

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
DATE: SEPTEMBER 10, 2018 TIME: 12:00 PM

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVE AGENDA:
4. Declaration Of Conflicts Of Interests
5. Approval Of Minutes: August 27, 2018

Documents:

[PLANNINGCOMM8272018.PDF](#)

6. SCHEDULE NEXT MEETING September 24, 2018
7. Plan Approval: Agronomy Plus; 2450/2500 W Havens. Zoned HB District

Documents:

[AGRONOMYPLUSPLAN.PDF](#)
[AGRONOMYPLUSPLAN2.PDF](#)

8. Discussion/Recommendation: Alley Vacation To Be Heard By Council 9-17-18

Documents:

[PHILIPAERIAL.PDF](#)
[PHILIPSPETITION.PDF](#)

9. CONDITIONAL USE PERMIT:

Tami Damman has applied for a conditional use permit/home occupation (Pheasant Cleaning Business) at her home located at 412 N Foster St, legally described as Lot 1, Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[DAMMANAERIAL.PDF](#)
[DAMMANNEIGHBORS.PDF](#)
[DAMMANNMAP.PDF](#)
[DAMMANNOH.PDF](#)

10. CONDITIONAL USE PERMIT:

Carol Ragle has applied for a conditional use permit/home occupation (homeopathic treatment) at 820 W 3rd Ave, legally described as Lot 11, Block 101, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[RAGLENOH.PDF](#)
[RAGLEAPP.PDF](#)
[RAGLENEIGHBORS.PDF](#)
[RAGLEMAP.PDF](#)
[RAGLE806W3RDAVEAERIAL.PDF](#)
[RAGLENEIGHBORLETTER.PDF](#)

11. Variance:

Andrew & Kyra Mentele have applied for an oversize variance of 3,024 square feet vs 2,000 square feet as required in order to construct a garage at 718 W Norway, legally described as Lots 7, 8, & W 29' of Lot 9, Block 43, University Addition, City of Mitchell, Davison County, SD

Documents:

[MENTELENOH.PDF](#)
[MENTELEPLANS.PDF](#)
[MENTELEPLANS2DRAINAGE.PDF](#)
[MENTELENEIGHBORS.PDF](#)
[MENTELEMAP.PDF](#)
[MENTELEAERIAL.PDF](#)

12. DISCUSSION: SD Planners Association Conference, Oct 17-18, 2018, Huron, SD

Documents:

[2018 CONFERENCE AGENDA.PDF](#)
[2018 SDPA CONFERENCE REGISTRATION FORM.PDF](#)

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 27, 2018**

NOT APPROVED

Chairman Larson called the August 27, 2018 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, Genzlinger, Jirsa, Osterloo, Quenzer, and Allen.

Members Absent: Fergen & Molumby

Staff Present: Putnam, Croce, T. Johnson, Laursen, Sandoval, Hegg, Overweg, London & Jenniges (Davison County).

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

Approval of Minutes: Motion by Osterloo, seconded by Jirsa to approve the minutes of the August 13, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Jirsa to schedule the next meeting for September 10, 2018. All members present voting aye, motion carried.

Declaration of Conflicts of Interest: none declared

Plat: A Plat of Lot 8-A, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Representatives of CJM Consulting were present. Motion by Quenzer, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot E of Countryside Addition, A Subdivision of Lot 1 in the SE ¼ of Section 16, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. This is outside the city's zoning jurisdiction, but within the 3 mile platting jurisdiction. The county will hear the plats next month. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Carol Ragle has applied for a conditional use/home occupation (homeopathic treatment) at 815 McCabe St, E 71' of Lots 9 & 10, Block 20, University Addition, (820 W 3rd Ave), Lot 11, Block 101, Lawler's 2nd Addition. Application withdrawn on the McCabe address. Ragle is applying on the W. 3rd address at a later date.

Conditional Use Permit: Dan Fechner (applicant) and Aaron, Jessica & Shirley Baas have applied for 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. The property is zoned UD Urban Development and it is currently outside the city limits. Fechner was present to answer questions of the commission. The commission reviewed the written comments. The public notice was published in the official newspaper on August 17 & August 23 and letters were sent to the neighboring property owners on August 14, 2018. Fechner indicated this property is similar to a business in Harrisburg, SD. It will

provide services for receptions, parties, and various other function. It will be hooked up to city water, but will use a septic tank. A neighboring property owner was present and expressed concerned if housing would be planned on the north side of the property and if an additional access was to be installed. Fechner responded no, but he is planning on developing the property with residential lots in the southern portion of parcel abutting Harmon Drive. He will be using the existing driveway that is established on N. Ohlman Street. He will have a gravel parking lot for the time being. Public Works staff provided the commission information about existing utilities in the area. Hegg updated the commission on requirements of fire sprinklers. Fechner is planning on installing them in the building. His purchase is contingent on the approval of the conditional use permit. Motion by Osterloo, seconded by Jirsa to recommend the Board of Adjustment approve the conditional use. Roll Call: Osterloo aye, Genzlinger aye, Larson aye, Quenzer aye, Jirsa aye, Fergen absent, and Molumby absent. Motion carried 5 to 0.

Fechner was advised to consult with an engineer to provide additional information about the potential development on the southern portion of the parcel. The southern housing lots are yet to be designed and he will submit a master plan at a later date. This was discussion only.

Discussion Only: 501/601 Block of W. 9th Ave. Putnam received an inquiry about possibly rezoning a parcel locate in the 501 W 9th Block. Ralph Kiner of Mitchell Realty representing the seller, was also present to provide background on this situation. It was noted that all the residential properties in this area are currently zoned TWC. Kiner explained that if anyone of these houses were put up for sale, the buyers whom look to finance with government backed loans will have difficulty securing financing, because of the commercial zoning. The commission would like to see a portion of the 401 block, 501 block, and 601 block to be rezoned residential, rather than one parcel. Putnam will send letters to the affected property owners to see if they would be receptive to a change in zoning. Kiner will contact Mitchell Concrete. No action was taken by the commission.

Discussion Only: Putnam provided the commission a power point presentation highlighting some considerations, goals and suggestions for an update to the city's sign code. He provided photos of various situations and asked that they think about what regulations they would like to see implemented. The proposed ordinance will also be vetted by other stakeholders as well. Putnam will also have City Attorney Johnson provide input on legal aspects. The commission will discuss this more at a later date. No action taken.

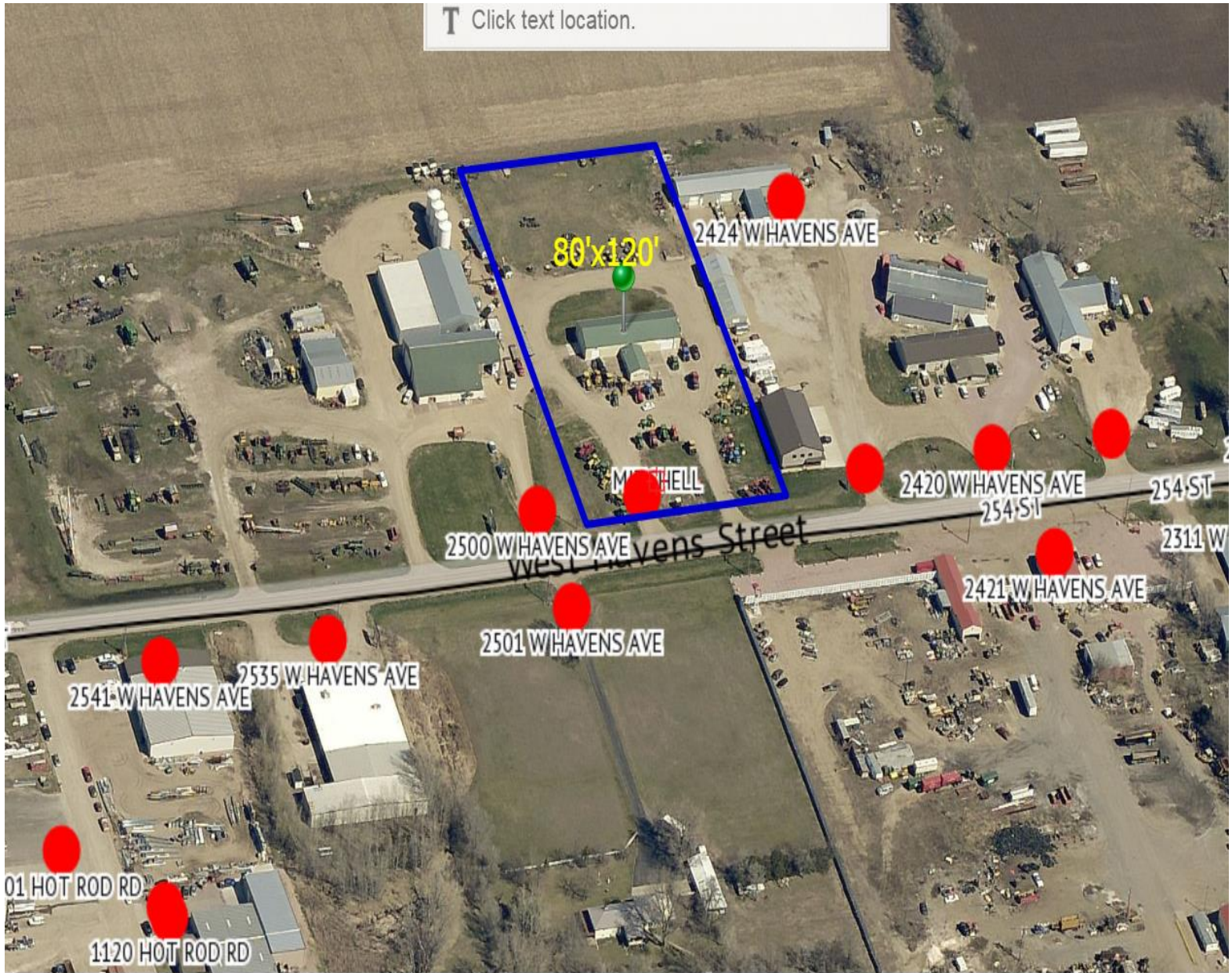
Public Input: Marius Laursen, outgoing Fire Marshal, introduced the new Fire Marshall Shannon Sandoval. Larson thanked Laursen for his service to the commission.

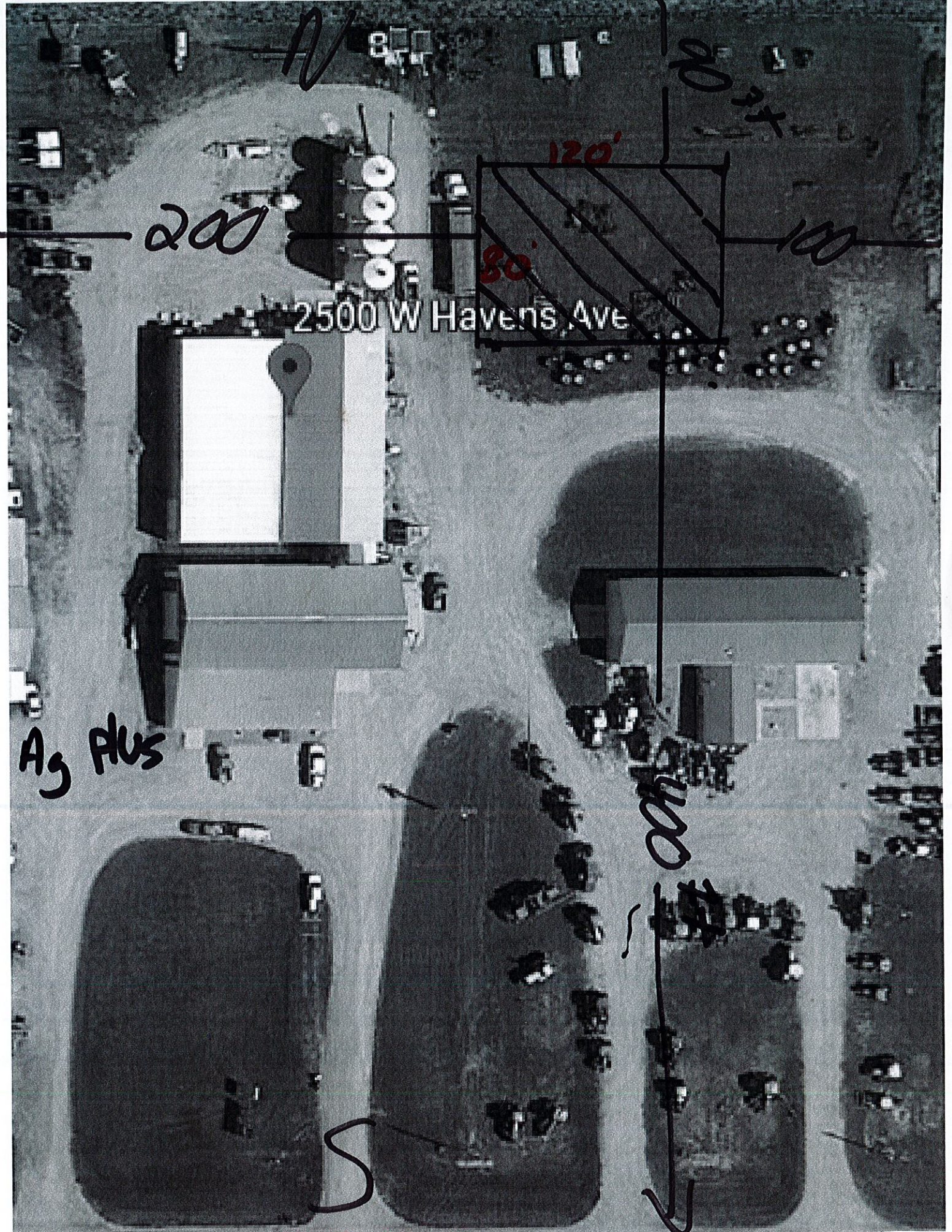
Chairman adjourned the meeting at 1:15 pm.

Chairman

Date

T Click text location.





200

100

120'

80'

200

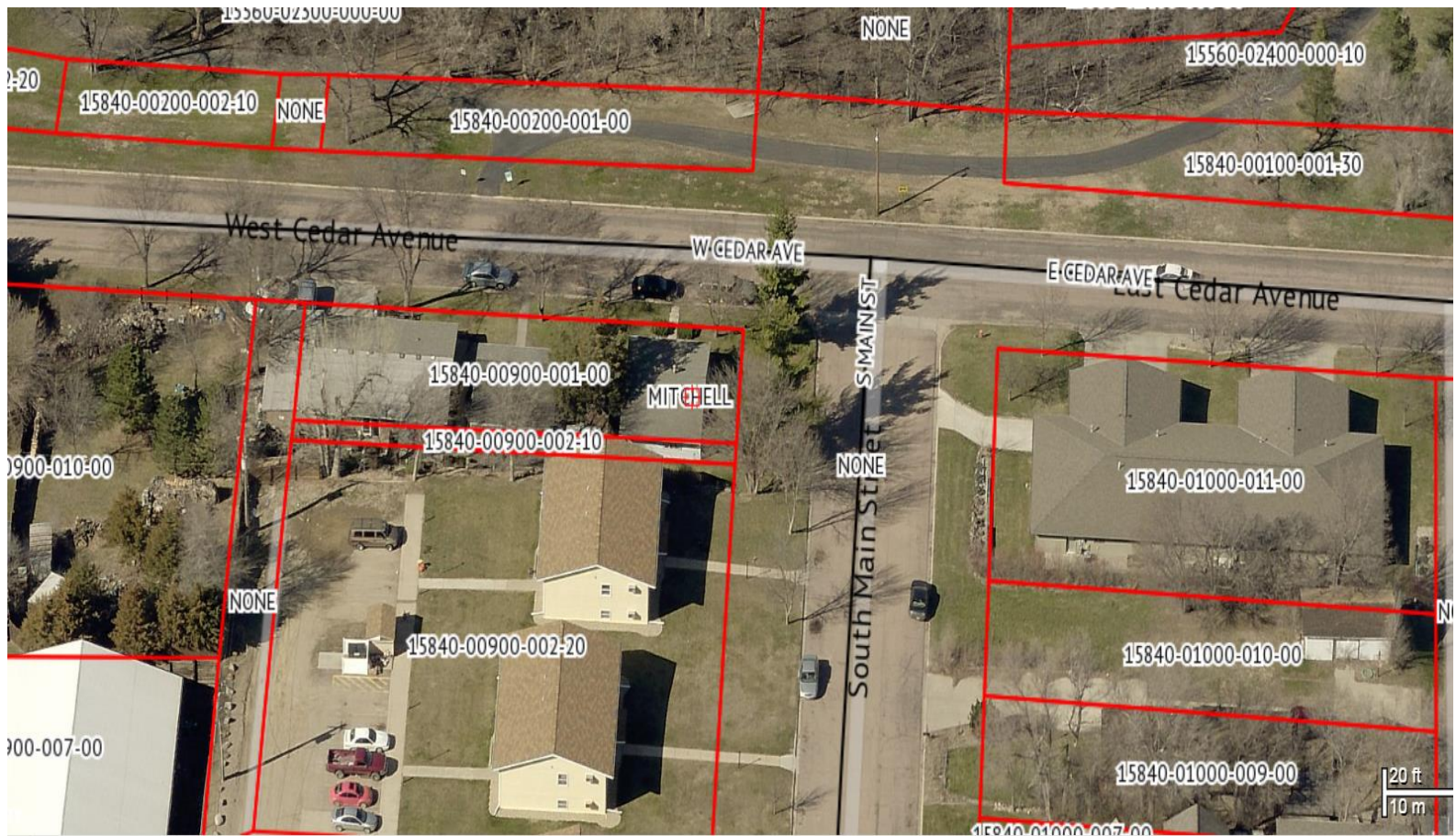
2500 W Havens Ave

Ag Plus

400

S

WEST HAVENS



PETITION

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA:

The undersigned, being the owners of real property abutting the alley hereinafter described, hereby petition this governing body, to vacate said alley pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. seq., and the petitioners respectfully show and represent the following:

1. The subject alley to be vacated is as follows:

The North 60.02ft of the alley in Block Nine (9), Van Ep's First Addition to the City of Mitchell, Davison County, South Dakota.

2. A plat of the alley proposed to be vacated is attached hereto, marked Exhibit "A" and by this reference is incorporated herein.

3. The Estate of Vicki L. Phillips owns:

Lot One (1), Block Nine (9), Van Eps First Addition to the City of Mitchell, Davison County, South Dakota; and

Lots Ten (10), Eleven (11), and Twelve (12), Block Nine (9), Van Eps First Addition to the City of Mitchell, Davison County, South Dakota.

4. The City of Mitchell owns:

The North 10ft of Lot Two (2), Block Nine (9), Van Eps First Addition to the City of Mitchell, Davison County, South Dakota.

5. The alley sought to be vacated was never in use as an alley and has no outlet to the West Cedar Avenue.
6. The above properties constitute all of the land adjoining the portion of the alley sought to be vacated.

WHEREFORE, Petitioners respectfully pray that the governing body order this Petition to be filed with the City Finance Officer, and direct that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks; and that upon said hearing, the governing body adopt a resolution vacating the alley set forth in this Petition pursuant to SDCL 9-45-7 et seq.

Dated this 16th day of August, 2018.

THE ESTATE OF VICKI L. PHILLIPS

Joshua Phillips
Joshua Phillips, Personal Representative

STATE OF SOUTH DAKOTA

SS

COUNTY OF DAVISON

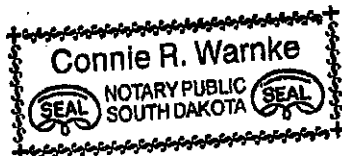
Joshua Phillips, Personal Representative of the Estate of Vicki L. Phillips, being first duly sworn on oath, deposes and says that he is one of the Petitioners who signed the foregoing Petition; that he has read the above and foregoing Petition and knows the contents thereof, and that the same are true to his own knowledge and belief

Joshua Phillips
Joshua Phillips, Personal Representative

Subscribed and sworn to before me this 16th day of August, 2018.

Connie Warnke
Notary Public

My Commission Expires: 6-15-2019



Dated this 16th day of August, 2018.

THE ESTATE OF VICKI L. PHILLIPS



Lisa Swetson, Personal Representative

STATE OF NEBRASKA

SS

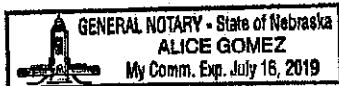
COUNTY OF Douglas

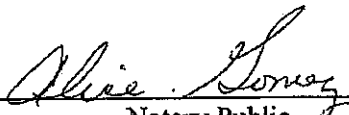
Lisa Swetson, Personal Representative of the Estate of Vicki L. Phillips, being first duly sworn on oath, deposes and says that she is one of the Petitioners who signed the foregoing Petition; that she has read the above and foregoing Petition and knows the contents thereof, and that the same are true to his own knowledge and belief



Lisa Swetson, Personal Representative

Subscribed and sworn to before me this 16th day of August, 2018.





Notary Public

My Commission Expires: July 16, 2019

Dated this ____ day of August, 2018.

CITY OF MITCHELL, SD

Bob Everson, Mayor

(seal)

Attest: _____
Michelle Bathke, Finance Officer

STATE OF SOUTH DAKOTA

SS

COUNTY OF DAVISON

Bob Everson and Michelle Bathke, being first duly sworn on oath, depose and say that each is the Mayor and Finance Officer respectively of the City of Mitchell, South Dakota, a South Dakota municipal corporation, a Petitioner signing the foregoing Petition; that each has read the above and foregoing Petition and knows the contents thereof, and the same are true to each's own knowledge and belief, and further that each is signing this Petition on behalf of the City of Mitchell, SD in their official capacity.

Subscribed and sworn to before me this ____ day of August, 2018.

(seal)

Notary Public
My Commission Expires: _____

PROJECT NO. 18-15012



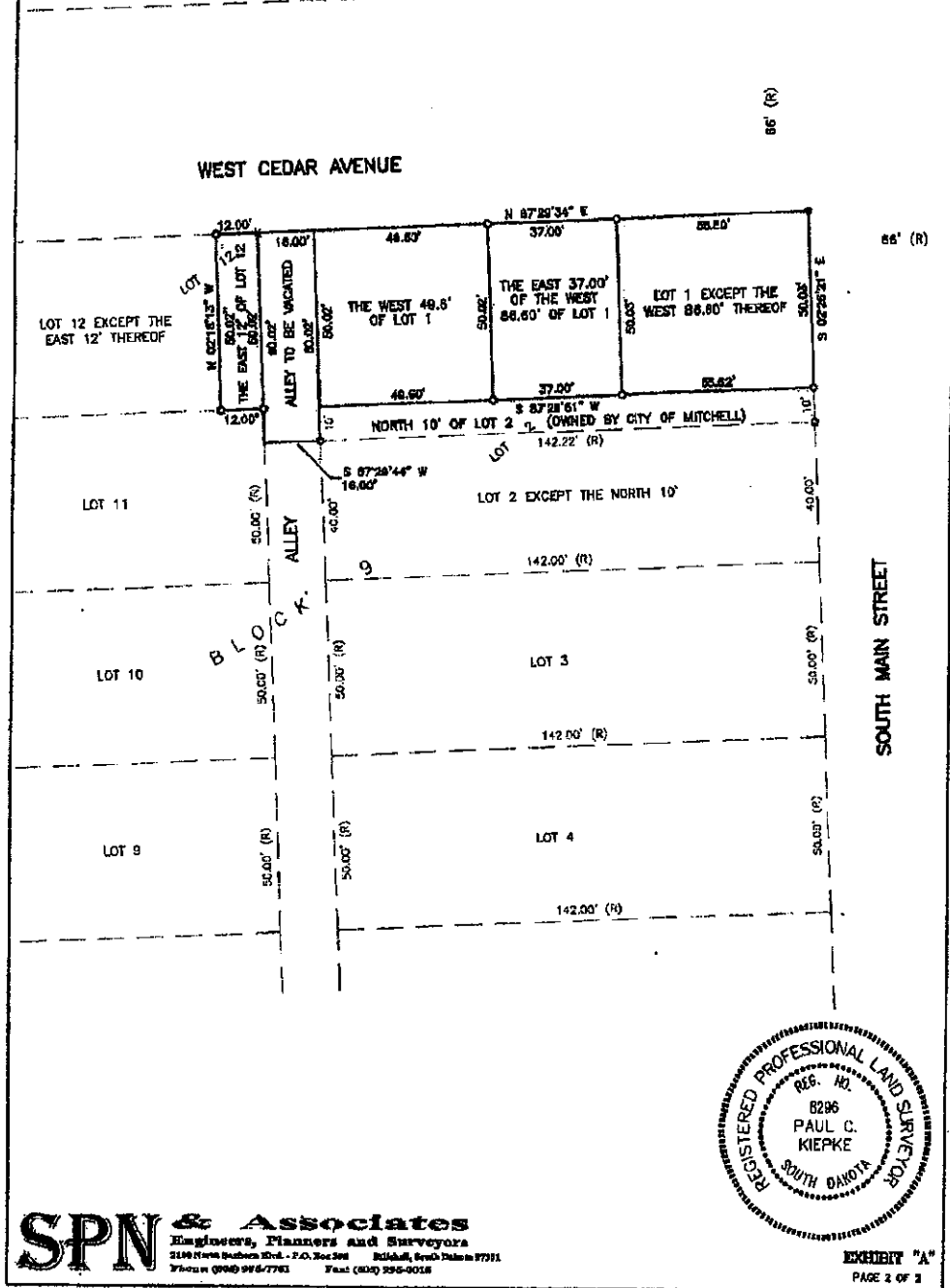
SCALE: 1" = 30'

SURVEYOR'S AFFIDAVIT

LEGEND

- = FOUND IRON MONUMENT
- = SET 1/2" X 1/2" IRON WITH PLASTIC CAP NO. 1235
- 100' (R) = MEASURED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPICE
- = FOUND NAIL
- X = X (S) CONCRETE

NOTES:
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.



SPN & Associates
Engineers, Planners and Surveyors
2146 N. West Broadway Blvd. - P.O. Box 208
Sioux Falls, South Dakota 57101
Phone (605) 996-7763 Fax (605) 996-9018

EXHIBIT "A"
PAGE 2 OF 2

EXHIBIT A



COLLEEN NOHR CREDIT SHELTER TRUST
1301 E 5TH AVE
MITCHELL SD 57301

DAVID & PAM PUNT
1305 E 5TH AVE
MITCHELL SD 57301

JEREMY JENNINGS
1309 E 5TH AVE
MITCHELL SD 57301

KELLY SCHMIDT
1313 E 5TH AVE
MITCHELL SD 57301

HON KASSELDER
180 S HARMON DR
MITCHELL SD 57301

MICHAEL LARSON
1300 E 4TH AVE
MITCHELL SD 57301

AVERA QUEEN OF PEACE
525 N FOSTER ST
MITCHELL SD 57301

ROBERT & DOROTHY HOSCHIED
411 N FOSTER ST
MITCHELL SD 57301

DARREN SWENSON
1220 E 4TH AVE
MITCHELL SD 57301

KYLE & ASHLEY SCHULZ
42146 248TH ST
ALEXANDRIA SD 57311

JOSHUA & ALLISON RUSSELL
40457 261ST ST
MITCHELL SD 57301

DAVYD & RODNEY TITZE
506 N FOSTER ST
MITCHELL SD 57301

BEN & JENNIFER EGLI
1308 BRIDLE DR
MITCHELL SD 57301

WILLIAM & CHERI HAMILTON
LIVING TRUST
1400 E 5TH AVE
MITCHELL SD 57301

LORENE DICKERMAN
1402 E 5TH AVE
MITCHELL SD 57301

DAWN GRISSOM
1401 BRIDLE DR
MITCHELL SD 57301



SEC. 23-103-60

BRIDLE DRIVE

EAST 5 TH

EAST 4 TH

3 RD

AVENUE

4 TH

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 Tami Dammann has requested the City Planning Commission and the Board of Adjustment to consider the application of Home Occupation (pheasant cleaning) at 412 N. Foster St, legally described as Lot 1, Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 10, 2018 at 12:00 P.M and the Board of Adjustment on September 17, 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 24th day of August, 2018.

Michelle Bathke

FINANCE OFFICER

Publish twice: August 30, 2018 & September 6, 2018

Approximate Cost:

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 Carol Ragle have requested the City Planning Commission and the Board of Adjustment to consider the application of Home Occupation (homeopathic treatments) at 820 W 3rd Ave, legally described as Lot 11, Block 101, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential 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 16, 2018 & August 23, 2018
Approximate Cost:

APPLICATION FOR CONDITIONAL USE PERMIT

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

The undersigned applicant(s) and owner(s), Carol Ragle, hereby make(s) application for a conditional use permit/home occupation/ homeopathic treatment business application pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 11, Block 101, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota (820 W 3rd Ave).

The said real property is zoned (R2) Single Family 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 9 of August, 2018.

D. Carol Ragle
APPLICANT

D. Carol Ragle
OWNER

CAROL RAGLE
820 W 3RD AVE
MITCHELL SD 57301

TOMMY & DONNA DIAMOND
309 N IOWA ST
MITCHELL SD 57301

BRIAN WINTER
901 W 4TH AVE
MITCHELL SD 57301

CHAD TITZE
829 W 4TH AVE
MITCHELL SD 57301

RYAN & REBECCA ERICKSON
823 W 4TH AVE
MITCHELL SD 57301

CAROL RAGLE
821 W 4TH AVE
MITCHELL SD 57301

KAY URBIGKIT
817 W 4TH AVE
MITCHELL SD 57301

APRIL & BRYAN RICKEL
813 W 4TH AVE
MITCHELL SD 57301

LARRY & LAREE MOIR
826 W 3RD AVE
MITCHELL SD 57301

JAY & COLLETTE WARD
826 W 3RD AVE
MITCHELL SD 57301

REW RENTALS LLC
710 E KAY AVE
MITCHELL SD 57301

LANCE SANDMEIER
812 W 3RD AVE
MITCHELL SD 57301

JASON & STEPHANIE JOHANSEN
804 W 3RD AVE
MITCHELL SD 57301

RUSSELL OVERBAY
PO BOX 854
MITCHELL SD 57301

CLARKE COMPANIES
47035 250TH ST
BALTIMORE MD 21203

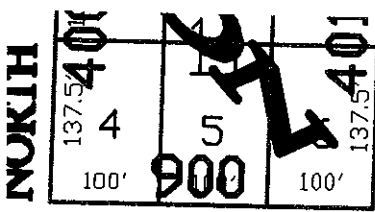
ROBERT & SHIRLEY NAGEL
825 W 3RD AVE
MITCHELL SD 57301

VIOLET MACKEY
823 W 3RD AVE
MITCHELL SD 57301

JOE MOLT
817 W 3RD AVE
MITCHELL SD 57301

WANDA VEURINK
GARY & SYLVAN VANZEE
813 W 3RD AVE
MITCHELL SD 57301

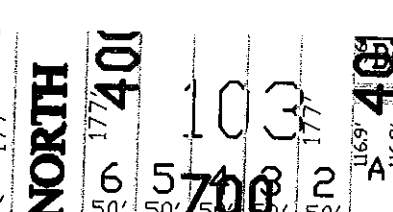
MONTE & GWENDOLYN MOORE
811 W 3RD AVE
MITCHELL SD 57301



AVENUE



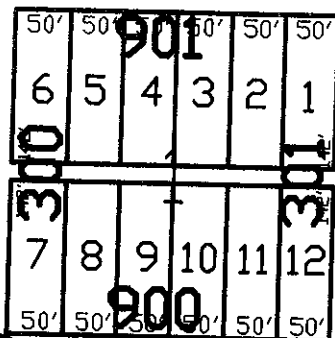
NORTH



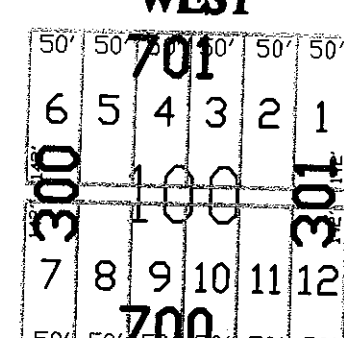
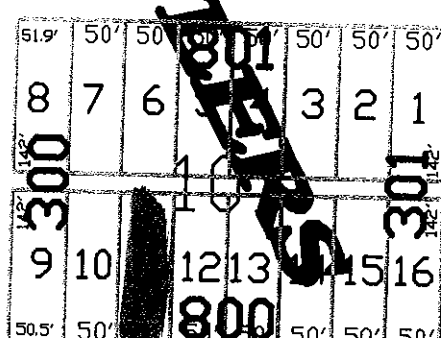
NORTH



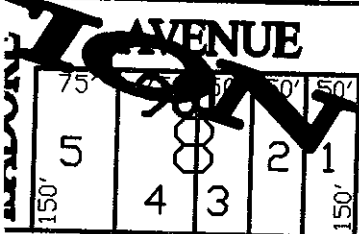
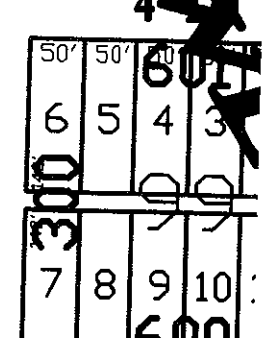
NORTH



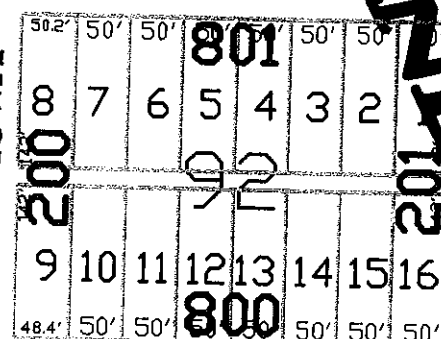
AVENUE



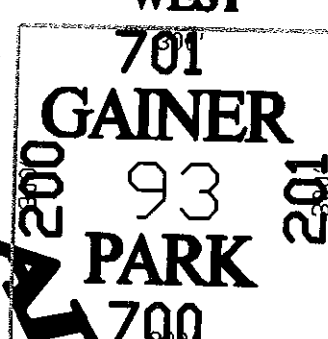
WEST



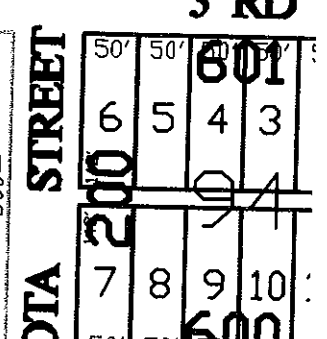
IOWA



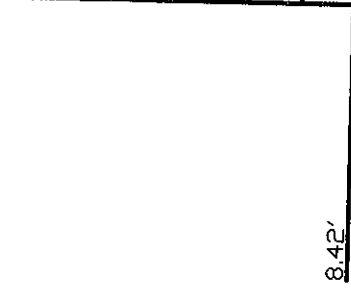
NTANA STREET



WEST



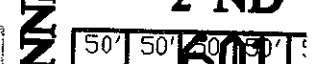
3 RD



8.42'

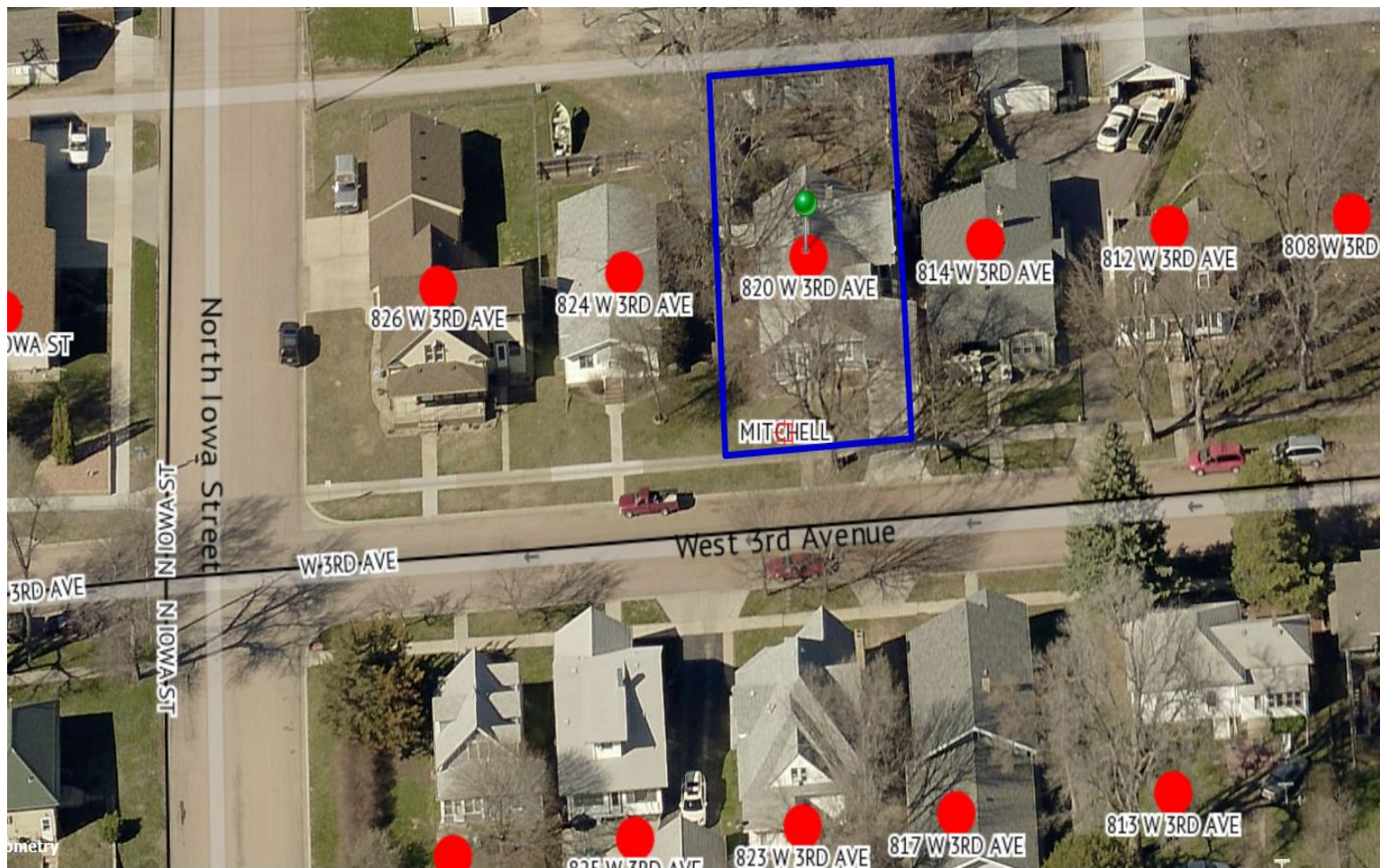


WEST



2 ND

MINNESOTA STREET





August 28, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Carol Ragle have requested the City Planning Commission and the Board of Adjustment to consider the application of Home Occupation (homeopathic treatments) at 820 W 3rd Ave, legally described as Lot 11, Block 101, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 10, 2018, 12:00 P.M and the Board of Adjustment on October 1, 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.

I/We Violet Mackey
OWNER

823 W. 3rd
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Parking is the problem. We already deal with people parking wrong way on one way. Also don't want to walk 2 or 3 blocks to carry groceries. Outside expectations We have had wrong way parked in front of house.

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 Andrew & Kyra Mentele have requested the City Planning Commission and the Board of Adjustment to consider the application of oversize variance of 3,024 vs 2,000 square feet in order to construct an accessory building located at 718 W. Norway Ave, legally described as Lots 7 & 8 plus W 29' of Lot 9, Block 43, University Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 10, 2018 at 12:00 P.M and the Board of Adjustment on September 17, 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 24th day of August, 2018.

Michelle Bathke

FINANCE OFFICER

Publish twice: August 30, 2018 & September 6, 2018
Approximate Cost:



County Drain

541

56' 3024 ft

My House



County Graduate

54'

56'

My host





County Drainage

54'

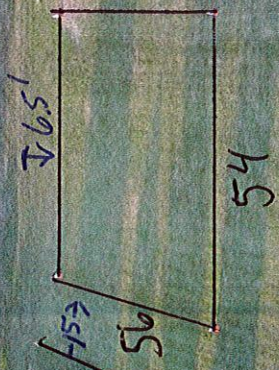
56'

My House



My house

County Durable



Neil Putnam

From: Jeff Bathke <jeffb@davisoncounty.org>
Sent: Tuesday, May 01, 2018 12:25 PM
To: Andy Mentele
Cc: Neil Putnam; Mark Jenniges
Subject: Drainage
Attachments: Mentele-Drainage Line.docx

Andy,

Attached GIS drawing of the proposed shed and drainage line. Things to consider and work out with Neil:

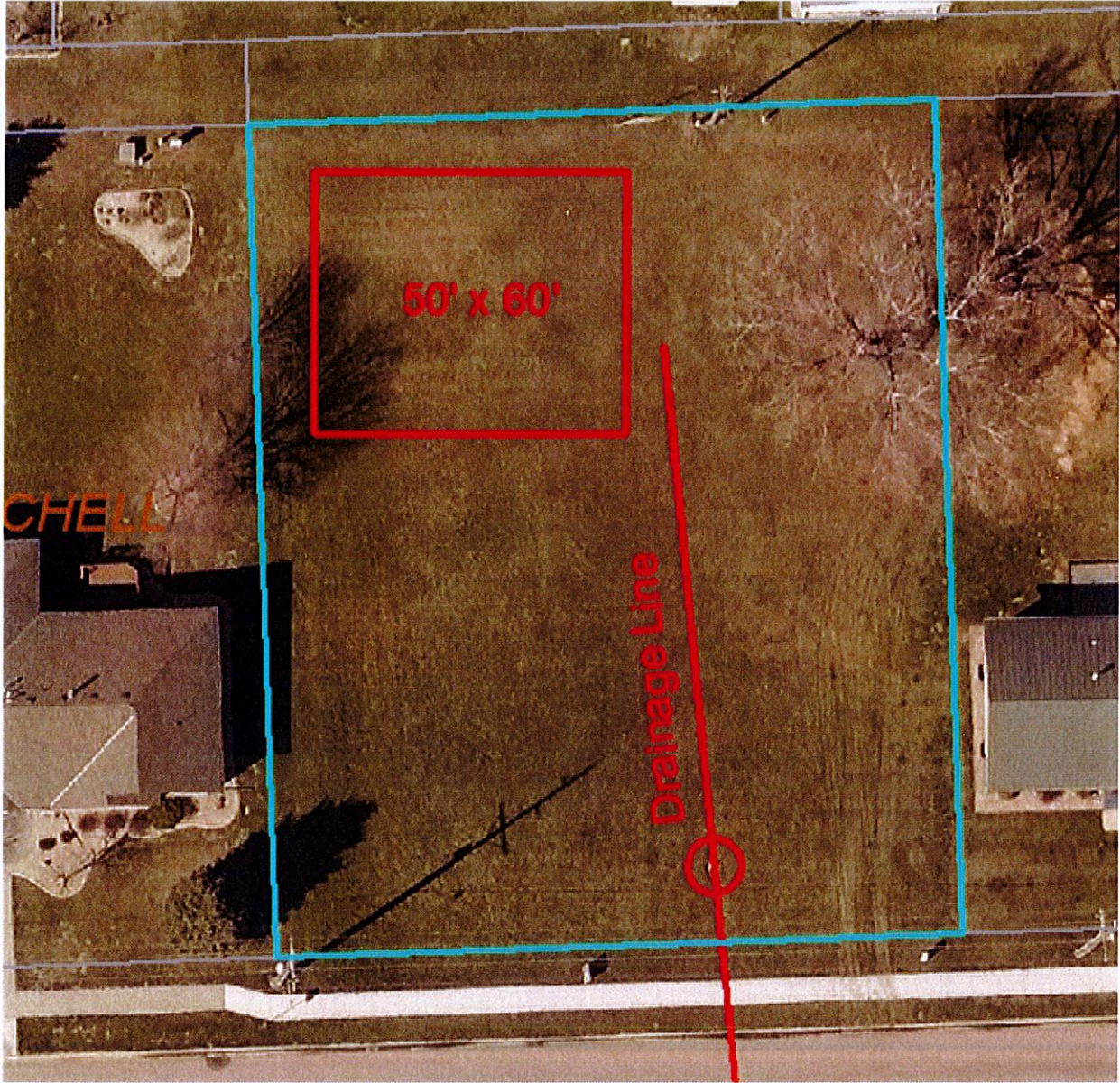
1. Purpose and proper permitting for the use of the shed.
2. Approval of the size of the shed.
3. Setbacks from the property line for the shed.
4. Sewer/Water access from the street vs. location of the driveway and drainage line.

Things to consider and work out with County:

1. Final location of the shed.
2. Moving the drainage line to the east to not interfere with the shed, driveway, landscape, etc.
3. We will provide solid PVC Pipe. You will need to drill holes, wrap in fabric and surround by crushed rock.
4. Leaving the inlet where it is will be a large cost savings.
5. Proper landscaping so the drainage pipe is in the lowest area of the lot, and taking into consideration not affecting any neighboring property.

If you want to know the exact angle of the pipe, pull the cover off the inlet and see if you can shove a snake up the pipe. Our records show the drain tile was to extend 100' to the NW of the inlet. You never know, it may not be in the way at all. If you end up hitting it during construction, we could deal with moving it at that time.

Jeff



Neil, here is my description.

My proposed building will be constructed of 2x6 walls with permanent siding and asphalt shingles on the roof. (no steel will be used) The building will have an approximate sidewall of 12-13 ft, with 3 overhead garage doors to the south and one smaller one to the east towards the back of the building. I plan to install about 6-7 windows in the structure, stone on the front bottom, and also have water and sewer for a bathroom included. The driveway will be approximately 40' wide straight from the building to the street.

Does this work? I am also working on a drawing.

Thank you,

Andy Mentele
Dakota Pro Striping LLC
605-999-4280
www.dakotaprostriping.com

THURINGER LIVING TRUST
40814 256TH ST
MITCHELL SD 57301

JUSTIN & AMANDA JOHNSON
712 W NORWAY
MITCHELL SD 57301

JAMES & BARBARA BAUDER
700 W NORWAY
MITCHELL SD 57301

WAYNE & MARCY JONES
1511 S MINNESOTA ST
MITCHELL SD 57301

FRED & DOROTHY STAHL
800 W NORWAY
MITCHELL SD 57301

TIMOTHY & DANIELLE WAGNER
809 KYNETTE PL
MITCHELL SD 57301

WM & KATHLEEN WHITESIDE
801 KYNETTE PL
MITCHELL SD 57301

RANDY & SANDRA HANSSEN
719 KYNETTE PL
MITCHELL SD 57301

ANDREW & KYRA MENTELE
715 KYNETTE PL
MITCHELL SD 57301

JAMES & NATALIE MISIAZEK
709 KYNETTE PL
MITCHELL SD 57301

ROBERT & GAIL MUELLER
99 S HARMON DR
MITCHELL SD 57301

ROGER & MARY SCHEURENBRAND
711 W NORWAY
MITCHELL SD 57301

KAYLA LORGE
713 W NORWAY
MITCHELL SD 57301

JAMES & ELAINE HOMOLKA
715 W NORWAY
MITCHELL SD 57301

GLADYS BALDWIN
1212 S MILLER ST
MITCHELL SD 57301

ROBERT & BEVERLY SWENSON
3408 S FERNWOOD AVE
SIOUX FALLS SD 57110



August 28, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Andrew & Kyra Mentele have requested the City Planning Commission and the Board of Adjustment to consider the application of oversize variance of 3,024 vs 2,000 square feet in order to construct an accessory building located at 718 W. Norway Ave, legally described as Lots 7 & 8 plus W 29' of Lot 9, Block 43, University Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 10, 2018, 12:00 P.M and the Board of Adjustment on September 17, 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.

I/We Amanda Johnson
OWNER

712 W Norway, Mitchell
ADDRESS

☒ APPROVE

☐ DISAPPROVE

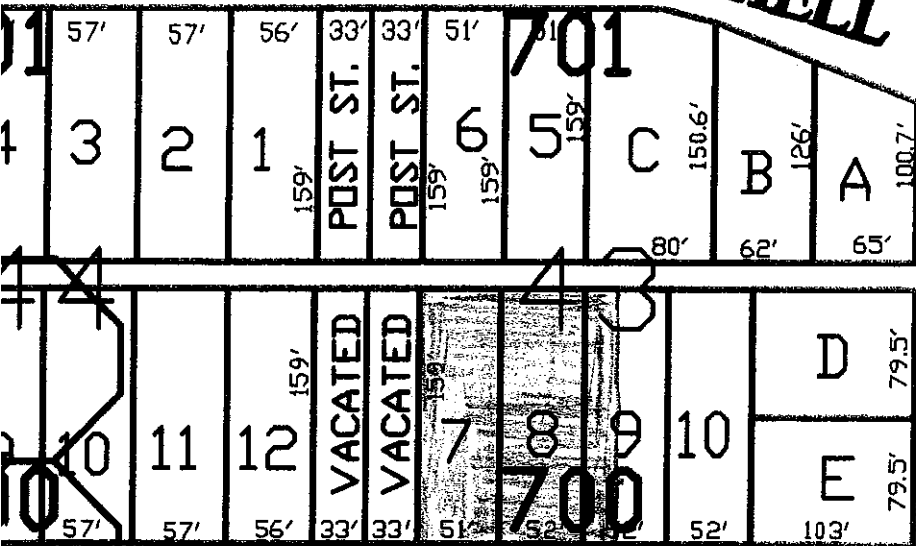
No response will indicate approval.

COMMENTS:

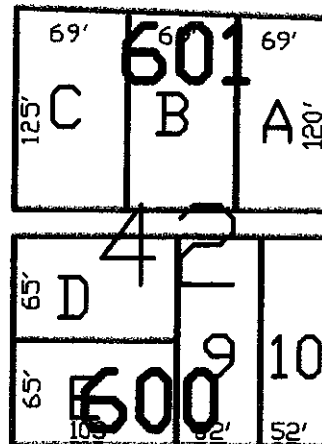
TE PLACE

MITCHELL

8600 7B
BVL D.



MINNESOTA



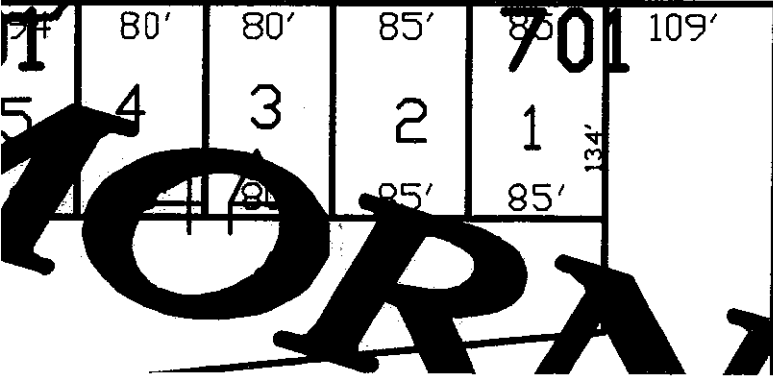
WEST UNIVERSITY

643.33'

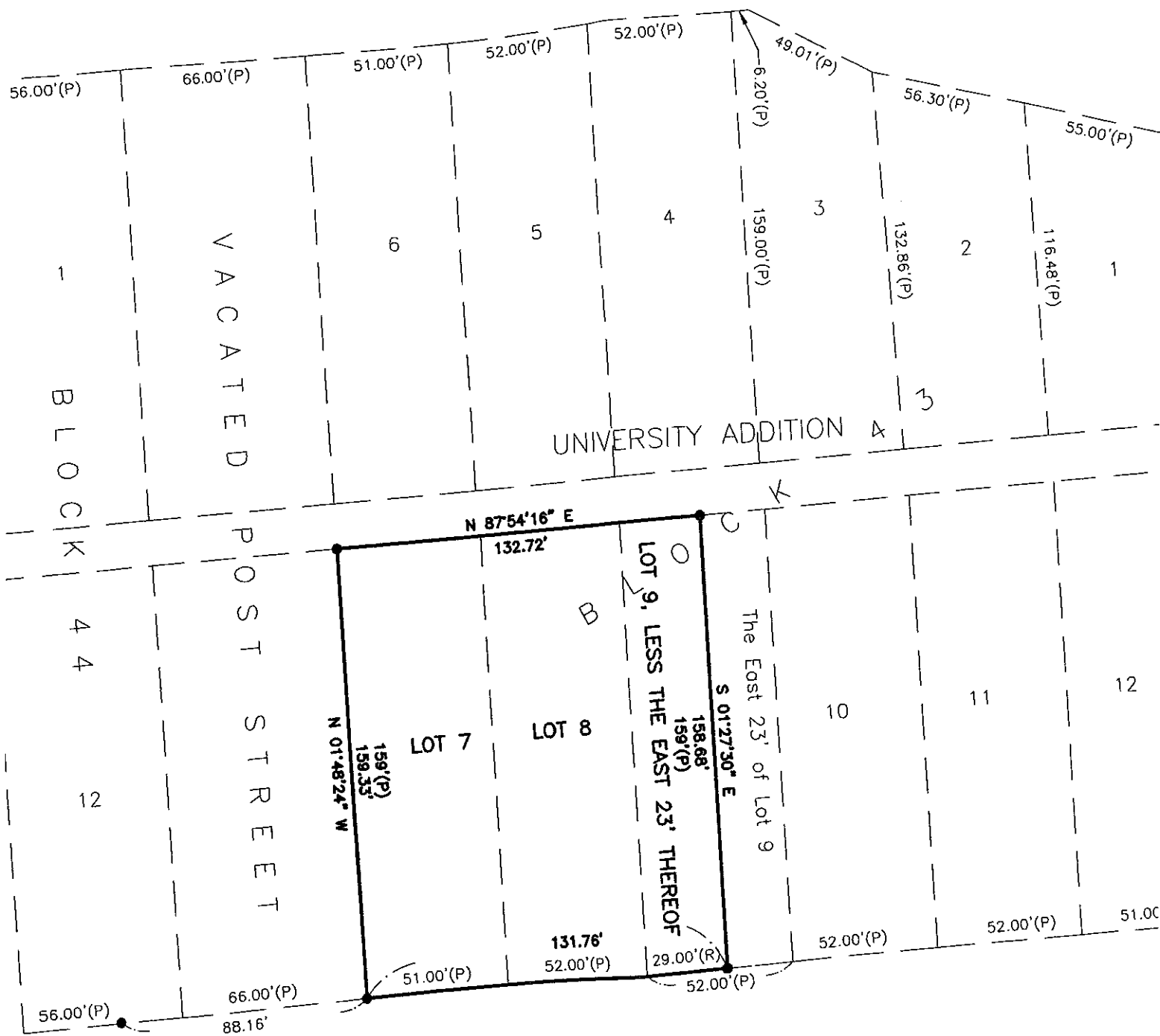
LE SC

RWAY AVENUE

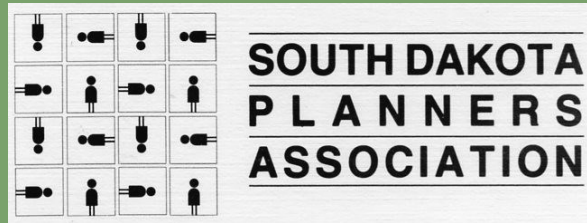
NORW.



601 627'







Agenda

SDPA ANNUAL CONFERENCE OCTOBER 17 and 18, 2018

Crossroads Hotel & Convention Center, Huron, SD



Crossroads Hotel & Huron Event Center

100 4th St SW, Huron, SD 57350

(605) 352-3204 or toll free at 800-876-5858

SDPA Conference Room Rate is \$86.99 per night plus tax



2018 SDPA Annual Conference Agenda

Wednesday October 17

8:30 AM to 9:30 AM — Registration and Breakfast Mixer (Breakfast Included in registration fee)

9:30 AM to 10:45 AM — City of Huron Mayor's Welcome & Introductions

followed by Planning for Diversity - Ralph Borkowski, City Planner, City of Huron;
Mr. Terry Nebelsick, Huron School District Superintendent; and
Ms. Kimberly Olson, Executive Director of Cornerstones Career Learning Center, Inc.

10:45 AM to 11:00 AM — Break

11:00 AM to NOON — Concurrent Sessions

Session 1 — Subdivision Review & Approval; Mike McMahon and Engineer, City of Harrisburg &
Sam Trebilcock and Engineer, City of Sioux Falls

Session 2 — Alternatives for Affordable Housing; Jeff Mitchell, Executive Director, Homes Are Possible, Inc.

NOON to 1:00 PM — Lunch (Included in registration fee)

1:00 PM to 2:15 PM — Sign Ordinances — Since Reed vs. Town of Gilbert; David Hickey, International Sign
Association & Patrick Andrews, South Eastern Council of Governments

2:15 PM to 3:15 PM — Concurrent Sessions

Session 1 — 2:15 PM to 3:15 PM — ABC's of P&Z; Jayna Watson, City Planner, City of Spearfish

Session 2 — 2:15 PM to 3:15 PM — Short Term Rental Regulations; PJ Conover, Planning Director,
Pennington County

3:15 PM to 3:30 PM — Refreshment Break

3:30 PM to 5:00 PM — The Legal Issues You Have Been and Will Be Facing; Zach Peterson and Jack Hieb

5:00 PM to 6:30 PM — SDPA Business Meeting

6:30 PM — Dinner (Included in registration fee)

You are free to explore Huron after dinner!

Thursday October 18

7:30 AM to 8:30 AM — Breakfast Mixer (Breakfast Included in registration fee)

8:30 AM to 9:00 AM — Mentor Matchup (Icebreaker Activity - Developing More Meaningful Connections)

9:00 AM to 10:30 AM — A View of Planning from the Other Side of the Bench; Judge John R. Pekas,
Second Circuit Court

10:30 AM to 10:45 AM — Break

10:45 AM to 11:00 AM — Knowing Meetings Inside and Out; Luke Muller, Senior Planner
1st District Association of Local Governments

Noon to 1:00 PM — Lunch (Included in registration fee)

1:00 PM to 2:00 PM — Stump a Planner: Discussion of Hot Planning Topics and
Everyday Questions from Around the State

2018 SDPA Annual Conference Agenda

The South Dakota Planners Association extends a sincere thank you to:

- South Dakota Planning Districts
- Western Central Chapter of the American Planning Association
- Local Hosts and Coordination Team—Crossroads Hotel and Huron Event Center and City of Huron
- Support from SDPA members that attend this yearly event of learning, networking, and friendship

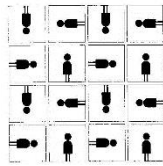


APA

WESTERN CENTRAL CHAPTER

of the American Planning Association

Making Great Communities Happen | MONTANA | WYOMING | SOUTH DAKOTA | NORTH DAKOTA



SOUTH DAKOTA P L A N N E R S A S S O C I A T I O N

REGISTRATION FORM

2018 South Dakota Planner's Association Conference

Wednesday October 17 and Thursday October 18, 2018

Crossroads Hotel & Huron Event Center, 100 4th St SW, Huron, SD 57350

(605) 352-3204 or toll free at 800-876-5858 SDPA Conference Room Rate is \$86.99 per night plus tax

Book by September 28 to be guaranteed the conference rate.

Name of person attending the conference (one person per form) _____
(Add your name to RSVP for Thursday morning Mentor Match-Up in step 2 below)

Conference attendee email address _____

Jurisdiction/Organization: _____

Address: _____ Phone#: _____ Fax # _____

City: _____ State: _____ Zip: _____

Step 1 – Determine Registration Type:

Fee includes breakfast and lunch on both days and Wednesday night dinner.

Non-SDPA members \$100 _____

SDPA members \$ 80 _____

Student \$ 40 _____

One Day Registration \$ 55 _____ Indicate which day you will attend: Wed _____ Thurs _____

(one day registration rate is same for members and non-members)

**Step 2 – Please check the box to the right if you plan to attend the Thursday Morning,
October 18th “Mentor Match-Up” Speed Networking Session (See attached for description)**

☐

Step 3 – Check what other meals you will be eating at the conference

Wednesday AM Breakfast _____

Wednesday Lunch _____

Wednesday Dinner _____

Thursday AM Breakfast _____

Thursday Lunch _____

Step 4– Mail this form and registration funds (checks payable to SDPA) to:

Toby Brown, SDPA Secretary/Treasurer

c/o Lincoln County Planning and Zoning

104 N Main Street Suite 220

Canton, South Dakota 57013-1703; Phone Number: 605-764-2938; Fax Number: 605-764-6624

South Dakota Planners Association Cordially Invites You To:
“Mentor Match-Up”
Developing More Meaningful Connections

Thursday, October 18 at the Crossroads Hotel & Huron Event Center
100 4th St SW, Huron, SD 57350

Brief Introduction—8:30 am

Mentor Match Session—8:35 am

- * Are you a new planner or administrative professional looking for mentoring from a professional planner?
- * Have you been working in your position or been on a board for awhile but would like to sharpen your skills?
- * Do you have questions about how to conduct board meetings or perform your daily responsibilities with ease?

Led by SDPA's board representatives David Heinold and Lysann Zeller

RSVP on or before October 11th 2018 with David or Lysann. This special networking session is brought to you by South Dakota Planners Association and the Western Central Chapter of the American Planning Association.

