

PLANNING COMMISSION MINUTES

MARCH 14, 2011

Putnam explained without the president nor vice president present we need a motion to name a presiding president. Motion by Fergen, seconded by Everson to elect Schmucker as presiding president. All members present voting aye, motion carried.

PRESIDING: Schmucker

PRESENT: Griffith, Schmucker, Everson, Fergen.

ABSENT: Meyers, Larson, Molumby, Smith

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

AGENDA: Motion by Everson, seconded by Griffith to approve the agenda with the added addendum. All members present voting aye, motion carried.

MINUTES:

Motion by Griffith, seconded by Everson to approve the minutes of the regular meeting of February 28, 2011. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Griffith, seconded by Everson to schedule the next Planning Commission meeting for March 28, 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.

VARIANCE: Colin Kirkegaard to construct a residence and boat house, located at 137 S. Harmon Dr., legally described as Lots 69, 69A, 69B & N½ Lot 70, Indianhead Addition to the City of Mitchell, Davison County, South Dakota: the request is being made because the back yard, front yard and side yard not met. Zoned Lake Residential District. Applicant will provide approximately a 5' side yard setback instead of the 8' that is required. Applicant will provide approximately a 33½' back yard setback instead of the 35' that is required. Applicant will provide approximately a 21' front yard setback instead of the 35' that is required. Applicant will provide approximately a 0' side yard setback instead of the 3' that is required for the boat house.

Brad Ciavarella, architect, representing the Kirkegaards, stated this existing house now does not meet setbacks and provided a document stating hardships. He explained with the length and the

buildable area for this lot are the hardships to build the new house. Also with Mrs. Kirkegaard's disabilities, this was the preferred plan. Linda Lurken a neighbor and friend of Kirkegaards did not want the shoreline to be disturbed. She did not want the water any closer to her house and water in her basement. She also talked to SD Game, Fish & Park and/or Corp of Engineer and was told they would need to give out a permit in order for anyone to make a cut in the shoreline. Ciavarella stated they had concerns for the shoreline but it would be met with the design by structural engineers. Schmucker asked the commissioners if they would be ok with the setbacks for the house but had concerns mostly with the boat house. Griffith asked about other options for the boat house and would like to see a better blueprint of it. Don Dailey stated that this would set a poor precedent in putting in boat houses and cutting into the shoreline. Questions about the deck being built on public property would be usable by public. After discussion motion by Everson, seconded by Fergen to table and bring back a redesign of the boat house along with a survey especially along the south line and encourage applicant to contact SD Game & Fish Dept. and/or Corp of Engineer. With roll call all members present voting aye, motion carried.

PLAT: A Plat of Lots 13-22, Block 3; and Lots 1-10, Block 4 of Lakeview 2nd Add., and a portion of Country Dr, all being a subdivision of the NW¼ of the SW¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

Putnam said this does meet ProBuild's TIF plan. Motion by Everson, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

PLAN: Ann Dailey 623 S. Sanborn 18' Addition and enclosing front.
Zoned HB (Highway Business)

Ann Dailey stated she wanted new roof on the old bank building, add an 18' addition and enclose the front for showroom space. Motion by Everson, seconded by Fergen to approve this plan. All members present voting aye, motion carried.

PLAT: A Plat of Lot 6, Block 3 of the Wood's 1st Add. A Subdivision of the E½ of the SW¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Everson, seconded by Griffith to recommend approving this plat. All members present voting aye, motion carried.

ADJOURN:

Acting Chairman Schmucker adjourned meeting at 1:00 P.M.

Minutes submitted by Sheila Loecker