

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
DATE: OCTOBER 23, 2018, 12:00 PM

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVE AGENDA:

4. Approval Of Minutes:

Documents:

[PLANNINGCOMMMINUTES10102017.PDF](#)

5. SCHEDULE NEXT MEETING: NOVEMBER 13, 2017

6. CONDITIONAL USE PERMIT:

Melissa Jenkins (applicant) and CJG Properties LLC (owner) have applied for a conditional use permit to operate a family residential child care center in the residence located at 924 E. 3rd Ave. legally described as Lot 17, Block 13, F. M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District

Documents:

[APPJENKINSDAYCARE.PDF](#)
[JENKINSMAP.PDF](#)
[NOHJENKINSDAYCARE.PDF](#)
[JENKINSNEIGHBORS.PDF](#)

7. Review 6 Month Condition & Recommendation Of The Conditional Use Permit 605 N Duff St

"It was advised that this is the date and time set for hearing on the application of Darin Krogman for a conditional use permit to operate an automotive detailing business/home occupation located at

605 N Duff St, legally described as Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell,

Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

Notice of hearing has been given according to statute and affidavit of publication is on file.

Planning Commission approved said application with the following conditions: no parking in the

alley and permit to be reviewed in 6 months. Moved by Allen, seconded by Olson, to approve said

application with the following conditions: no parking in the alley and permit to be reviewed in six

months. Motion carried. "

The Public Works has not received any complaints or issues about this conditional use permit.

Documents:

8. OTHER BUSINESS:

9. 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, October 10, 2017**

NOT APPROVED

Chairman Larson called the October 10, 2017 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

Members Present: Larson, Everson, Griffith, Schmucker, and Allen

Members Absent: Fergen, Jirsa, and Molumby

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

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

Approval of Minutes: Motion by Everson, seconded by Schmucker to approve the minutes of the September 25, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for October 23, 2017. All members present voting aye, motion carried.

Conditional Use Permit: 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. **APPLICATION WITHDRAWN**

Variance: 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.

APPLICATION WITHDRAWN

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 ¼ of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan Approval: 511 N Main St, Central Business District

The new owner of the property presented plans for the exterior and interior renovation of the property. McGannon noted the SDDOT and the City have an agreement to prevent encroachments (including signs) into the public right-of-way and potential federal funding for street projects require such an agreement. He wished the new owner 'Good Luck'. The city administrator and the code enforcement officer want to insure the new owner is aware of any possible code issues. Hegg and Laursen have met with the new owner on various occasions. Motion by Everson, seconded by Griffith to approve the plan

subject to no encroachments in the right-of-way and that code enforcement meet with the new owner. All members present voting aye, motion carried.

Plan Approval: North Central Seed Co., 2022 W Havens, Highway Oriented Business District. Putnam and Hegg provided some details about the proposed building. It meets setbacks and will be pole construction with steel siding. Motion by Griffith, seconded by Schmucker to approve the plan. All members present voting aye, motion carried.

Plan Approval: 114 N Main St, zoned Central Business District. Putnam informed the commission that he has submitted this to state historical society and the building is non-contributing. The owner wishes to convert the interior to offices and install new windows and brick on the front wall. Motion by Everson, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:10 pm.

Chairman

Date

APPLICATION FOR CONDITIONAL USE

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

The undersigned applicant(s) Melissa Jenkins, owner CJG Properties LLC 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 17, Block 13, FM Greene Addition, City of Mitchell, Davison County, South Dakota
(924 E 3rd)

The applicant of the above described real estate is requesting conditional use permit for a residential family child care operation in her home. The said real property is zoned (R2) Medium Density 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 1 of Sept, 2017.

Melissa Jenkins
APPLICANT

Melissa Jenkins
OWNER

Jeremy Gunkel
Jeremy Gunkel - owner of Property

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell, South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Melissa Jenkins (applicant) and CJG Properties LLC (owner) have applied for a conditional use permit to operate family residential child care center in the residence located at 924 E. 3rd Ave., legally described as Lot 17, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on October 23, 2017, 12:00 P.M and the Board of Adjustment on November 6, 2017 at 6:00 P.M., in the Council Chambers, Mitchell City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 5th day of October, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: October 12, 2017 & October 26, 2017

Approximate Cost:

RICK HOHN
912 E 3RD AVE
MITCHELL SD 57301

RANDALL & NANCY BIGGERSTAFF
916 E 3RD AVE
MITCHELL SD 57301

GEORGE & SHERRY MORGAN
940 N HARMON DR
MITCHELL SD 57301

CJG PROPERTIES LLC
PO BOX 983
MITCHELL SD 57301

DANIEL FRENCH
928 E 3RD AVE
MITCHELL SD 57301

JAMES FREEMAN
932 E 3RD AVE
MITCHELL SD 57301

CRAIG & JOANNE BIER
938 E 3RD AVE
MITCHELL SD 57301

JODI ALTSTIEL
911 E 4TH AVE
MITCHELL SD 57301

SHAWN & JONI HIRSCH
917 E 4TH AVE
MITCHELL SD 57301

MARK KUNKEL
25420 420TH AVE
FULTON SD 57340

ANDREW KANNEBERG
925 E 4TH AVE
MITCHELL SD 57301

WHITNEY BEISWANGER
SUSAN OLSON
929 E 4TH AVE
MITCHELL SD 57301

JAMES & GERALDINE HUNT
717 E 2ND AVE
MITCHELL SD 57301

JILL PIERCE
937 E 4TH AVE
MITCHELL SD 57301

ANNETTE THOMPSON
939 E 3RD AVE
MITCHELL SD 57301

WADE ELDEEN
935 E 3RD AVE
MITCHELL SD 57301

BRANDON & RACHEL DYKSTRA
1010 S MILLER ST
MITCHELL SD 57301

THOMAS & DEBRA ELLIS
1110 S MILLER ST
MITCHELL SD 57301

MICHAEL & BECKY ROSE
25805 E ENEMY CREEK LOOP
MITCHELL SD 57301

LARRY WEISSER
612 S LANGDON ST
MITCHELL SD 57301

BEVERLY NUEBEL
909 E 3RD AVE
MITCHELL SD 57301

MELISSA JENKINS
924 E 3RD AVE
MITCHELL SD 57301

October 11, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Melissa Jenkins (applicant) and CJG Properties LLC (owner) have applied for a conditional use permit to operate family residential child care center in the residence located at 924 E. 3rd Ave., legally described as Lot 17, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R2) Single Family Residential District.

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I/We CJG Properties LLC
OWNER

924 E 3rd Mitchell SD
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

My Ride Detailing

Darin C Krogman * owner

Business location * my garage 605 North Buff

Hours * M - F 2:15 P.m to 8 P.m

Some Saturdays

Job description - Waxing^{exterior} and detailing the interior of vehicles

- * I will be doing NO! washing, the customer will be washing the vehicle and delivering it. I don't want to deal with the run off
- * As far as parking goes I can't leave any vehicles in the ally. Signs are posted at each end of it saying vehicles will be towed. So no cars will be there
- * Equipment being used will be a shopvac, electric buffer, and ~~cord~~ Cordless drill
- * As far as Cleaners go its all basic cleaners nothing industrial, there will be no! run off in the garage since there is a drain

- * This will be done as a second income, mostly a hobby
- * There will be no employees all the work will be done on my own
- * Garage and Door is well insulated to keep noise down

Thank you very much for your time

David C. Zym

605 North Doff
Mitchell SD 57301

605-999-8794

