

**CITY OF MITCHELL
PLANNING COMMISSION MINUTES
JUNE 8, 2020**

Chairman Larson called the June 8, 2020 City Planning Commission Meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Molumby, Jirsa, Genzlinger, Osterloo, Vaux and Allen
Member Absent: Fergen

Staff Present: Putnam, Schroeder, J. Johnson, Sandoval, Croce

Declaration of Conflicts of Interest: Vaux, Item #7.

Approval of Agenda: Motion by Osterloo, seconded by Genzlinger to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Molumby, seconded by Jirsa to approve the minutes of the May 26, 2020 Meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Osterloo to schedule the next meeting for June 22, 2020. All members present voting aye, motion carried.

Plat: A Plat of Lots 12G-1 and 12J-1, Within Lot 12 of Fiala's Addition in the East ½ of the NW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Marty Barington, presented the plat on behalf of his family. The plat vacates a previous plat of 4 lots and Barington Court and plats two larger lots and eliminates the right-of-way. There are currently three owners once the lots are re-platted there will be two owners. Dale Odegaard, neighboring property owner, asked about the current road being vacated, why he needed curb and gutter in his development, and what are the owners' future plans? Chad Cahoy, neighboring property owner, stated he is building a house on JoGene Court and is concerned about 'rezoning'. Chairman Larson reminded the attendees that what is before the commission is only the plat, not rezoning. J. Johnson stated this process of the ROW vacation is permitted under state law. Dr. Phil Becker, neighboring property owner, expressed concerned about eliminating the cul-de-sac and if this best for the city. He thanked the commission for their recommendation on the (Flack) conditional use and variance applications. Mike Vehle, Lake Mitchell resident, inquired about possible development of this property into additional lots and if access easements could be installed. Putnam and Chairman Larson responded by stating that there are various standards in regards to lot size, coverage, setbacks and other conditions that would be considered. Vehle also indicated drainage may be an issue. Planning commissioners suggested the council should consider reviewing an ordinance that may address various design and appearance standards for single family residential construction, specifically considering 'Shouses and Tiny Homes'. Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll Call Vote: Jirsa yes, Osterloo yes, Genzlinger yes, Larson yes, Molumby no, Vaux abstain, Fergen absent. Motion carries 4 yes 1 no 1 abstaining 1 absent.

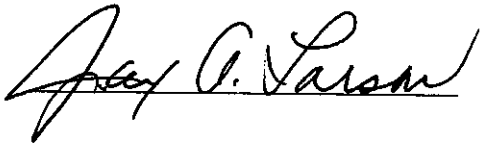
Plan Approval: County Fair, 1305 W Havens, Highway Oriented Business District. The owner wishes to install a structure in the rear of the building to provide a shelter for delivery vehicles. Motion by Molumby, seconded by Osterloo to approve the plan. All members present voting aye, motion carried.

Drainage Report & Findings of Westwood Addition: Putnam noted the updated drainage plan for the Westwood Addition is included in the planning commission packet. It is acceptable to the Public Works department. The document will be helpful for future development. No action taken, but the commission acknowledges the receipt of the report.

Westwood Master Plan: Putnam presented the updated Westwood Master Plan as prepared by SPN & Associates. This will be helpful as future plats are presented. Motion by Jirsa, seconded by Vaux to accept the master plan. Roll Call Vote: Genzlinger yes, Osterloo yes, Vaux yes, Jirsa yes, Larson yes, Molumby yes, Vaux yes, Fergen absent. 6 yes 0 n 1 absent. Motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:46 pm.

A handwritten signature in black ink, appearing to read "Jay A. Larson". The signature is written in a cursive style and is positioned above a horizontal line.

06-22-2020