

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD
DATE: NOVEMBER 28, 2016

1. TIME: 12:00 PM NOON
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES: November 14, 2016

Documents:

[PLANNINGCOMMMIN11142016.PDF](#)

6. SCHEDULE NEXT MEETING: DECEMBER 12, 2016

7. CONDITIONAL USE PERMIT: Plan Approval

West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W Havens Ave, legally described as the E 140' of Irregular Tract 4A located in the SW 1/4, Section 21, T 103 N, R 60 W of the 5th P.M., less PE-1, Platted Various, City of Mitchell, Davison County, South Dakota. Zoned HB.

Documents:

[WESTHAVENSPC.PDF](#)

8. CONDITIONAL USE PERMIT:

Brianna Blom (applicant) and Curtis and Sandra Melor (owners) have applied for a conditional use permit to operate a family residential child care in her home at 912 E 7th Ave, legally described as Lot 14, Block 1, F.M. Greene's Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

Documents:

[BLOMCUP.PDF](#)

9. OTHER BUSINESS:

10. ADJOURNMENT:

"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 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, November 14, 2016**

NOT APPROVED

Call to Order: Vice-Chairman Everson called the November 14, 2016 City Planning Commission to order at 12:00 pm in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD

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

Members Absent: Larson and Allen

Others Present: Putnam, Ellwein, McGannon, Hegg, London, Laursen, J. Johnson, and Mayor Toomey

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

Approval of Minutes: Motion by Fergen, seconded by Griffith to approve the minutes of the October 24, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Schmucker, seconded by Griffith to schedule the next meeting for November 28, 2016. All members present voting aye, motion carried.

Conditional Use Permit: Plan Approval:

West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W Havens Avenue, legally described as E 140' of Irregular Tract 4A located in the SW ¼, Section 21, T 103 N, R 60 W of the 5th P.M., Less PE-1, Platted Various, City of Mitchell, Davison County, SD. Zoned HB District.

This permit was tabled from last meeting, because the commission requested a drainage plan. A plan has not been submitted. Motion by Molumby, seconded by Fergen to table the application until its next meeting. All members present voting aye, motion carried.

Plat: A Plat of Lot 1 of Aquatic Center First Addition, A Subdivision of Irregular Tract No. 5, in the SW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

This plat is to identify a parcel owned by the Mitchell School District and to be transferred to the City of Mitchell in order to accommodate the construction of an indoor pool facility. Motion by Meyers, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan Approval: 2300 W Havens, Tom Johnson, Zoned HB.

The commission discussed to appropriateness of the placement of portable storage buildings to be used as a permanent structure. Hegg indicated the building code is silent to these structures. Putnam reminded the commission that prior to issuance of building permits in three commercial districts, the planning commission must approve the plans. Hegg said structures over 200 square feet are required to have a building permit. The commission would like to review to use and standards of this type of structures, when the annual code review commences. Motion by Fergen, seconded by Meyers to approve the Vestabube type buildings as the other structures at this time don't require a permit. Members voting aye: Everson, Fergen, Molomby, Meyers, Griffith, voting no: Schmucker. Motion passes 5 to 1.

Plan Approval: Lake House, 2700 N Main Street, Zoned HB.

Hegg indicated this is a vestibule addition and will accommodate another entrance. Motion by Molumby, seconded by Meyers to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: 2420 W. Havens, Top Shop, zoned HB.

Dave Epp, representing Mueller Lumber, and John Hegg presented a revised plan. Epp indicated the revised plan was developed to accommodate compliance with building and fire codes and the setbacks that are required. Motion by Schmucker, seconded by Griffith to approve the plan with the condition that a permit is not to be issued until an architect seals the plan and the footprint does not change. All members present voting aye, motion carried.

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

Chairman

Date

CONNECTEXPLORER



Layers

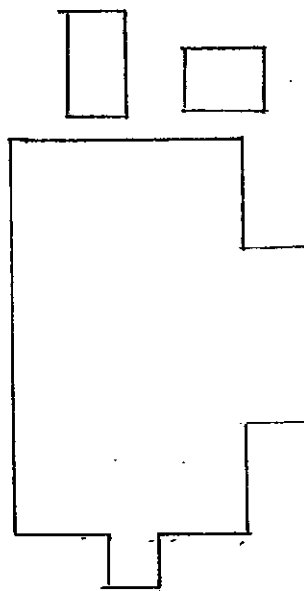
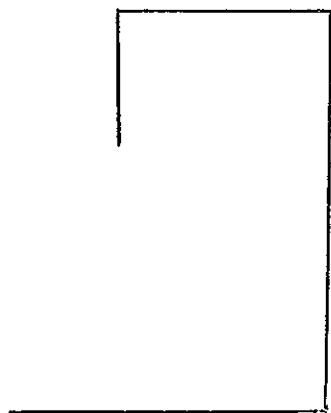
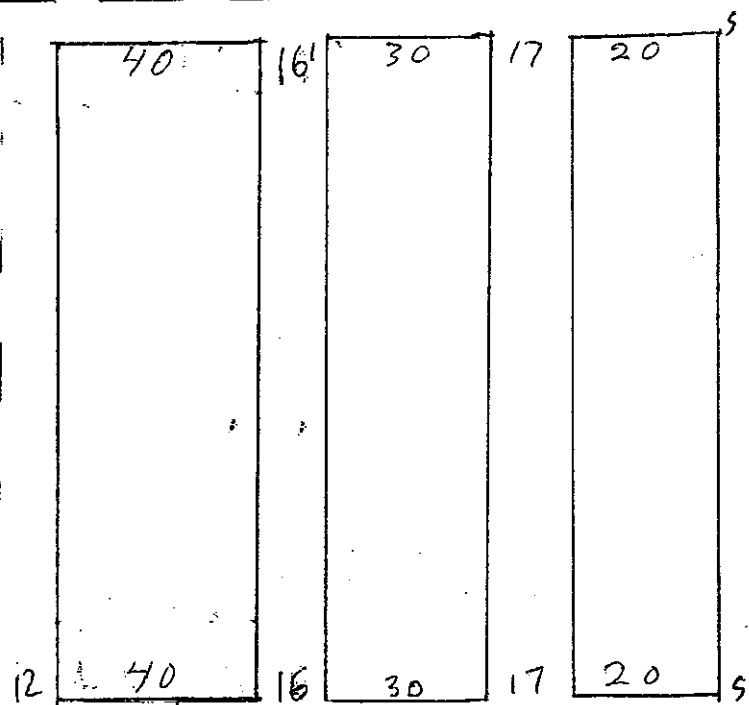
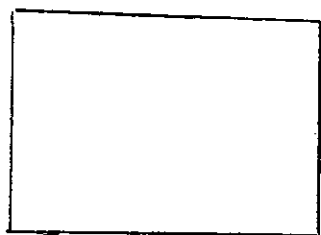
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- ☐ CROP
- ☐ GRASS
- ☐ SD_DAVISON_COMMUNITY_SEC
- ☐ SD_DAVISON_NEIGHBORHOOD
- ☐ SD_Geology
- ☐ Bridges_Davison
- ☐ DFRM_FLD_HAZ_AR
- ☐ DFRM_S_BFE
- ☐ DFRM_S_XS
- ☐ Building Outlines
- ☐ Length of Sides
- ☒ ADDRESS_POINTS
- ☒ PARCEL

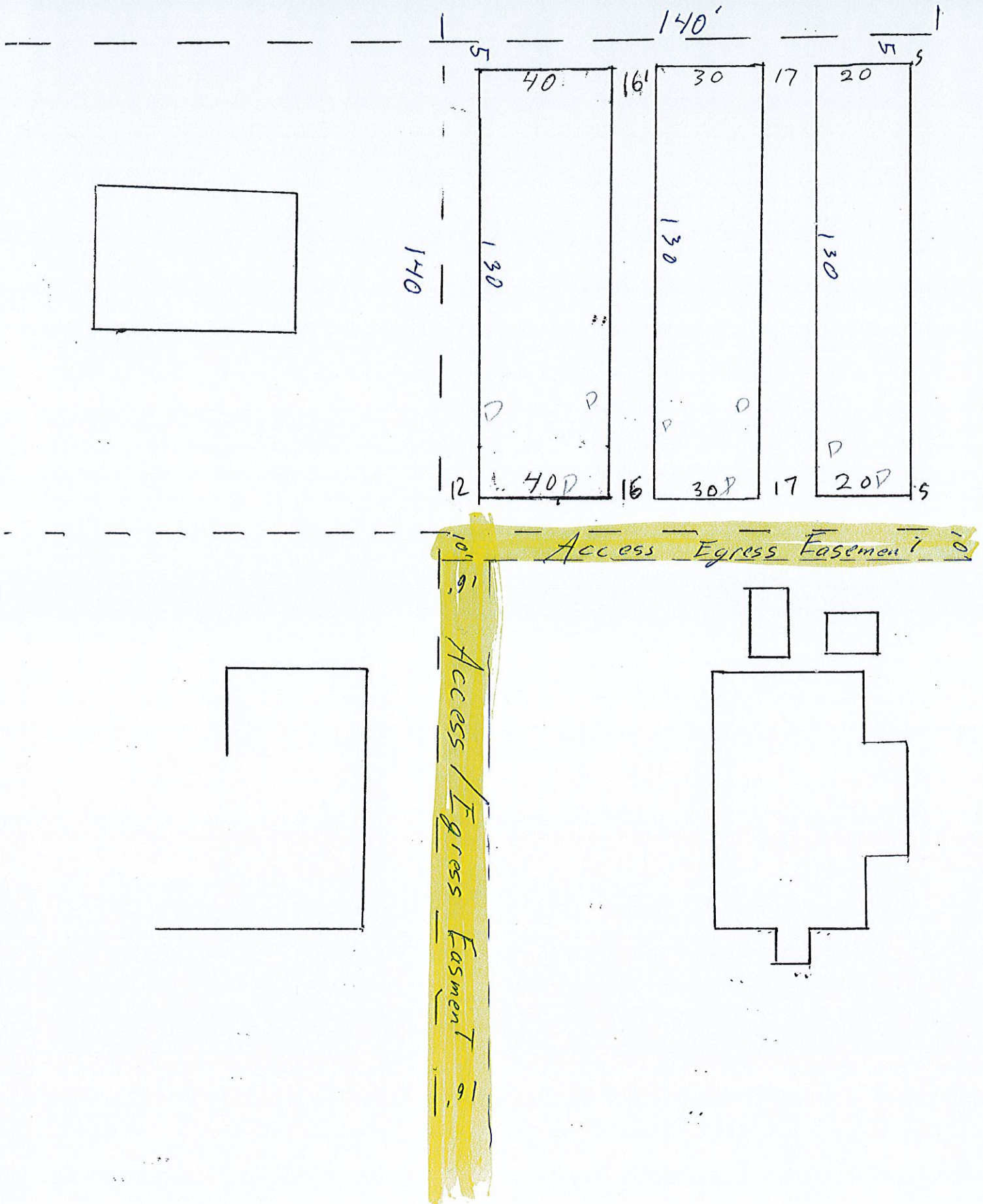


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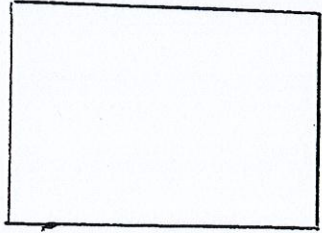
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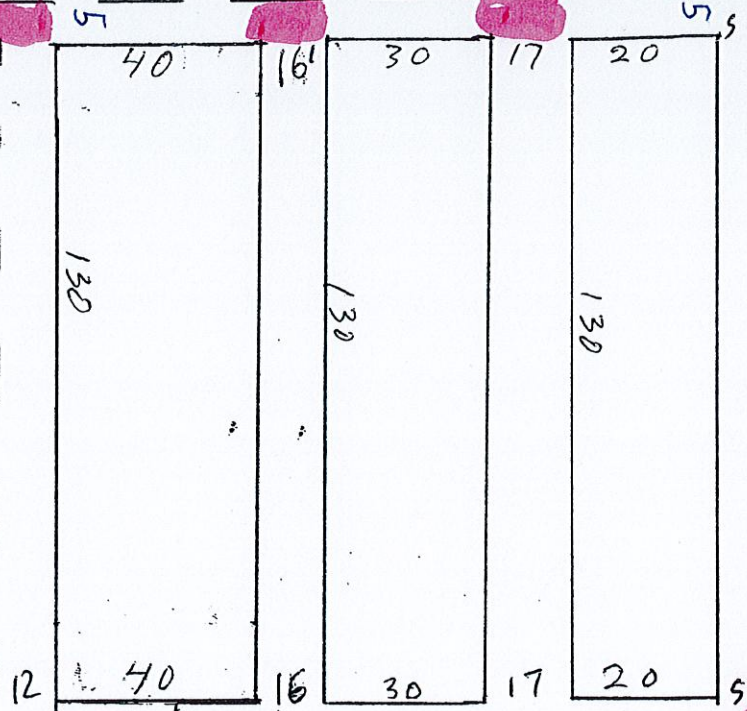


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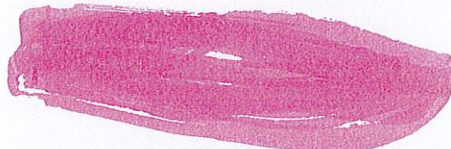
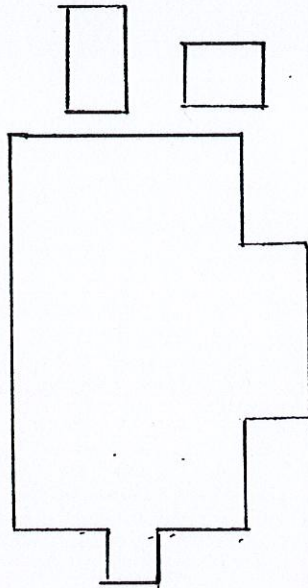
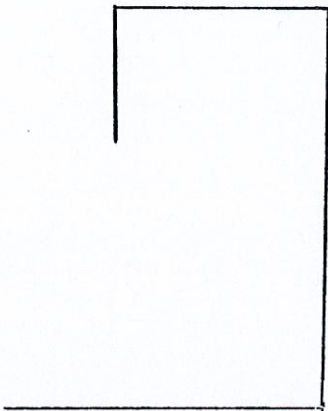
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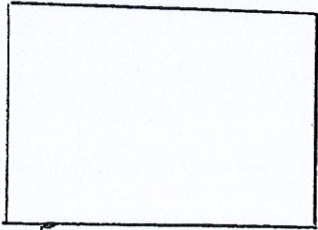


SNOW

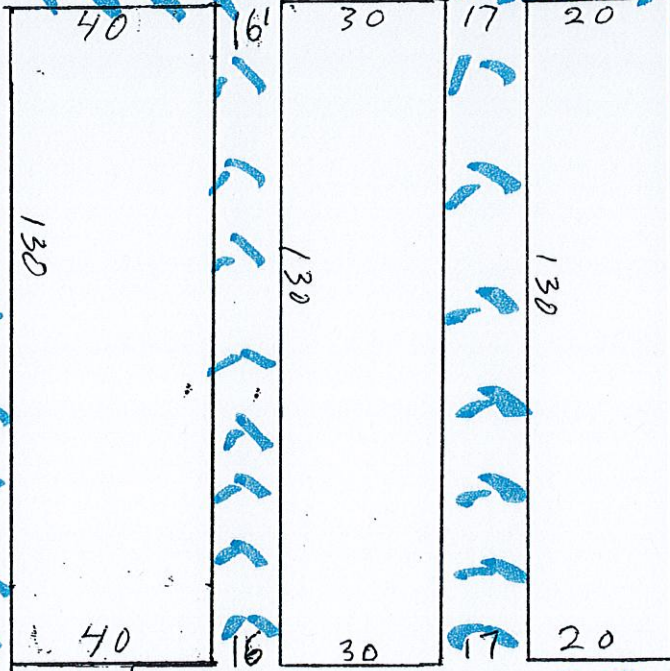


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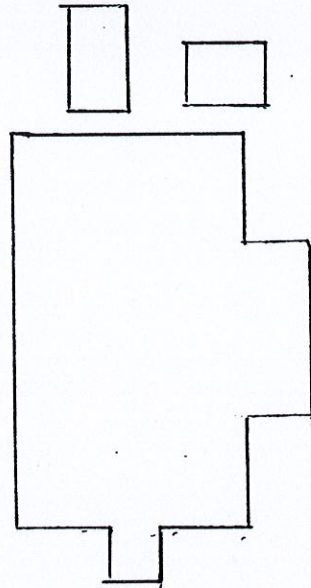
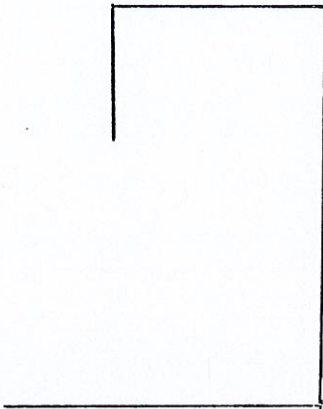
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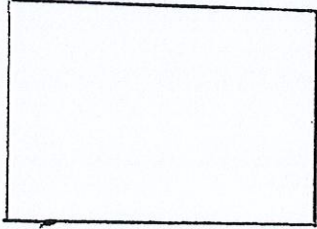


NATURAL water Flow

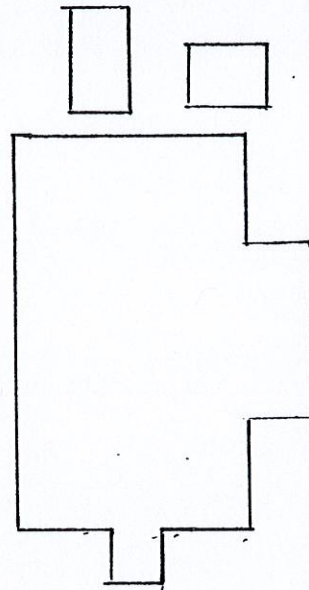
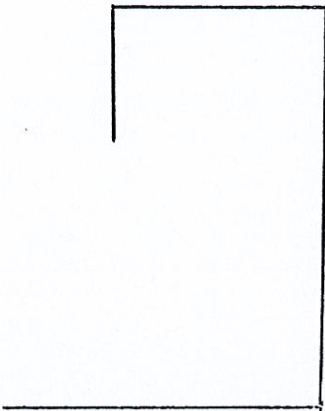


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140



Grass / Drainage



WEST HAVENS STORAGE LLC

WIEBELHAUS PROPERTIES LLC
1817 QUIETT LN
MITCHELL SD 57301

MEYERS OIL CO INC
1500 W 5TH AVE
MITCHELL SD 57301

ASHIRWAD LLC
1518 W HAVENS AVE
MITCHELL SD 57301

L & J PROPERTIES LLC
1525 W ELM AVE
MITCHELL SD 57301

ANTHONY MOTEL INC
C/O MICHAEL HARROUN
1210 W HAVENS AVE
MITCHELL SD 57301

GRACE LLC
1525 W HAVENS
MITCHELL SD 57301

LOS SOMBREROS RENTALS LLC
407 N MAIN ST
MITCHELL SD 57301

APPLICATION FOR A CONDITIONAL USE PERMIT/VARIANCE

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF
ADJUSTMENT THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s), WEST HAVENS STORAGE hereby is submitting an application for a CONDITIONAL USE/VARIANCE pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

A Plat of Irregular Tract 4B-1, A Subdivision of Previously Platted Irregular Tract 4B in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. (1522 W. Havens Ave)

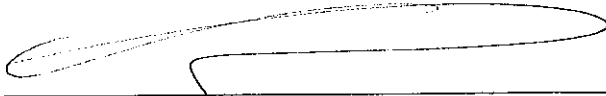
Applicant(s) and owner(s), WEST HAVENS STORAGE of the above described real estate is a conditional use permit to construct self-service storage facility buildings. The said real property is within the HB Highway Oriented Business District.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 28 of September, 2016.

West Havens Storage LLC
APPLICANT


OWNER

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified, that West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W. Havens Ave, legally described as The East 140 feet of Irregular Tract 4A Located in the SW ¼ Section 21, T 103 N, R 60 W of the 5th P.M., Less PE-1, Platted Various, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District.

You are further notified, the City Planning Commission will be conducting a hearing on this application on October 24, 2016 at 12:00 pm and the Board of Adjustment will be holding a hearing on November 7, 2016 at 6:30 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

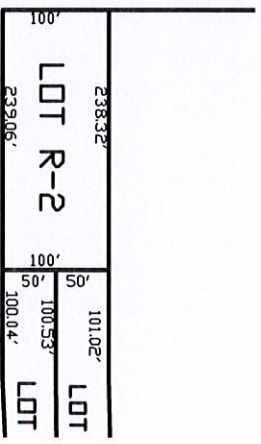
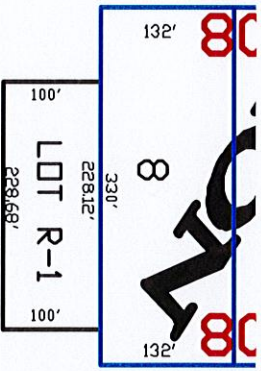
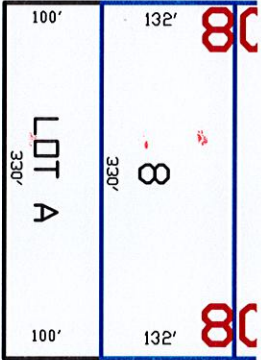
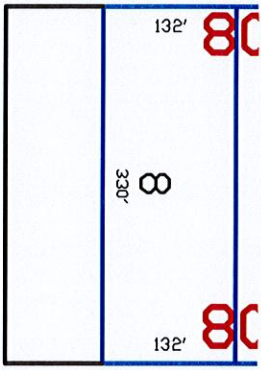
Dated at Mitchell, South Dakota, this the 5th day of October, 2016.

Michelle Bathke

Finance Officer

Publish Twice: October 13 & October 25, 2016.

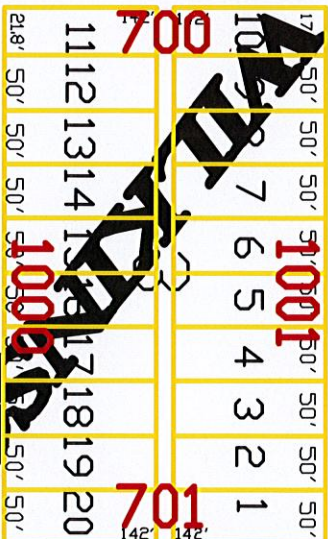
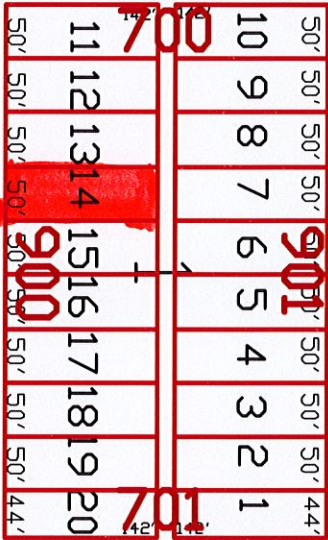
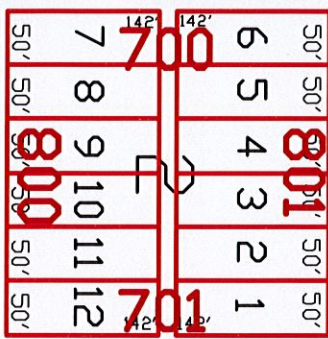
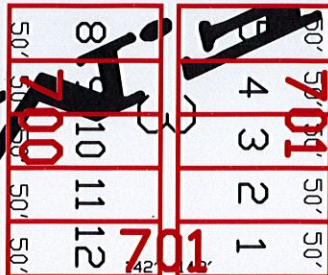
Approximate Costs:



EAST

8 TH

AVENUE



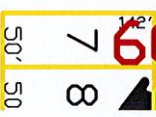
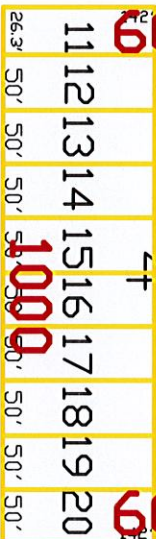
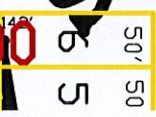
AVENUE

NORTH WINSOR

NORTH MENTZER

NORTH GAMBLE

NORTH KITTRIDGE



AVENUE

EAST

6 TH

AVENUE

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified, that Brianna Blom (applicant) Curtis and Sandra Melor (owners) have applied for a conditional use permit to operate family residential child care in her home at 912 E. 7th Avenue, legally described as Lot 14, Block 1, F.M. Greene's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

You are further notified, the City Planning Commission will be conducting a hearing on this application on November 28, 2016 at 12:00 pm and the Board of Adjustment will be holding a hearing on December 5, 2016 at 5:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 10th day of November, 2016.

Michelle Bathke

Finance Officer

Publish Twice: November 17 & November 23, 2016.

Approximate Costs:

APPLICATION FOR CONDITIONAL USE PERMIT

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF
ADJUSTMENT THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) Brianna ^{Blom}~~Bloom~~, Owner(s) Curtis & Sandra Melor hereby
are making an application for a conditional use permit pursuant to the provisions of the City of
Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 14, Block 1, F.M. Greene Addition to the City of Mitchell, Davison County, South
Dakota (912 E 7th Ave)

Applicant(s) Brianna Blom of the above described real estate, request(s) to operate a
child care center in her home. The said real property is zoned (R2) Single Family Residential
District.

The names and addresses of the current property owners within one hundred and forty
feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the
filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning
Commission and the Board of Adjustment. Furthermore, the applicant requests the City of
Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's
Ordinances.

Dated this 27th of October, 2016.

Bri Blom
APPLICANT

Sandra Melor
OWNER

DENNIS DEJONG
1014 GAMBLE ST
MITCHELL SD 57301

LUKE TIESLER
KARLEE JACKSON
919 E 9TH AVE
MITCHELL SD 57301

JASON FRASER
911 E 8TH AVE
MITCHELL SD 57301

SHERRY COLLINS
1204 E 4TH AVE
MITCHELL SD 57301

ELAINE BARTA
903 E 8TH AVE
MITCHELL SD 57301

SANDY MELOR
709 DORIS DR
MITCHELL SD 57301

CONNIE & STUART BOUGHEY
900 E 7TH AVE
MITCHELL SD 57301

PATRICIA BUSH
904 E 7TH AVE
MITCHELL SD 57301

GARRETT COX
908 E 7TH AVE
MITCHELL SD 57301

BRIANNA BLOM
912 E 7TH AVE
MITCHELL SD 57301

MARK BORKOWSKI
916 E 7TH AVE
MITCHELL SD 57301

WILLIAM & TERESA SPRINKEL
920 E 7TH AVE
MITCHELL SD 57301

DARREL HOHN
600 E 7TH AVE
MITCHELL SD 57301

GEORGE & SHERRY MORGAN
940 N HARMON DR
MITCHELL SD 57301

MARY HAFNER
919 E 7TH AVE
MITCHELL SD 57301

NEMEC PROPERTIES
PO BOX 608
MITCHELL SD 57301

MICHAEL PLAGMAN
909 E 7TH AVE
MITCHELL SD 57301

LURAY & LORETTA ASBENSON
1919 CORAL DR
PRESCOTT AZ 86301

DUSTIN & LACEY WARNKE
901 E 7TH AVE
MITCHELL SD 57301