

1. Agenda

Documents: [05-11-15 AGENDA.PDF](#)

2. Packet

Documents: [05-11-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: Monday, May 11, 2015

*******Planning Commission – Please bring last week’s material.
Thank you.***

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting April 27, 2015

NEXT MEETING: TUESDAY, May 26, 2015

CONDITIONAL USE: Tia Shippy to operate a family residential child care center at 808 E 12th, legally described as W 55’ of Lot 16 & E 35’ of Lot 17, Block 2, Northridge Subdivision, City of Mitchell, Davison County, South Dakota. Zoned R2.

VACATION OF PORTION OF STREET – Porter Leasing LLC – S Davison

PLAN APPROVAL: CAP Properties – 1022 N Main St – Zoned CB

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

TIF #21 ADOPTION

TIF #13 AMENDMENT

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 27, 2015**

NOT APPROVED

Call to Order: Chairman Larson called the April 27, 2015 meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

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

Member Absent: Molumby

Others Present: Putnam, Koch, Hegg, Crowe, London, Laursen, Johnson, Wegner (Steve Sibson briefly)

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

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the April 13, 2015 meeting. All members voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for May 11, 2015. All members present voting aye, motion carried.

Variance: Aaron and Jessica Baas have made an application 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. The property is located within the CJM Planned Development District.

Mr. Baas was present to answer questions. No one testified in opposition of the application. No written comments were received.

Letters to the neighboring property owners were sent April 15, 2015 and the public notice was published in the *Mitchell Daily Republic* on April 16, 2015.

Motion by Everson, seconded by Fergen to recommend approval of the variance to the Board of Adjustment. All members present voting aye, motion carried.

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

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

Chairman Larson open the hearing in regards to following agenda items. The applicants through their attorney have asked the commission to postpone the following agenda items.

Plan Approval: Hohn/Visitor Center Project, 1620 S Burr St, Mitchell, SD. Zoned HB District.

Motion by Meyers, seconded by Griffith to continue the agenda item until 12:00 pm, May 11, 2015. All members present voting aye, motion carried.

Amendment to Tax Incremental Financing District #13. Motion by Griffith, seconded by Schmucker to continue this agenda item until 12:00 pm, May 11, 2015. All members present voting aye, motion carried.

Approval of Tax Incremental Financing District #21. Motion by Fergen, seconded by Griffith to continue this agenda item until 12:00 pm, May 11, 2015. All members present voting aye, motion carried.

Other Business: Koch and Doescher asked the commission to provide some feedback on the membership of the city's TIF Financing Review Committee. Koch indicated that he will be asking the council to remove the city attorney as a voting member. Doescher suggested that a representative of Davison County should be a member. Motion by Schmucker, seconded by Griffith that the city planning commission recommends the TIF Review Committee Ordinance to be amended to include a representative of Davison County. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:20 pm.

Chairman

Date

SHIPPY

BARRY & LUANN ELDEEN
717 E 13TH AVE
MITCHELL SD 57301

JUSTIN & GRACE HOOK
725 E 13TH AVE
MITCHELL SD 57301

DAVID EMMERT
40672 252ND ST
MITCHELL SD 57301

STEVEN & VICTORIA HEIMSOTH
809 E 13TH AVE
MITCHELL SD 57301

MICHELLE GOUGH
817 E 13TH AVE
MITCHELL SD 57301

KEITH & REBECCA SOLBERG
825 E 13TH AVE
MITCHELL SD 57301

JOSHUA LEE
824 E 12TH AVE
MITCHELL SD 57301

MAXINE BAKER
JANICE ARMIN/STEVE BAKER
816 E 12TH AVE
MITCHELL SD 57301

LISA SHIPPY
808 E 12TH AVE
MITCHELL SD 57301

STEVE & VERLA VLIENER
724 E 12TH AVE
MITCHELL SD 57301

TOM & SANDRA SHEETS
716 E 12TH AVE
MITCHELL SD 57301

VIRGINIA SKELLY TRUST
2201 N KIMBALL ST #5
MITCHELL SD 57301

ISRAEL ESPINOSA
717 E 12TH AVE
MITCHELL SD 57301

REBECCA WEIER
725 E 12TH AVE
MITCHELL SD 57301

ROBERT & BETTY POLLY
801 E 12TH AVE
MITCHELL SD 57301

VALERIE FREDRICH
809 E 12TH AVE
MITCHELL SD 57301

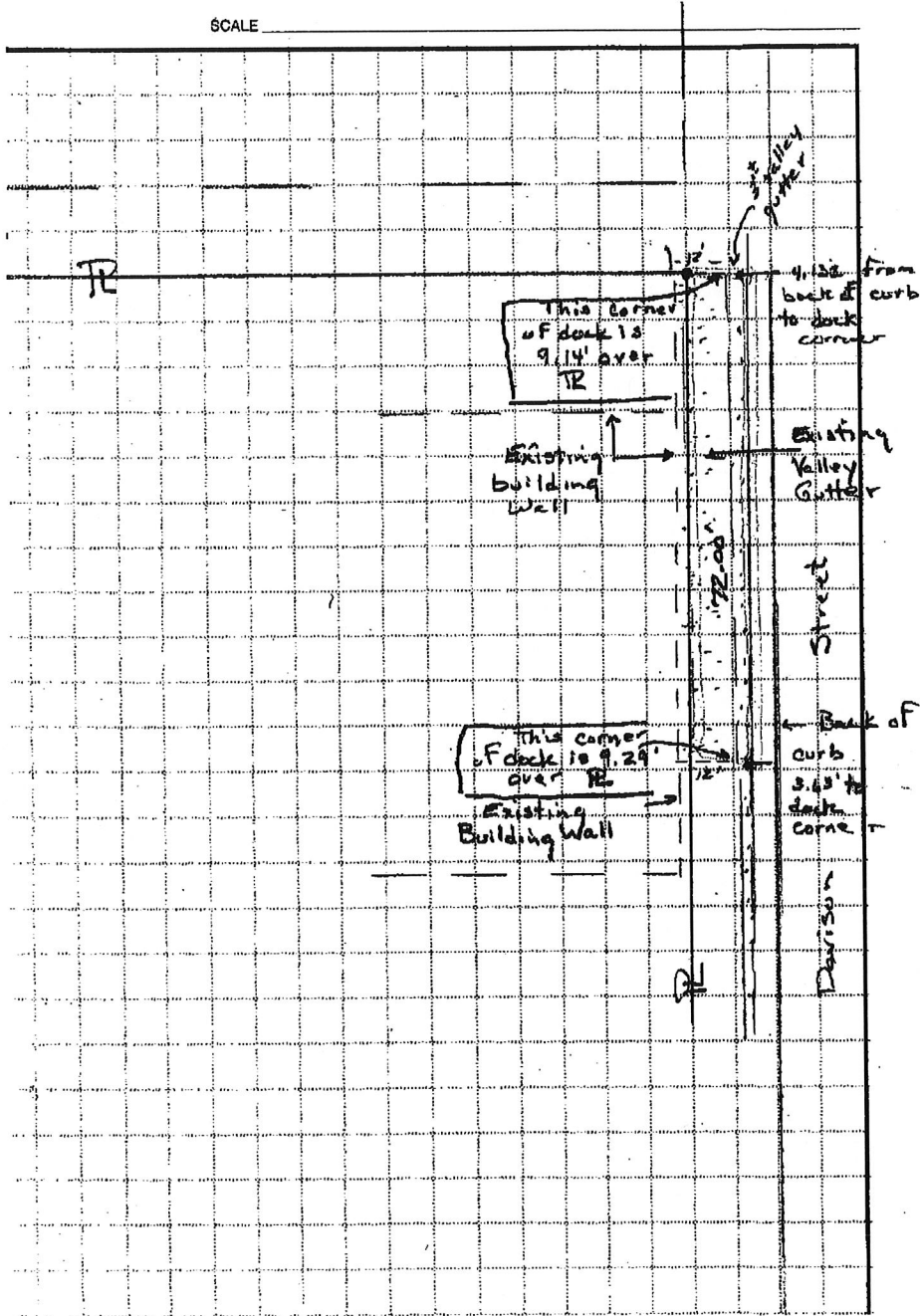
CURTIS HOHBACH
817 E 12TH AVE
MITCHELL SD 57301

LEN & PAULA SANDERSON
901 E 12TH AVE
MITCHELL SD 57301

MITCHELL SENIOR HIGH SCHOOL
920 N CAPITAL ST
MITCHELL SD 57301

EXHIBIT A

JOB Porter Distributing
SHEET NO. _____ OF _____
CALCULATED BY PCK / TOD DATE _____
CHECKED BY _____ DATE _____
SCALE _____



S LANGDON ST

EASH AVE

S DAVISON ST



1 inch = 50 feet

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ARTICLE A. OFF STREET PARKING

10-11A-1: INTENT:

This article is intended to reduce the need for parking on the streets and highways and the traffic congestion and hazards caused thereby and to provide for off street parking adequate to each type of development in terms of both amount and location. (Ord. 2408, 10-1-2012)

10-11A-2: GENERAL REQUIREMENTS AND DESIGN STANDARDS:

- A. Accessory off street parking required for the uses specified therein shall only be for use by automobiles of employees, customers and residents of the activity served and shall be in addition to provisions for parking for the public at large.
- B. Off street parking requirements shall be met on the same zoning lot as the building served or on a zoning lot within three hundred feet (300') thereof especially reserved for such uses; except, that off street parking facilities for separate uses may be provided collectively on a separate lot if the total spaces are not less than the total requirements of the separate uses and if other requirements are met.
- C. An off street parking space shall be at least nine feet (9') in width and at least twenty feet (20') in length, exclusive of access drive and ramps, and have a vertical clearance of at least seven feet (7').
- D. Off street parking spaces may be located in any required yards, except front yards. Residences may provide a driveway for parking purposes not to exceed twenty four feet (24') in width in the front yard.
- E. All off street parking spaces and access areas shall be improved and maintained with an asphaltic or portland cement binder material pavement or such other surface as may be approved by the director of public works, to provide a durable and dust free surface and shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe parking and storage.

- F. Any lighting used to illuminate an off street parking area shall be so arranged as to reflect light away from adjoining premises in any residential district or from any public or institutional uses.
- G. Every off street parking area shall be provided with adequate access of eight feet (8') if a residence and sixteen feet (16') if a nonresidential use from a public street or alley.
- H. All or any part of off street parking requirements may be met within the building. (Ord. 2408, 10-1-2012)
- I. Installation of electric vehicle parking spaces shall comply with the design standards in subsections A through H of this section. Such parking spaces shall comply with the schedule of off street parking requirements as provided in section 10-11A-3 of this article. Parking spaces utilized for electric charging stations shall not be included in the number of spaces required in section 10-11A-3 of this article. (Ord. 2454, 11-4-2013)

10-11A-3: SCHEDULE OF OFF STREET PARKING REQUIREMENTS:

The following numbers of off street parking spaces are required in all districts:

Automobile sales and service garages	1 square foot of parking area for each 2 square feet of gross floor area
Banks and business and professional offices	1 square foot of parking area for each 4 square feet of floor area or 1 space per 2 employees, whichever provides the greater number of spaces
Bowling alleys	5 spaces for each alley
Churches and elementary schools	1 space for each 5 seats in a principal auditorium, and if there is no auditorium, 1 space for each classroom and office room
Dance halls and assembly halls	2 square feet of parking area for each square foot of floor area used for dancing in a dance hall and 1 space for each 4 seats in an assembly hall
Dwellings	1 parking space for each dwelling unit, plus 1 additional space for each 2 dwelling units in a building

Funeral homes and mortuaries	1 space for each 5 seats in the principal auditorium
Furniture and appliance stores	2 spaces for each 1,000 square feet of ground floor area, plus 1 space for each 1 ¹ / ₂ regular employees
High school and vocational high school	1 space for each full time employee, plus 1 space for each 5 permanent seats in classroom
Hospitals, clinics and care institutions	1 space for each 4 beds, plus 1 space for each staff doctor
Hotels, motels and lodging houses	1 space for each room or suite or each lodging unit plus 1 space for each full time employee
Manufacturing establishments	1 space for each 2 employees on the maximum shift
Restaurants, beer taverns and nightclubs	1 space for each 3 seats
Retail stores and shops (up to 2,000 square feet of floor area)	1 space for each 250 square feet of floor area
Retail stores and supermarkets (2,000 square feet of floor area or over)	1 space for each 500 square feet of floor area
Sports arenas, auditoriums, stadiums or theaters	1 parking space for each 4 seats
Wholesale establishments, warehouses, truck terminals	1 space for each employee plus 1 space for each business vehicle normally located on site
Other uses	For any use or building not provided for above, the off street parking requirements shall be determined by the planning commission, using as a guide aforementioned use and requirements which must closely resemble the proposed use

(Ord. 2408, 10-1-2012)

To whom it may concern:

This is being written to place in writing a proposal for the property at 1022 N. Main for change of use parking. CAP Properties owned by Chad and Jenise Pischel will have tenants that want to use the property as a place of assembly (church) for the rear half of the building on the property. In order for the remodel to move forward we must first seek approval of the following plan to provide adequate parking:

CAP Properties and the planned tenants propose to use the already existing empty lot to be graveled as off street parking in addition to the parking in the CARQUEST parking lot(1010 N. Main), which is agreeable as CARQUEST is also owned by Chad and Jenise Pischel and is not open for business on Sunday's. CARQUEST lot is paved and has adequate parking spaces available.

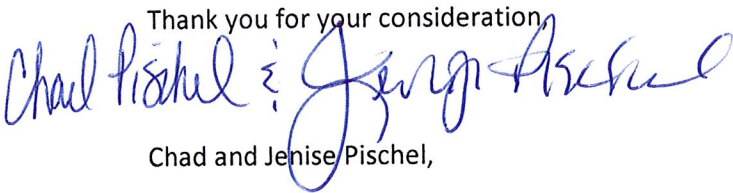
Currently, the number of attendees of this church would easily be accommodated by the street parking that is available. As discussed with Neil Putnum the number of off street parking stalls is determined by the number of seats, offices, and class rooms. The Carquest lot would provide enough parking to meet that total(10).

As of now this is a two year proposal, if the tenants feel this is something they will continue to rent, then the lot to the East will become paved.

The handicap stalls for this assembly will be on the new concrete that has just been poured.

Should you have questions or need to view the property please contact Chad Pischel, at CARQUEST 996-7556 or cell 770-5569.

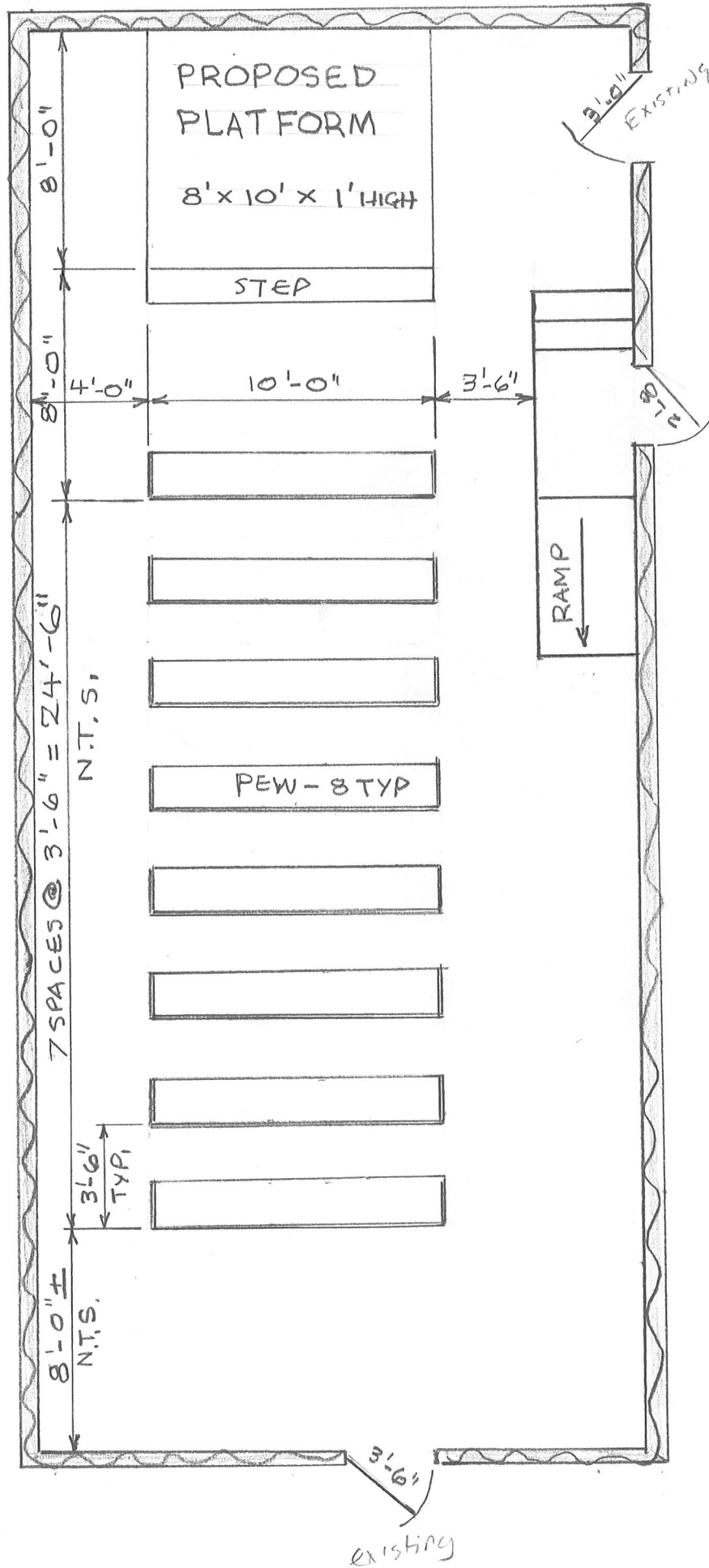
Thank you for your consideration

A handwritten signature in blue ink, appearing to read "Chad Pischel".

Chad and Jenise Pischel,

property owners





PROPOSED SANCTUARY LAYOUT

FOR REUNION CHURCH

@ 11TH & MAIN ST - MITCHELL, SD

DATE: 4/30/15

DRAWN BY J. WIECZOREK SCALE: 3/16" = 1'-0"



© Date: 4/20/2015 9:46:48 AM

Anytime Fitness
Mitchell, SD

Site Plan

1 SITE PLAN - Presentation



1" = 20'-0"



LANDSCAPE REQUIREMENTS			
PARKING REQUIRED	58		
PARKING PROVIDED	66		
TREES REQUIRED	1 PER 50' OF FRONTAGE * 19		
TREES PROVIDED	19		



© Date: 4/20/2015 9:46:50 AM

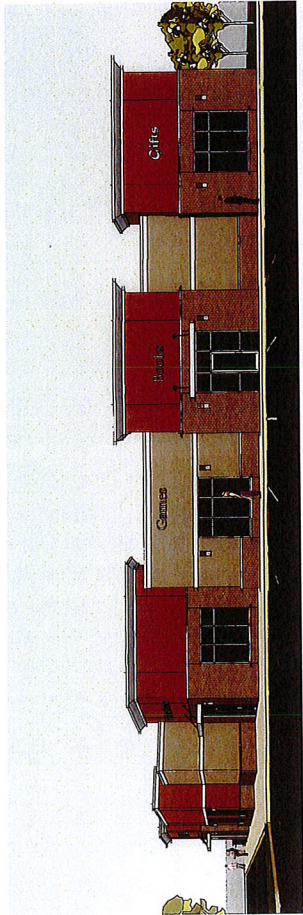


Area Schedule (Rentable)	
Name	Area
VISITOR CENTER	1591 SF
ANYTIME FITNESS	2048 SF
MULTIPURPOSE	1282 SF
PRE WEIGHTS	1000 SF
STRENGTH TRAINING	1138 SF
MANAGER	100 SF
MANAGER LOBBY	100 SF
GUEST LOBBY	271 SF
TANNING	100 SF
LOCKER	100 SF
RESTROOM	100 SF
TOILET	100 SF
TRASH ENCLOSURE	100 SF
WASH ENCLOSURE	100 SF
Area 400	13543 SF

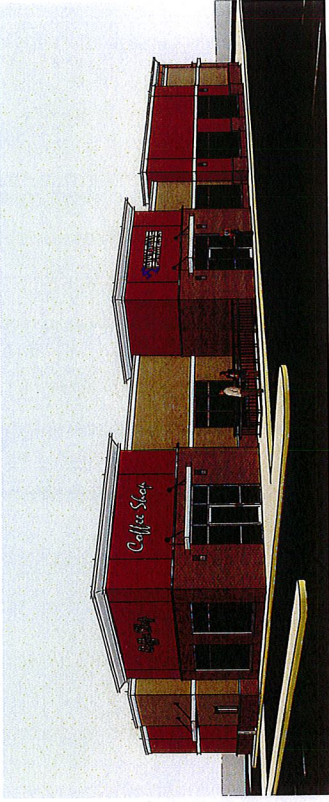
1 MAIN LEVEL Presentation Plan
1" = 10'-0"

Anytime Fitness
Mitchell, SD

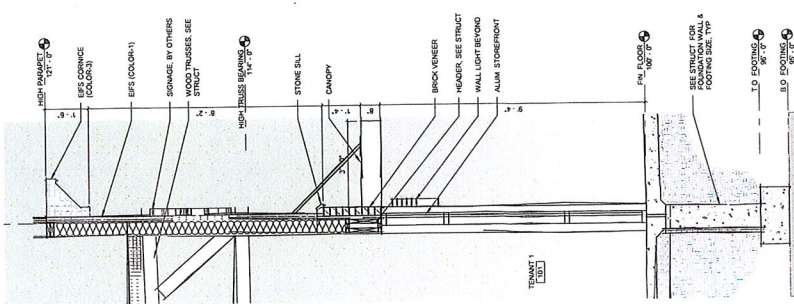
Floor Plan



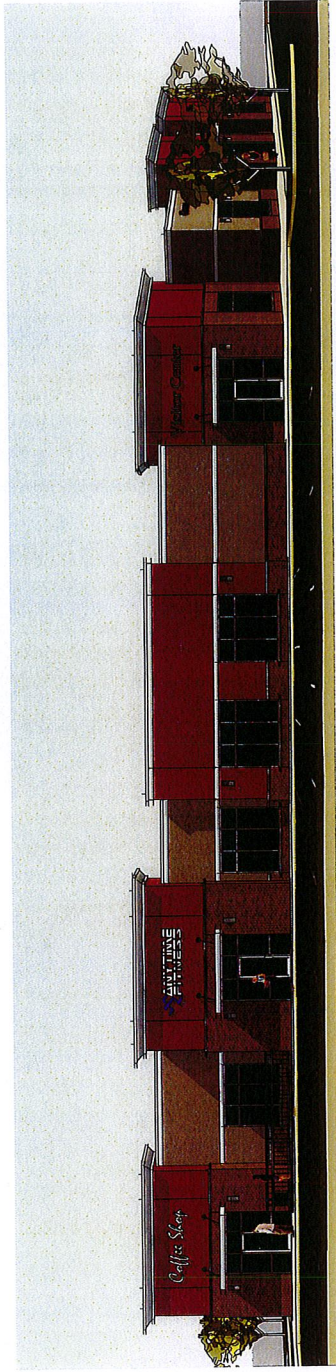
4 South Elevation



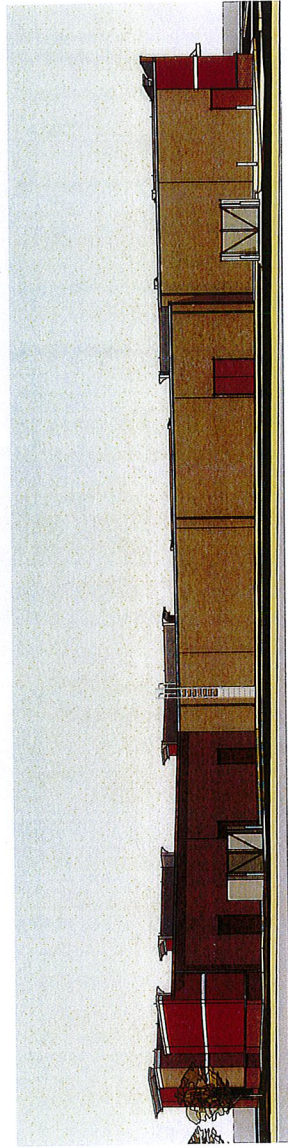
1 NorthWest View



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



2 West Elevation View



3 East Elevation View

Anytime Fitness
Mitchell, SD