

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
TUESDAY, NOVEMBER 13, 2018, 12:00 PM (NOON)**

1. CALL TO ORDER:

2. ROLL CALL:

3. Declaration Of Conflicts Of Interests

4. APPROVE AGENDA:

5. APPROVAL OF MINUTES: OCTOBER 22, 2018 MEETING

Documents:

[PLANNINGCOMMINUTES10222018.PDF](#)

6. SCHEDULE NEXT MEETING: NOVEMBER 26, 2018

7. Plan Approval: Village Bowl, 1500 N Duff, Zoned HB District

Documents:

[VILLAGEBOWLADDNPLANS.PDF](#)
[VILLAGEBOWLADDN2018.PDF](#)

8. Plan Approval: Holiday Inn Express, 810 E Spruce St, HB District

Interior remodeling and updating.

9. CONDITIONAL USE PERMIT:

Bill & Barbara Goldammer are requesting a conditional use permit to operate a retail and trades business at 2020 & 2040 E 8th Ave, legally described as Lot 1 Ex Lot A & B of Lot 1 & Lot A of Lot 1 of Collellas Subd. SE ¼ of Section 14 & NE ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development.

Documents:

[GOLDAMMERAPP.PDF](#)
[GOLDAMMERNOH.PDF](#)
[GOLDAMMERLETTERS.PDF](#)
[GOLDAMMERLETTERS2.PDF](#)
[GOLDAMMERAREIAL.PDF](#)

10. CONDITIONAL USE PERMIT:

Alex Hartman & Alexandra Gerriets are requesting a conditional use permit to operate a family residential child care center in their home at 1513 W Hanson Ave, legally described as Lot 13, Block 8, Potter's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density District.

Documents:

[GERRIETSAPP.PDF](#)
[GERRIETSNOH.PDF](#)
[GERRIETSNEIGHBORS.PDF](#)

[GERRIETSLETTERS.PDF](#)
[GERRIETSAERIAL.PDF](#)

11. Variances

the Rosewood Court Assisted Living Center at 2101 N Sanborn Blvd, legally described as the North 237.8' except the West 456.8' of Lot F, A Replat of Lots 100 and 101 in the NE ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota, is requesting a back yard variance of 8' 8 ½" vs. 25' as required and a side yard variance of 4'7" vs 5' as required. They wish to construct an addition. The property is zoned R4 High Density Residential District.

Documents:

[ROSEWOODAPP.PDF](#)
[ROSEWOODNOH.PDF](#)
[2018-10-25_ROSEWOOD COURT - VARIANCE REQUEST \(002\).PDF](#)
[ROSEWOODNEIGHBORS.PDF](#)
[ROSEWOODAERIAL.PDF](#)

12. OTHER BUSINESS:

13. 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.

14. 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 22, 2018**

NOT APPROVED

Chairman Larson called the October 22, 2018 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St.

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

Staff Present: Putnam, T. Johnson, J. Johnson, Sandoval, Ellwein and Mayor Everson

Declaration of Conflicts of Interest: Genzlinger disclosed a conflict on Item #11 and will not participate in the discussion and vote.

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

Approval of Minutes: Motion by Genzlinger, seconded by Jirsa to approve the minutes of the October 9, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Fergen, seconded by Osterloo to schedule the next meeting for November 13, 2018. All members present voting aye, motion carried.

Plan Approval: 901 N Main St, Le Reve Salon Studies, Central Business District: Levi Hanten, owner, was present to answer questions. He indicated that they plan to convert the drive up addition to a coffee shop. Motion by Fergen, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lots 7-A and 7-B, Block 92, John Lawler's Second Addition to the City of Mitchell, Davison County, South Dakota. The purpose of this plat is to address encroachments and facilitate future transfers. Motion by Genzlinger, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: John & Lisa Mentele has applied for a conditional use permit/massage business/home occupation at their home located at 1206 W Hanson Ave, legally described as Lot 9, Western Heights Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District. The public notices were and soon to be published in the official newspaper on October 11 & 25, 2018 and letters to the neighbors were mailed on October 10, 2018. Lisa Mentele was present to answer questions. No one testified in opposition. There was no written objections. Mentele said this activity is a part-time business, as she works full-time elsewhere. She asked for an exception of a sign. Molumby asked about the entry way and she responded that it has been there for a while, but has been modified as to prevent water from getting into the basement. Larson asked if this by appointment only and about off-street parking. She responded that yes her business is appointment only and that she has room to park in front of her house. She has been operating for some time. Motion by Jirsa, seconded by Molumby to recommend the Board of Adjustment approve the

conditional use permit with two conditions: 1) the permit is not transferable and 2) the sign that is on the property cannot be any larger. Roll Call: Jirsa yes, Fergen yes, Genzlinger yes, Molumby yes, Osterloo yes, Larson yes, Quenzer absent. Motion carried 6 yes 0 no 1 absent.

Bill & Pamela Wittstruck have applied for a front yard variance of 0 feet vs. 35 feet as required for construction of an unenclosed carport at their home at 316 Hackberry Ave, legally described as Lots 10 & 11, Block 4, Weaver's Squares Addition, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District. Mr. Wittstruck was present. No one testified in opposition. The commission reviewed written comments. The applicant and Northwestern Energy have come to an understanding about the project and it is to be compliant with the company's standards. Mr. Wittstruck answered questions about the features of construction. The public notice was published on October 11, 2018 and letters to the neighbors were sent October 10, 2018. Motion by Jirsa, seconded by Molumby to recommend the Board of Adjustment approve the variance with the condition the new structure is not enclosed. Roll Call: Larson yes, Molumby yes, Jirsa yes, Genzlinger no, Osterloo no, Fergen abstain, and Quenzer absent. Motion passes 3 yes, 2 no, 1 abstention, 1 absent.

Rezoning: Dave Bechen applicant and Mitchell Concrete Products Co. have requested the real property described as Lots 1, 2, 3, 4, 13, 14 and the N 200 feet of the vacated alley in Block 24, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota be rezoned from R2 Single Family Residential District to TWC Transportation, Warehousing, and Commercial District. Dave Bechen applicant was present. The public notice was and to be published in the official newspaper on October 11, 25, and November 8, 2018. The letters to the neighbors were mailed on October 10, 2018. The commission reviewed the written comments that they received.

Bechen presented his plan for construction of an 80' x 50' building on the SW corner of N. Minnesota and W. 8th Avenue. The building will house his electrical business. The access will be off Minnesota and Montana streets. He would remove some trees in order to accommodate installation of utilities. He said, he does not sell materials and would have very little foot traffic. He is a small company with two other employees. He pointed out the number of driveways on Minnesota and other streets in which vehicles back out. He said it would be a nice building.

Fergen, was asked if the substation was planned to be moved. He thought it was more likely that there be rebuilt on the existing site.

Dwight Stadler of 700 W 7th Ave testified in opposition to the rezoning. He presented a number of petition signatures. He is the designated spokesperson of the opposition. He present photos of an area of the city in which he suggested that Mr. Bechen should locate his building. Stadler stated that Bechen indicated he was attracted to this property due to that he could get it cheaper. Stadler also expressed safety concerns about the accesses that are proposed. He said this will add to the congestion and that Minnesota Street is a main arterial street. He mentioned the 7th and Minnesota Street has a lot of 'rolling stops'. Statler said that in his experience that property values drop when industry enters residential areas. He also quoted the purpose statement from the zoning code.

Kim Weitala, Mitchell resident and County Commissioner, stated Bechen is a wonderful neighbor and this project would improve the tax base for the county. She did not think anyone would build a house on the lots. She said Bechen says he is dependable and a great housekeeper. A man of his word.

Nick Ragsdale also expressed concerns about property values. He also talked about visual blockage, noise, unnecessary traffic, and what about lighting.

Ralph Kiner, agent for Dean Robideau asked the commission to review the type of structures on the north half of the block south of West 9th. Particularly, he noted the apartment building and commercial structures. He also said no one would build a house near the substation.

Stadler, again testified. He mentioned that taxes might be collected elsewhere. He reiterated the tree line provides a buffer. He does not want this structure behind his house.

Bechen's rebuttal. He said his building would be located so that people can see around. He said public image is important to him. He said the building would be similar to a new Klockwerks building on Norway Ave. Osterloo asked about possible expansion. Bechen responded that he could go west. He did indicated trailers would be outside.

Jacqueline Berggren, 715 W 7th, expressed concern about 'rezoning' and what may happen if Bechen leaves the building.

Barbara Stadler, reminded the commission that about 45 of the signatures were within the neighborhood. They moved in their house in April of 2017. They would like to purchase the property in question.

Osterloo asked if the building might, have to have an engineer stamp.

Jirsa thought the best use might be a park.

Larson state that the railroad once passed through this area. He said this a 'catch 22'.

Motion by Molumby, seconded by Larson to recommend the council approve the rezoning. Roll Call: Molumby yes, Larson yes, Osterloo no, Fergen no, Jirsa no, Genzlinger abstain, and Quenzer absent. Motion lost.

Rezone: The commission has requested a hearing on the possible rezoning of Block 52, Block 53, and Lots 6-10, Block 54, Capital Addition, City of Mitchell, Davison County, South Dakota from TWC Transportation, Warehousing, and Commercial District. The public notice was or to be published in the official newspaper on October 11, 25 and November 8, 2018 and letters were sent to the neighbors on October 10, 2018. The commission considered the written comments. Casey Robideau asked the commission to remove three parcels from the rezoning. Motion by Jirsa, seconded by Genzlinger to recommend rezoning the said property with the exception of Lot B-Y and Lot C-Y located in the SE ¼ of Section 16, T 103 N, R 60 W Platted Various, City of Mitchell, Davison County, South Dakota and Lot 5, Block 52, Capital Addition, City of Mitchell, Davison County, South Dakota. Roll Call: Larson yes, Osterloo yes, Genzlinger yes, Molumby yes, Fergen yes, Jirsa yes, Quenzer absent.

Other Business: Larson and Putnam reported on the South Dakota Planners Conference in Huron, SD. The speakers recommended that commissions establish written by-laws or procedures. Larson and Putnam will work the city attorney in drafting some rules.

Public Input: none

Chairman Larson adjourned the meeting at 1:30 pm.

Chairperson

Date

Mt Construction
1501 S ohlman
Mitchell, S.D
57301

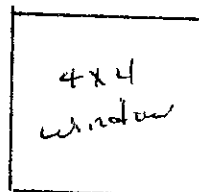
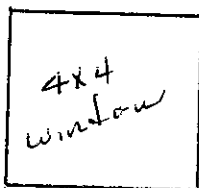
Job.

Village Bowl
500 N Duff
Mitchell SD

Asphalt shingle
5/8 plywood
Eng. Rafters
metal soffits

2' overhang

wood siding



4' foundation
walls
flat on grade

South view

NT Const.
1501 S ohlman
Mitchell, SD
999-0163

Job
Village Bowl
1500 N Duff
Mitchell SD

old Building

30x68 walk door

old Building

West View

East View

30x68 walk door

addition

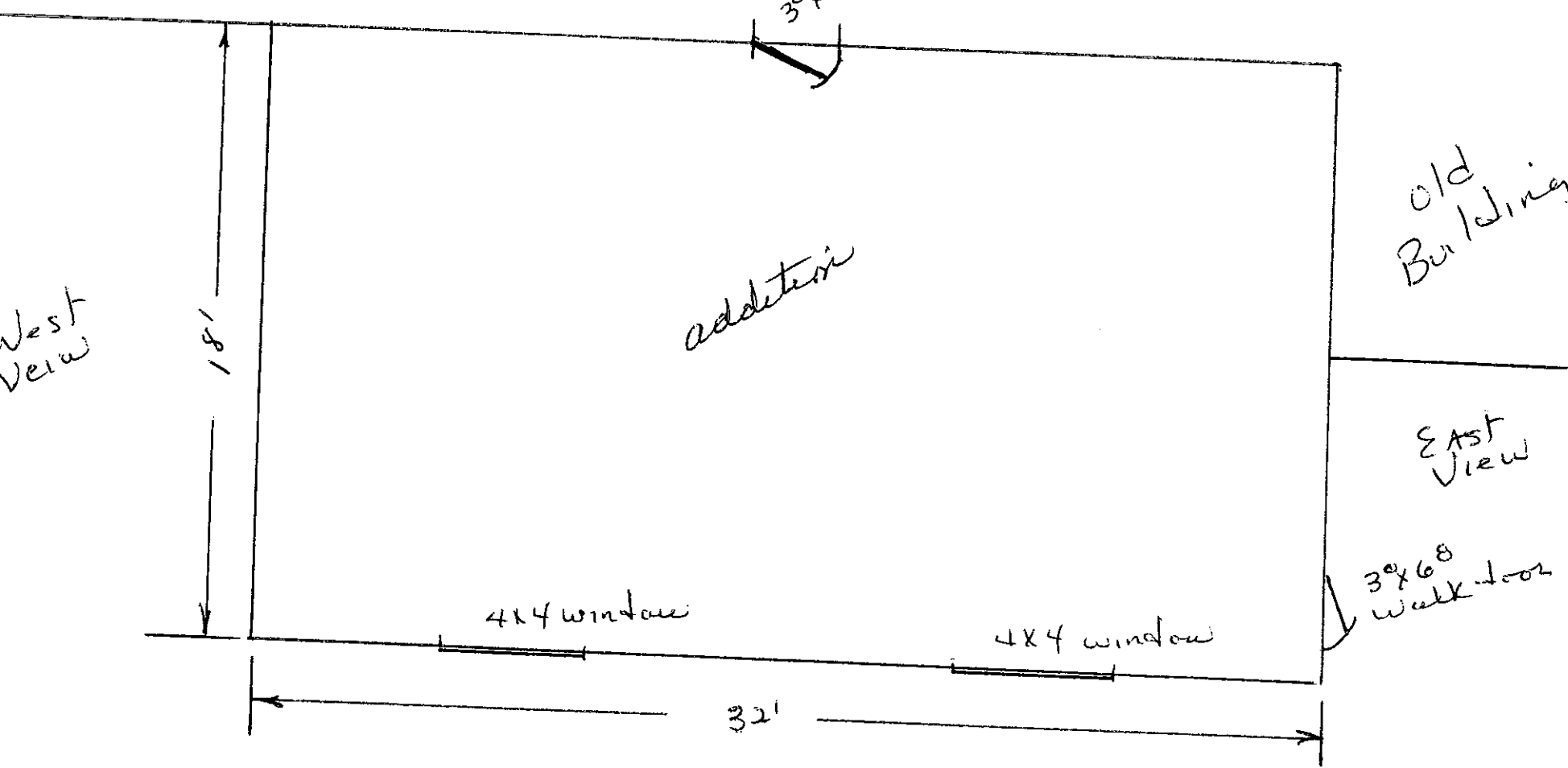
4x4 window

4x4 window

32'

Southwest Corner
Bowling Alley

South view



Click text location.

Addn

Village MITCHELL

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) Bill & Barbara Goldammer are hereby 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:

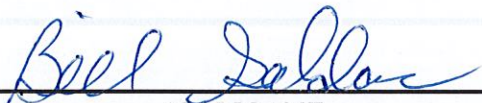
Lot 1 Ex Lots A & B of Lot 1 of Collellas Subd. SE ¼ 14 & NE ¼ 23-103-60 Davison County, SD; Lot A of Lot 1 Collellas Subd. SE ¼ 14 & NE ¼ 23-103-60, Davison County, South Dakota (2020 & 2040 E. 8th Ave)

The applicants and owners of the above-described real estate are requesting a conditional use for retail services and trade operation. The said real property is zoned (UD) Urban Development 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 10 of 16, 2018.



APPLICANT



OWNER

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 Bill & Barbara Goldammer are requesting a conditional use permit to operate a retail and trades business at 2020 & 2040 E 8th Ave, legally described as Lot 1 Ex Lot A & B of Lot 1 & Lot A of Lot 1 of Collellas Subd. SE ¼ of Section 14 & NE ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on November 13, 2018 at 12:00 P.M and the Board of Adjustment on November 19, 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 October 2018.

Michelle Bathke

FINANCE OFFICER

Publish twice: 11-1 & 11-8, 2018
Approximate Cost:

GAYLE & THOMAS DICE
PO BOX 790
MITCHELL SD 57301

DENNIS & SHERYL LELAND
1021 N GALE RD
MITCHELL SD 57301

DAREN & LISA LONG
1920 BRIDLE DR
MITCHELL SD 57301

RODNEY WEISSER
1822 BRIDLE DR
MITCHELL SD 57301

CHARLES STORM TRUST
1812 BRIDLE DR
MITCHELL SD 57301



November 1, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Bill & Barbara Goldammer are requesting a conditional use permit to operate a retail and trades business at 2020 & 2040 E 8th Ave, legally described as Lot 1 Ex Lot A & B of Lot 1 & Lot A of Lot 1 of Collellas Subd. SE ¼ of Section 14 & NE ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development.

YOU ARE FURTHER NOTIFIED, that the following hearings will be held by the Planning Commission on November 13, 2018 at 12:00 pm and the Board of Adjustment (City Council) will hold a hearing on November 19, 2018 at 6:00 pm both meeting will held in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We

DENNIS J. STEEN LELAND

OWNER

1821 N GALE RD MITCHELL SD 57301

ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Transmittal



November 1, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Bill & Barbara Goldammer are requesting a conditional use permit to operate a retail and trades business at 2020 & 2040 E 8th Ave, legally described as Lot 1 Ex Lot A & B of Lot 1 & Lot A of Lot 1 of Collellas Subd. SE ¼ of Section 14 & NE ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development.

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I/We

Charles John Charles Dice
OWNER

820 Dorothy Ct, Mitchell SD

ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

This was described to us as part-time machinery sales by Bill in his retirement years. We suggest it not be transferable to assure that it doesn't continue as a business beyond what is being described. Our area is F-1 which has both strict restrictions and hopefully enforced protections. JD *Outside expectations*



November 1, 2018

TO WHOM IT MAY CONCERN:

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I/We

DEVON LONG

OWNER

1926 BRIDLE DRIVE

ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

Bridle organization



November 1, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Bill & Barbara Goldammer are requesting a conditional use permit to operate a retail and trades business at 2020 & 2040 E 8th Ave, legally described as Lot 1 Ex Lot A & B of Lot 1 & Lot A of Lot 1 of Collellas Subd. SE ¼ of Section 14 & NE ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development.

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I/We Darren Long
OWNER

1920 Bridle Drive
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



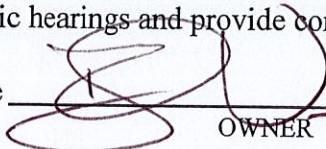
November 1, 2018

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I/We


OWNER

1822 Bride Dr.

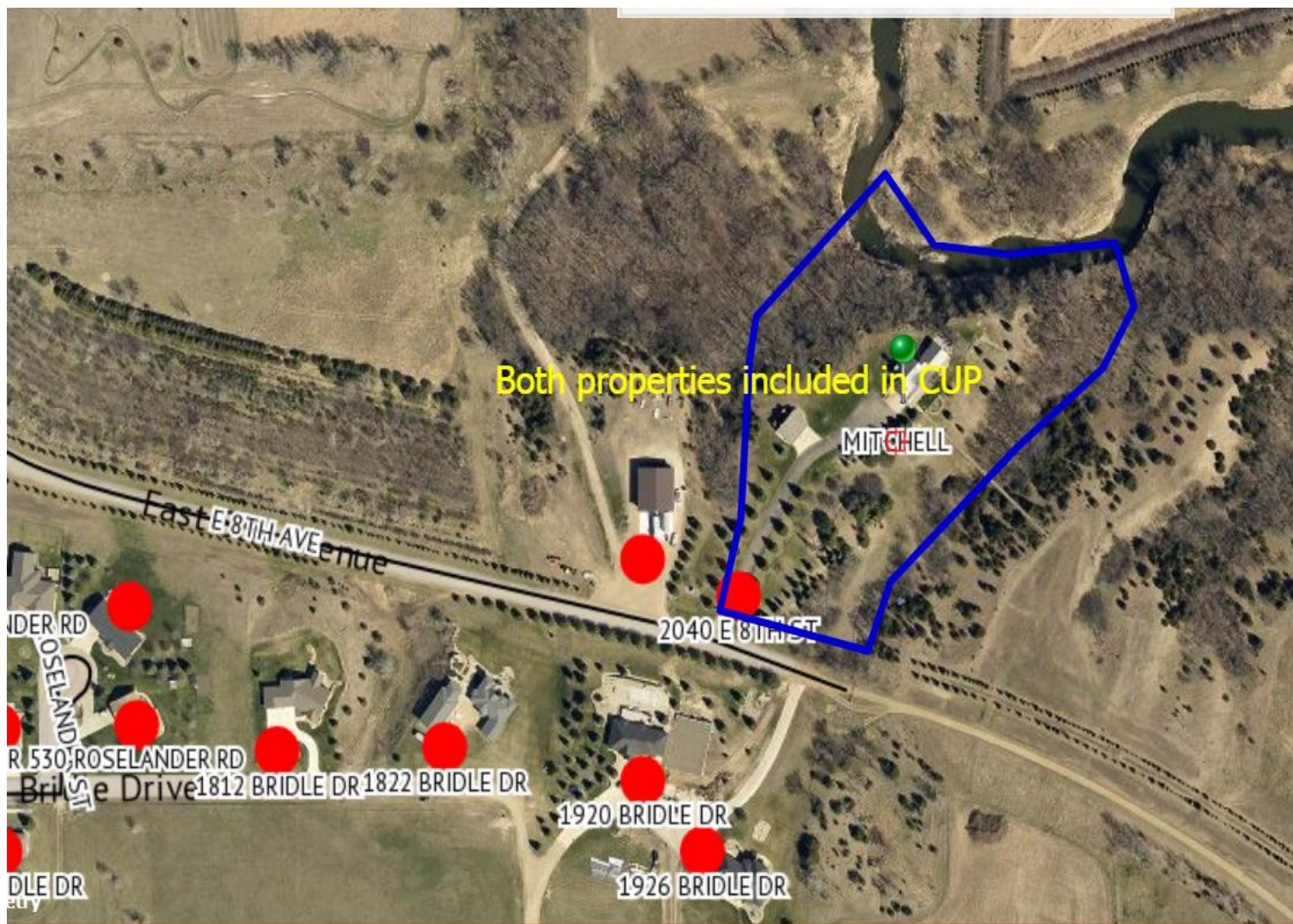
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:



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) Alex Hartman & ^{Alexandra}~~Alexandra~~ Gerriets are hereby 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 13, Block 8, Potter's Addition, City of Mitchell, Davison County, South Dakota
(1513 W. Hanson Ave, Mitchell, SD)

The applicants and owners of the above-described real estate are requesting permission to operate a childcare center in her home. The said real property is zoned (R3) Medium Density Residential District.

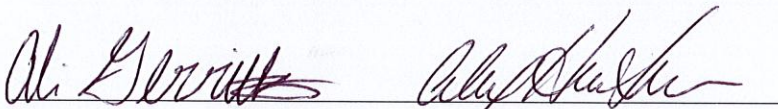
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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 18 of October, 2018.



APPLICANT



OWNER

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 Alex Hartman & Alexandra Gerriets are requesting a conditional use permit to operate a family residential child care center in their home at 1513 W Hanson Ave, legally described as Lot 13, Block 8, Potter's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on November 13, 2018 at 12:00 P.M and the Board of Adjustment on November 19, 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 October 2018.

Michelle Bathke

FINANCE OFFICER

Publish twice: 11-1 & 11-8, 2018

Approximate Cost:

KEVIN & KIM VANOVERSHELDE
1517 W HANSON AVE
MITCHELL SD 57301

JANE DAHME
1521 W HANSON AVE
MITCHELL SD 57301

EUGENE & KAREN MASTEL
1525 W HANSON AVE
MITCHELL SD 57301

ARLETTE HETTINGER
1509 W HANSON AVE
MITCHELL SD 57301

RONALD & DEBORAH BARONDEAU
1501 W HANSON AVE
MITCHELL SD 57301

MARILYN GOLDAMMER
1421 W HANSON AVE
MITCHELL SD 57301

NORTHWESTERN PUBLIC SERVICE CO
PO BOX 1350
HURON SD 57350

MICHAEL SCHOENFELDER
YVONNE MITCHELL
1524 W HANSON AVE
MITCHELL SD 57301

ARLENE & MELVIN SIMEK
24970 W 13TH ST
OLATHE KS 66061

JOAN SCOTT-CANNON
707 BATCHELLER LN
SIOUX FALLS SD 57105

DELBERT & MARIE PETERSON
1500 W HANSON AVE
MITCHELL SD 57301

MICHAEL & SUSAN WERMERS
1406 W HANSON AVE
MITCHELL SD 57301

NORMAN & DONNA PETERSON
1528 W ASH AVE
MITCHELL SD 57301

MICHAEL & CINDY TITZE
1520 W ASH AVE
MITCHELL SD 57301

DALE & DEBBIE WILSON
1500 W ASH AVE
MITCHELL SD 57301

MARILYN MECHTENBERG
1428 W ASH AVE
MITCHELL SD 57201

BENJAMIN SEVIGNY
1418 W ASH AVE
MITCHELL SD 57301

CRAIG & JENNIFER HAIAR
1414 W ASH AVE
MITCHELL SD 57301

DENNIS & JANE BUTTERFIELD
1529 W HANSON AVE
MITCHELL SD 57301



November 1, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Alex Hartman & Alexandra Gerriets are requesting a conditional use permit to operate a family residential child care center in their home at 1513 W Hanson Ave, legally described as Lot 13, Block 8, Potter's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density District.

YOU ARE FURTHER NOTIFIED, that the following hearings will be held by the Planning Commission on November 13, 2018 at 12:00 pm and the Board of Adjustment (City Council) will hold a hearing on November 19, 2018 at 6:00 pm both meeting will held in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Kevin VanOverbeke
OWNER

1517 West Hanson Mitchell SD
ADDRESS

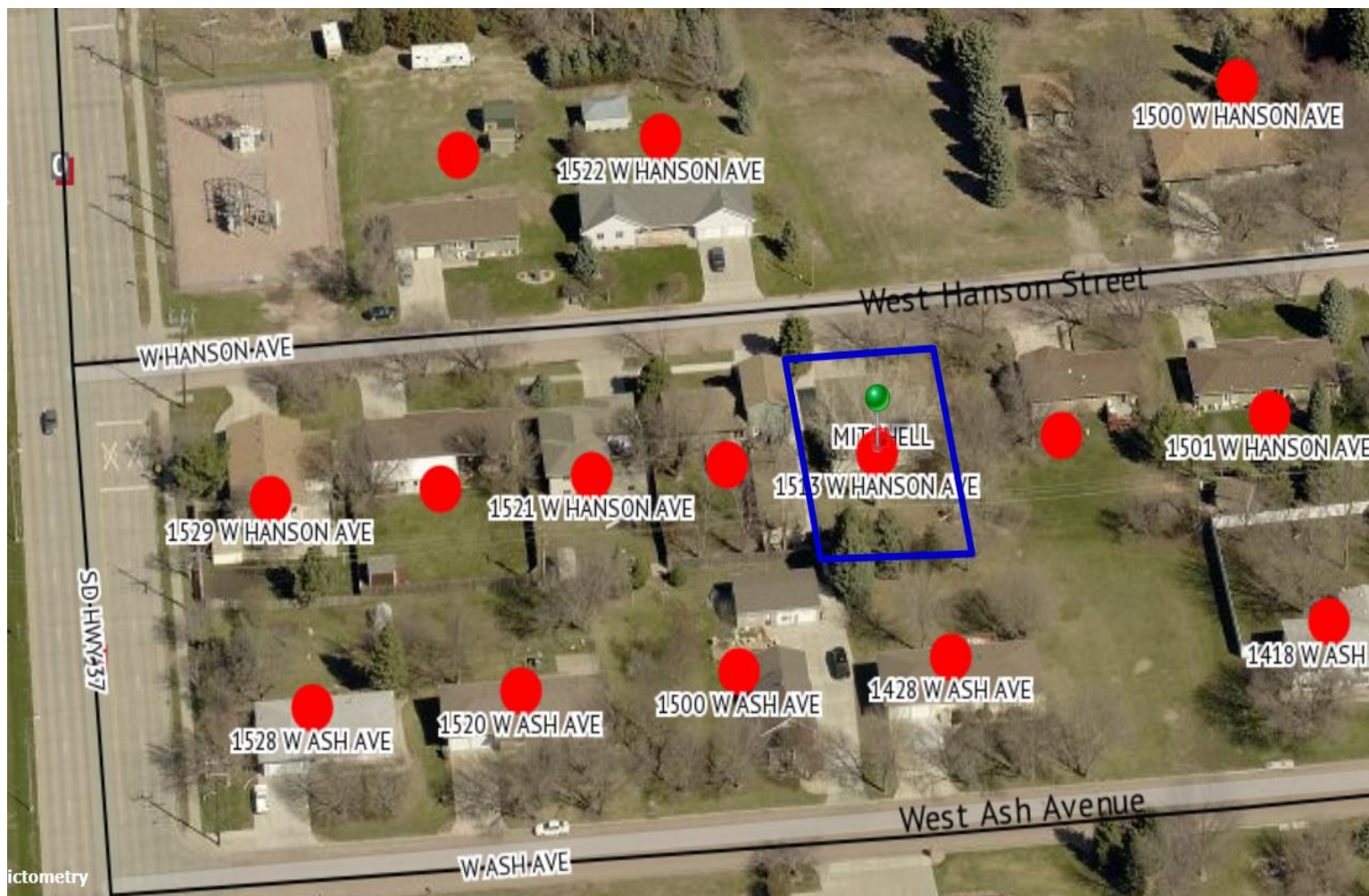
☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Good people



ictometry

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Rosewood Court Assisted Living, 2101 N Sanborn Blvd, legally described as the North 237.8' except the West 456.8' of Lot F, A Replat of Lots 100 and 101 in the NE ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota, is requesting a back yard variance of 8' 8 ½" vs. 25' as required and a sideyard variance of 4' 7" vs 5' as required for construction of an addition. The property is zoned R4 High 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 29th of October, 2018.

Rosewood Court Assisted Living
APPLICANT

Dakota Counseling Institute, Inc.
OWNER
[Signature]
Executive Director

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 Rosewood Court Assisted Living, 2101 N Sanborn Blvd, legally described as the North 237.8' except the West 456.8' of Lot F, A Replat of Lots 100 and 101 in the NE ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota, is requesting a back yard variance of 8' 8 ½" vs. 25' as required and a sideyard variance of 4'7" vs 5' as required for construction of an addition. The property is zoned R4 High Density Residential District.

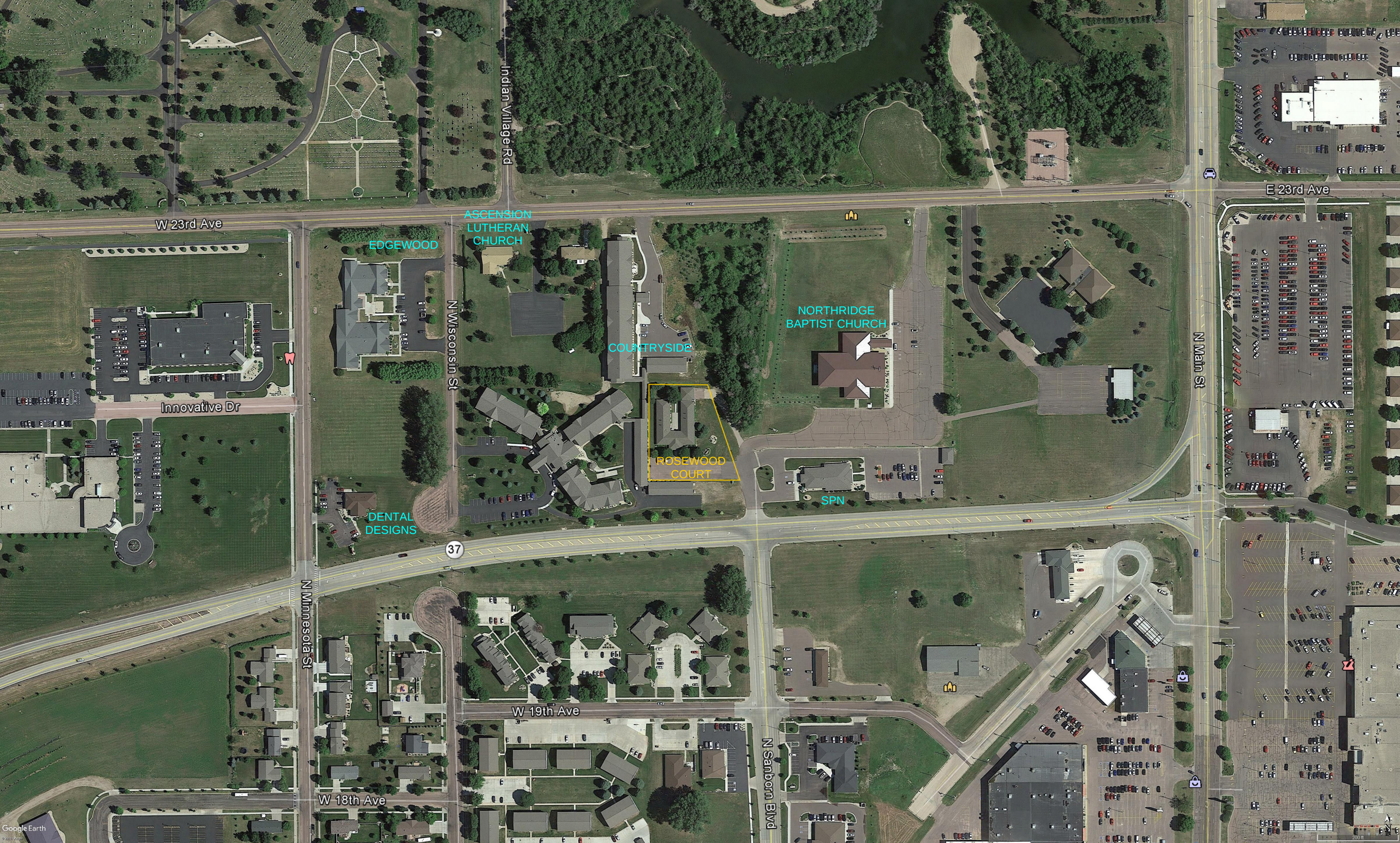
YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on November 13, 2018 at 12:00 P.M and the Board of Adjustment on November 19, 2018 at 6:00 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 25th day of October 2018.

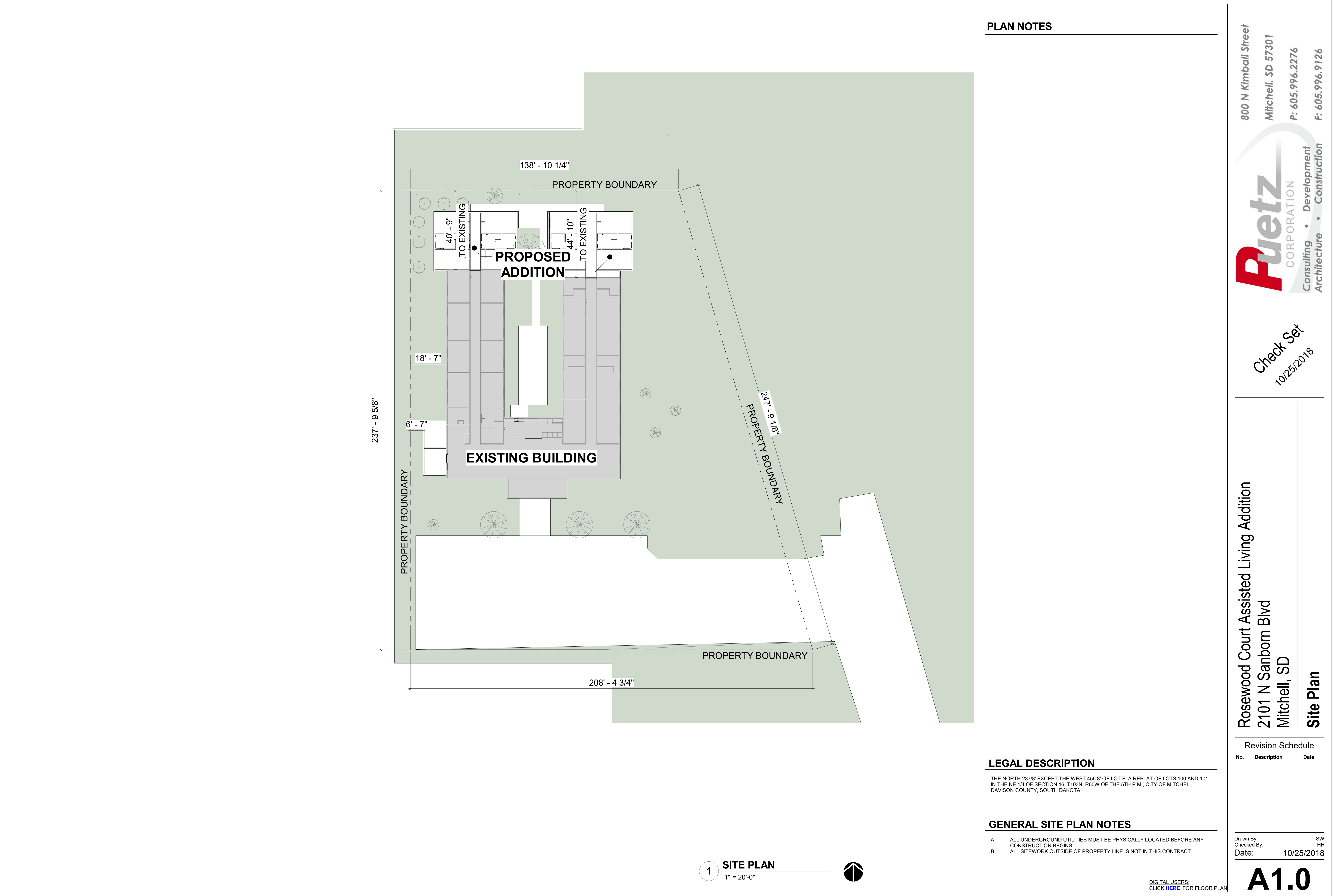
Michelle Bathke

FINANCE OFFICER

Publish once: November 1, 2018
Approximate Cost:



Rosewood Court Assisted Living
2101 N Sanborn Blvd
Mitchell, SD 57301



PLAN NOTES

LEGAL DESCRIPTION

THE NORTH 237/8' EXCEPT THE WEST 456.8' OF LOT F, A REPLAT OF LOTS 100 AND 101 IN THE NE 1/4 OF SECTION 16, T103N, R60W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

GENERAL SITE PLAN NOTES

- A. ALL UNDERGROUND UTILITIES MUST BE PHYSICALLY LOCATED BEFORE ANY CONSTRUCTION BEGINS
- B. ALL SITEWORK OUTSIDE OF PROPERTY LINE IS NOT IN THIS CONTRACT

Rosewood Court Assisted Living Addition
2101 N Sanborn Blvd
Mitchell, SD
Site Plan

Revision Schedule		
No.	Description	Date

Drawn By: SW
Checked By: HH
Date: 10/25/2018

A1.0

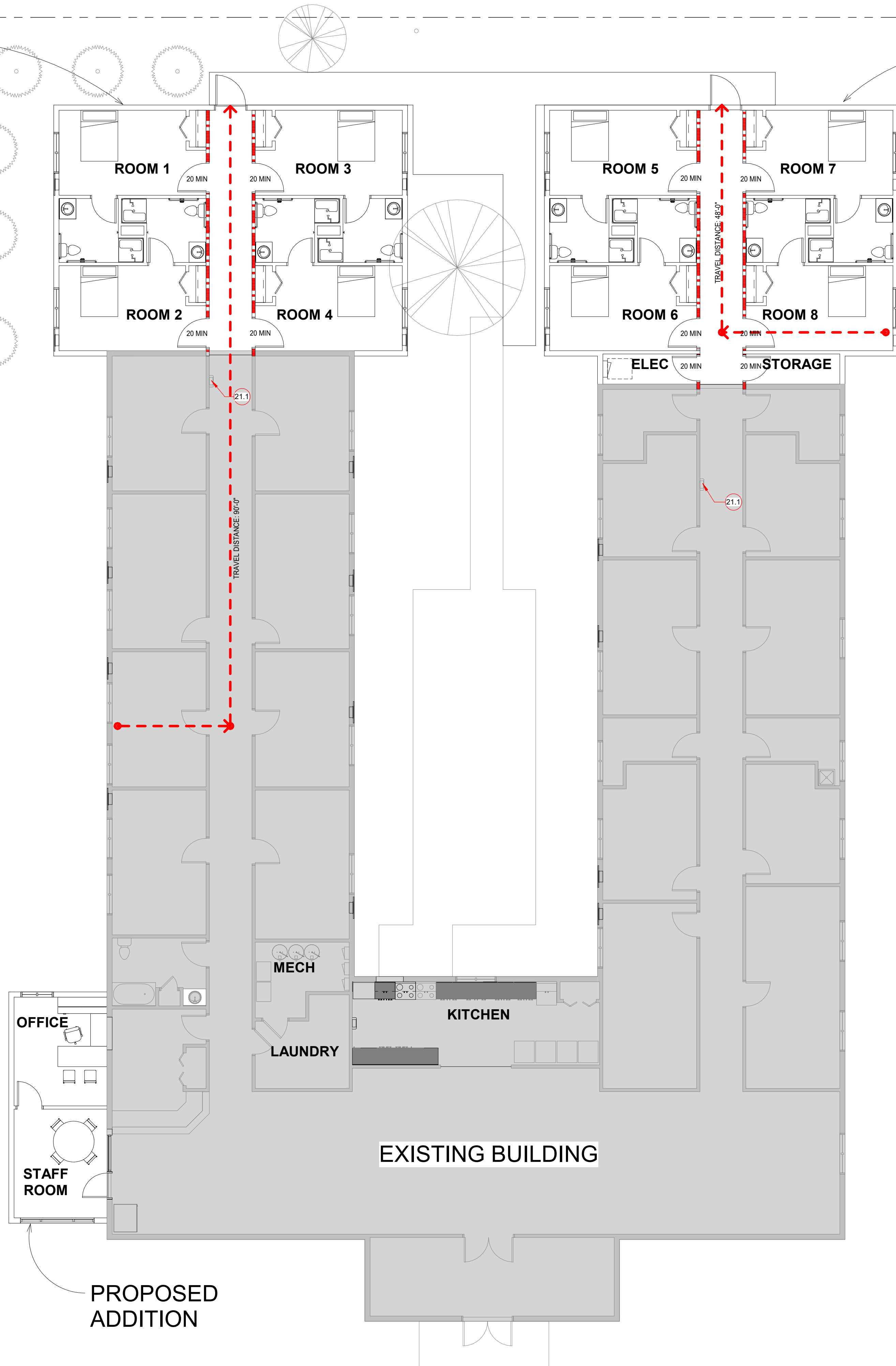
Puetz
CORPORATION
Consulting • Development
Architecture • Construction

800 N Kimball Street
Mitchell, SD 57301
P: 605.996.2276
F: 605.996.9126

Check Set
10/25/2018

PROPOSED
ADDITION

PROPOSED
ADDITION



PLAN NOTES

21.1 FIRE EXTINGUISHER, SEMI-RECESSED

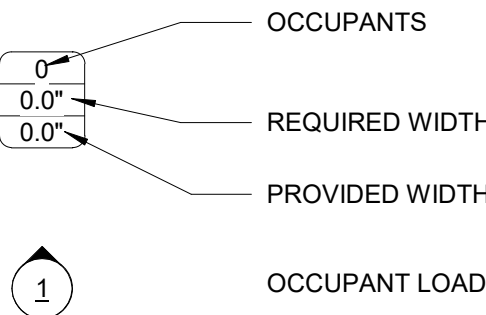
GENERAL LIFE SAFETY PLAN NOTES

A. ALL RATED WALLS TO BE MARKED ABOVE ACOUSTICAL TILE
CEILINGS, PER 2015 IBC SEC 703.7

RATED WALL KEY

1/2-HOUR WALL

CODE PLAN LEGEND



CODE DATA

Applicable Codes	
Building Code	2009 International Building Code (IBC)
Mechanical	2009 International Mechanical Code
Plumbing	2009 Uniform Plumbing Code
Electrical	NFPA 70, National Electrical Code (NEC), current addition
Accessibility	2010 Americans with Disabilities Act (ADA)
Local	State and Local ordinances as apply
Other	2003 American National Standards Institute (ANSI) 117.1)

Chapter 3: Occupancy Classification	
Building Occupancy Type(s)	I-1, Condition 2
Building Construction Type	V-B, Table 503
Automatic Fire Sprinkler System	Yes
Incidental Use Separation	N/A
Accessory Use Separation	NONE

Chapter 5: General Building Limitations	
Basic Area	18,000 s.f.
Frontage Increase	0 s.f.
Sprinkler Increase	0 s.f.
Total Allowable Area Per Floor	18,000 s.f.
Proposed Area Per Floor	10,800 s.f.

Number of Stories Allowed	2
Maximum Building Height	40 ft - 0 in
Sprinkler Increase	0 ft - 0 in
Total Allowable Height	40 ft - 0 in
Proposed Building Height	21 ft - 6 in

Chapter 6: Construction Requirements		
Structural Frame	Combustible	0-hr
Interior Bearing Wall	Combustible	0-hr
Shaft Enclosure	Combustible	0-hr
Floor Ceiling Assembly	Combustible	0-hr
Roof Ceiling Assembly	Combustible	0-hr
Stairs	Combustible	0-hr
Laundry Room	Combustible	0-hr

*Note - Penetrations of the shaft by ductwork or pipes shall be protected by an approved fire dampers or fire stop system at both entrance and exit points.

Chapter 9: Fire Protection Systems	
Automatic Sprinkler System	

Chapter 10: Means of Egress		
Total Occupant Load	172	
Stair Door Width	NA	NA
Stair Width	NA	NA
Stair Enclosure	NA	NA
Max Occupant Load Signage Required	NA	
Common Path of Travel	Max 75'-0"	20'-0"
Travel Distance	Max 250'-0"	90'-0"
Dead End Corridor	Max 50'-0"	NA

Chapter 29: Plumbing Fixtures		
Building Design Occupant Load	30	
Water Closets	3 required	25 provided
Lavatories	3 required	25 provided
Bathtubs/Showers	4 required	24 provided
Drinking Fountains	1 required	0 provided
Service Sink	1 required	1 provided

Local Codes		
Front Setback	25'	
Side Setback	5'	
Rear Setback	25'	
**Parking	0	existing, no alternations
Preliminary Design Review Required	Department of Health	

* Additional fixtures provided in other places within same facility.
** Parking spaces will not be altered.

Walls separating sleeping units shall be constructed as fire partitions: 1/2 hr.
Corridor walls 1020.1: 1/2 hr
20 min door





DIGITAL USERS:
CLICK [HERE](#) FOR FLOOR PLAN

MITCHELL RETIREMENT LLC
PO BOX 968
MITCHELL SD 57301

ASCENSION EVANG. LUTHERAN
CHURCH
525 W 23RD AVE
MITCHELL SD 57301

NORTHRIDGE BAPTIST CHURCH
323 W 23RD AVE
MITCHELL SD 57301

FIRESTEEL ENGINEERING GROUP
2604 THUNDERBIRD DR
MITCHELL SD 57301

BANKWEST INC
PO BOX 998
PIERRE SD 57501



Pictometry