

PLANNING COMMISSION MINUTES

DECEMBER 13, 2010

PRESIDING: Meyers

PRESENT: Meyers, Schmucker, Fergen, Molumby, Smith

ABSENT: Griffith, Larson, Everson

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

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

MINUTES:

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

NEXT MEETING:

Motion by Molumby, seconded by Schmucker to schedule the next Planning Commission meeting for January 10, 2011 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.

CONDITIONAL USE: Bruce Trebil to operate a small engine repair business (lawnmowers/snow blowers/motorcycles), located at 514 W Ash Ave legally described as Lot 6, Block 3, Railroad Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-2.

Molumby asked Trebil what kind of storage he would use for these small engines. Trebil stated he would have some in his garage and he has a shed but mostly he wants to fix it and return it to the customer. He plans to be open from 8 to 5 and would close on all major holidays. Motion by Schmucker, seconded by Molumby to recommend approving this conditional use with the condition that it was to be brought back to planning commission after a year. All members present voting aye, motion carried.

PLAT: Plat of Firefly Landing Addition in the W½ of Section 19, T103 N, R60W, 5th PM, Davison County, SD

Don Petersen explained this property was just changing back to Agricultural. The County Planning Commission has approved it. This would not change the 33' right of way. Motion by Molumby, seconded by Fergen. All members present voting aye, motion carried.

PLAN: Thirsty's 1801 N Main St. Addition Zoned HB

Doug Aslesen stated he has put in a temporary place for smokers and would like to learn what the state requires for a permanent structure. He showed the commission pictures that Sioux Falls facilities are using. Schmucker said he did not want to approve this building and then not have it approved by the state. Hegg, Overweg and Laursen stated the city has to follow city code for a building and not the requirements for a smoking building. Motion by Molumby, seconded by Schmucker to approve this plan as long as it is sprinkled and meet city's building code. All members present voting aye, motion carried.

PLAN: Sneakers/Spare Change 1500 N. Duff Addition Zoned HB

Steve Brinkman, owner reviewed his plans for an addition for smokers. Brinkman said with the loss of income especially in his casino and the cost of an addition this smoking ban was costly. Motion by Schmucker, seconded by Molumby to approve this plan with the condition of it being sprinkled and meet city's building code. All members present voting aye, motion carried.

TIF: Tax Increment Financing District #15 Probuild

NW¼ of the SW¼ of Section 9, 103N 60W (Lakeview 2nd), City of Mitchell, Davison County, SD. Don Petersen reviewed the TIF plan. Dean Sadler from Pro build also was available for questions. Total cost for both phases would be \$600,000. Schmucker questioned if the lots would be big enough that we would not get requests for variances. Sadler answered that they would be. Petersen finished with if the housing market did not pay for this, the contractor would have too. Jeff Smith stated that the reason he voted for it at the TIF Committee was because Pro Build would build at least 5 homes a year and with the economic situation this would increase Mitchell's growth. Motion by Molumby, seconded by Fergen to accept the TIF #15 project plan with boundaries as established in the plan and recommend approval to city council. All members present voting aye, motion carried. No one testified in opposition.

ADJOURN:

Chairman Meyers adjourned meeting at 1:10 P.M.

Minutes submitted by Sheila Loecker