

PLANNING COMMISSION MINUTES

NOVEMBER 28, 2011

- PRESIDING:** Meyers
- PRESENT:** Meyers, Griffith, Schmucker, Everson, Larson, Fergen, Molumby, Tracy
- ABSENT:** None
- OTHERS:** McGannon, Putnam, Hegg, Johnson, Overweg, Laursen, Mayor Sebert

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

MINUTES:

Motion by Molumby, seconded by Griffith to approve the minutes of the regular meeting of November 14, 2011. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Schmucker, seconded by Larson to schedule the next Planning Commission meeting for December 12, 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: Joe Kindle to construct a 24 x 24 Garage, located at 1401 S Main St #167, legally described as Lot 167 Middle Border Estates Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the front yard Yard Setback will not be met. Zoned R-4. Applicant will provide approximately a 10' front yard setback instead of the 30' that is required.

James Franks, contractor for Joe Kindle, reviewed the plans for this garage. McGannon questioned the set back off of Norway and had concerns if it would make the 35' site triangle. After discussion, motion by Schmucker, seconded by Larson to recommend approving this variance according to plans submitted by applicant with the condition that it meets site triangle and other city codes. All members present voting aye, motion carried.

VARIANCE: Karl Knight to construct a Shed/Garage, located at 1800 Snead Ave, legally described as Lot 8 & 9, Block 4, Woods 1st Addition to the City of Mitchell, Davison County, South Dakota; the request is being made because the height

and size not met. Zoned R-4. Applicant will provide approximately a 21' height instead of the 17' that is required. Applicant will provide approximately a 1440 sq footage instead of the 1050 that is required.

Motion by Molumby, seconded by Fergen to recommend approving this variance subject to plans submitted by applicant.. All members present voting aye, motion carried.

CONDITIONAL USE: Dean & Betty Sadler to operate an office/clinic, located at 2409 N Main St legally described as Lot 2, Scoville's Addition to the City of Mitchell, Davison County, South Dakota. Zoned R-4.

Dean Sadler explained that this was a rental house next door to his residence. After the renter moved out we would like now to move our office/clinic to the new location. Motion by Everson, seconded by Fergen to recommend approving this conditional use. All members present voting aye, motion carried.

ZONING CODE AMENDMENT:

Putnam explained that this was on first reading last week and the council had some concerns such as outside storage, precedents. Schmucker and Meyers thought the conditional use would control it. Motion by Larson, seconded by Everson to recommend approving the zoning code amendment with two stipulations: The manufacturing should tie in with the retail activity, the retail must front the street, and it should be left as a conditional use. All members present voting aye, motion carried.

CONDITIONAL USE: Brandon & Rachel Dykstra to operate a custom furniture and retail store, located at 102 & 104 N Main St, legally described as Lot 8 & 9, Block 12, Original Addition to the City of Mitchell, Davison County, South Dakota. Zoned CB

Putnam reviewed the letter from the Mitchell Sewing Center concerning the new wall they put in and didn't want anyone running into it. They also had concerns about storage in the empty lot and noise. Brandon Dykstra reviewed his plans. He mentioned that he talked with the owners of the Mitchell Sewing Center. Dykstra continued that there would not be any sawdust because of the use of his dust collection system. The only storage he would have would be an enclosed trailer. The applicant is contemplating installation of a privacy fence. Fire Marshall Laursen said he has gone over some of the regulations such as storage of the linseed oil and the rags and to not have the wood stored in dumpsters. Motion by Fergen, seconded by Everson to recommend approving this conditional use with no conditions. All members present voting aye, motion carried.

ADJOURN:

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

Minutes submitted by Sheila Loecker