

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, 612 N MAIN ST
DATE: SEPTEMBER 5, 2017 (SPECIAL MEETING)

1. TIME: 12:00 PM
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. **Rezone: From HB Highway Oriented Business District To I Industrial District**

That portion of Irregular Tract No. 4 in Lot Three (3) of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, abutting and lying west of a line which is 908.70 Feet west of and parallel to the East section line of said Northeast Quarter (NE1/4); be changed from HB Highway Business District to I Industrial District and the official zoning map be changed to reflect the same.

Documents:

[REZONEPPAPP.PDF](#)
[REZONEPPORD.PDF](#)
[REZONEPPNOH.PDF](#)
[REZONEPPMAP.PDF](#)
[REZONEPPNEIGHBORS.PDF](#)
[REZONEPPNEIGHBORLETTER.PDF](#)
[PPP_0012_EXPANSIONPRESENTATION.PDF](#)

6. **Approval Of TIF District #24 And Establishment Of Boundaries**

Documents:

[TIFCOMMMIN522017.PDF</](#)

APPLICATION FOR REZONING

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

The undersigned applicant(s) and owner(s), ROCKY BRENDEN AND DIANE BRENDEN are requesting submitting this application for rezoning pursuant certain undeveloped land in Mitchell, SD pursuant to the provisions of the City of Mitchell Zoning Code.

This Application is for the following described real property:

An approximate 15 acre tract of land located within that portion of Irregular Tract 4 in the NE 1/4 of 27-103-60 Davison County with a northerly boundary running adjacent and parallel with the southerly boundary of Irregular Tract 1 and 2 within Lot 3 of the NE 1/4 of 27-103-60 and a westerly boundary running adjacent to and tracking the eastern boundary of the existing rail road right of way and a easterly boundary being an extension of the easterly boundary of Irregular Tract 2 until its intersection with the westerly boundary, all as depicted on Exhibit A attached hereto and incorporated herein by reference.

to be rezoned from HB Highway Oriented Business District to I Industrial 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 City Council. 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 22nd day of August,

ORDINANCE NO. O2017-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS THAT PORTION OF IRREGULAR TRACT NO. 4 IN LOT THREE (3) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE SIXTY (60), WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, ABUTTING AND LYING WEST OF A LINE WHICH IS 908.70 FEET WEST OF AND PARALLEL TO THE EAST SECTION LINE OF SAID NORTHEAST QUARTER (NE1/4); FROM HB HIGHWAY BUSINESS DISTRICT TO I INDUSTRIAL 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: The zoning district classification of the real property legally described as:

That portion of Irregular Tract No. 4 in Lot Three (3) of the Northeast Quarter (NE1/4) of Section Twenty-seven (27), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, abutting and lying west of a line which is 908.70 Feet west of and parallel to the East section line of said Northeast Quarter (NE1/4);

be changed from HB Highway Business District to I Industrial 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.

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 Tuesday, September 5th, 2017 at 12:00 noon, the City Council will consider 1st Reading of the Ordinance on Tuesday, September 5th, 2017 at 6:00 p.m. and 2nd Reading and Adoption on Monday, September 18th, 2017 at 6:00 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. O2017-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS AN APPROXIMATE 15 ACRE TRACT OF LAND LOCATED WITHIN THAT PORTION OF IRREGULAR TRACT 4 IN THE NE ¼ OF 27-103-60 DAVISON COUNTY WITH A NORTHERLY BOUNDARY RUNNING ADJACENT AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF IRREGULAR TRACT 1 AND 2 WITHIN LOT 3 OF THE NE ¼ OF 27-103-60 AND A WESTERLY BOUNDARY RUNNING ADJACENT TO AND TRACKING THE EASTERN BOUNDARY OF THE EXISTING RAIL ROAD RIGHT OF WAY AND A EASTERLY BOUNDARY BEING AN EXTENSION OF THE EASTERLY BOUNDARY OF IRREGULAR TRACT 2 UNTIL ITS INTERSECTION WITH THE WESTERLY BOUNDARY; FROM HB HIGHWAY BUSINESS DISTRICT TO I INDUSTRIAL 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:

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING:

SECOND READING:

ADOPTION:

Published: August 25, 2017 and September 1, 2017

Approximate Costs:

BATHKE PROPERTIES LLC
3001 BILL'S BEACH DR
MITCHELL SD 57301

ROCKY & DIANE BRENDEN
1221 E HAVENS AVE
MITCHELL SD 57301

NORTHWESTERN PUBLIC SERVICE
PO BOX 1350
HURON SD 57350

KOUPAL BROTHERS LLC
32 N HARMON DR
MITCHELL SD 57301

CRETEX CONCRETE PRODUCTS INC
6655 WEDGEWOOD RD STE 130
MAPLE GROVE MN 55311

SARA ANN MYERS
PO BOX 375
AVON SD 57315

WIEBELHAUS PROPERTIES LLC
1816 QUIETT LN
MITCHELL SD 57301

BT-OH LLC
ATTN: REAL ESTATE DEPT
55 GLENLAKE PARKWAY
ATLANTA GA 30328

MIDCONTINENT COMMUNICATIONS
PO BOX 5040
SIOUX FALLS SD 57117

GARY & SANDRA BUTTERFIELD
1108 SUNNYSIDE CT
MITCHELL SD 57301

RONALD & DELORES PETERSON
1961 E HAVENS AVE
MITCHELL SD 57301

