

1. Agenda

Documents: [10-26-15 AGENDA.PDF](#)

2. Packet

Documents: [10-26-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, October 26, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting October 13, 2015

NEXT MEETING: Monday, November 9, 2015

REZONE: Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) to rezone Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave) from R2 to TWC. The applicants wish to operate an indoor recreation facility.

PLAN APPROVAL: David Finnell/Mongolian Grill - 320 N Main – Zoned CB

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."

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, October 26, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting October 13, 2015

NEXT MEETING: Monday, November 9, 2015

REZONE: Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) to rezone Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave) from R2 to TWC. The applicants wish to operate an indoor recreation facility.

PLAN APPROVAL: David Finnell/Mongolian Grill - 320 N Main – Zoned CB

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."

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

NOT APPROVED

Call to Order: Vice-Chairman Schmucker called the October 13, 2015 meeting to order at 12:00 pm, City Hall, 612 N Main St, Mitchell, SD

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

Members Absent: Fergen, Everson, and Larson

Others Present: Putnam, McGannon, Hegg, Koch, Overweg, Ellwein, and Mayor Toomey

Agenda: Motion by Molumby, seconded by Griffith to approve the agenda. All members present voting aye, motion carried.

Minutes: Motion by Griffith, seconded by Meyers to approve the minutes of the September 28, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Meyers to schedule the next meeting for October 26, 2015. All members present voting aye, motion carried.

Plat: Lot 10, Block 9 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. There are some minor corrections noted since the agenda was sent. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Lot 9, Block 8 of CJM Second Addition, in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. There are some minor corrections noted since the agenda was sent. Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 5, MLC Addition, in the NE ¼ of the SW ¼ of Section 28, T 103 N, R 60 W, City of Mitchell, Davison County, SD. Motion by Meyers, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Charles Avenue and Snead Avenue in the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, SD. There are a few minor corrections since the agenda was sent. Motion by Molumby, seconded by Griffith to approve the plat, all members present voting aye.

Plan Approval: Doug Voelzke (3115 W Havens St) correction of address. Zoned HB Highway Oriented Business District. Motion by Meyers, seconded by Griffith to approve the plan. All members present voting aye.

Plan Approval: Woodland Heights Addition (Ethan Lumber). Dan Boehmer of Ethan Lumber presented a new proposal for the future development of their property. He was asked about utilities. He said water and sewer is the city and he is working with Central Electric. The new addition will most likely be single family residential. He provided the commission with estimated lot sizes and is hopeful variances will not be required. He is also working with SPN on various engineering issues, particularly drainage. Plats will be forthcoming. Ethan Lumber would like to start construction of the street this fall.

Motion by Meyers, seconded by Griffith to approve the preliminary plan subject city engineering approval. All members present voting aye, motion carried.

Approval: street vacation behind the Fischer Rounds Office at 1130 S Burr. The council is scheduled to hear this proposed vacation at their next meeting. Thomsen had presented this idea to the commission a few months ago. Thomsen is requesting vacating approximately 12' from the 33' ROW. McGannon would like to review this proposal. Motion by Meyers, seconded by Griffith to recommend approval pending council approval and review by McGannon. All members present voting aye, motion carried

Other Business: Carl Koch briefed the commission on a future plat in Mueller's property in the Southwest part of town.

Vice Chairman Schmucker adjourned the meeting at 12:40 pm.

Chairman

Date

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, SOUTH DAKOTA, REZONING REAL PROPERTY LEGALLY DESCRIBED LOTS ONE THRU SEVEN, BLOCK SEVEN, APPLGATE ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM SINGLE FAMILY RESIDENTIAL (R-2) TO TRANSPORTATION, WAREHOUSING, COMMERCIAL (TWC) DISTRICT AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MITCHELL.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1. The real property legally described as Lots 1 thru 7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota is to be rezoned from Single Family Residential (R-2) District to Transportation, Warehousing, and Commercial (TWC) District and amend the Official Zoning Map of the City of Mitchell.

Section 2. The City Finance Officer shall publish notice of this ordinance, and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this November 16, 2015.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING November 2, 2015

SECOND READING November 16, 2015

ADOPTION November 16, 2015



To whom it may concern:

Mitchell Soccer Association has requested the property at 723 East Ash be rezoned from R-2 to TWC to accommodate our soccer needs.

History

In the early part of the 1900's this area was a bustling rail yard. Ice houses, coal companies and lumber yards filled the area. There were multiple side tracks across the property. In the 1960's and into the 1980's the property was ATT's building where they stored and maintained their fleet of trucks and the other specialized equipment which was used in the days before cell phones and every home had a land line telephone. The property to the west, south and east are all presently zoned TWC. However, in the early to mid 1980's Mitchell Christian School had the east half of this block rezoned to R-2 so the school could legally be located on the property. In 2005 the Reimnitz Family purchased the property and have been using it as their home. Since the seven Reimnitz children have now left the house of 16,400 square feet, this building far exceeds their housing needs.

Our Needs

Mitchell Soccer Association is in need of gym space to primarily support our indoor soccer program. This program runs from November through the end of March. To secure this space, we are looking at renting 2/3 of 723 East Ash for twelve months. We can use this space the other months of the year, when there is inclement weather. We will also use one of the classrooms for our by monthly board meetings. We have 12 board members.

We will have each of our teams holding two 90 minute practice sessions each week. There would average 6 to 12 players per practice session. We do hold an Academy session for 6 weeks on Saturdays with 25-30 players at a 45 minute sessions being taught soccer skills.

Our parents would be primarily parking on the south side of the building. Our sessions range in times, but our gym usage would be Mondays, Tuesdays, Thursdays, Fridays from 4-9pm, Saturdays 9am-9pm and Sundays 1-9pm.

Our Future

At this time, Mitchell Soccer Association is not financially able to purchase the building. Our plan is to purchase the building in the future and have entered into a Purchase Agreement with The Reimnitz Family for this purpose.

Gym space within Mitchell has reached its capacity. Without this building, we would not be able to hold our program. We hope you will indicate to the Mitchell City Planning Committee you are in favor of 723 East Ash being rezoned back to TWC, to accommodate our youth soccer programs.

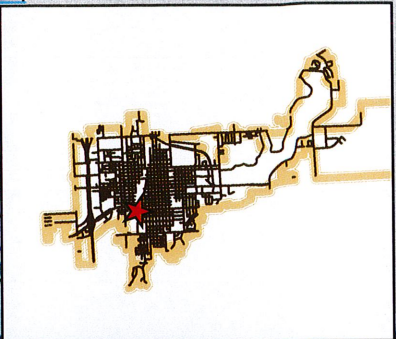
Thank you,

Jodie Cain-Lambert

Mitchell Soccer Association President
Jodie Cain-Lambert
605-999-3810

Tim Baltzer

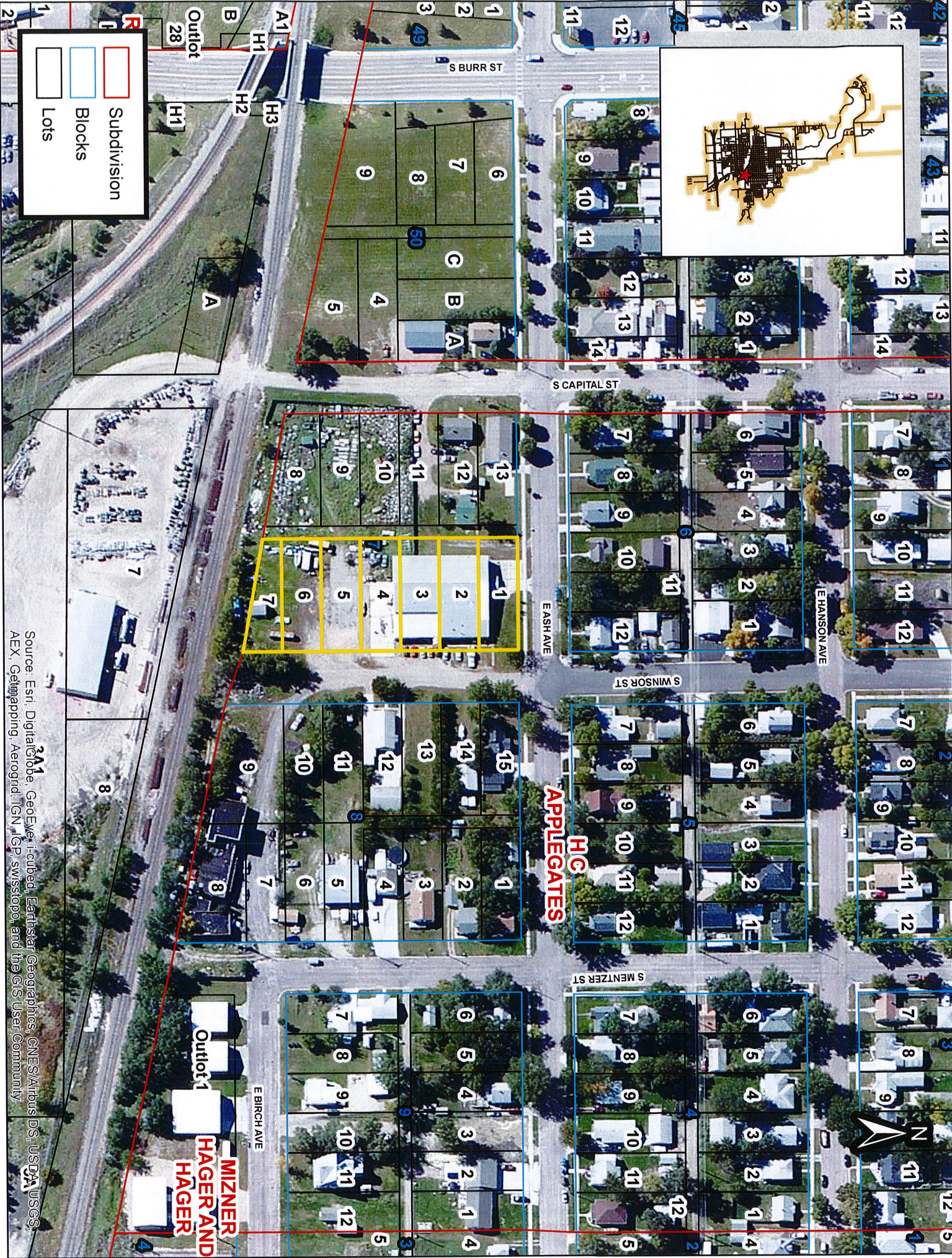
Vice-President
Tim Baltzer
605-999-5038



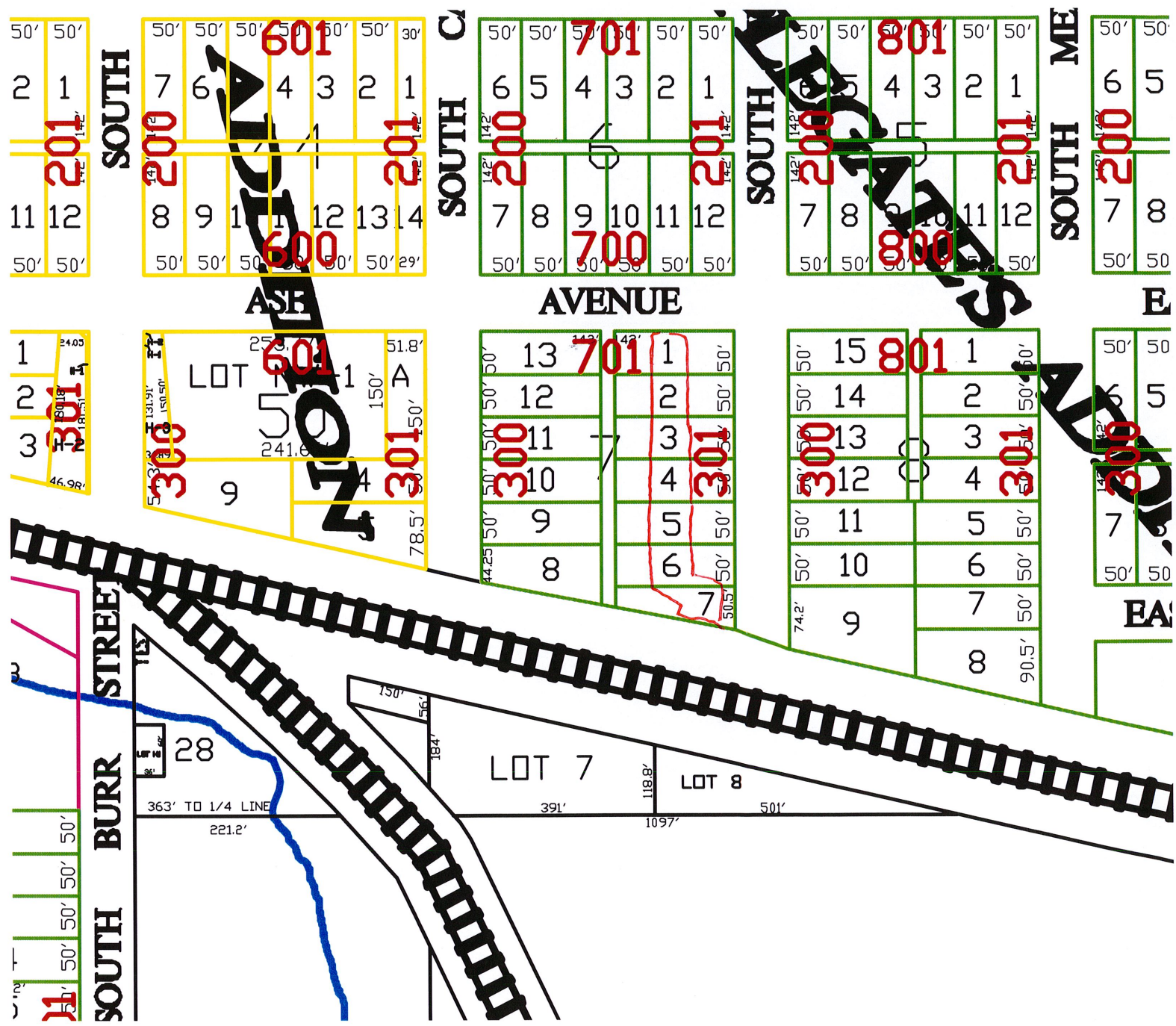
Subdivision

Blocks

Lots



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



City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

October 14, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code. This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wishes to operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We _____
OWNER

ADDRESS

 X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

WE SHOULD HAVE
DONE THIS
A LONG TIME
AGO

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

October 14, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code. This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wishes to operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We _____
OWNER

ADDRESS

X APPROVE

____ DISAPPROVE

*This is a GREAT
IDEA!*

No response will indicate approval.

COMMENTS:

of Mitch

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

October 14, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code. This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota
(723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wishes to operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We _____
OWNER

ADDRESS

X APPROVE will approve if THE property is
_____ DISAPPROVE cleaned up - RIGHT NOW IT'S AN EYE SORE

No response will indicate approval.

COMMENTS: Clean up East Side of Building So Soccer Parents
Can Park on His property. Remove blue car and Trucks
Clean up Glass (Broken), Cut back Trees, For Eye Protection
Better Lighting For Kids Protection

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

October 14, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code. This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wishes to operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We

Brad Bowling

OWNER

ADDRESS

____ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

*Answer is Self Explanatory
no more Junk Piled up
he is not following the law
for zoning now what will
he do start a salvage yard.*

EQUAL OPPORTUNITY EMPLOYER

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

October 14, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code. This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wishes to operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We

Alfred & Mary Cooper

OWNER

309, So. Menzies

ADDRESS

____ APPROVE

____ DISAPPROVE

*Would approve if they
clean the place up.*

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

October 14, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code. This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wishes to operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Linda Thome Robert and Dana King
OWNER

623 E Ash Ave
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

NOTICE OF HEARING

To: The Planning Commission, City Council, Mitchell South Dakota, and to the general public:

Boyd & Kay Reimnitz (owner) and Mitchell Soccer Association (applicant) had made an application for rezoning pursuant to the provisions of the City of Mitchell Zoning Code.

This Application is for the following described real property:

Lots 1-7, Block 7, Applegate Addition, City of Mitchell, Davison County, South Dakota (723 E Ash Ave).

Applicant(s) and owner(s) of the above described real estate request(s) to rezone the real property from (R2) Single Family Residential to (TWC) Transportation, Warehousing, and Commercial District. The applicant wish operate an Indoor Recreation Facility.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 26, 2015 at 12:00 P.M and City Council will hold first reading on November 2, 2015 and second reading and adoption November 16, 2015 at 7:30 P.M., all meetings will be at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 9th day of October, 2015.

Michelle Bathke

FINANCE OFFICER

Publish three times: October 15, 22, and 29, 2015

Approximate Cost:

RICHARD & KAREN WADLEIGH
25067 400TH AVE
MT VERNON SD 57363

CHRISTOPHER WILCOX
PO BOX 825
EDGEMONT SD 57735

JEANETTE MCDANIEL
816 E ASH AVE
MITCHELL SD 57301

ALFRED & MARY COOPER
309 S MENTZER
MITCHELL SD 57301

JOHN WEISSER
RICK TEGETHOFF
1205 RIDGE RD
MITCHELL SD 57301

CHARLES AMICK ETAL
40168 240TH ST
LETCHER SD 57359

ADAM ROEDER
312 S WINSOR
MITCHELL SD 57301

MARLA LATHER
1501 E HANSON AVE
MITCHELL SD 57301

LAWRENCE SCHMITT
801 E ASH AVE
MITCHELL SD 57301

BOYD & KAY REIMNITZ
116 E 3RD AVE
MITCHELL SD 57301

JAMES TEGETHOFF
2220 W HAVENS AVE
MITCHELL SD 57301

VICKI JOHNSON
900 W 2ND AVE #3
MITCHELL SD 57301

ALFRED & BARBARA DELANGE
723 E HANSON AVE
MITCHELL SD 57301

MATTHEW & ANGELA THOMPSON
717 E HANSON AVE
MITCHELL SD 57301

GRETA GROSDIDIER
709 E HANSON AVE
MITCHELL SD 57301

JEANETTE BAAS
KALLAN PAULSON
705 E HANSON
MITCHELL SD 57301

KIRBY & RUTH SEJNOHA
701 E HANSON AVE
MITCHELL SD 57301

KATHY & DORAN RAYMOND
700 E ASH AVE
MITCHELL SD 57301

RONALD & ELIZABETH HANSING
4311 S PINEBROOK LN
COLUMBIA MO 65203

LINDA ALDRICH
708 E ASH AVE
MITCHELL SD 57301

GALE PAGE
712 E ASH AVE
MITCHELL SD 57301

BRADLEY BOWLING
720 E ASH AVE
MITCHELL SD 57301

MELVIN & BRENDA EILTS
821 KYNETTE PL
MITCHELL SD 57301

THOMAS & JULI BOEHMER
805 E HANSON AVE
MITCHELL SD 57301

WILLIAM & RITA LESTER
800 E ASH AVE
MITCHELL SD 57301

ELIZABETH HOLETON
804 E ASH AVE
MITCHELL SD 57301

ARIEN BAHM
808 E ASH AVE
MITCHELL SD 57301

NWPS
PO BOX 1350
HURON SD 57350

T & B RENTALS
116 E 3RD AVE
MITCHELL SD 57301

DANIEL & CINDY SCHNEIDER
211 S CAPITAL
MITCHELL SD 57301

CHARLES & ANDRA JONES
221 S CAPITAL
MITCHELL SD 57301

LINDA THOME **DISAPPROVED**
ROBERT & DANA KING
623 E ASH AVE
MITCHELL SD 57301

CHARLES & PAMELA WOLFF
1519 PINEHURST AVE
MITCHELL SD 57301