

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 27, 2018, 12:00 pm (Noon)

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVE AGENDA:

4. Approval Of Minutes: August 13, 2018 Meeting

Documents:

[PLANNINGCOMMINUTES8132018.PDF](#)

5. SCHEDULE NEXT MEETING: SEPTEMBER 10, 2018

6. Declaration Of Conflicts Of Interests

7. PLAT: A Plat Of Lot 8-A, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL8AB7WESTWOOD.PDF](#)
[AERIALL8AB7WESTWOODPLAT.PDF](#)

8. Plat: A Plat Of Lot E Of Countryside Addition, A Subdivision Of Lot 1 In The SE 1/4 Of Section 16, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATLECOUNTRYSIDEADD.PDF](#)
[AERIALLECOUNTRYSIDEPLAT.PDF](#)

9. CONDITIONAL USE PERMIT:

APPLICATION WITHDRAWN,

Carol Ragle have requested the City Planning Commission and the Board of Adjustment to consider the application of Home Occupation (homeopathic treatments) at 815 McCabe St, E 71 feet of Lots 9& 10, Block 20, University Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District. (820 W 3RD, Lot 11, Block 101, Lawler's 2nd).

10. CONDITIONAL USE PERMIT:

Dan Fechner (applicant) and Aaron, Jessica & Shirley Baas have requested the City Planning Commission and the Board of Adjustment to consider the application of a conditional use permit, Assembly Hall, at the property legally described as E ½ of SE ¼ ex IT 1, Perry Township, 32- T 104 N, R 60 W, Davison County, South Dakota 5600/5700 Block of N. Ohlman St. Zoned (UD) Urban Development District

Documents:

[FECHNERNOH.PDF](#)
[FECHNERCUPPLAN.PDF](#)

11. DISCUSSION ONLY: Possible Rezoning 501/601 Block Of W. 9th Ave

Documents:

[ZONING501BLKW9TH.PDF](#)
[AERIAL501BLKW9TH.PDF](#)

12. Presentation And Discussion Of Sign Code Changes Or Updates

13. OTHER BUSINESS:

14. PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

15. 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
August 13, 2018**

NOT APPROVED

Chairman Larson called the August 13, 2018 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Fergen, Genzlinger, Jirsa, Molumby, Osterloo, Quenzer, and Allen

Members Absent: none

Staff Present: Putnam, Ellwein, T. Johnson, J. Johnson, Hegg, Croce, Jenniges,

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

Approval of Minutes: Motion by Fergen, seconded by Osterloo to approve the minutes of the July 23, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Genzlinger to schedule the next planning commission meeting for August 27, 2018. All members present voting aye, motion carried.

No conflicts of interest were declared.

Plat: A Plat of Lot 9, Block 4A of Westwood First Addition, A Subdivision of a portion of Tract A-2 and Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Molumby, seconded by Jirsa to approved the plat. All members present voting aye, motion carried.

Discussion Only: Bill Wittstruck possible variance at 316 E Hackberry Ave (corrected from 101 Block). He wishes to extend the roof line of his attached garage toward the south and the addition will be approximately 3 feet from the property line. It was noted that there are vacant lots to the east and west of the property. Mr. Wittstruck was instructed to consult with the utility companies about their requirements. Motion by Jirsa, seconded by Molumby to encourage the applicant to apply for the variance after consultation with the utilities. All members present voting aye, except Fergen abstaining.

Comprehensive Plan: The public works department has submitted a budget request to city council for completion of a new comprehensive plan. District III will be contracted to prepare the document. The proposed plan will be a joint project with the Davison County, Ethan, Mt. Vernon and Mitchell. Commissioners, City staff, County staff, and Eric Ambrosion, District III mentioned various elements that should be included such as; identifying potential industrial properties, review the extra-territorial area, reviewing the availability of utilities, and other land use issues. Once the appropriations are secured the exact process for public input, focus groups, stakeholder visits etc. will be developed. No action taken at this time.

Public Input: none

Chairman Larson adjourned the meeting at 12:32 pm.

Chairman

Date



1 Inch = 100 Feet

LEGEND

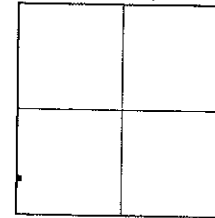
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PUR-6702
- WM = WITNESS 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

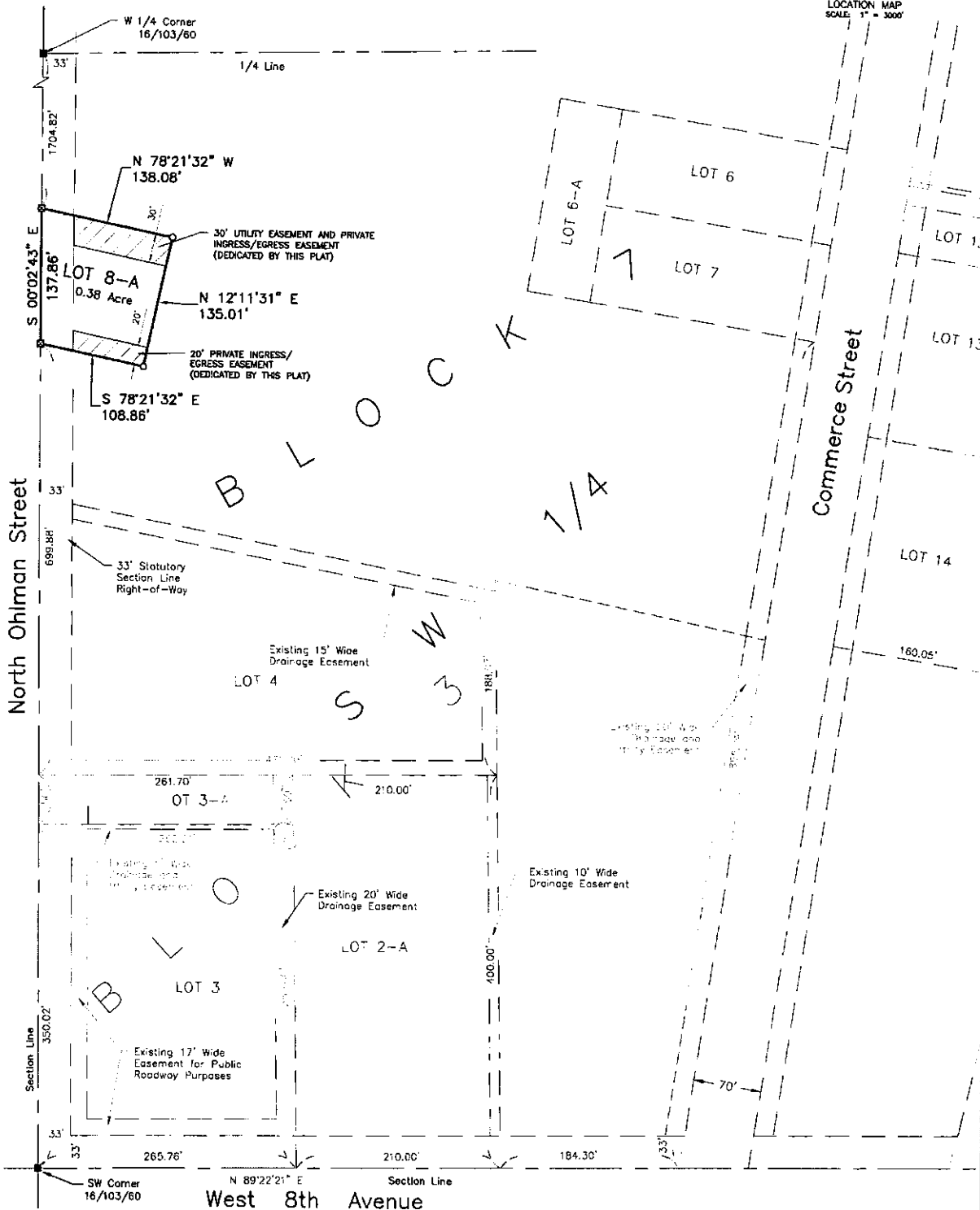
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOD 12B.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 8-A, BLOCK 7 OF WESTWOOD FIRST ADDITION, A
SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF
THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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







1 Inch = 300 Feet

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 PCH-8296
- WM = WITNESS MONUMENT

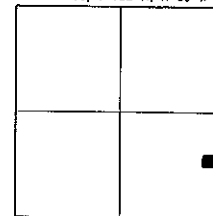
PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 128.

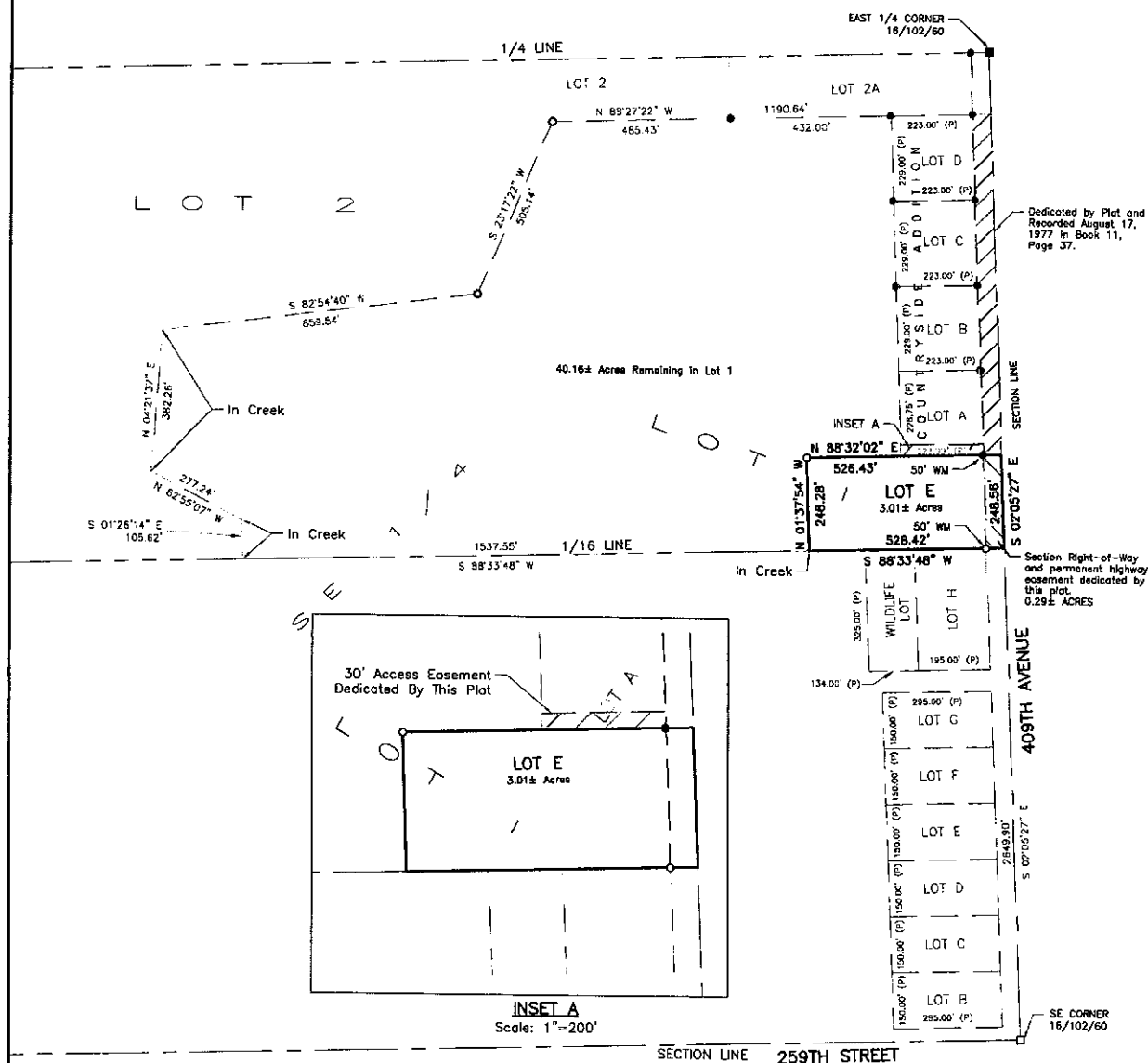
GRID BEARINGS AND GROUND DISTANCES
ARE SHOWN.

NOTE:
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UNLESS OTHERWISE NOTED.

SEC. 16, T 102 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., 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 Rex A. Balcom and Janice L. Balcom, as owners, and under their direction for purposes indicated therein, I did on or prior to April 26, 2018, survey those parcels of land described as follows: LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., 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 _____, 2018.

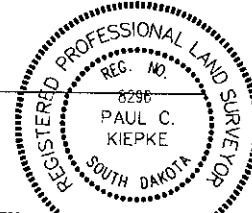
Registered Land Surveyor #SD8296

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Phone: (605) 996-7761 Fax: (605) 996-0016



7301

A PLAT OF LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., 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 _____, 2018; and

WHEREAS, it appears from an examination of the plat of LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., 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 E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, be and the same is hereby approved and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2018.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., 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 County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County 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 County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2018.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2018.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2018, approving the above named plat.

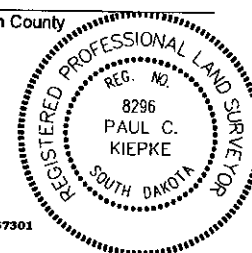
Auditor/Deputy Auditor, Davison County

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& Associates

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Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

I 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 my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT E OF COUNTRYSIDE ADDITION, A SUBDIVISION OF LOT 1 IN THE SE 1/4 OF SECTION 16, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director
of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2018, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy

SPN

& Associates

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Phone: (605) 996-7761 Fax: (605) 996-0015





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 Dan Fechner (applicant) and Aaron, Jessica & Shirley Baas have requested the City Planning Commission and the Board of Adjustment to consider the application of a conditional use permit, Assembly Hall, at the property legally described as E ½ of SE ¼ ex IT 1, Perry Township, 32- T 104 N, R 60 W, Davison County, South Dakota 5600/5700 Block of N. Ohlman St. Zoned (UD) Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on August 27, 2018 at 12:00 P.M and the Board of Adjustment on September 4, 2018 at 6:00 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.

Dated at Mitchell, South Dakota, this 13th day of August, 2018.

Michelle Bathke

FINANCE OFFICER

Publish twice: August 17 & August 23, 2018
Approximate Cost:

The idea and purpose for this business plan is to build an Event Barn that could facilitate weddings, and wedding receptions and other large group dining events up to 369 people. The uses of the barn are not just limited to the wedding venue but other events such as craft fairs, bridal shows, and other small special events for the community. Most of the activities can be held at the barn throughout the week all year long.

The barn would be constructed of the Wood Post and Beam type of building which would give a very fresh but rustic look. I believe that there is a demand for an event barn reaches beyond 200 miles of Mitchell, SD. The barn would be a Great Western Horse Barn with a raised roof. (See attachment #1)

I believe that the wedding barn venue has the ability to it be utilized every weekend from April to October. The barn venue is the latest trend for weddings and receptions. The barn venue location is growing in demand.

I have spoken with the owner of the Meadows Barn located in Harrisburg, South Dakota. The Meadow Barn is very similar to the barn I want to build. She admitted that the interest in The Meadow Barn reaches from North Dakota to Omaha. The owner had even said that she was even considering building a second location for a barn in the Sioux Falls Area. (I have been able to confirm that they are building a second location near their first location.) This tells me that demand for this new type of venue is very great.

I believe that an event barn in Mitchell would work well as it can be located in a rural setting, just outside the city limits of Mitchell, SD. The City of Mitchell would be able to accommodate the needs of the wedding guests with motel rooms, food, and other services for the wedding event.

The goals of the event barn would be to be able to have weddings booked 2 years in advance. The reservations would be booked with one or two events every weekend during the prime season. I believe that the barn would only have to be rented every other Saturday year around or every Saturday for 6 months (April to September) of the year to meet the breakeven point. As long as the barn was rented 26 Saturday's a year, the event barn would be able to support itself.

I believe that the Barn wedding Venue is unique in Mitchell and no one in several miles has a barn venue setting. I have spoken to many different business people within Mitchell while getting the information for this proposal. Those business people agree that Mitchell is in need of a venue such as a wedding barn venue.

I have several acres adjoining the property where the barn would be built. Having the land around the barn will insulate the barn from unwanted neighbors. This means the business has room to grow and accommodate other growing wedding trends arise and it will insulate the barn from unwanted neighbors.

The Barn

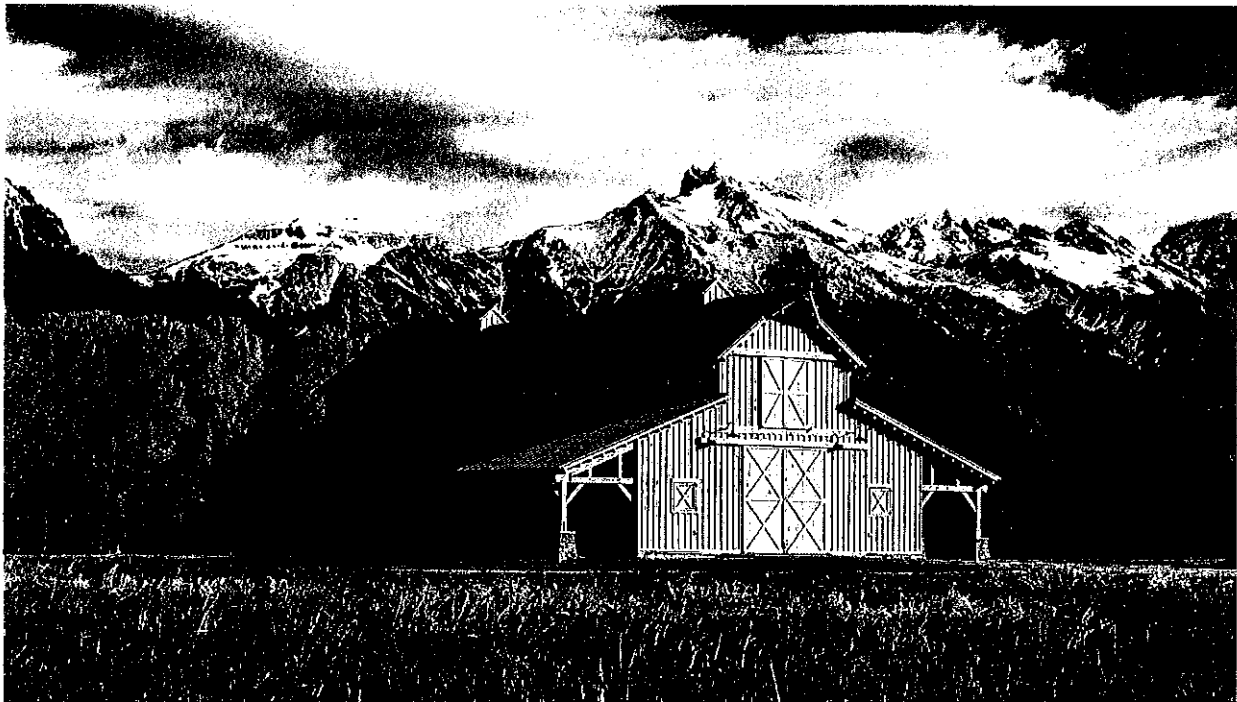
The barn would be a 78 feet wide by 108 feet long building. The main center of the barn would be 30 feet wide. The center portion would have a 7 foot raised roof section (as seen in attachment # 1). Off the center section would be two (2) lean-to's. The lean-to sides would be 24 ft. wide on each side of the barn. The one 24 ft. wide lean-to would be all be enclosed with the center raised section. The other 24 ft. lean-to side would have a 12 ft. interior and the remaining 12 feet would be exterior. The 12 foot exterior side would be considered the cover porch area.

The center section in the main hall area would be made of a hammer truss design. ~~(See attachment #2)~~ The hammer truss does not have a lower cross beam reaching the 30 feet across the center portion of the main hall area. Not having those beams would give a more open feel in the hall area.

The main hall that would be utilized by the guest would be 66 feet by 84 feet. The square footage inside the hall usable by the guests would be approximately 5,544 square feet. Using the capacity calculation of 15 square feet per person, it gives the building capacity of 369 people. I believe that most wedding events would be well under 400 people. I do believe that there would be other events other than wedding events where the capacity of 369 would be met.

Attachment #1

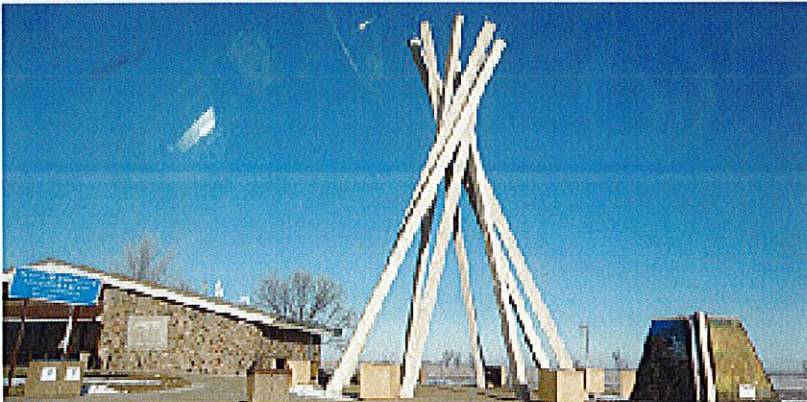
The building would be similar to design and shape of photo.



Google Maps Mitchell



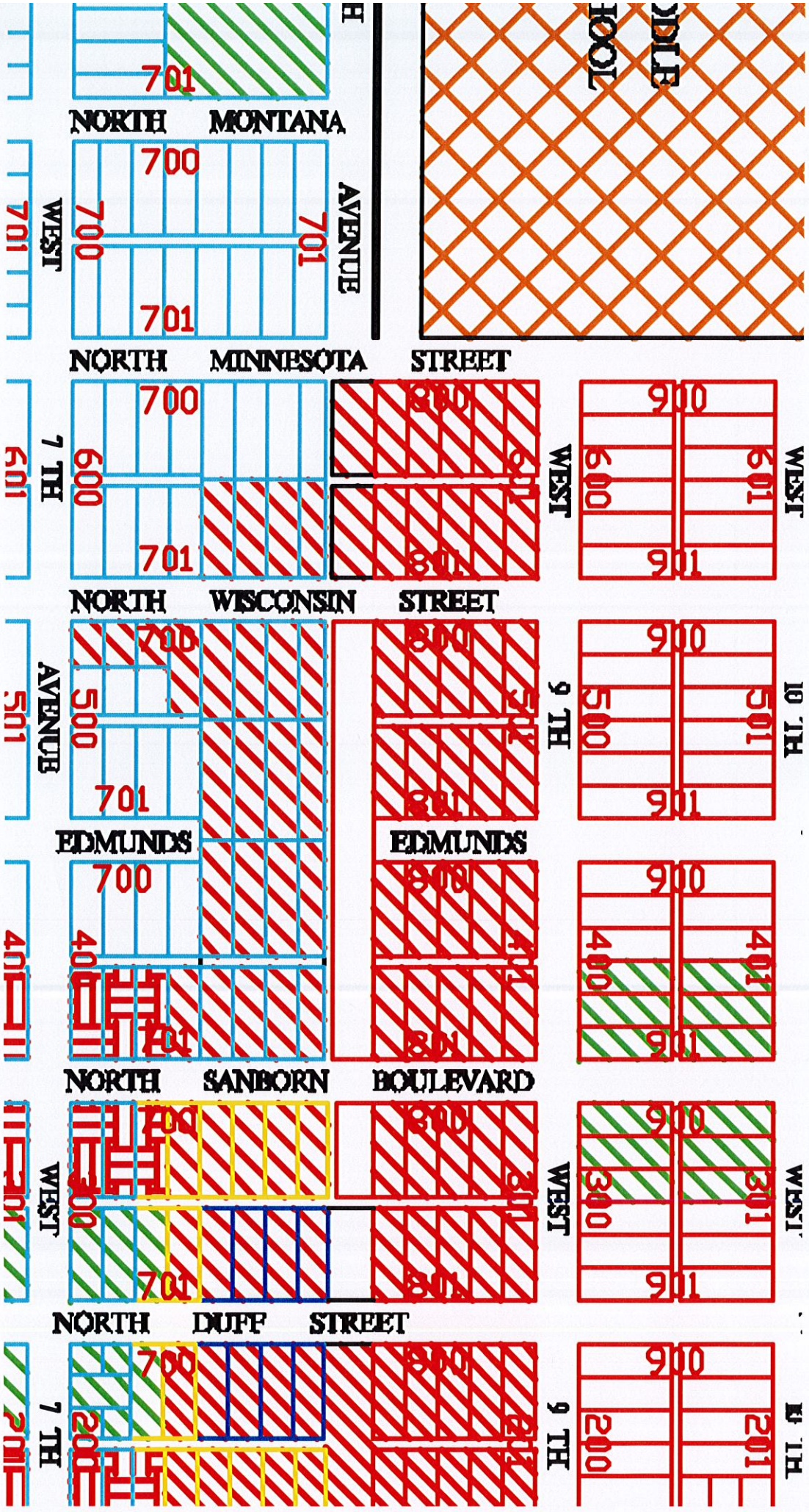
Imagery ©2018 Google, Map data ©2018 Google 200 ft

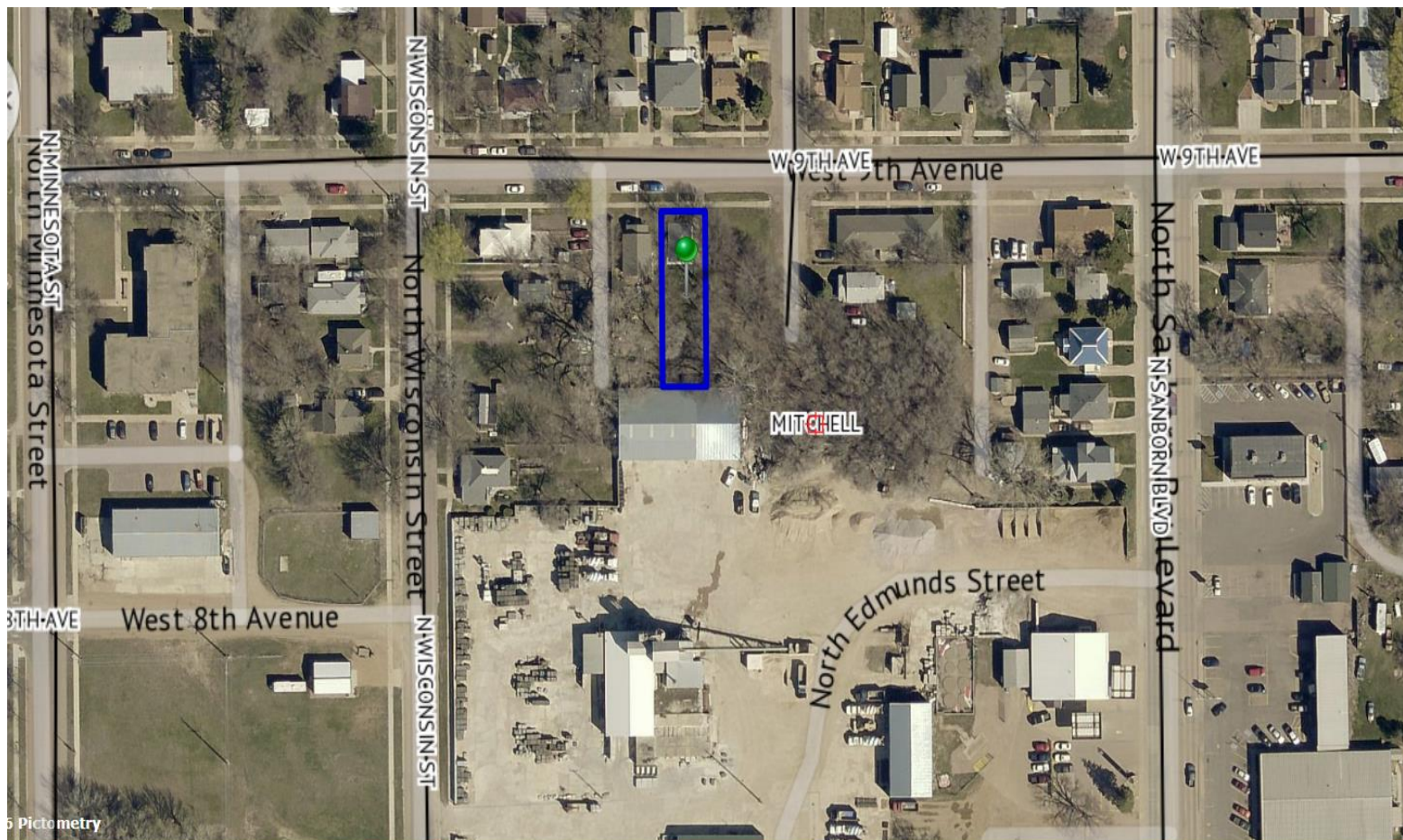


Mitchell

South Dakota 57301

Sunny · 92°F
4:51 PM





5 Pictometry