

CITY OF MILBANK
PLANNING AND ZONING COMMISSION
October 5, 2015

The Milbank Planning and Zoning Commission met for a regular meeting on Monday, October 5, 2015 at 5:30 P.M. in the Milbank City Council Chambers. Present for the meeting were Commission members Angela Lambrechts, Jason Krause, Sharon Pinkert, Tracy Upton, Janel Sandvig, Richard Schmeichel, Councilman Mike Hanson, City Administrator Jason Kettwig and Lacey Kasuske. Present from the public was David Mogard, Maria Mogard, James Kiefer, Karen Kiefer, Bobbie Bohlen, Janice Letze, Cheri Mielitz, Jerry Mielitz, Evelyn Hilbrands, Orville Hilbrands, Maureen Dinter, Donnie Eilers, James Ward.

A motion was made by Hanson and seconded by Krause to approve the minutes of the September 14, 2015 meeting. Motion was approved 7-0.

A motion was made by Schmeichel and seconded by Sandvig to approve a variance requested by David Mogard to allow a second detached accessory structure extending into the required rear yard setback. The property is known as 203 S Viola St, S 50' of N 100' Ex E 14' of Lot 13, Block 1, Bartlett's Second Addition, Zoned R2, General Residential District. Motion carried 7-0.

Kiefer addressed the council stating his proposed plan for the lots. He stated that he would like to build single storage garages, 1 per lot. He handed out examples of the garage/storage building he is looking at building on the property. Neighbors were present. Mr. & Mrs. Mielitz voiced that when they bought the property where they live that they understood that Kiefer was going to build a spec home and Kiefer himself was going to build a home there also. Letze, who lives across the street from the property, stated that putting up a structure like that would block her view. There would also probably be security lights that would shine in her bedroom window. Mrs. Hilbrands agreed with Mielitz's.

Kettwig stated to the board that they are voting to rezone the property, not for building storage units and to keep in mind that they are voting for the best use of the property. He also stated that under the current zoning which is R3, there are conditional uses that are allowed besides residential dwellings. Most of those, in a B3, they are permitted uses. The difference with it staying in R3 is that it would have to be voted on by the Planning & Zoning Board for any other use besides residential, where as if it was a B3, they are permitted uses and it doesn't have to go through the board.

A motion was made by Hanson and seconded by Sandvig to recommend approval of rezoning of Lots 13, 14 & 15, Eslinger Addition, City of Milbank, South Dakota to B-3 Highway Business from M-3 Multi-Family Residential. Motion carried 4-3; Nay – Pinkert, Upton, Schmeichel

Joe Bartman and Mike Knutson, representatives from Home Address, spoke to the board about their services and what Home Address can do to help Milbank out with the housing issues.

Lambrechts exited the meeting.

A motion was made by Pinkert and seconded by Hanson to adjourn the meeting at 6:44 p.m. Motion carried 6-0.

The next regular meeting will be November 2, 2015 at 5:30 p.m.

Jason Kettwig, City Administrator