

1. Agenda

Documents: [04-27-15 AGENDA.PDF](#)

2. Packet

Documents: [04-27-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: Monday, April 27, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting April 13, 2015

NEXT MEETING: May 11, 2015

VARIANCE: Aaron and Jessica Baas for a height variance of 28 feet vs 23 feet for construction of a building located at 6020 Livesay Lane, legally described as Lot 4, Block 8, CJM's 2nd Addition, City of Mitchell, Davison County, South Dakota.
Zoned CJM Planned Development District.

PLAT: Lot 12, Park Acres First Addition in the NE ¼ of section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAN APPROVAL: Hohn – 1620 S Burr St – Zoned HB

AMENDMENT TO TAX INCREMENTAL FINANCING DISTRICT #13

APPROVAL OF TAX INCREMENTAL FINANCING DISTRICT #21

OTHER BUSINESS:

ADJOURN:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 995-8433 at least 24 hours prior to the scheduled meeting."

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**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, April 13, 2015**

NOT APPROVED

Call to Order: Vice-Chairman Schmucker called the April 13, 2015 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Schmucker, Everson, Griffith, Meyers, Molumby, Fergen, and Doescher

Members Absent: Larson

Others Present: Putnam, Ellwein, Koch, Crowe, Overweg, Laursen, Bathke, Wegner and Mayor Tracy

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

Minutes: Motion by Everson, seconded by Fergen to approve the minutes of the March 23, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Everson to schedule the next meeting for April 27, 2015. All members present voting aye, motion carried.

Conditional Use: Merl Bechen has made an application for a conditional use permit for the replacement of an off-premise sign between 300 square feet and 600 square feet in area . The sign is located on the south side (east bound) of I-90. The property is legally described as the E 1,047 feet of the SW ¼ lying south of I-90 exc. Lot A, Section 29, T 103 N, R 60 W, Davison County, SD. The property is zoned HB Highway Oriented Business District.

Mr. Bechen was present to answer questions. No written comments were received and no one testified in opposition of the application. Putnam reported that the SDDOT has approved the application and it complies with their regulations.

Letters to neighboring property owners were sent April 1, 2015. The public notice was published in the *Mitchell Daily Republic* on April 1 & April 8, 2015.

Motion by Molumby, seconded by Griffith to recommend approval of the conditional use permit to the Board of Adjustment. All members present voting aye, motion carried.

Rezoning: Bill Wittstruck in the 301 Block of East Hackberry Ave, legally described as the W 100 feet of the N 158 feet of Block 9, Weaver's Square, City of Mitchell, Davison County, SD. A side-yard variance on a corner of 0' feet vs 15' and an oversize variance of 5,400 square feet vs 2,000 square feet for an addition to the garage is still pending with the Board of Adjustment. The property is currently zoned R3 Medium Density Residential District.

Mr. Wittstruck was present to answer questions. No written opposition was received and no one testified in opposition of the application.

Letters to the neighboring property owners were sent April 2, 2015. The public notice in the *Mitchell Daily Republic* is to be published April 2, 8, and 15, 2015.

Motion by Meyers, seconded by Griffith to recommend the City Council to approve the rezoning request with the request that prior to issuance of a building permit the property lines be identified and drainage plans be approved by the public works department. All members present voting aye, motion carried.

Plat: Lots W-1A, W-1B, and W-1C, a subdivision of Lot W-1 in Lot H1 in the North ½ of the SE ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

Putnam and Koch present this plat on behalf of the City of Mitchell. This property is currently owned by the City and it will transfer to a private party at a later date. There may be some encroachments that need to be addressed.

Motion by Everson, seconded by Molumby to approve the plan. All members present voting aye, motion carried.

Plan Approval: Reginald Martin was present to explain his plan to convert his property at 510 W Havens from an office building into 4 dwelling units. The property is zoned Neighborhood Shopping District and it is a permitted use, but requires planning commission approval.

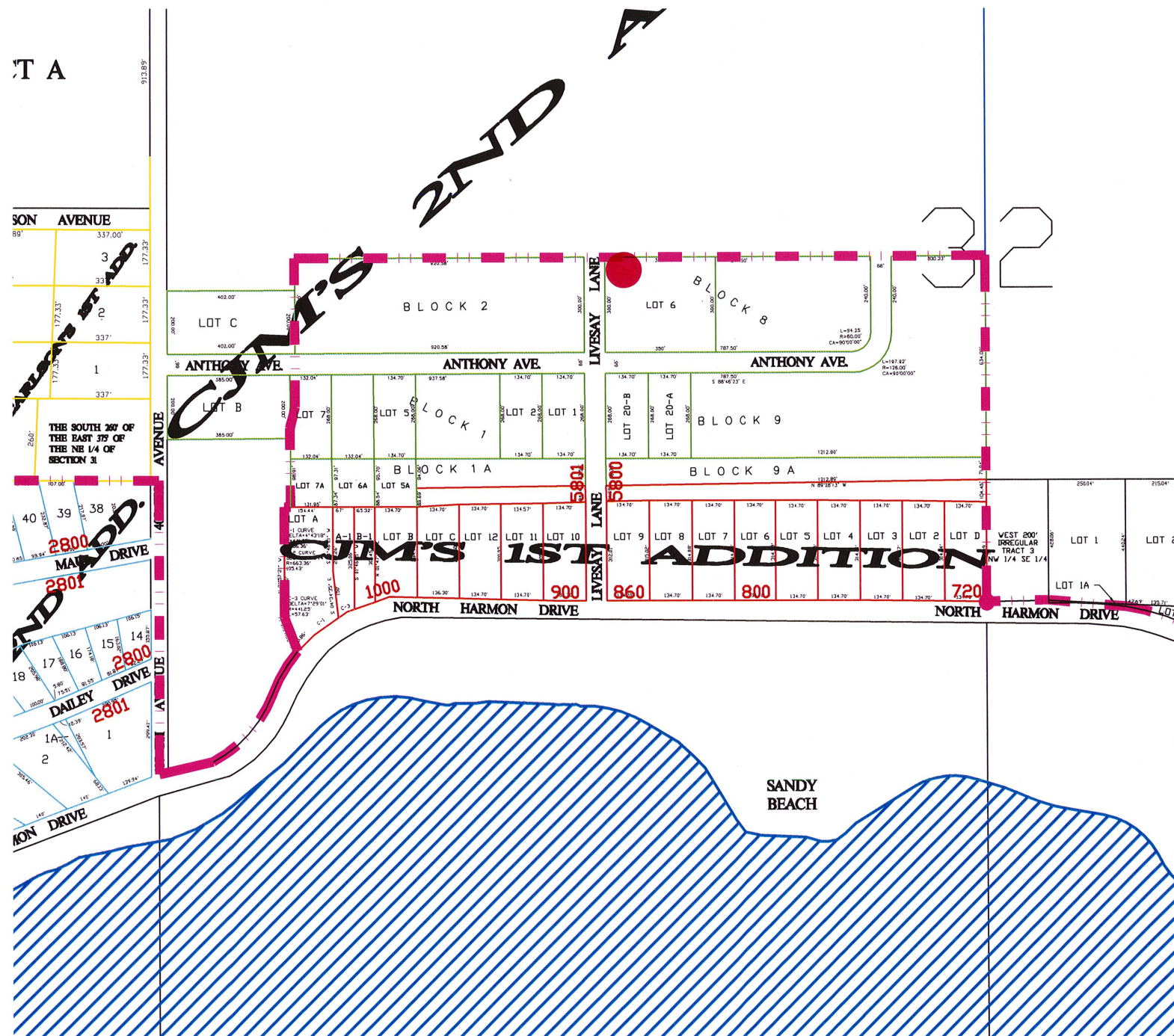
Motion by Everson, seconded by Griffith to approve the plan as submitted. All members present voting aye, motion carried.

Other Business: Stephanie Ellwein informed the commission that future meetings will be broadcast and recorded on the city network. No action taken.

Vice-Chairman Schmucker adjourned the meeting at 12:30 pm.

Chairman

Date



CJM CONSULTING
1050 N HARMON DR
MITCHELL SD 57301

DOUG HEIDINGER
35960 217TH ST
MILLER SD 57362

BRITTANY PLAMP
840 N HARMON DR
MITCHELL SD 57301

CULLEN & MARY JO SCHIMKE
5901 LIVESAY LN
MITCHELL SD 57301

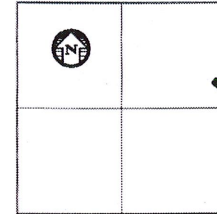
BRANDON & BRENDA PUETZ
413 E 12TH AVE
MITCHELL SD 57301



GRAPHIC SCALE

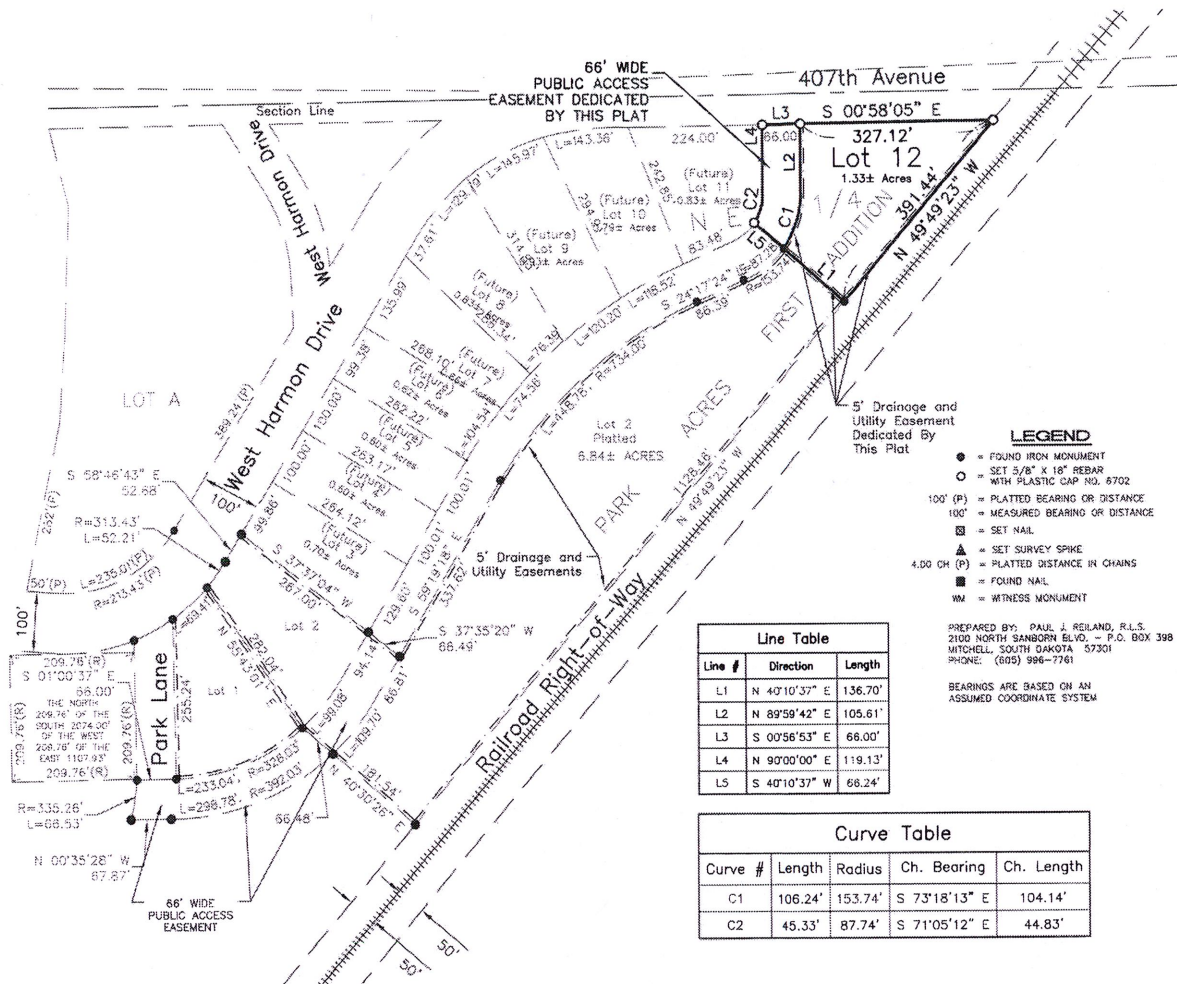


(IN FEET)
1 inch = 100 ft.



LOCATION MAP
SCALE: 1" = 3600'

Easements Within Lot 12 Dedicated By This Plat:
5' Drainage and Utility Easements around the entire Lot 12;
except along 407th Avenue.



LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM

Line Table		
Line #	Direction	Length
L1	N 40°10'37" E	136.70'
L2	N 89°59'42" E	105.61'
L3	S 00°56'53" E	66.00'
L4	N 90°00'00" E	119.13'
L5	S 40°10'37" W	66.24'

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	106.24'	153.74'	S 73°18'13" E	104.14'
C2	45.33'	87.74'	S 71°05'12" E	44.83'

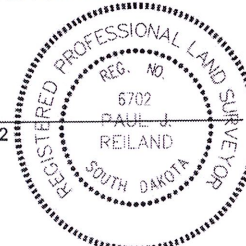
A PLAT OF LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 20, 2015, survey those parcels of land described as follows: LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
Dated this ____ day of April, 2015.

Registered Land Surveyor #SD6702



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2015; and

WHEREAS, it appears from an examination of the plat of LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER --- BY: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2015.

COUNTY PLANNING COMMISSION --- BY: _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 12 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

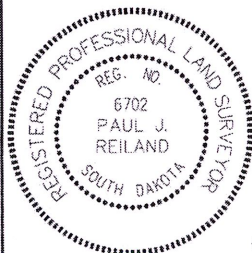
Dated this _____ day of _____, 2015.

Chairperson, Board of County Commissioners
Davison County, South Dakota

AUDITOR'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified, and acting County Auditor of Davison County, South Dakota, and that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2015, approving the above named plat.

Auditor, Davison County



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J. REILAND
SOUTH DAKOTA



LANDSCAPE REQUIREMENTS	
PARKING REQUIRED	56
PARKING PROVIDED	66
TREES REQUIRED	1 PER 50' OF FRONTAGE + 10
TREES PROVIDED	10

1 SITE PLAN - Presentation
1" = 20'-0"

Anytime Fitness
Mitchell, SD

Site Plan



© Date: 4/20/2015 9:46:50 AM

Anytime Fitness
Mitchell, SD

Floor Plan



Area Schedule (Rentable)	
Name	Area
VISITOR CENTER	991 SF
ANYTIME FITNESS	8071 SF
Area 100	2468 SF
Area 100	1,000 SF
Area 400	1324 SF

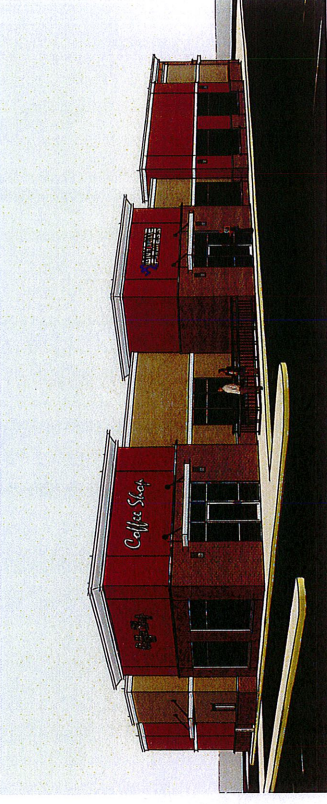
1 MAIN LEVEL Presentation Plan
1" = 10'-0"

Exterior Views

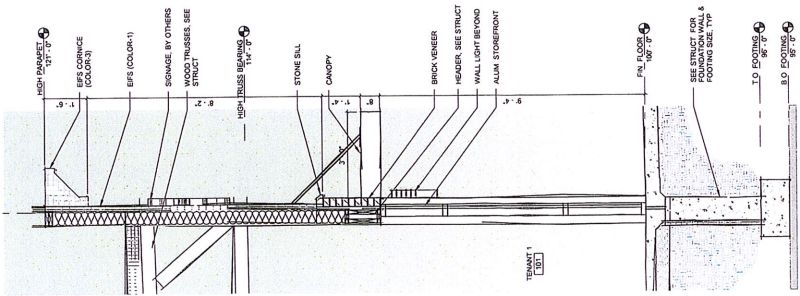
Anytime Fitness
Mitchell, SD



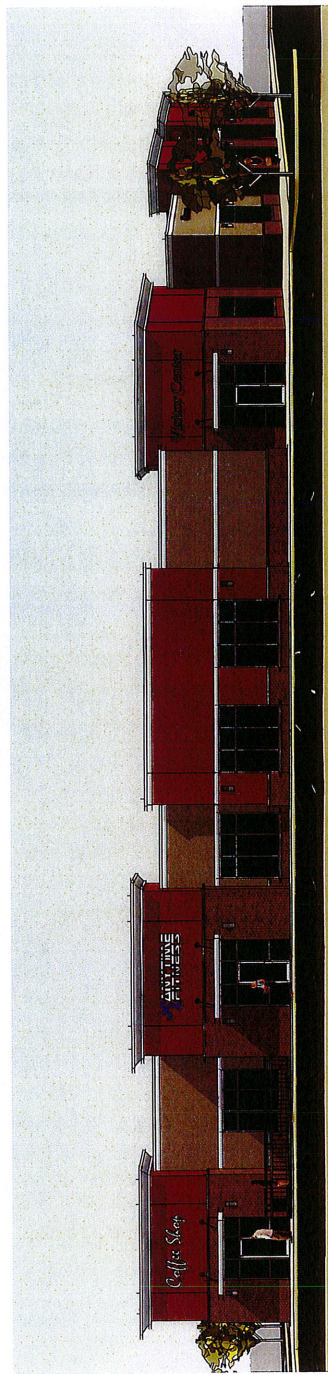
4 South Elevation



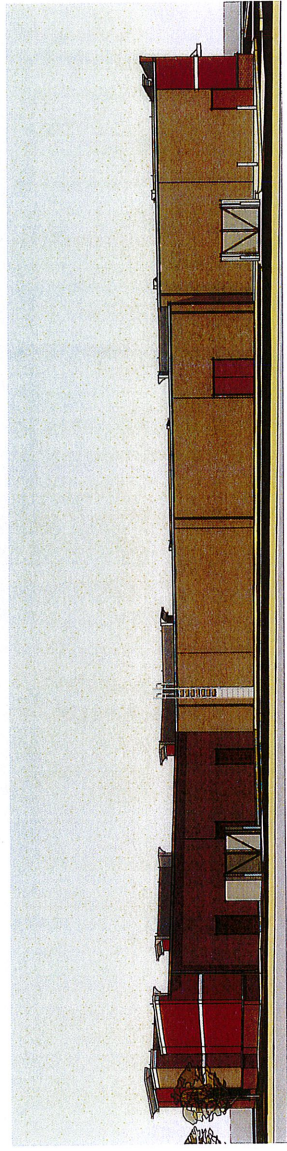
1 NorthWest View



5 Wall Section
1/2" = 1'-0"



2 West Elevation View



3 East Elevation View