

**CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N. MAIN ST., MITCHELL, SD 57301
DATE: MARCH 13, 2017**

- 1. TIME: 12:00 PM NOON**
- 2. CALL TO ORDER:**
- 3. ROLL CALL:**
- 4. APPROVE AGENDA:**
- 5. APPROVAL OF MINUTES: February 27, 2017**

Documents:

[PLANNING COMMISSION MINUTES 022717.PDF](#)

- 6. SCHEDULE NEXT MEETING: MARCH 27, 2017**

7. PLAT:

A replat of Lots 10A and 11A, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[REPLATLOTS10A11ABLOCK6WOODS.PDF](#)

8. PLAT:

A plat of Lot 64 of Maui Farms 2nd Addition, a subdivision of the SE 1/4 of Section 31, T 104 N, R 60 W of the 5th P.M, City of Mitchell, Davison County, South Dakota

Documents:

[PLAT64MAUI.PDF](#)
[GISMAUI2ND.PDF](#)

9. PLAN APPROVAL:

DRJ Contracting - 2200 W Havens - Zoned HB.

Documents:

[DRJCONTRACTING.PDF](#)

10. PLAN APPROVAL:

Village Bowl - 1500 N Duff - Zoned HB

Documents:

[VILLAGEBOWL.PDF](#)

11. PLAN APPROVAL:

Merlin Tingle - 1800 Loma Linda - Zoned HB

Documents:

[MERLINTINGLEBUILDING.PDF](#)

12. PLAN APPROVAL:

Merlin Tingle - 1800 Loma Linda - Zoned HB

Documents:

[MERLINTINGLEAPTS.PDF](#)

13. CONDITIONAL USE:

McPeek Properties LLC has applied for a conditional use permit for a parking facility at W 47' of Lot 2, Block 2, Rowley's 2nd Addition, City of Mitchell, Davison County, SD. Zoned R4

Documents:

[GISROWLEYS2ND.PDF](#)
[MCPPEEKPICTURE.PDF](#)

14. VARIANCE:

McPeek Properties LLC has applied for a back yard variance of 10' vs 20', side yard variance on a corner of 10' vs 20' and an oversize of 5,550 vs 5,000 to construct a retail and trade business to be located at 700 N Sanborn Blvd, legally described at Lot 3, Block 2, Rowley's 2nd Addition, Lot 4, Block 2, Rowley's 2nd addition, City of Mitchell, Davison County, SD and S 6' of Lot 6, Block 2, Crider's 1st Addition, City of Mitchell, Davison County, SD. Zoned NS.

15. PLAN APPROVAL

McPeek Properties LLC - 700 N Sanborn Blvd - Zoned NS.

Documents:

[MCPPEEKELEVATION.PDF](#)

16. OTHER BUSINESS:

17. 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, February 27, 2017**

NOT APPROVED

Chairman Larson called the February 27, 2017 to order at 12:00 pm in the Council Chambers, City Hall, Mitchell, South Dakota.

Members Present: Larson, Griffith, Molumby and Schmucker

Members Absent: Fergen, Everson, and Allen

Others Present: Putnam, Ellwein, Overweg, McGannon, Hegg, London, J. Johnson,

Others: McPeeks and a reporter from the Daily Republic

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

Approval of Minutes: Motion by Schmucker, seconded by Griffith to approve the minutes of the February 13, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Molumby to schedule the next meeting for March 13, 2017. All members present voting aye, motion carried.

Plan Approval: Cortrust Bank, 100 E. Havens, zoned HB. Hegg indicated they are doing some major interior work and minor work to the outside. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plan Approval: Corona Village, 1101 S Burr St, zoned HB District. The owners plan adding a 4 X 26 addition to the west of the business. Motion by Griffith, seconded by Schmucker to approve the plan. All members present voting aye, motion carried.

Plan Approval: Dr. Lucky's, 205 N Main St, CB District: Hegg indicated this will some interior remodeling, painting and installing a 2-hour fire door between the two buildings. They may replace a window or two and some duct pointing. Laursen indicated they are not going to access the top floor. Motion by Molumby, seconded Griffith to approve the plan. All members present voting aye, motion carried.

Variance: McPeek Properties LLC has applied for a back yard variance of 10' vs 20' and a south side-yard on corner variance of 15' instead of the 20' as required and an oversize variance of 5,550 vs. 5,000 square feet to construct a retail and trade business to be located at 700 N Sanborn Blvd, legally described as Lot 3, Block 2, Rowley's 2nd Addition, Lot 4, Block 2, Rowley's 2nd Addition, and S 6' of Lot 6, Block 2, Crider's 1st Addition, All in the City of Mitchell, Davison County, SD. Zoned NS Neighborhood Shopping.

The McPeeks (applicants) were present to answer questions. No one testified in opposition of the application. No written opposition were received.

Letters to the neighbor property owners were sent on February 15, 2017 and the legal notices were published in the ***Mitchell Daily Republic*** on February 16 & 23, 2017.

Putnam indicated the fire and building departments have reviewed the project. Schmucker asked about snow removal. McPeek indicated he will pile and haul it. McPeek indicated he will pave the parking lot across the alley and his portion of the alley. The commission review the proposed plan.

Motion by Griffith, seconded by Molumby to recommend the board of adjustment approve the variances. All members present voting aye, motion carried.

Conditional Use: McPeek Properties LLC has applied for a conditional use permit for a parking facility at W 47' of Lot 2, Block 2, Rowley's 2nd Addition, City of Mitchell, SD.

The McPeeks (applicants) were present to answer questions. No one testified in opposition of the application. No written opposition were received.

Letters to the neighbor property owners were sent on February 15, 2017 and the legal notices were published in the ***Mitchell Daily Republic*** on February 16 & 23, 2017.

Motion by Griffith, seconded by Schmucker to recommend the Board of Adjustment approve the conditional use.

Chairman Larson adjourned the meeting at 12:15 pm

Chairman

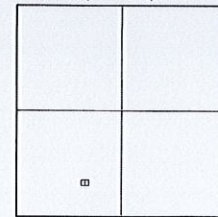
Date



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



LOCATION MAP
SCALE: 1" = 3000'

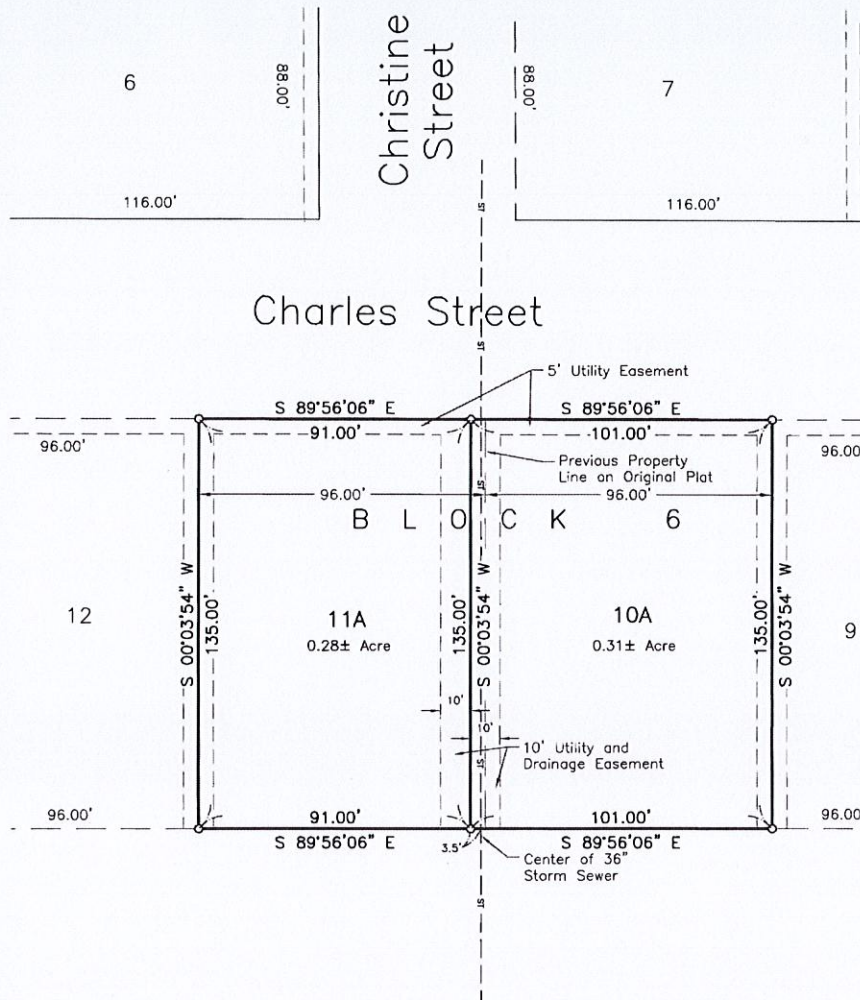
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 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
- ◇ = SET 3/8" X 12" SPIKE W/WASHER POK-8296
- WM = WITNESS MONUMENT

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12A.

GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.



A REPLAT OF LOTS 10A AND 11A, BLOCK 6 OF THE WOODS FIRST ADDITION,
A SUBDIVISION OF THE E 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R
60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed on the owner's certificate, and under their direction for purposes indicated therein, I did on or prior to October 30, 2016, survey those parcels of land described as follows: LOTS 10-A AND 11-A, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOTS 10 AND 11, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 19 ON PAGE 7.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

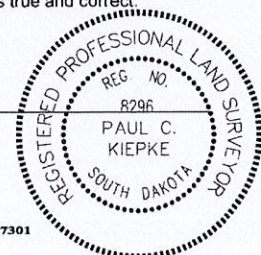
Dated this _____ day of _____, 2017.

Registered Land Surveyor #SD8296

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

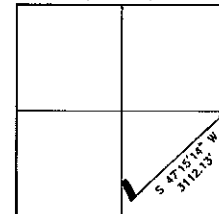




GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



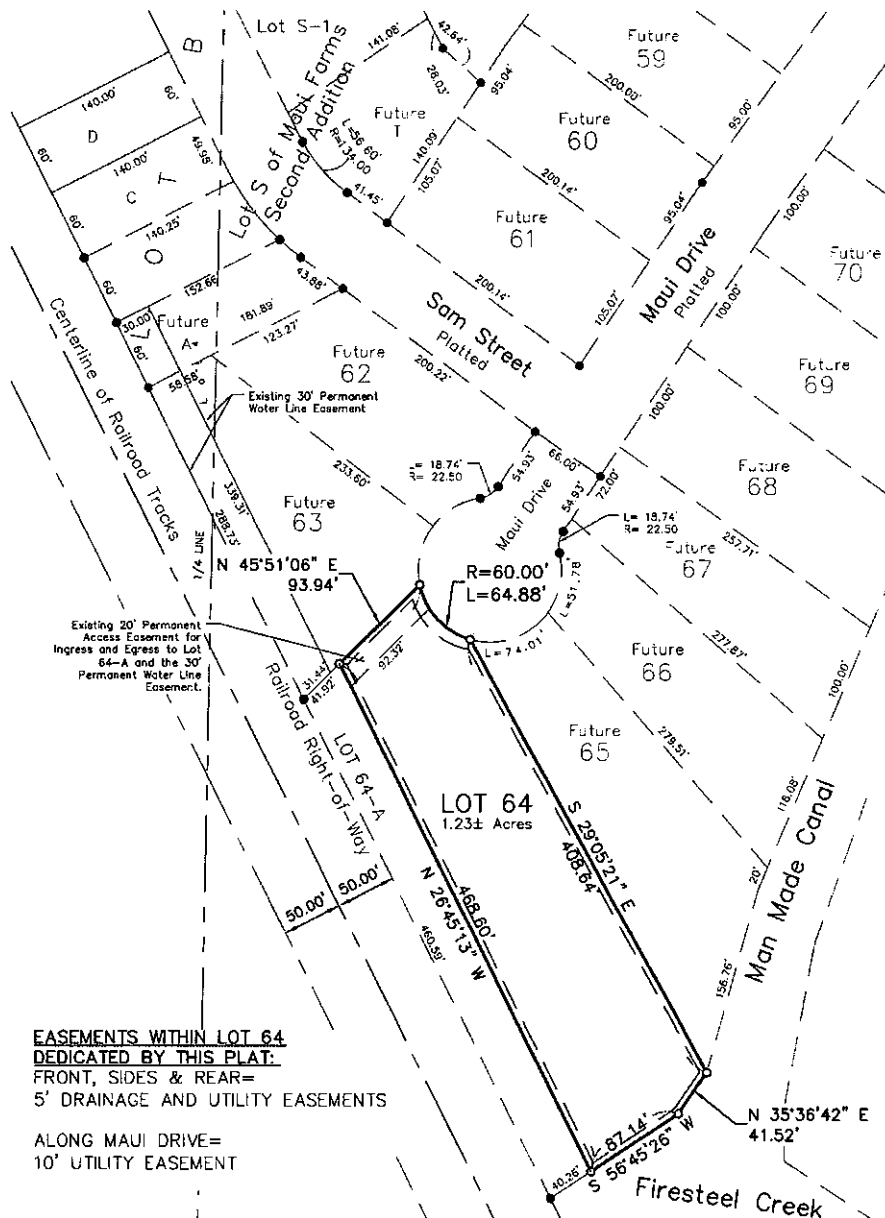
LOCATION MAP
SCALE: 1" = 3000'

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
- △ = SET 3/8" X 12" SPIKE W/WASHER P.W. 6702
- 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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12A.
GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.



**EASEMENTS WITHIN LOT 64
DEDICATED BY THIS PLAT:**

FRONT, SIDES & REAR=
5' DRAINAGE AND UTILITY EASEMENTS

ALONG MAUI DRIVE=
10' UTILITY EASEMENT

A PLAT OF LOT 64 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION
OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY
OF MITCHELL, 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 6, 2017, survey those parcels of land described as follows: LOT 64 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 March, 2017.

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



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

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

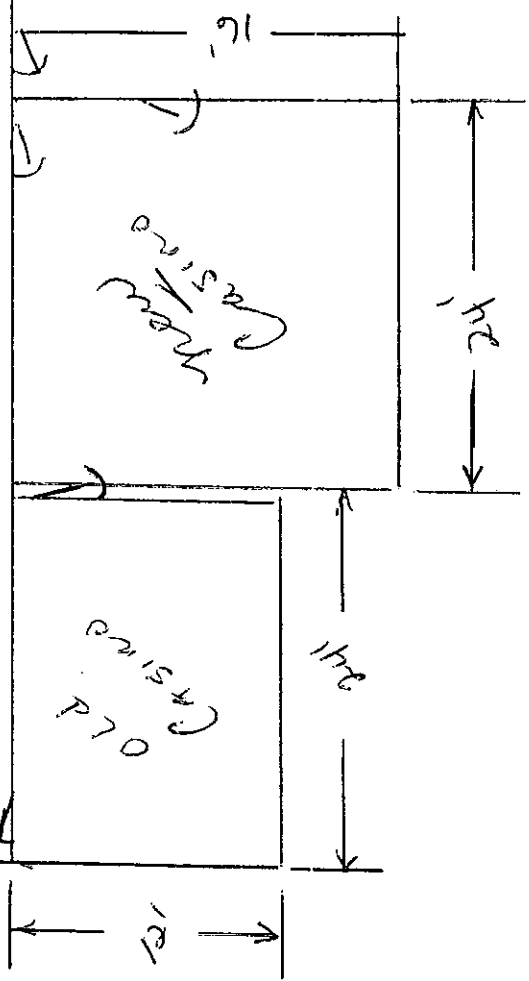


HT Const
Merlin
999-0163

Cost
\$53,000⁰⁰

NORTH

Old Building
Bowling Alley



WEST

EAST

Old Casino

Village Bowl
1500 N Duff
Mitchell SD

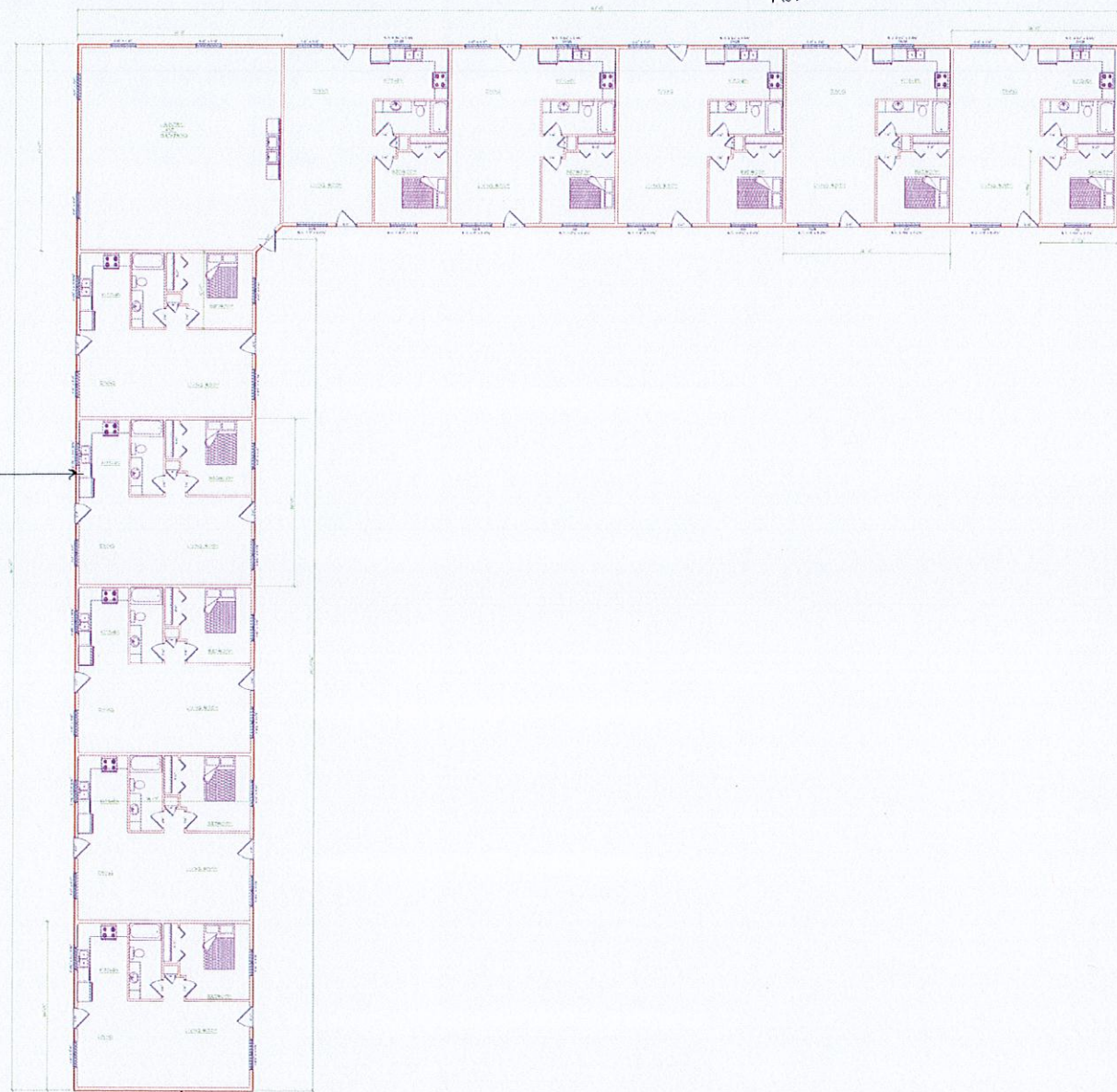
SOUTH

- ① Wood Siding to Match other
- ② Engineer Rafter
- ③ steel Roof
- ④ Concrete floor

↑ Anglin

West

Morlin Tingle
1800 Loma Linda
Mitchell
999.0163



North

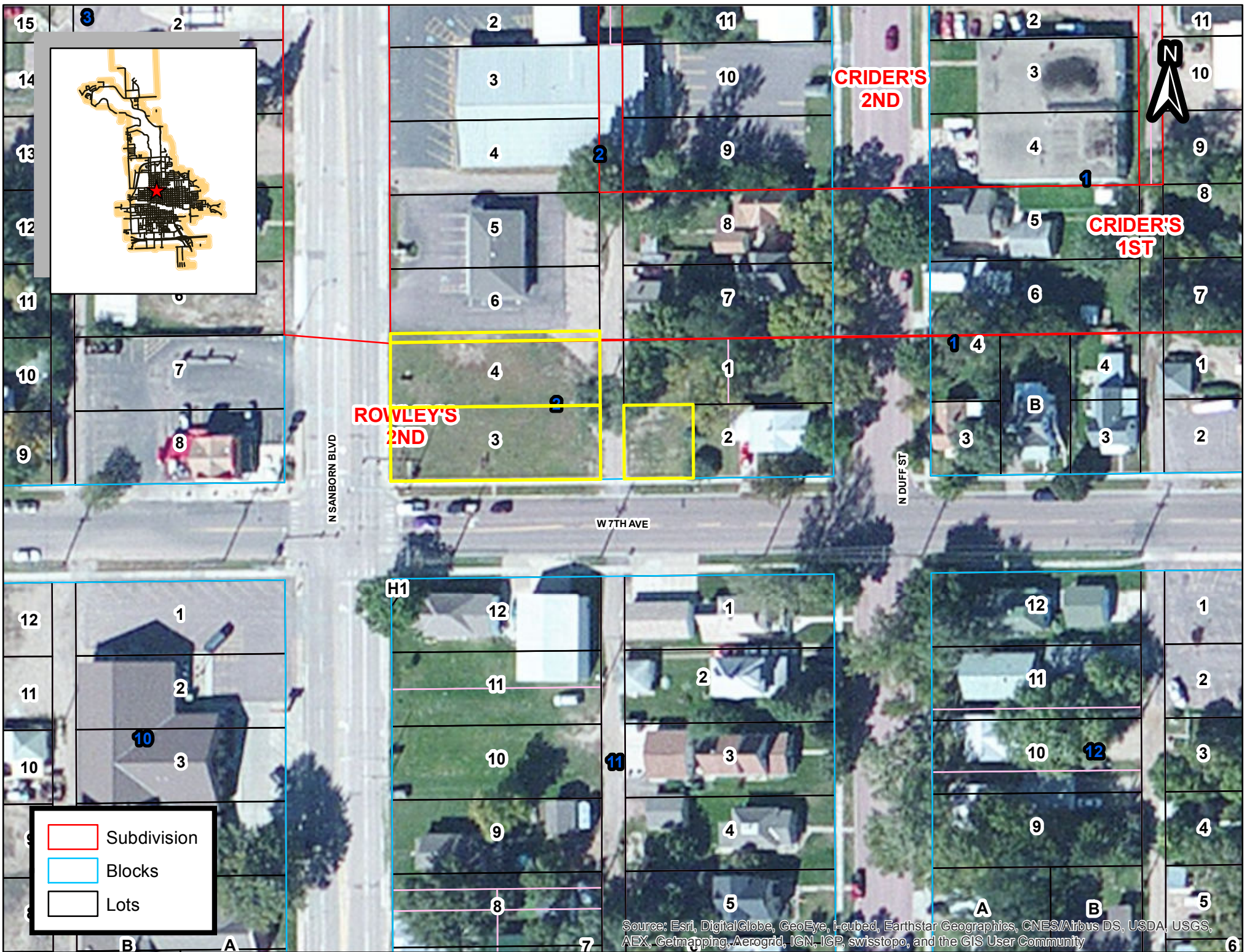
100'

Anglin

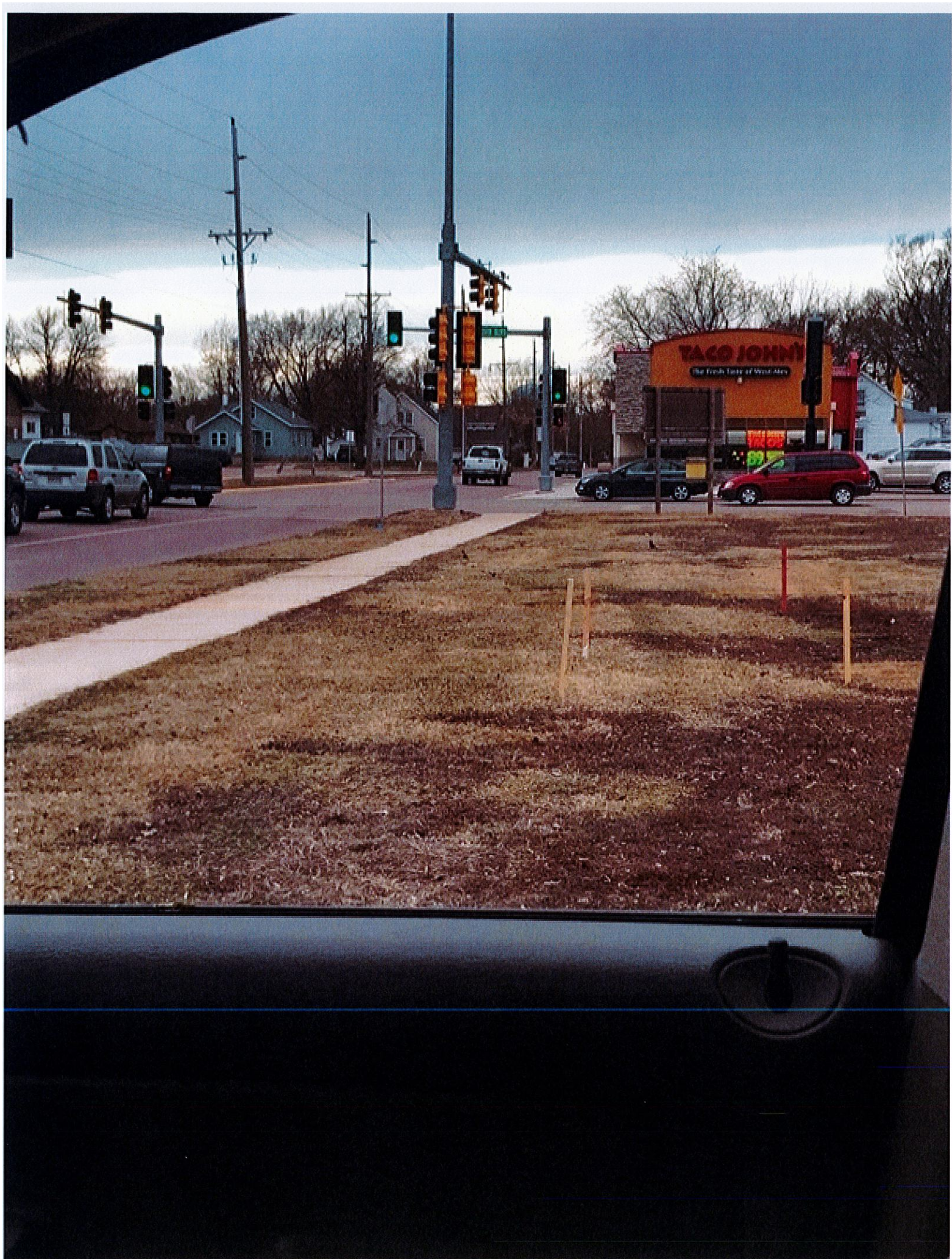
East

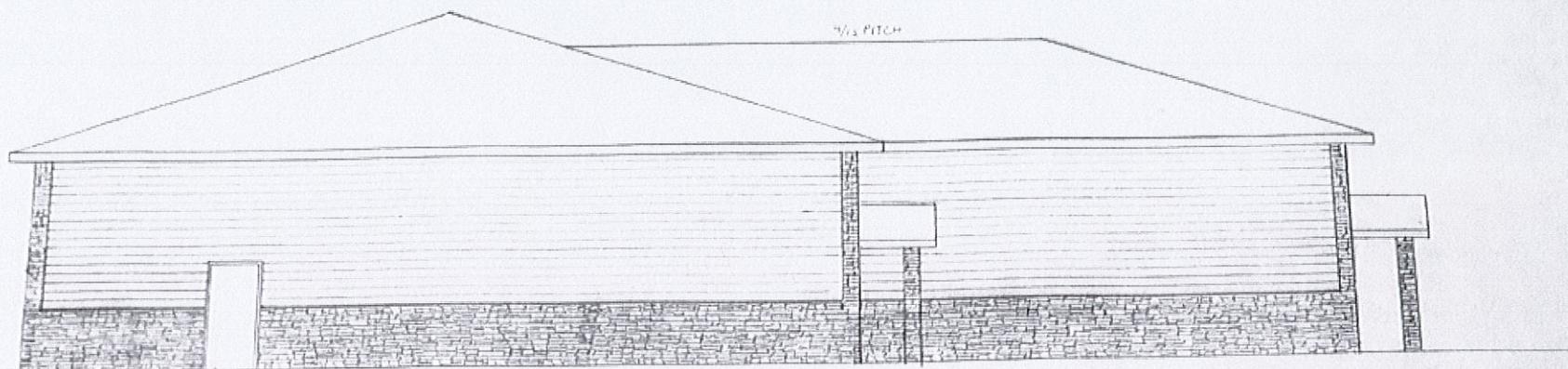
↓ Anglin
100'

South
Loma Linda

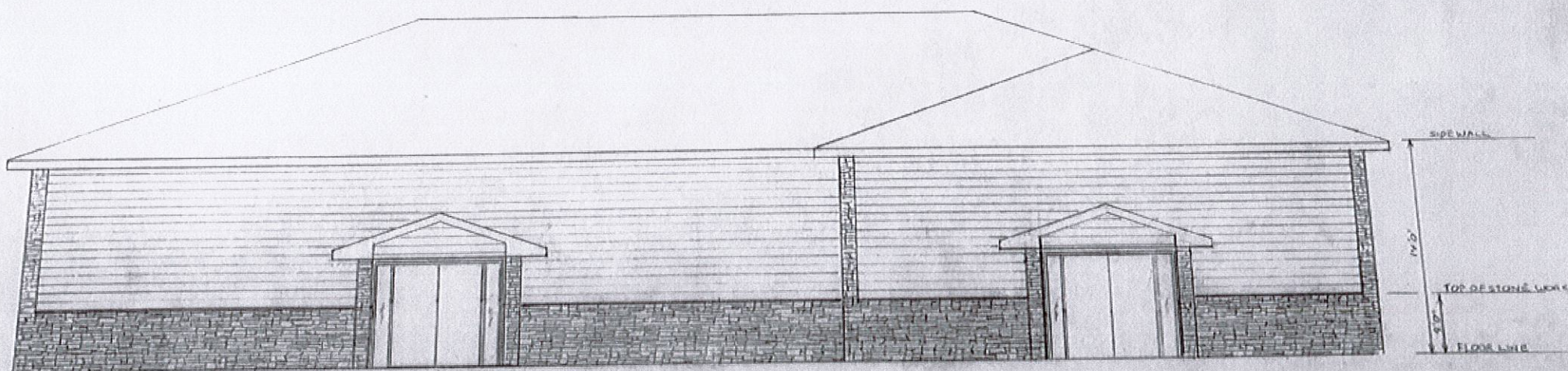








WEST ELEVATION



SOUTH ELEVATION

PALACE CITY PL	
CRAZY HORSE GL	
SCALE: 1/4"=1'-0"	APPROVED
DATE: 3-2-17	
MUELLER L	