

**CITY OF MITCHELL
CITY PLANNING COMMISSION
AUGUST 12, 2019 MINUTES**

NOT APPROVED

Chairman Larson called the August 12, 2019 meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

The commission welcomed new member, Mark Vaux. His term will expire July 1, 2024.

Members present: Larson, Genzlinger, Molumby, Osterloo, Vaux and Allen

Members absent: Jirsa and Fergen

Staff Present: Putnam, Croce, Hegg, London, T. Johnson, J. Johnson, Ellwein, Sandoval, Schroeder

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Osterloo, seconded by Genzlinger to approve the minutes of the July 22, 2019 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Molumby, seconded by Osterloo to schedule the next planning commission meeting for August 26, 2019. All members present voting aye, motion carried.

Plan Approval: 401 N Main St, Central Business District, and (formerly Fabric Warehouse) Herm Harms with Puetz Corp. presented the plan for the renovation and façade improvement of the building at 401 N Main St. No one testified in opposition of the proposed plan. The commissioners questioned Mr. Harms in regards to code issues. Putnam noted that this building is a contributing building within the Mitchell Historic Downtown District, thus requires review by the local historic preservation commission and the state Historic Preservation Office (SHPO). SHPO has requested an abbreviated case report. Mr. Harms provided a report on the condition of the building and the owner has had a structural engineer review the building. Mr. Harms indicated the building in its present condition could not be occupied. In addition, he stated that the owner has made some modifications to the plan in an attempt to maintain some of the historic features and if this plan is not approved; the owner may give the building to the city. Genzlinger made a motion to approve the plan with two conditions; 1. That the plan be approved contingent on approval by the historic groups, 2. That John Hegg approves the plan. Motion dies for lack of second. J. Johnson outlined the protocol of the historic review process. Motion by Osterloo, seconded by Genzlinger to approve the plan. Roll Call vote: Larson yes, Molumby yes, Genzlinger yes, Osterloo yes, Vaux yes. Motion passes 5 to 0.

Recommendation of Alley vacation: Theresa Kriese, representing DWU, say the purpose of the alley vacation and the plat is to establish boundaries for the new business building to be constructed in the near future. The alley was recently discovered and the locates has been cleared. Motion by Genzlinger, seconded by Vaux to recommend approval of the vacation request. All members present voting aye, motion carried.

Plat: A Plat of Lot C-4 of DWU-First Addition to the City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 5 of D. and B. Carlson's First Addition, A Subdivision of a portion of the NE ¼ of Section 31, T 104 N, R 60 W of the 5th P. M., Davison County, South Dakota. Doug Carlson was present to answer questions. This plat appears to follow the master plan. Motion by Osterloo, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 9, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Chuck Mauszycki Sr. was present to answer questions and provide an overview of the construction in the area. He addressed drainage issues and said SPN is working on a revised plan. Motion by Molumby, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: (Application Withdrawn) Mike Miiller d/b/a Aaction Storage has applied for a conditional use permit to construct self-storage facility building with varying compartment sizes at 411 E Juniper legally described as; W 75' of Lot S-3, Replat of Lot S, NW ¼ of Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota. Zoned HB District.

Public Input: none

Chairman Larson adjourned the meeting at 12:35 pm.
