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## *Planning Commission Minutes*

Chairman Hughes called the January 7, 2014 Planning Commission to order at 5:30 pm with the following members present:

Judy Hughes            Judy Iverson            Arvid Meland            Tammy Bohn  
San Monahan

Also present:

Christina Steele (Planning & Zoning Coordinator)  
Jason Anderson (Council Representative)  
Daniel Ainslie (City Manager)  
Dave Smith (Code Enforcement Officer)

The minutes from the December 3, 2013 meeting were reviewed and approved. A summary of recent Council actions related to planning & zoning was reviewed.

**1. Plat** – Vernon Heights Inc., Sturgis SD. Represented by Jim Allison.

Final plat of Lots 2 and 7 in Vernon Heights Estates II. These lots have been sold and single family homes will be built in the spring.

1<sup>st</sup> by Iverson and 2<sup>nd</sup> by Monahan to approve. Vote: All voting Yes to approve.

**2. Zoning Amendment** – Key City Investments/Hurbert Raposa represented by Cheryl and Joe Schoenbaum.

Applicant is requesting a change of zoning from Mobile Home Park to Campground. Applicant explained the desire to clean up the current trailer park and have the ability to park mobile homes and campers on the property. Discussion included the requirements for a campground (all units must be licensed and operational and privately owned) the campground must meet State campground requirements.

After discussion, the Commission requested a written plan including a time line for removal of all mobile homes. Action: tabled until February 4 meeting.

**3. Variance – Duayne Israelson 1343 Pine Street**

The applicant was present and explained his desire to build a shop building where a previous car port was located. The car port was damaged in the October blizzard. The building will require an 18 foot variance to the side yard setback.

After discussion and questions as to the amount of variance required for the roof overhang, it was determined that a 20 foot variance would be required. The Commission recommended to allow but asked the applicant to provide a site plan showing measurements to the Council at the time of public hearing. 1<sup>st</sup> Iverson 2<sup>nd</sup> Bohn with Meland abstaining. (Monahan No) Applicant agreed to provide this information at the Public Hearing which will be scheduled for February 3.

Other items: Commissioner Monahan asked for more Council support of decisions made by the Planning Commission and consideration for a small stipend for time spent at Commission meetings.

**The meeting was adjourned at 6:40 p.m.**

The next meeting is scheduled for February 4 at 5:30 pm.

Respectfully submitted,  
Christina Steele

*Approved 2/4/2014*