

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N. MAIN ST, MITCHELL, SD
DATE: JULY 10, 2017

1. TIME: 12:00 PM NOON
2. Election Of Chairman For July 1, 2017 Thru July 1, 2018
3. Election Of Vice-Chairman For July 1, 2017 Thru July 1, 2018
4. CALL TO ORDER:
5. ROLL CALL:
6. APPROVE AGENDA:
7. Approval Of Minutes: 6/26/2017 & 7/3/2017

Documents:

[PLANNINGCOMMMINUTES6262017.PDF](#)
[PLANNINGCOMMMINUTES732017.PDF](#)

8. SCHEDULE NEXT MEETING: JULY 24, 2017
9. Plan Approval: Scooters, 321 E Havens Ave, Highway Oriented Business District

Documents:

[SCOOTERS_B_2017-07-05.PDF](#)
[MITCHELL SCOOTERS 1.PDF](#)

10. Plat:

A Plat of Lot 4, Block 6, of Woodland Heights First Addition, A Subdivision of Lot 3 of Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[L4B6WOODLANDPLAT.PDF](#)
[L4 B6 WOODLAND HEIGHTS 1ST.PDF](#)

11. Plat:

A Plat of Lots 3 and 4, Block 1 of Woodland Heights First Addition, A Subdivision of Lot 2, Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[L34B1WOODLAND.PDF](#)
[L3-4 B1 WOODLAND HEIGHTS 1ST.PDF](#)

12. Rezone:

An Ordinance of the City of Mitchell, that changes the Zoning District Classification of the Real Property Legally Described as; N 100' of Lot 1, Block 2, Bracey's Addition and the N 100' of Lot A, A Subdivision of previously platted Block 1, County Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to

*TWC Transportation, Warehousing, and Commercial District and the Official Zoning Map
be Changed to reflect the same.*

Documents:

[REZONEORDMACHOVSKY.PDF](#)
[L1 B2 BRACYS.PDF](#)
[REZONENEIGHBORS.PDF](#)
[MAPSBRACYREZONING.PDF](#)
[NOHREZONEBRACEY.PDF](#)

13. OTHER BUSINESS:

14. 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, JUNE 26, 2017**

Vice-chairman Everson called the June 26, 2017 meeting to order at 12:00 pm, in the City Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Everson, Molumby, Jirsa, Griffith, Schmucker and Allen

Members Absent: Larson and Fergen

Others Present: Putnam, Ellwein, T. Johnson, J. Johnson, Laursen & Hegg

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

Approval of Minutes: Motion by Schmucker, seconded by Griffith to approve the minutes of the June 12, 2017 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Molumby to schedule a special meeting for July 3, 2017 at 11:00 am and the regular meeting of July 10, 2017. All members present voting, motion carried.

Variance: Mitchell Technical Institute, 1800 E Spruce Street:

Mitchell Technical Institute is requesting variances for installation of 3 on-premise signs on billboard structures that are approximately 672 square feet that exceed the maximum square footage permitted in the sign code. The property is legally described as: That part of the SW1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; lying east of the Chicago and Milwaukee RR right-of-way and south I-90 (1800 E Spruce St). The property is located within the Mitchell Technical Institute Planned Development District.

Julie Brookbank and Mark Wilson of Mitchell Technical Institute, provided background information about the proposed signs and the intention to bring attention to the campus. The signs will depict MTI students. This a project is part of the 2018 celebration of MTI's 50th anniversary. The SDDOT has approved the signs. Schmucker was concerned with the precedent this may create.

No written objections were received and no one testified in opposition of the proposed signs. The public notice was published on June 16, 2017 in the *Mitchell Daily Republic* and letters to the neighboring property owners were sent June 15, 2017.

Motion by Molumby, seconded by Griffith to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Plan Approval: Master Plan, Block 17, Weavers Square.

Infrastructure Engineering presented a master plan for future development of Block 17 of Weavers Square Addition. It was noted this is within TIF District # 22. This has been little increment generated for this project. The streets in this area not improved. The property is zoned R3 Medium Density Residential District. The plan indicated Ivy Street as vacated. Ellwein and Johnson reviewed relevant points about the TIF District.

Motion by Schmucker, seconded by Molumby to approve the master plan for proposed Lots 2,3,4, and 5. Lots 1 & 6 will dependent upon the vacation of the Ivy Street. Putnam reminded the commission plats will have to be submitted. All members present voting aye, motion carried.

Plan Approval: 400 N Main St, Suite 200, Zoned CB District.

Jason Bates is updating a unit in this building which, will consist of a bar, casino, and eating establishment. The Fire Marshall initially had some concerns about the exits, but the it appears to be resolved. Hegg indicated the property has sprinklers. Motion by Jirsa, seconded by Schmucker to approve the plan. All members present voting aye, motion carried.

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

Chairman

Date

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, SPECIAL MEETING JULY 3, 2017**

NOT APPROVED

Chairman Larson called the July 3, 2017 special planning commission meeting to order at 11:30 am in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD

Members Present: Larson, Everson, Fergen, Griffith, Jirsa, Molumby, Schmucker, and Allen

Members Absent: none

Others Present: Putnam, Ellwein, T. Johnson, and J. Johnson

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

Rezoning: An Ordinance of the City of Mitchell, that changes the zoning district classification of the real property legally described as; Block 10, except Lot 1, and 1 thru 6 & W 30' of Lot 7, Block 9, and Lot 7 except W 30' in Block 9, and Block 16 all in Morningview Addition, Section 28, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (1909 S. Rowley St); from UD Urban Development District to I Industrial District and the Official Zoning Map be changed to reflect the same.

Letters to the neighboring property owners were sent June 21, 2017. The public notice was published in the *Mitchell Daily Republic* on June 21 & June 29, 2017.

The Commission reviewed the written correspondence. Cheryl Gibson (2020 S Wisconsin St) expressed concern about drainage and the condition of the roads. She has been pumping water since 1993. Larson asked if the streets are going to be improved. T. Johnson indicated that if the street is to be improved an 'assessment' project would have to be proposed and the affected land owners would have a vote. He also mentioned that a drainage plan will be required to be submitted prior to construction. Schmucker suggested the condition of a drainage plan be a condition of the approval. J. Johnson advised the commission they should only address the zoning at this time. Bryan Hisel reminded the commission that MADC submitted letter of support for this expansion of a "home grown" company that will add about 20 jobs.

Motion by Everson, seconded by Molumby to recommend the rezoning request. Roll call: Griffith yes, Fergen yes, Molumby yes, Everson yes, Schmucker yes, Larson yes, Jirsa abstain. Motion carries 6 to 0, with one abstaining.

Chairman Larson adjourned the meeting at 11:45 am.

Chairman

Date

PROPOSED BUILDING

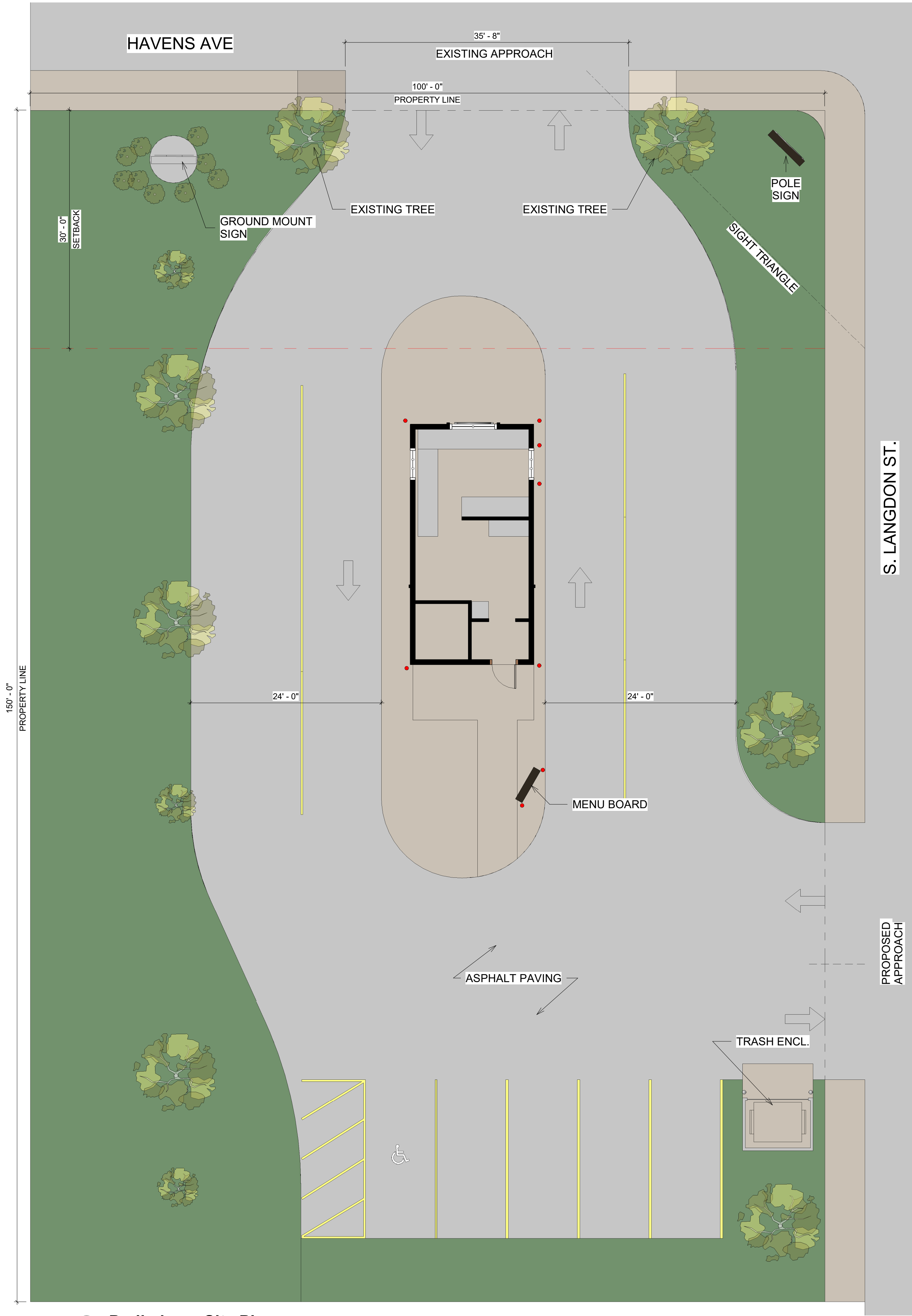
SCOOTER'S COFFEE DRIVE-THRU

ZONE "HB" - HIGHWAY ORIENTED BUSINESS
10-6B-2. PERMITTED USES: COFFEE HOUSE

MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM FRONT YARD: 30'
MINIMUM REAR YARD: 0'
MINIMUM SIDE YARD: 0'
MINIMUM SIDE YARD CORNER LOT: 0'
MAXIMUM ZONING LOT COVERAGE: 0%
MAXIMUM HEIGHT: 4 STORIES OR 65'

RESTAURANTS: 1 PARKING SPACE FOR EACH 3 SEATS

PRELIMINARY DESIGN REVIEW REQUIRED



1 Preliminary Site Plan
1/8" = 1'-0"



2 STREET LEVEL VIEW



3 3D BIRD'S EYE VIEW

LEGAL DESCRIPTION

type legal description here

GENERAL SITE PLAN NOTES

- A. ALL UNDERGROUND UTILITIES MUST BE PHYSICALLY LOCATED BEFORE ANY CONSTRUCTION BEGINS
B. ALL SITEWORK OUTSIDE OF PROPERTY LINE IS NOT IN THIS CONTRACT

SCOOTER'S COFFEE DRIVE-THRU
Address
MITCHELL, SD
Site Plan

Revision Schedule		
No.	Description	Date

Drawn By: SW
Checked By: HH
Date: 06/30/17

A1.0

800 N Kimball Street
Mitchell, SD 57301
P: 605.996.2276
F: 605.996.9126
Puetz CORPORATION
Consulting • Development
Architecture • Construction

PRELIM DRWG
06/30/17

Shooters

Got

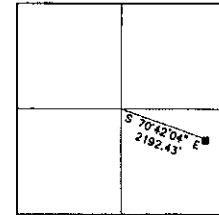
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



SEC. 34, T 103 N, R 60 W



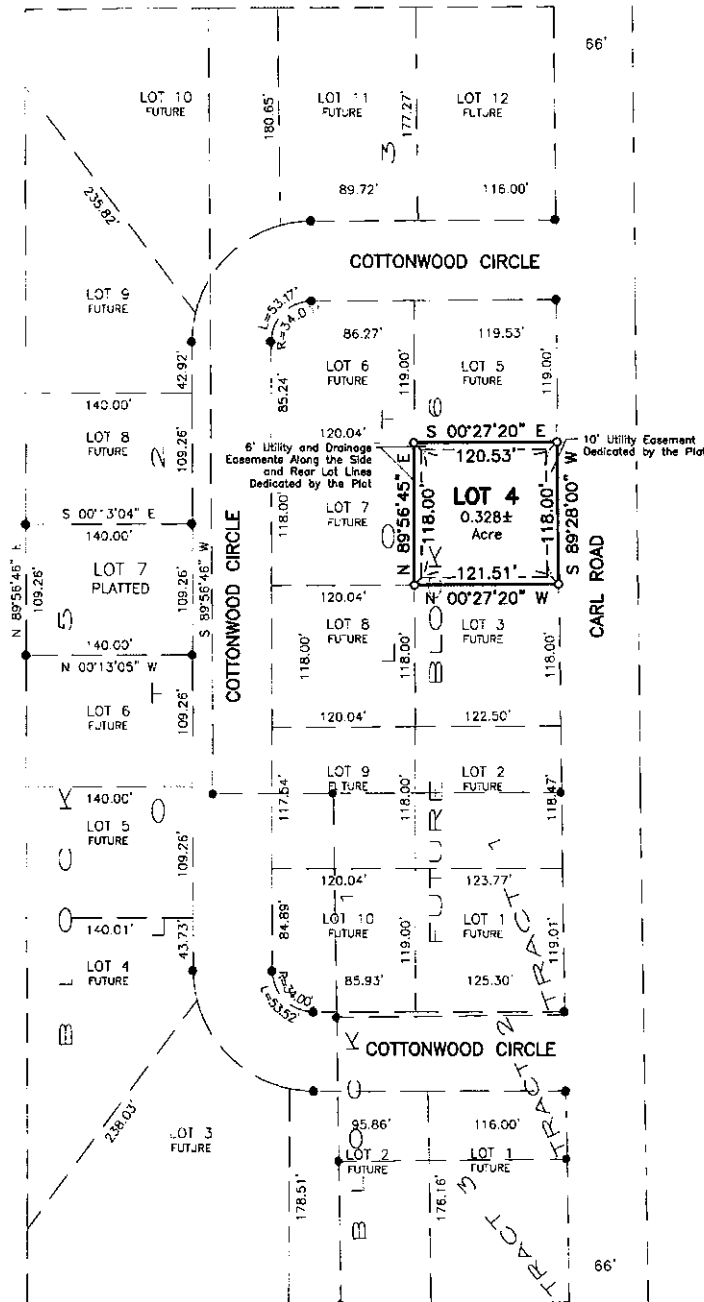
LOCATION MAP
SCALE: 1" = 3000'

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/R-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

ASSUMED COORDINATES



EASEMENTS WITHIN LOT 4, BLOCK 6 DEDICATED BY THIS PLAT:

- 10' UTILITY EASEMENT ALONG CARL ROAD
- 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE SIDES AND REAR

A PLAT OF LOT 4, BLOCK 6, OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3 OF CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 3, 2017, survey those parcels of land described as follows: LOT 4, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 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.

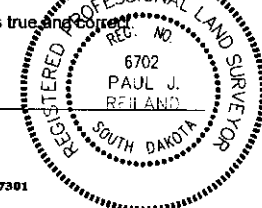
Dated this _____ day of July, 2017.

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



2106 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



GRAPHIC SCALE

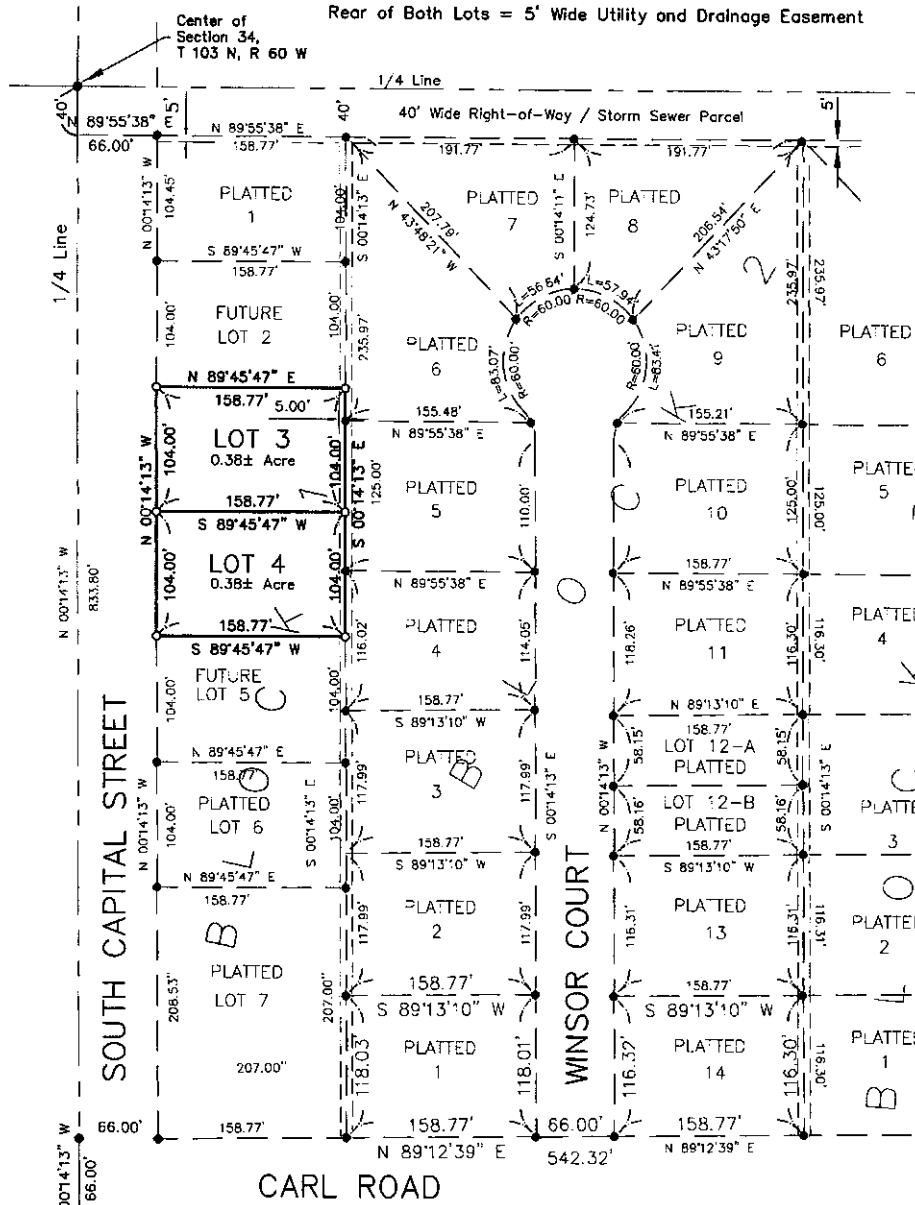


(IN FEET)

1 inch = 100 ft.

Easements Within Lots 3 and 4 Dedicated By This Plat:

Rear of Both Lots = 5' Wide Utility and Drainage Easement

LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 16" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
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- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
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- 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) 998-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

A PLAT OF LOTS 3 AND 4, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 22, 2017, survey those parcels of land described as follows: LOTS 3 AND 4, BLOCK 1 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

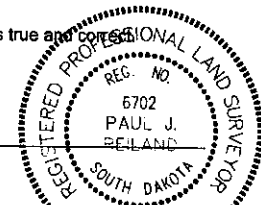
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2017.

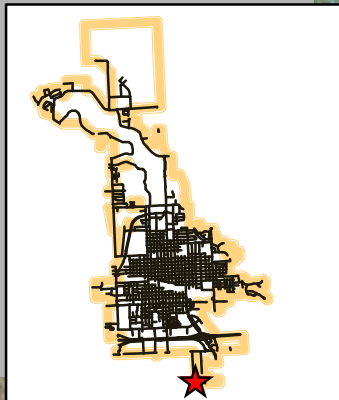
Registered Land Surveyor #SD6702

SPN

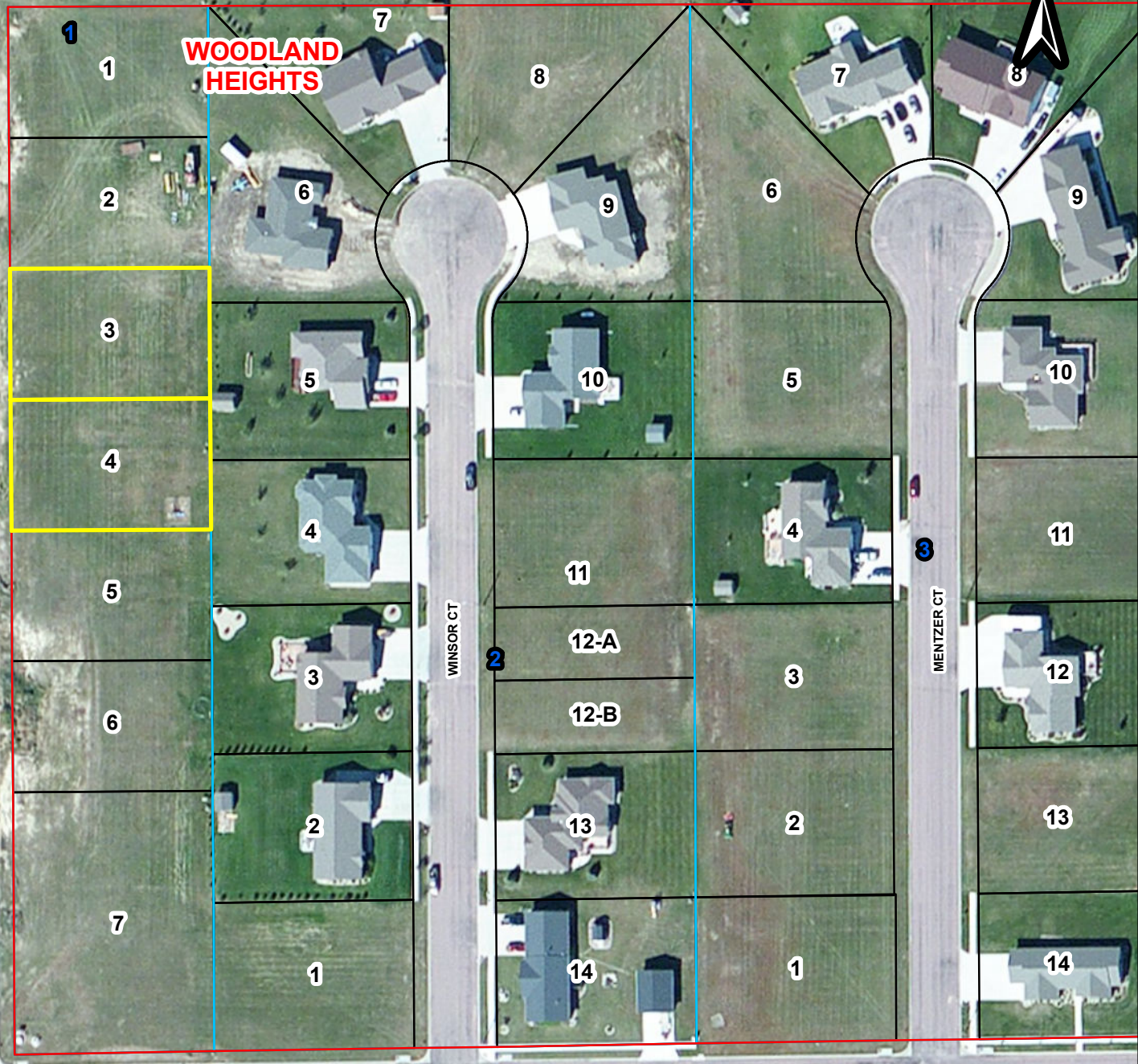
& Associates
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Phone: (605) 996-7761 Fax: (605) 996-0615



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WOODLAND HEIGHTS



- Subdivision
- Blocks
- Lots

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; N 100' of Lot 1, Block 2, E.B. Bracey's Addition and the N 100' of Lot A, A Subdivision of previously platted Block 1, County Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

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

Section 1: THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; N 100' of Lot 1, Block 2, E.B. Bracey's Addition and the N 100' of Lot A, A Subdivision of previously platted Block 1, County Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

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 the 7th day of August, 2017.

MAYOR

ATTEST:

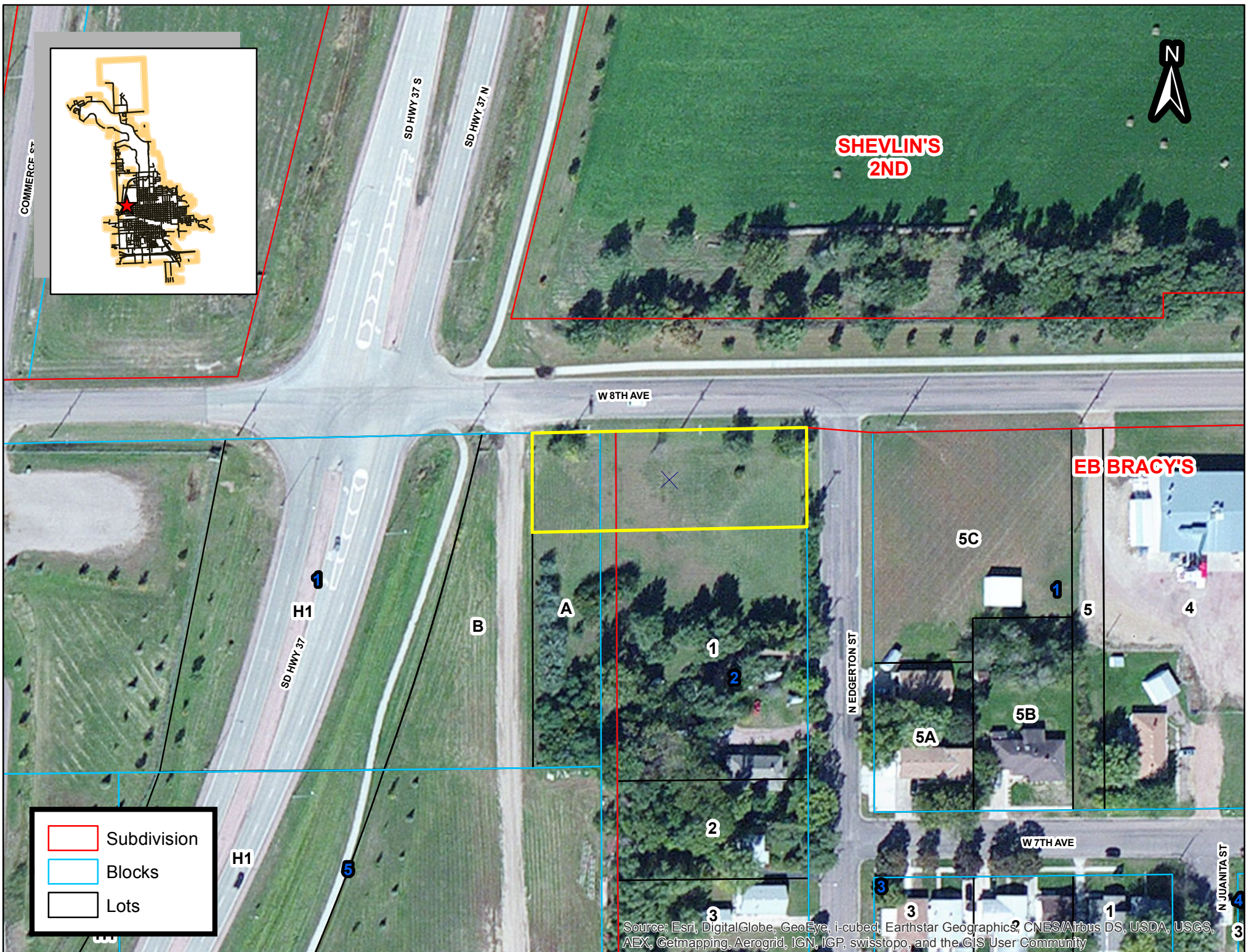
FINANCE OFFICER

{SEAL}

FIRST READING: July 17, 2017

SECOND READING: August 7, 2017

ADOPTION: August 7, 2017



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

DAVISON COUNTY
200 E 4TH AVE
MITCHELL SD 57301

RC HOLDINGS LLC
1017 W 8TH AVE
MITCHELL SD 57301

HARRY & LINDA BRINKER
1120 W 7TH AVE
MITCHELL SD 57301

BOYD REIMNITZ
407 N MAIN ST
MITCHELL SD 57301

MATHEW HUFF *disapprove*
619 N EDGERTON ST
MITCHELL SD 57301

DONALD & DORIS CASE
611 N EDGERTON ST
MITCHELL SD 57301

LEVI SAPP
PO BOX 552
ALEXANDRIA SD 57311

JOHN & DEANNA BENNETT
1108 W 7TH AVE
MITCHELL SD 57301

CJM CONSULTING
1050 N HARMON DR
MITCHELL SD 57301



June 27, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; N 100' of Lot 1, Block 2, E.B. Bracey's Addition and the N 100' of Lot A, A Subdivision of previously platted Block 1, County Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 10, 2017 at 12:00 pm and the City Council will hold first reading on July 17, 2017 at 6:30 pm and second reading and adoption is scheduled for August 7, 2017 at 6:30 P.M., 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 Kayla and Mathew Hupf
OWNER

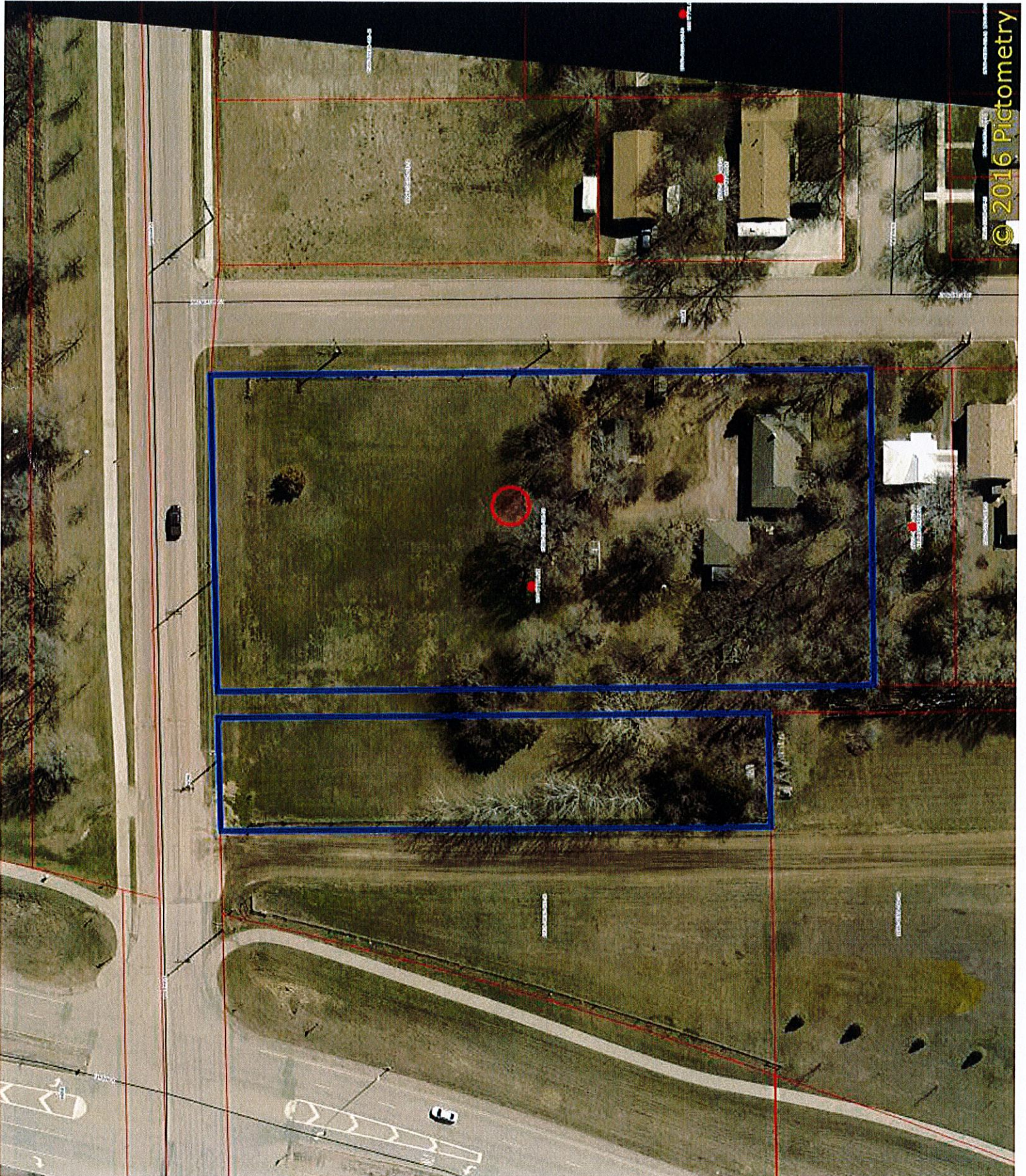
619 N. Edgerton St.
ADDRESS

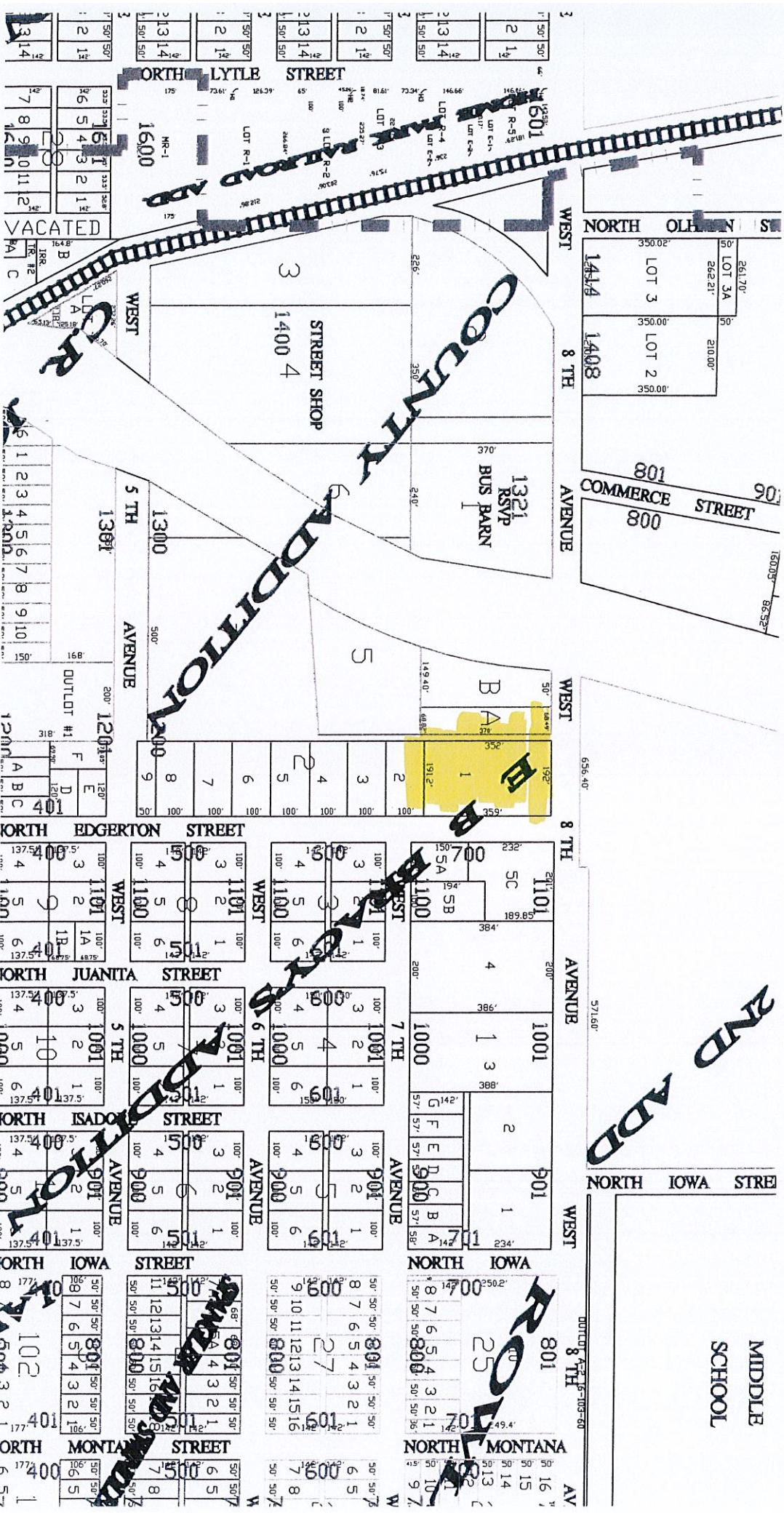
 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:





2ND ADD

MIDDLE SCHOOL

ROCK

2ND ADD

NOTICE OF HEARING

TO: Mitchell City Planning Commission, Mitchell City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, July 10, 2017 at 12:00 pm, the city council will consider 1st Reading of the Ordinance on Monday, July 17, 2017 at 6:30 pm and 2nd Reading and Adoption on Monday, August 7, 2017 at 6:30 pm, all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; N 100' of Lot 1, Block 2, E.B. Bracey's Addition and the N 100' of Lot A, A Subdivision of previously platted Block 1, County Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

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Section 1: THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; N 100' of Lot 1, Block 2, E.B. Bracey's Addition and the N 100' of Lot A, A Subdivision of previously platted Block 1, County Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

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 the 23rd day of June, 2017.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING:
SECOND READING:
ADOPTION:

Published three times: June 29, July 6, July 27, 2017

Approximate Costs: