

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, February 27, 2017**

Chairman Larson called the February 27, 2017 to order at 12:00 pm in the Council Chambers, City Hall, Mitchell, South Dakota.

Members Present: Larson, Griffith, Molumby and Schmucker

Members Absent: Fergen, Everson, and Allen

Others Present: Putnam, Ellwein, Overweg, McGannon, Hegg, London, J. Johnson,

Others: McPeeks and a reporter from the Daily Republic

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

Approval of Minutes: Motion by Schmucker, seconded by Griffith to approve the minutes of the February 13, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Molumby to schedule the next meeting for March 13, 2017. All members present voting aye, motion carried.

Plan Approval: Cortrust Bank, 100 E. Havens, zoned HB. Hegg indicated they are doing some major interior work and minor work to the outside. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plan Approval: Corona Village, 1101 S Burr St, zoned HB District. The owners plan adding a 4 X 26 addition to the west of the business. Motion by Griffith, seconded by Schmucker to approve the plan. All members present voting aye, motion carried.

Plan Approval: Dr. Lucky's, 205 N Main St, CB District: Hegg indicated this will some interior remodeling, painting and installing a 2-hour fire door between the two buildings. They may replace a window or two and some duct pointing. Laursen indicated they are not going to access the top floor. Motion by Molumby, seconded Griffith to approve the plan. All members present voting aye, motion carried.

Variance: McPeek Properties LLC has applied for a back yard variance of 10' vs 20' and a south side-yard on corner variance of 15' instead of the 20' as required and an oversize variance of 5,550 vs. 5,000 square feet to construct a retail and trade business to be located at 700 N Sanborn Blvd, legally described as Lot 3, Block 2, Rowley's 2nd Addition, Lot 4, Block 2, Rowley's 2nd Addition, and S 6' of Lot 6, Block 2, Crider's 1st Addition, All in the City of Mitchell, Davison County, SD. Zoned NS Neighborhood Shopping.

The McPeeks (applicants) were present to answer questions. No one testified in opposition of the application. No written opposition were received.

Letters to the neighbor property owners were sent on February 15, 2017 and the legal notices were published in the **Mitchell Daily Republic** on February 16 & 23, 2017.

Putnam indicated the fire and building departments have reviewed the project. Schmucker asked about snow removal. McPeek indicated he will pile and haul it. McPeek indicated he will pave the parking lot across the alley and his portion of the alley. The commission review the proposed plan.

Motion by Griffith, seconded by Molumby to recommend the board of adjustment approve the variances. All members present voting aye, motion carried.

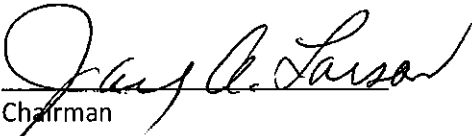
Conditional Use: McPeek Properties LLC has applied for a conditional use permit for a parking facility at W 47' of Lot 2, Block 2, Rowley's 2nd Addition, City of Mitchell, SD.

The McPeeks (applicants) were present to answer questions. No one testified in opposition of the application. No written opposition were received.

Letters to the neighbor property owners were sent on February 15, 2017 and the legal notices were published in the **Mitchell Daily Republic** on February 16 & 23, 2017.

Motion by Griffith, seconded by Schmucker to recommend the Board of Adjustment approve the conditional use.

Chairman Larson adjourned the meeting at 12:15 pm


Chairman

03-13-17
Date