison Feed Supply 1100 W. Havens Ave.
McGannon reviewed the drainage & utility plan and stated City will not design the site drainage, that is up the property owner. Drainage would go to the back. Dixon who owns Coachlight motel was agreeable to turning the private sewer over to city. McGannon said John Clark will sign an easement to have sewer installed. .Rollie Wiczorek agreed to a 15' setback on both sides of the building he plans to construct. After discussion Motion by Larson, seconded by Schmucker to

approve the plan with the following conditions: Along with the 15' setback around the building to get an access agreement. Tie into the current catch basin with roof drains. All members present voting aye, motion carried.

OTHER BUSINESS: Putnam stated he met with Randy Stiles and he would like one more meeting to review and then have a final draft.

ADJOURN:
Chairman Meyers adjourned meeting at 12:45 P.M.

Minutes submitted by Sheila Loecker