

# PLANNING COMMISSION MINUTES

## OCTOBER 25, 2010

**PRESIDING:** Meyers

**PRESENT:** Meyers, Griffith, Schmucker, Larson, Fergen, Molumby

**ABSENT:** Everson, Smith

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

**AGENDA:** Motion by Molumby, 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 October 12, 2010. All members present voting aye, motion carried.

### NEXT MEETING:

Motion by Griffith, seconded by Molumby to schedule the next Planning Commission meeting for November 8, 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:** Dave Thuringer to construct a garage, located at 121 W Douglas Ave, legally described as W30' Lots 11 & 12, Block 12, Van Eps 1st Add. to the City of Mitchell, Davison County, SD; the request is being made because the side on a corner will not be met. Zoned R-3. Applicant will provide approximately a 2' 9" side on a corner setback instead of the 20' that is required.

Dave Thuringer said the garage would match up with the house and the curb break out would be along Rowley St. Motion by Schmucker, seconded by Molumby to recommend approval of the variance due to the hardship of such a small lot. Garage will enhance the property and the house is already there. All members present voting aye, motion carried.

*Jay Larson now present.*

**CONDITIONAL USE:** Clayton Mick to operate a computer repair business, located at 621 W. 6th Ave, legally described as Lot I, Block 17, Rowley's 2nd Addition to the City of Mitchell, Davison County, SD.

Clayton Mick stated he would do most of his computer repair at the customer home and would not have much traffic. He did not plan on any computer sales nor a show room for resale. He may custom build a computer and customers occasionally may come by to pick up the computer. Motion by Larson, seconded by Molumby to recommend approving this conditional use with the following conditions: only a 1 sq ft' (shingle) for signage and no employees. All members present voting aye, motion carried.

*Craig Fergen now present.*

**PLAT:** Lot 6 in Tract D Wild Oak Golf Club Addition  
Putnam stated that this follows his plan. Motion by Griffith, seconded by Larson to recommend approving this plat. All members present voting aye, motion carried.

**PLAT:** A Plat of Lots C-5 and C-6 of Dredge Site Subdivision in the SW¼ of Section 5, T 103 N, R 60 W of the 5th P.M., Davison County, SD.  
McGannon stated this is for the future bike trails on 23<sup>rd</sup> and Ohlman. Motion by Molumby, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

**PLAT:** A Plat of Lot C-7 of Dredge Site Subdivision in the S½ of the NW¼ of Section 5, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, SD.  
Motion by Molumby, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

**PLAT:** A Plat of Behrens Tract 1-A, A Subdivision of previously platted Behrens Tract 1 in the SE¼ of Section 9, T 102 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, SD.  
Dan Sudrla stated this was not heard by the county but a variance for the lot size was approved. Schmucker stated the 20' easement for 1-A lot should be addressed in the owners certificate, dedication and agreement page. Motion by Larson, seconded by Schmucker to recommend approving this plat with the following conditions: county planning commission approval and the easement staying with 1-A to be reviewed by county attorney. All members present voting aye, motion carried.

**DISCUSSION:** Ethan Lumber Woodland Heights  
Planned Development District

Dan Boehmer from Ethan Lumber stated that the gentleman who was interested in buying the property along Highway 37 and Carl Road has withdrew. Boehmer said he would like to find other options for this property besides residential. The property lays low and it is along the highway. Betty and Doran Bartscher, Rick Shoemaker, Harold Wolf and Marcia Eidahl (all residents in the Woodland Addition) were against putting in storage buildings and did not want it zoned other than residential. All of them said when they bought their houses it was shown to them that this area would be residential and with only one road in and out of the area traffic is terrible. Boehmer stated if storage buildings were constructed it would be less traffic than an apartment house or residential would cause. Putnam stated Ethan did notified neighbors about a possibility of a rezone for the area. After discussion, Don Meyers told Dan Boehmer that after selling the property showing this area as an R-4 that he will have a struggle to change it.

**ADJOURN:**

Chairman Meyers adjourned meeting at 12:50 P.M.

Minutes submitted by Sheila Loecker