

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
DATE: OCTOBER 10, 2017 TIME: 12:00 PM (NOON)

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVE AGENDA:

4. Approval Of Minutes: September 25, 2017

Documents:

[PLANNINGCOMMMINUTES9252017.PDF](#)

5. SCHEDULE NEXT MEETING: OCTOBER 23, 2017

6. CONDITIONAL USE PERMIT:

*CJG Properties LLC is requesting a conditional use permit for construction of self-service storage facilities with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota (1821 W 8th Avenue) . The said real property is zoned (R4) High Density Residential District. **APPLICATION WITHDRAWN***

7. Variance:

*CJG Properties LLC is requesting variances for construction of self-service storage facilities with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department the variances are as follows; front yard of 10' vs 25', side yard on a corner of 5' vs 15' and back yard of 8' vs 25'. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota (1821 W 8th Avenue) . The said real property is zoned (R4) High Density Residential District.
APPLICATION WITHDRAWN*

8. PLAT

A Plat of Lot 1 of Performance Pet Products First Addition, A Subdivision of Irregular Tract No. 4 in Lot 3 of the NE 1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Documents:

[PLATPERFORMANCEPET.PDF](#)
[LOT1 PERFORMANCE PET PRODUCTS 1ST.PDF](#)

9. Plan Approval: 511 N Main St, CB District

Documents:

[511NMAINPLANS.PDF](#)

10. Plan Approval: North Central Seed Co. 2022 W Havens, Zoned HB District
Construction of Pole frame, colored steel, commercial building

Documents:

[NORTHCENTRALSEED.PDF](#)

11. Plan Approval: 114 N. Main St, CB District

Documents:

[114NMAIN.PDF](#)

[114NMAINREMODEL.PDF](#)

[114NMAINPHOTO.PDF](#)

12. OTHER BUSINESS:

13. 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, SEPTEMBER 25, 2017**

NOT APPROVED

Chairman Larson called the September 25, 2017 City Planning Commission Meeting to order at 12:00 pm in Council Chambers, 612 N. Main St, Mitchell, South Dakota.

Members Present: Larson, Everson, Fergen, Jirsa, and Molumby

Members Absent: Griffith, Schmucker, and Allen

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

Approval of Minutes: Motion by Everson, seconded by Fergen to approve the minutes of the September 11, 2017 meeting. All members present voting aye, motion carried.

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

Schedule Next Meeting: Motion by Everson, seconded by Fergen to schedule the next meeting for Tuesday, October 10, 2017. All members present voting aye, motion carried.

Conditional Use Permit: (Tabled from Last Meeting)

CJG Properties LLC is requesting a conditional use permit for construction of self-service storage facilities with varying compartment sizes, 50 to 400 square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, SD (1821 W. 8th Ave). The property is zoned R4, High Density Residential District.

Putnam was informed by the applicant the he had a family situation that has delayed the project. Motion by Everson, seconded by to Fergen to table the application until next meeting. All members present voting aye, motion carried.

Variance: (Tabled from Last Meeting)

CJG Properties LLC is requesting the following variances for construction of self-storage facilities; front yard of 10' vs 25', side yard on a corner of 5' vs 15', and back yard of 8' vs 25'. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, SD (1821 W. 8th Ave). The property is zoned R4, High Density Residential District.

Motion by Everson, seconded by to Fergen to table the application until next meeting. All members present voting aye, motion carried.

Plat: A Plat of Lot 5, Block 5 of Woodland Heights First Addition, A Subdivision of Lot 2, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye. Motion carried.

Plat: A Plat of Lot 9, Block 6 of Woodland Heights First Addition, A Subdivision of Lots 2 and 3, and Tract 1, Block 1, All in Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 1, 2, and 3 of Keith's First Addition, A Subdivision of Lot A in the SW1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The owner was present to confirm they are separating the parcel into three parcels in order to facilitate future transfers. Motion by Jirsa, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Plan Approval: 1401 N Main St, North Star Plaza. Remodel & Renovation, zoned Central Business District. Motion by Molumby, seconded by Jirsa to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Envision Eye Care, 714 S Burr St, remodel, zoned Highway Oriented Business District. Motion by Molumby, seconded by Jirsa to approve the plan as submitted. All members present voting aye, motion carried.

Plan Approval: Quality Homes (Custom Touch), 1100 Block of South Ohlman Street, zoned Highway Oriented Business District. Jeff Larson indicated they would like to display model homes and offices on the lot directly south of the Ramada Inn's property. They will skirt the properties. Motion by Everson, seconded by Jirsa to approve to plan. All members present voting aye, motion carried.

Recommendation on petition to vacate an alley, Vern Eide Chevrolet/Buick, 219 E. 1st Ave. A draft petition, prepared by an attorney representing the owners of Block 24, Original Addition, City of Mitchell, Davison County, South Dakota, was presented to the commission for their review and comment. The owners are aware that there are utilities located within the alley right-of-way. Vern Eide would like to park cars over the alley that is to be vacated. It was noted there is a residential property in the block. Motion by Jirsa, seconded by Everson to recommend approval of the vacation with the condition the alley be vacated and easements for utilities be documented. All members voting aye with the exception of Fergen who abstained. Motion carried.

Chairman Larson adjourned the meeting at 12:23 pm.

Chairman

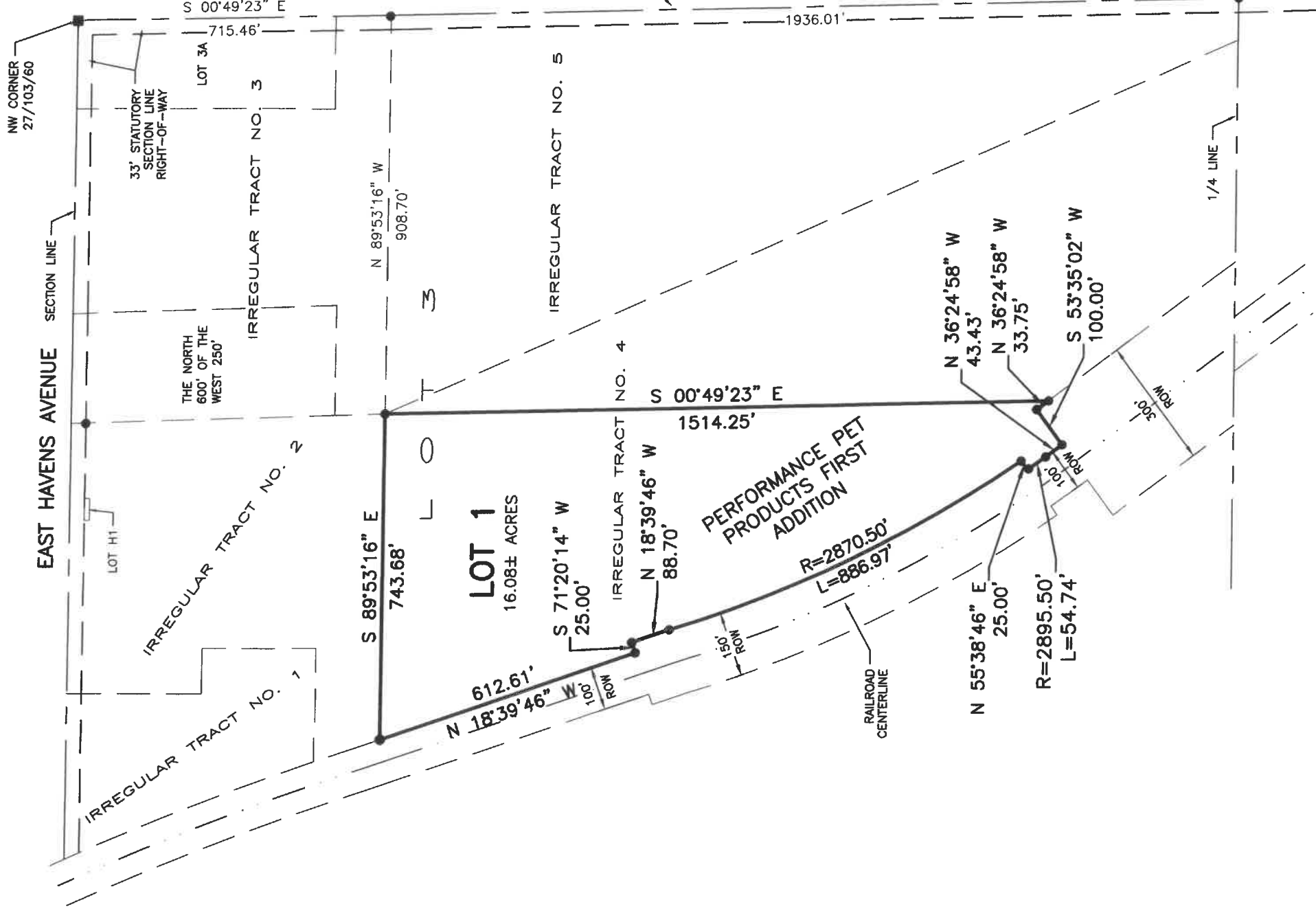
Date



GRAPHIC SCALE



(IN FEET)
1 inch = 300 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

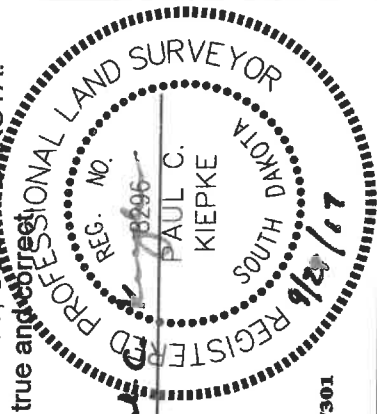
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12A.

GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.

A PLAT OF LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A
SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF
SECTION 27, 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 Rocky Brenden and Diane Brenden, as owners, and under their direction for purposes indicated therein, I did on or prior to September 25, 2017, survey those parcels of land described as follows: LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, 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 21st day of September, 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

A PLAT OF LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists East Havens Avenue and access to Lot 1 shall be through Irregular Tracts No. 1 and No. 2 as needed. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2017.

Rocky Brenden

Diane Brenden

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Rocky Brenden and Diane Brenden, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

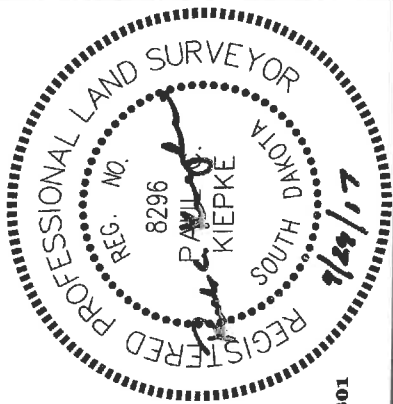
WHEREAS, the plat of LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2017.

Chairman/Vice Chairman of the City of Mitchell
Planning Commission



A PLAT OF LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2017; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2017.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 1 OF PERFORMANCE PET PRODUCTS FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 4 IN LOT 3 OF THE NE 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

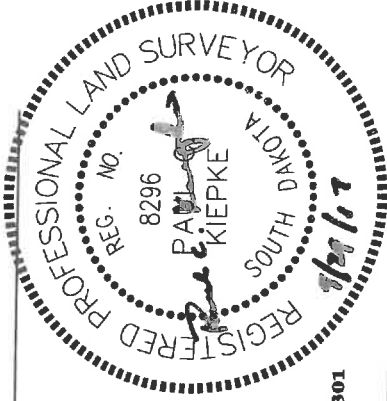
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

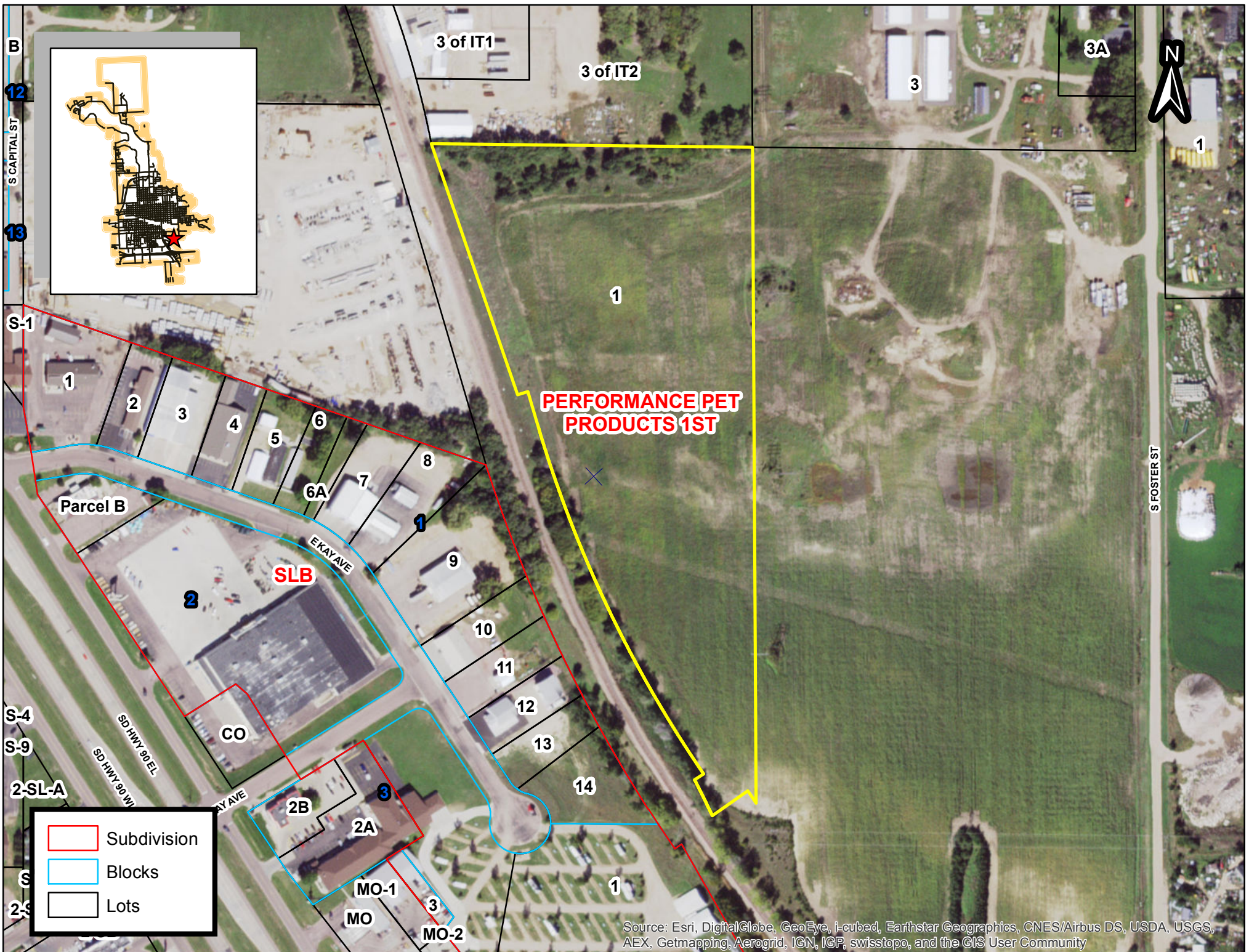
FILED for record this _____ day of _____, 2017, at _____, and recorded in Book _____ of Plats on Page _____
_____ therein and recorded on Microfilm Number _____

Register of Deeds, Davison County

By _____ Deputy



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



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

Exterior Façade at The Back 40

511 Main St Mitchell SD 57301

1. All new bat and board siding
2. Fabricated awning center roof/Blade awning and patina
3. Fabricated eyebrow awnings layered along building
4. New signage with led lighting/color changing ability
5. 12 ft center door includes two swinging 36 inch French doors and two stationary 36 inch casement windows
6. Two chevy apache vehicles cut for façade décor with headlights working with LED lighting
7. 3 new insulated steel 36 inch doors/emergency exits with panic bars and self closing hinge mechanisms
8. Two URL rated speakers for house music
9. Led eyeball spots underneath center roof awning with dimmer and adjustable color
10. All new insulation/weather wrap and electrical on front facade
11. Lighted outdoor sconces-10- industrial steampunk lighting

Interior of The Back 40

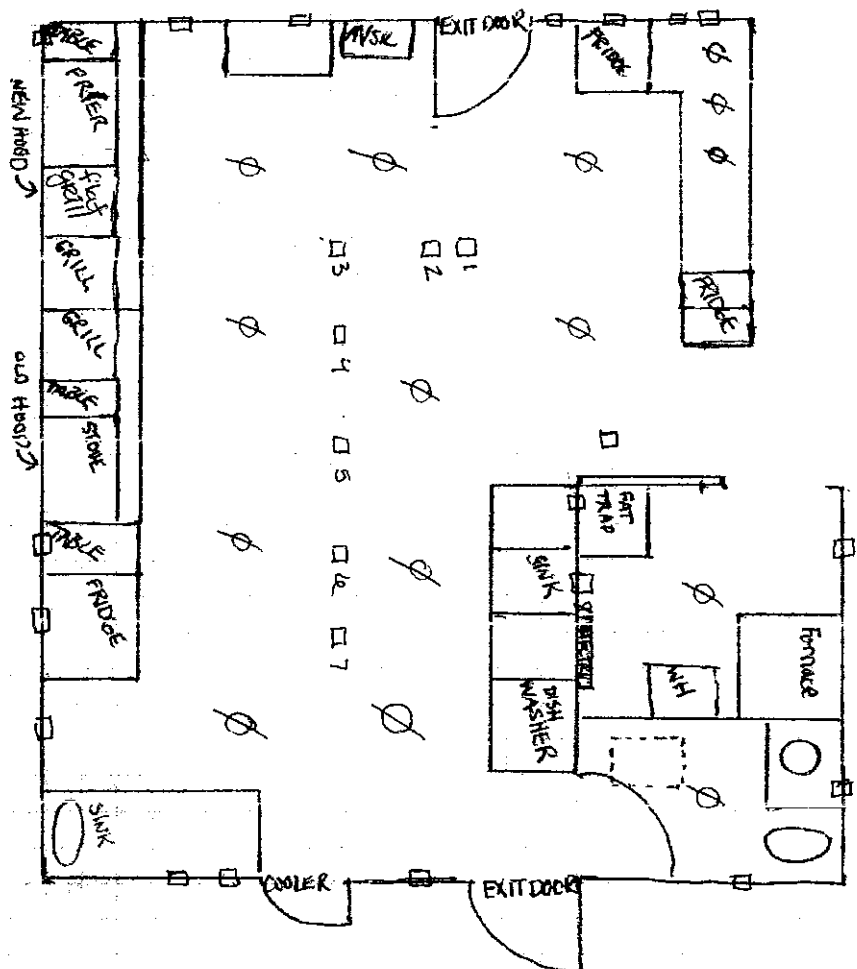
511 Main St

Mitchell SD

1. Permit for all new 400 sq ft kitchen(200sq ft existing)
2. New 16 ft kitchen hood with Ansel fire suppression system
3. New charbroiler
4. New flooring, walls, doors, insulation, wiring, plumbing and heating cooling
5. Fat collection system installed
6. New lighting
7. New oven and proofer
8. New furnace
9. New cold/hot air exchange
10. New insulated steel door with panic bar
11. New compressor for existing walk in cooler
12. New compressor and relief fans for existing beer walk in
13. New insulated floor for beer walk in, behind bar area and interior hallway
14. Replace tap tower with new 44 tap tower
15. New bar dishwasher
16. New bar wine/glass cooler
17. All new interior doors
18. All new lighting
19. Paint walls
20. Screen and bleach existing floors and clear coat
21. Growler cooler
22. Clean and repair existing heating/cooling units

BEARERS

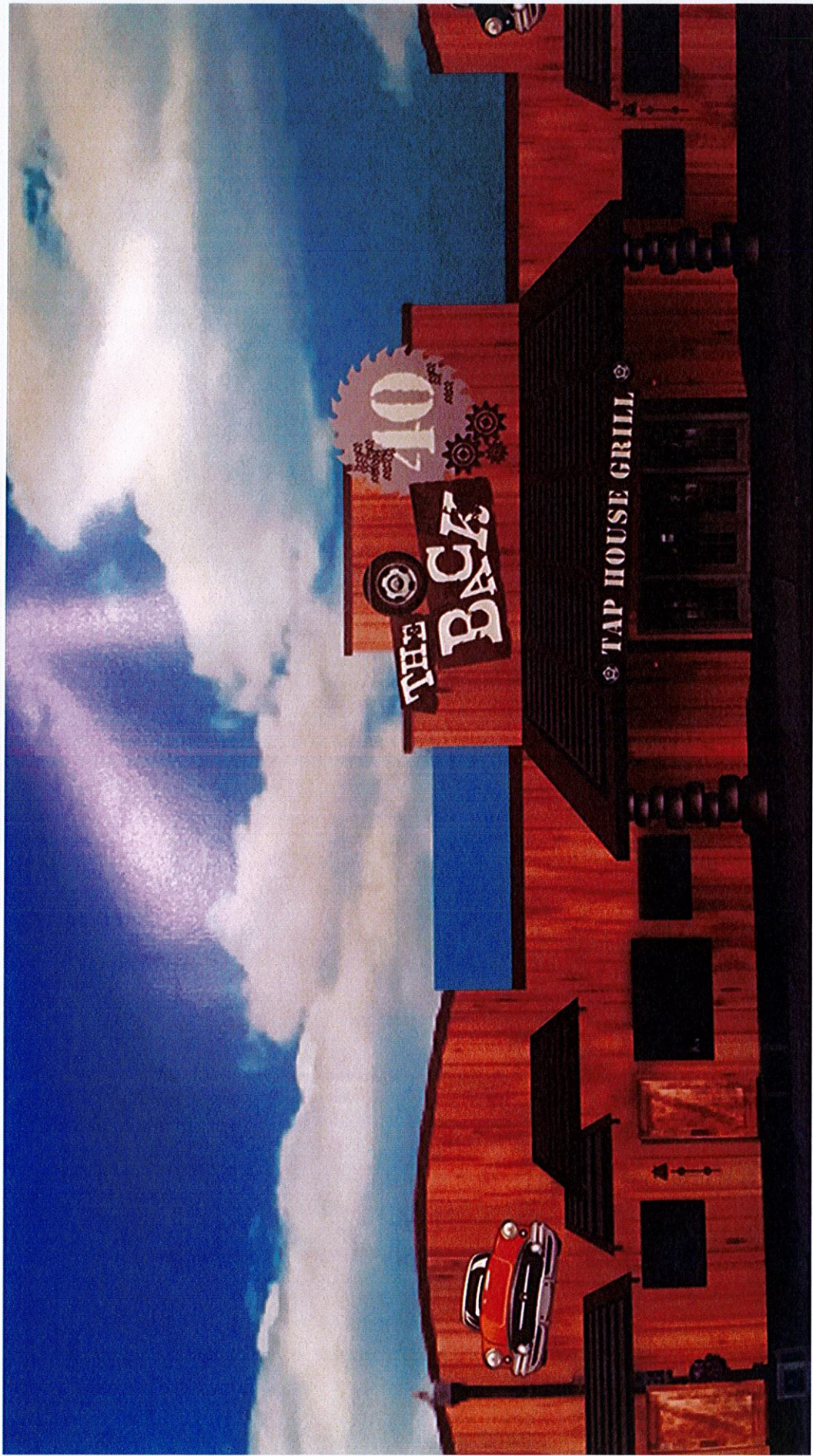
DISHWASHER / GARAGE DISPOSAL
 COOLER
 FURNACE
 WATER HEATER
 HEAT LAMPS
 2-HOODS (EAGLE)
 PAWNI PRESS - 2 separate circuits
 NUMBERED OUTLETS ON SEPARATE BEARERS



- φ lights
- outlets
- 1/2 one breaker
- 3 one breaker
- 4 one breaker
- 5 one breaker
- 6 one breaker
- 7 one breaker









North Central
Seed

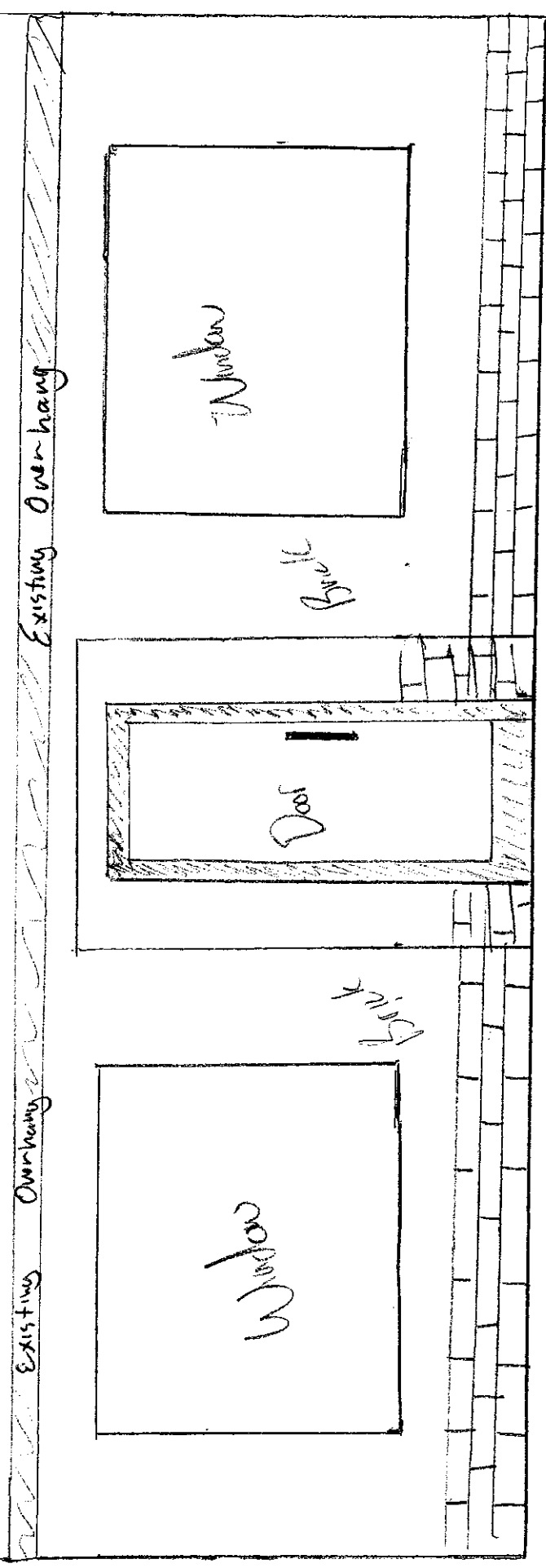
Alac Office 114 N Main

Eric Palmer

770-8132

Front

Existing



24'

