

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JUNE 24, 2019, 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: June 10, 2019

Documents:

[PLANNINGCOMM6102019.PDF](#)

6. Schedule Next Meeting: July 8, 2019
7. Plan Approval: 808 S Sanborn Blvd (Formerly Doug's Auto Sales), Plan Approval

Documents:

[PATA BBQ.PDF](#)

8. Plan Approval: Tegethoff, 2220 W Havens, HB District

Documents:

[2220WHAVERS.PDF](#)
[AERIAL2220WHAVERS.PDF](#)

9. Rezoning: Block 19, Home Park 1st Addition, Davison County, SD From R4 High Density Residential To TWC Transportation, Warehousing, And Commercial District

Documents:

[NOHHOMEPARKLINKE.PDF](#)
[AERIALHOMEPARKREZONINGLINKE.PDF](#)
[HOMEPARKB19.PDF](#)

10. Plat: A Plat Of Lot 10, 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 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL10B4AWESTWOOD.PDF](#)
[AERIALL10B4AWESTWOODADD.PDF](#)

11. Plat: A Plat Of Lot 8, Block 9 Of Westwood First Addition, A Subdivision Of Block 4 Of Westwood First Addition In The NW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL8B9WESTWOOD.PDF](#)
[AERIAL8B9WESTWOOD.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
June 10, 2019**

NOT APPROVED

Vice-Chairman Molumby called the June 10, 2019 City Planning Commission Meeting to order at 12:00 pm, in the Council Chambers, City Hall, 612 N Main St.

Members Present: Molumby, Genzlinger, Osterloo, and Jirsa

Members Absent: Fergen, Larson and Allen

Staff Present: Putnam, Croce, T. Johnson, J. Johnson, Hegg, London, Overweg, Schroeder, Jenniges and Mayor Everson

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Genzlinger, seconded by Osterloo to approve the minutes of the May 28, 2019 minutes. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Jirsa to schedule the next meeting for June 24, 2019. All members present voting aye, motion carried.

Plan Approval: 2700 N Main, The Lake House, HB District, and (Tabled from last Meeting). A representative of The Lake House was present to explain the project. The plan consist of a 10 x 18 extension to the NW corner of the building. It will be a fully enclosed patio. Hegg explained the applicable codes and the requirements this project must meet. Motion by Osterloo, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plan Approval: 1905 N Main, Northside Sinclair, HB District.

Mr. & Mrs. Wiebelhaus were present to answer questions about their project. They are looking for an addition to the west of the existing structure. Again, Hegg explained the various features of the code that are applicable. Putnam shared the questions or comments from the Fire Marshall. The Wiebelhaus' are planning to continue to use the abandoned car wash for storage. Motion Osterloo, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 12 and Meadows Court of Iverson's Addition, Located in Lot B of the SE ¼ of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The commission has reviewed the master plan previously. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 4 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, 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 Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 9 of Westwood First Addition, A Subdivision of 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. This plat is to accommodate the twin homes that are under construction on 20th Ave. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 65 of Maui Farms Second Addition, A Subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Other business: none

Public Input: none

Vice-Chairman Molumby adjourned the meeting at 12:22 pm.

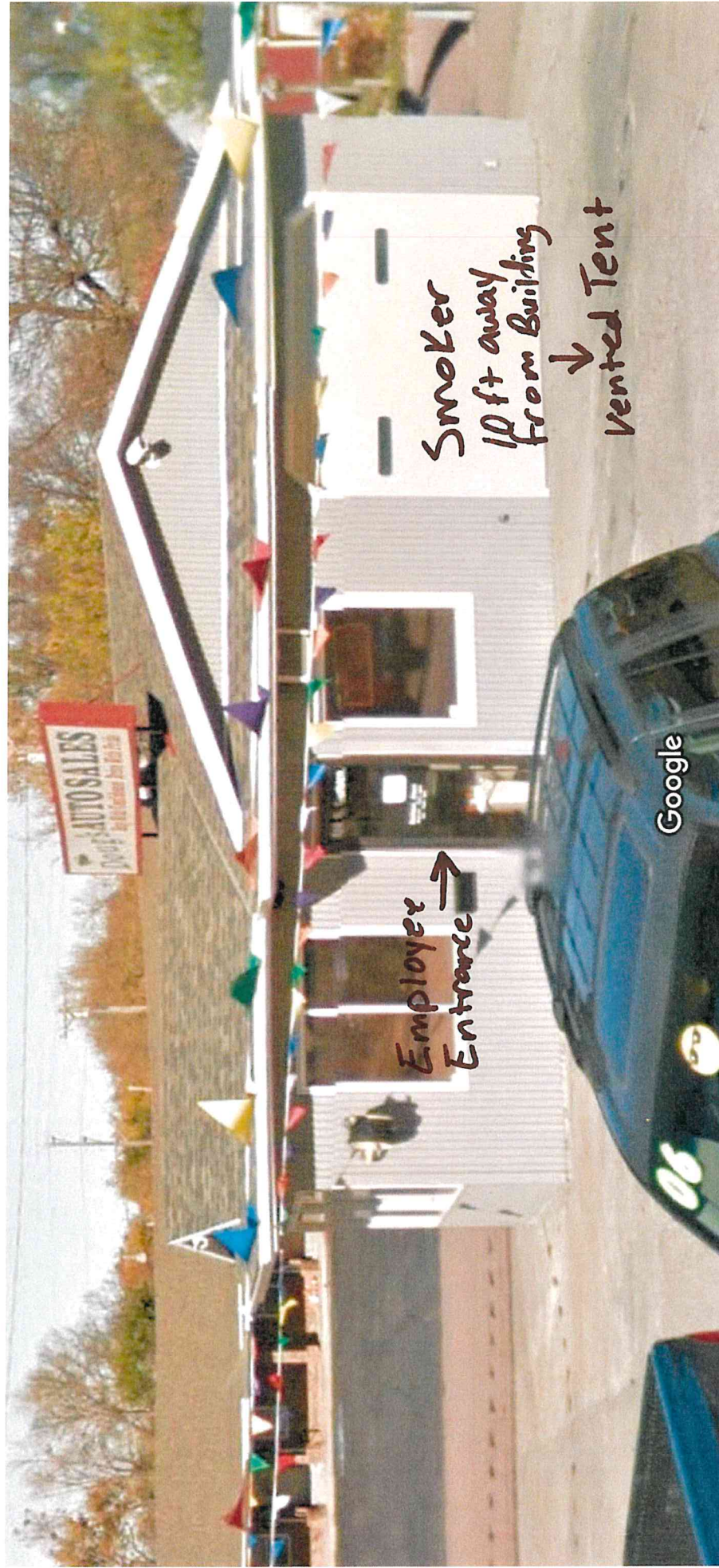


Image capture: Oct 2015 © 2019 Google



Street View - Oct 2015



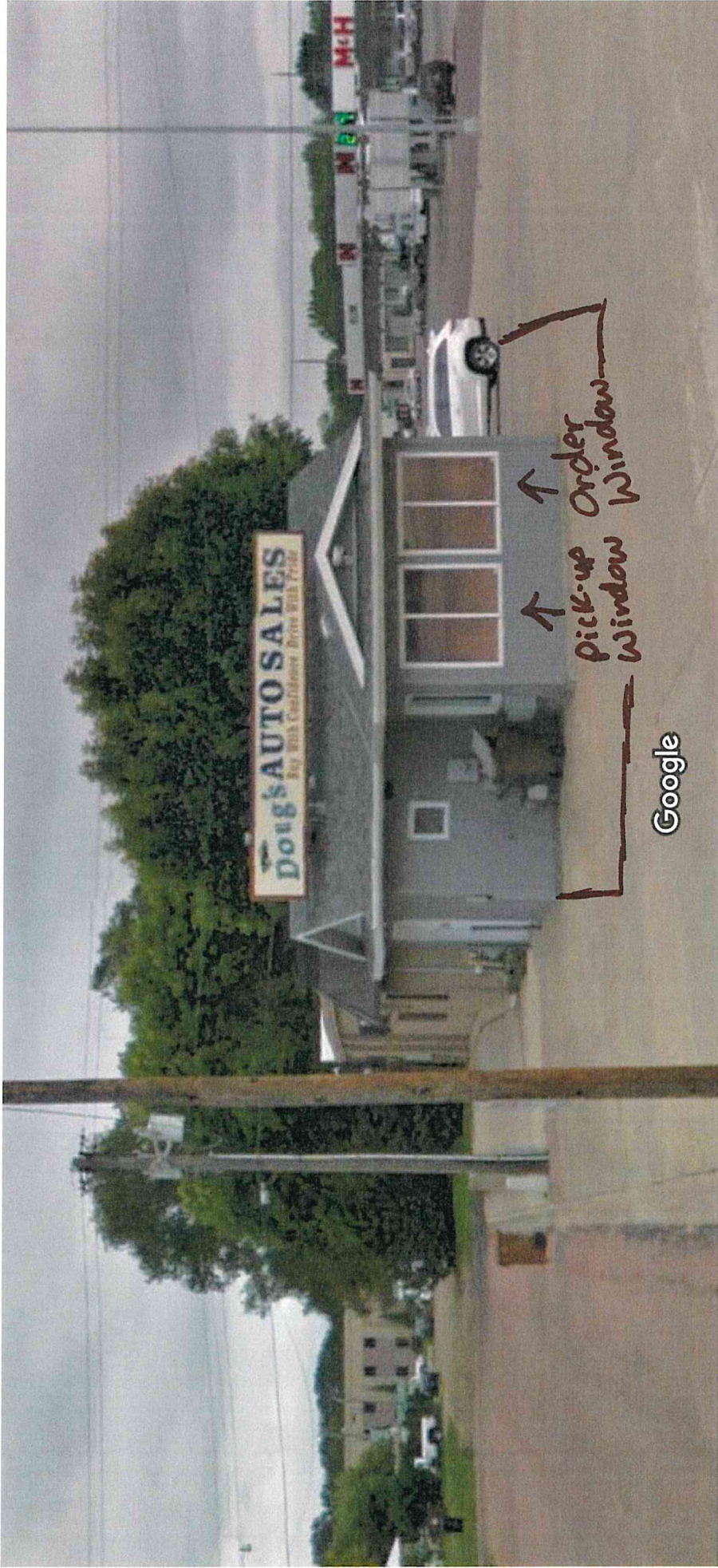


Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016



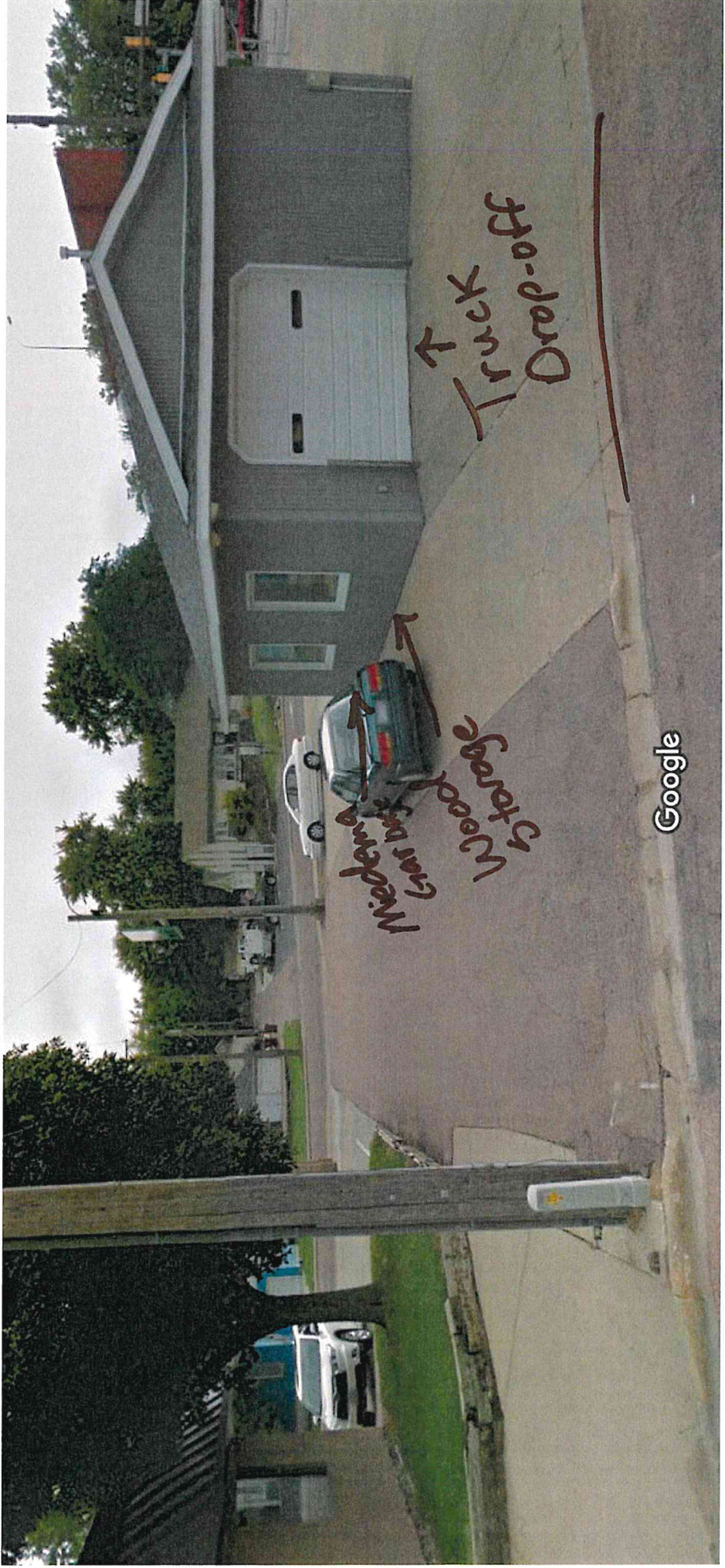


Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016





Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016



Google Maps 399 W Fir Ave

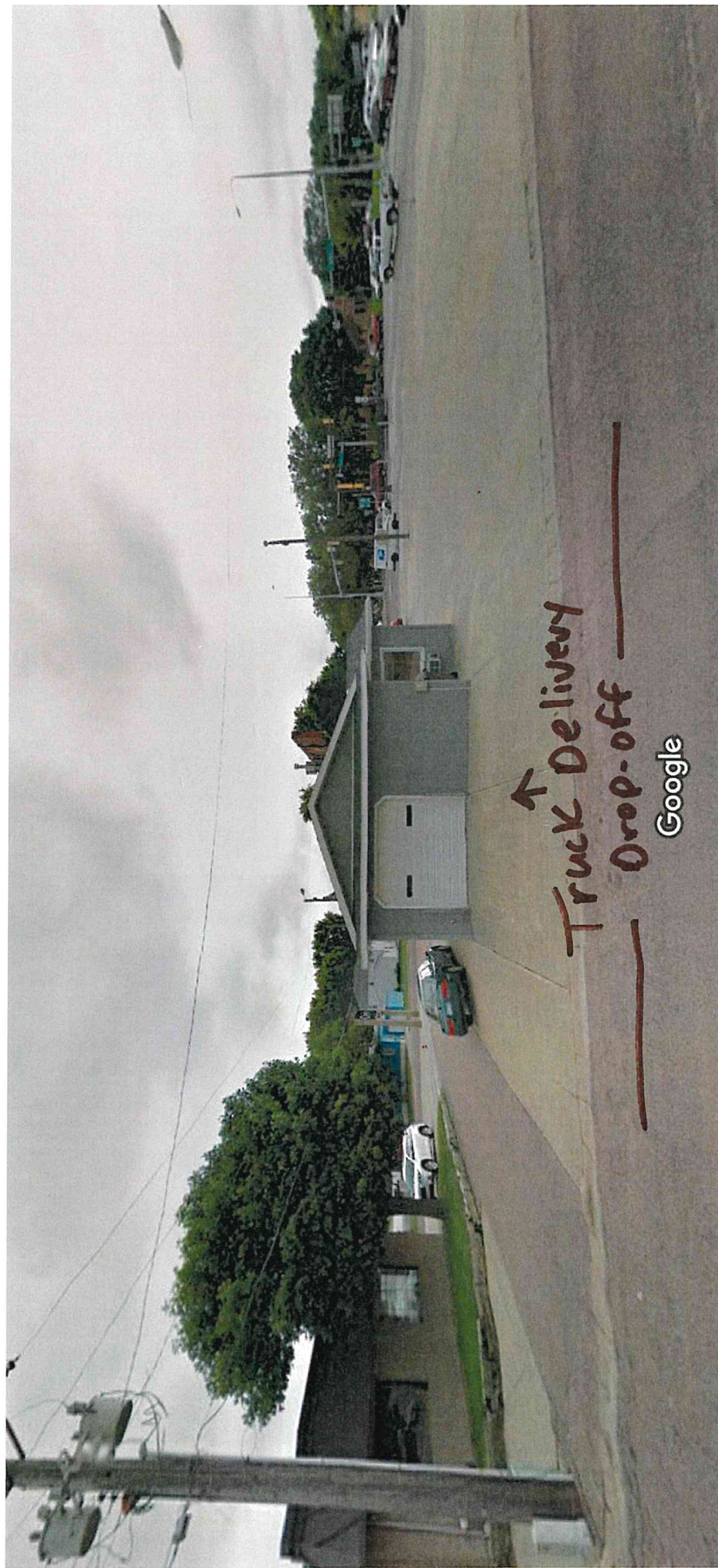


Image capture: Sep 2016 © 2019 Google

Mitchell, South Dakota



Street View - Sep 2016



Google Maps 348 I-90BL



Image capture: May 2018 © 2019 Google

Mitchell, South Dakota



Street View - May 2018



Google Maps 317 W Havens Ave

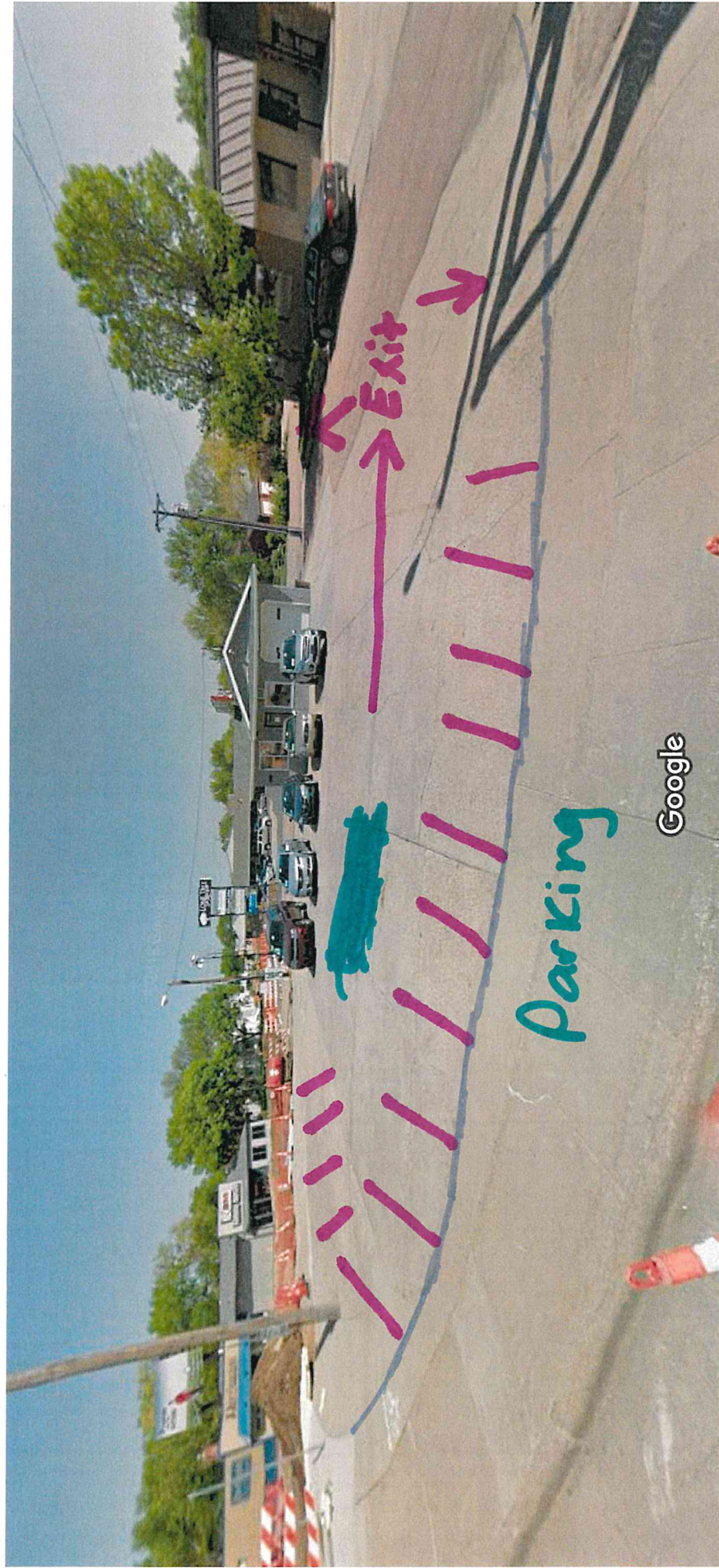


Image capture: May 2018 © 2019 Google

Mitchell, South Dakota



Street View - May 2018



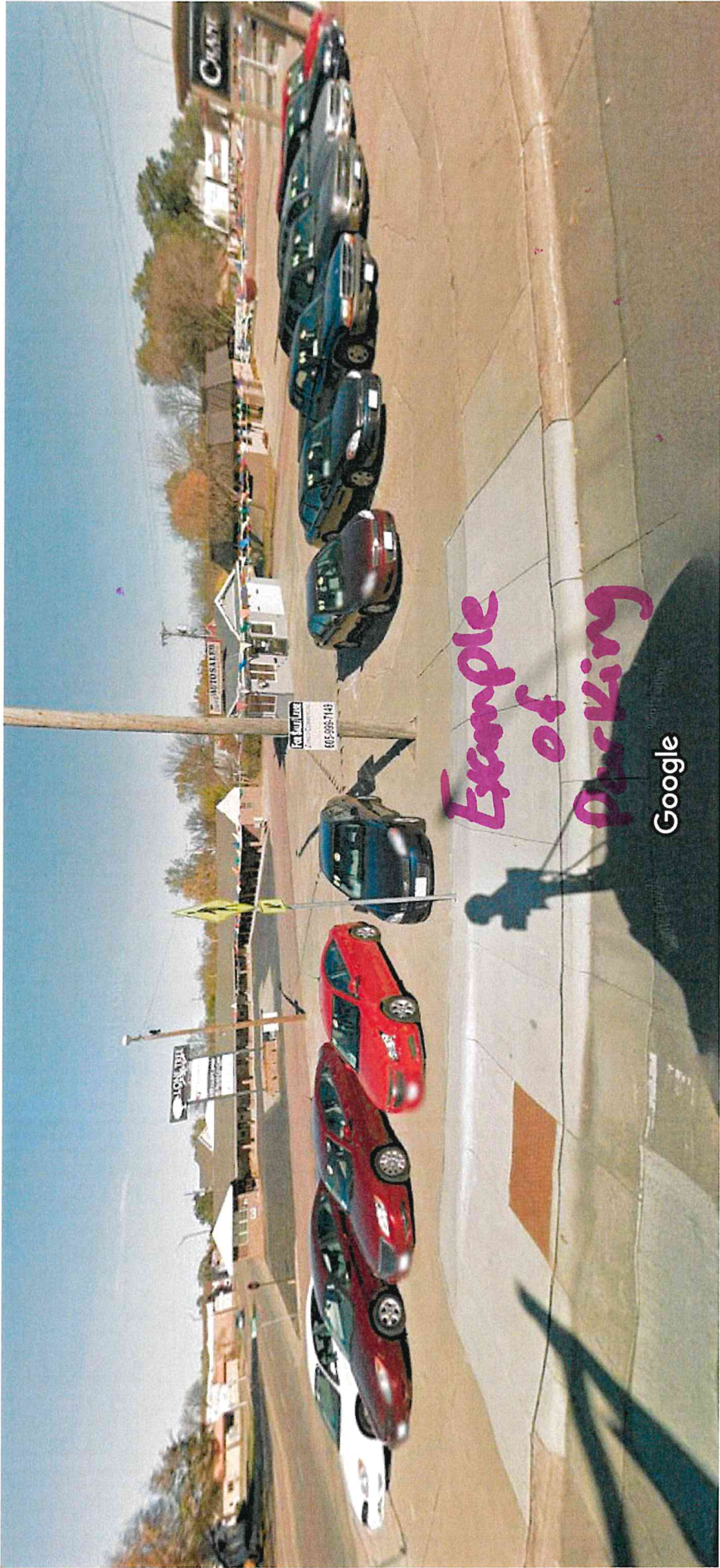
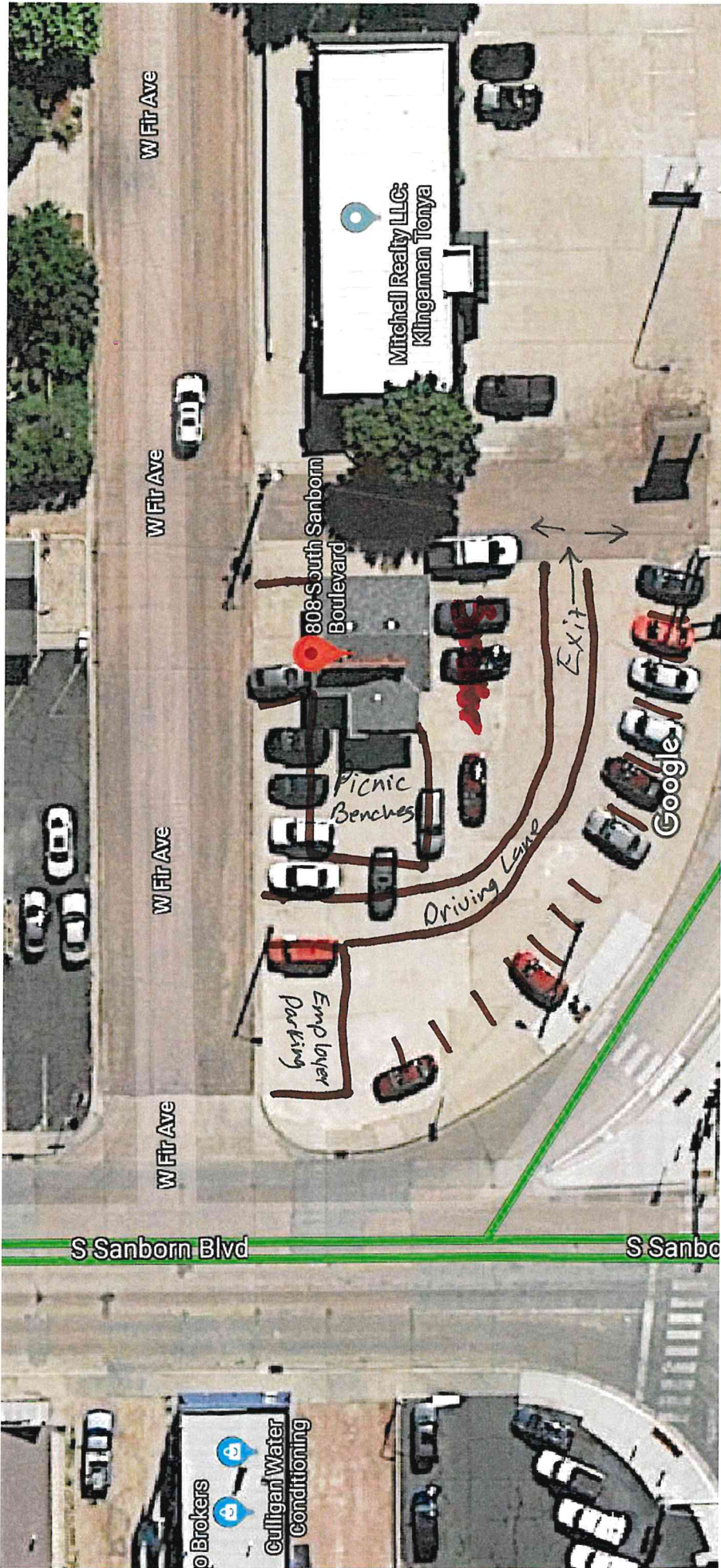


Image capture: Oct 2015 © 2019 Google



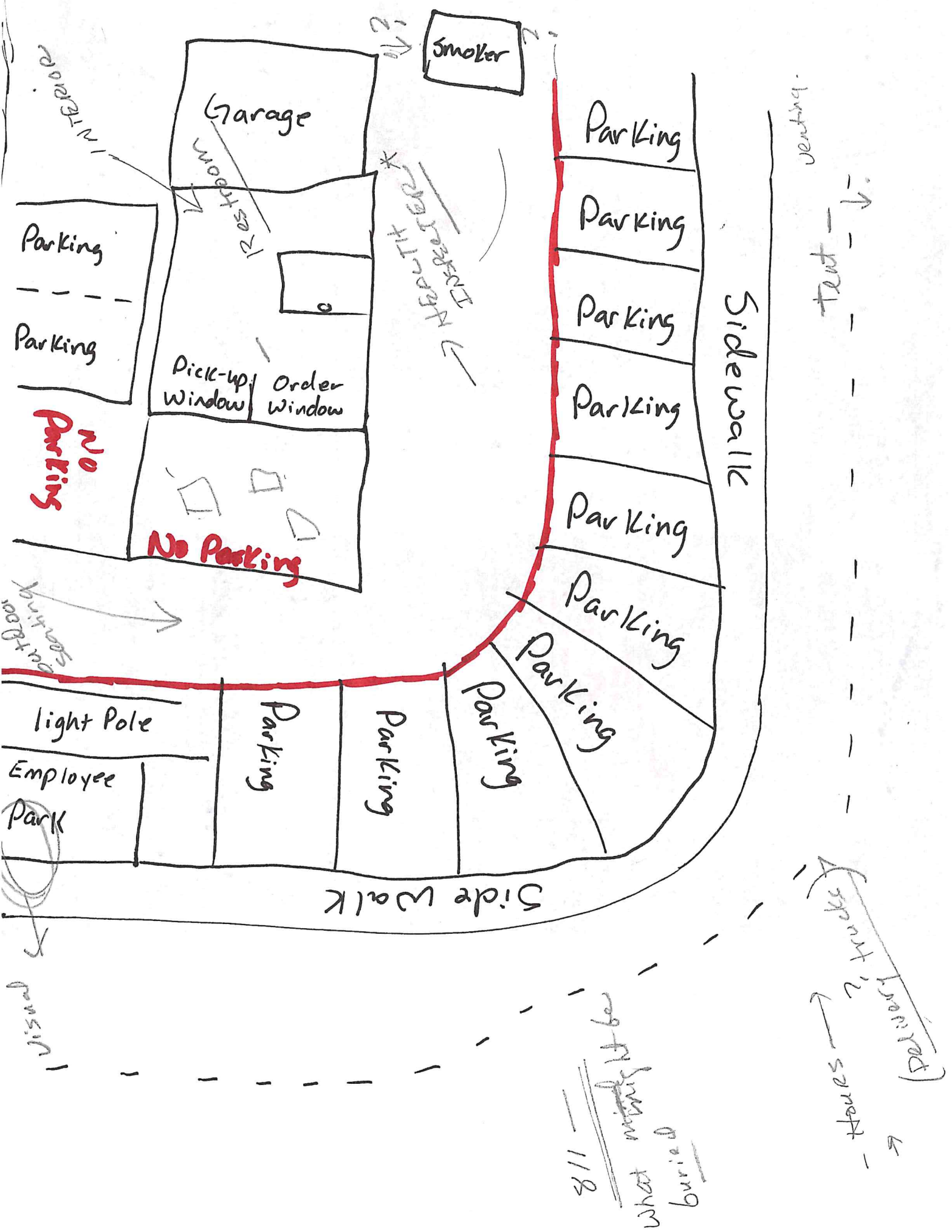
Street View - Oct 2015





Live traffic

Fast Slow



Smoker

Garage

Parking

Parking

Parking

Parking

Parking

Parking

Parking

Parking

Parking

Parking

No Parking

No Parking

Pick-up Window

Order Window

Side Walk

Tent

Venting

report trucks
hours -
(buried)

what missing to be buried
8/11

Light Pole

Employee Park

Visual

Hours of Operation

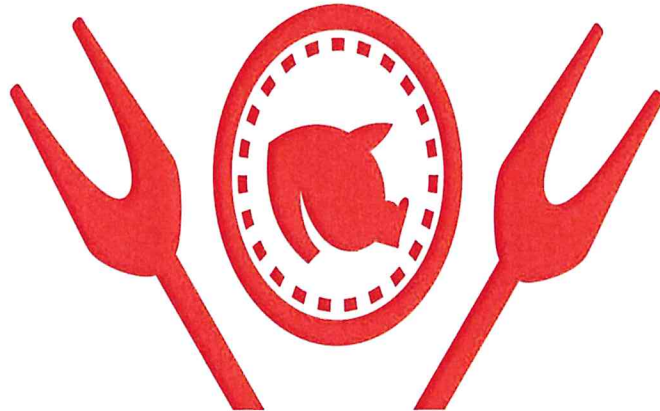
Wednesday – Saturday

Wednesday- 11am – 10pm

Thursday- 11am – 10pm

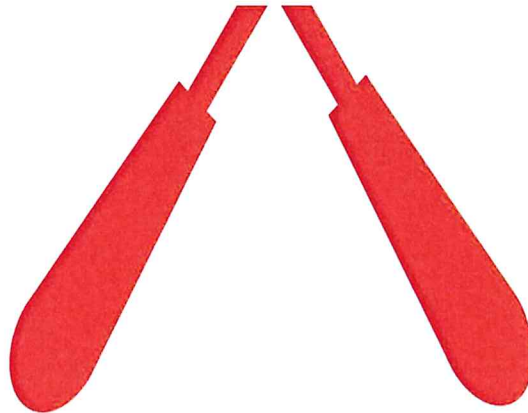
Friday- 11am – 2am

Saturday- 11am – 2am

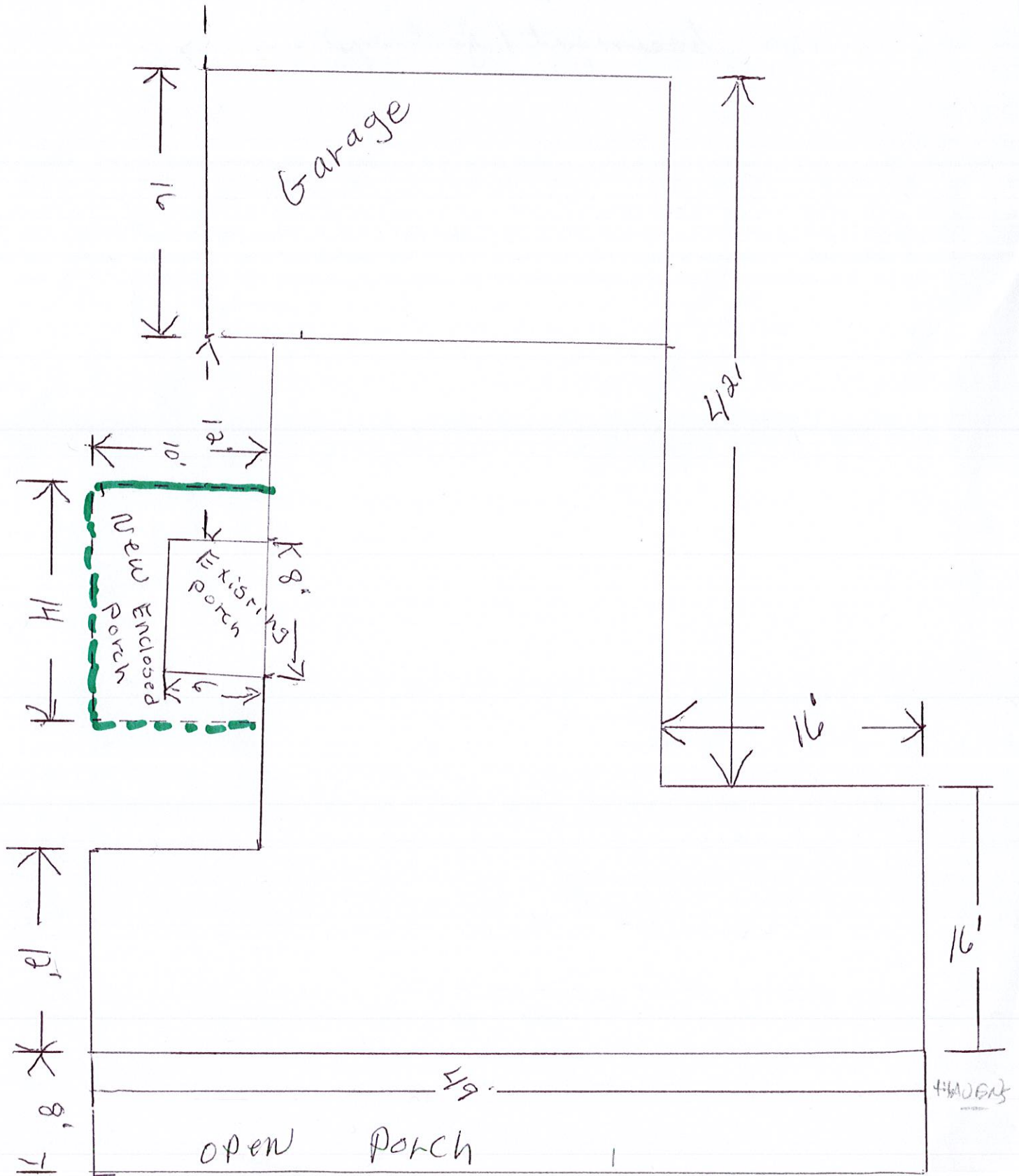


Pata's BBQ & Wings

Put Sum South In Yo' Mouth



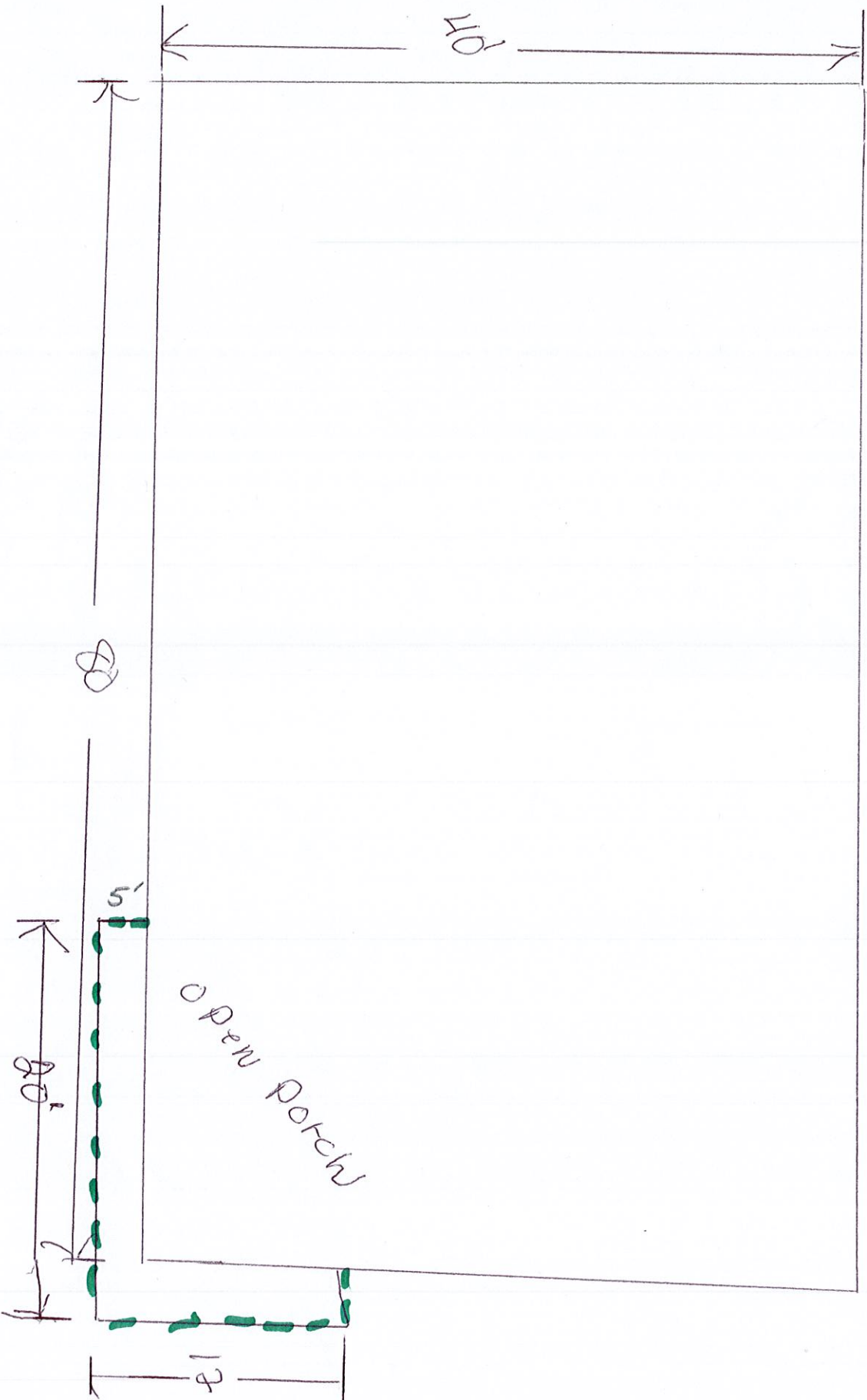
N.
2220 West Havens
James Tegethoff
Porch Addition
10 x 14



James
Agathos

11
Pale Barn

770 West
Havens Ave





2340 W HAVENS AVE 2311 W HAVENS AVE 2220 W HAVENS AVE 2200 W HAVENS AVE

NOTICE OF HEARING

TO: Mitchell City Planning Commission, Mitchell City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, June 24, 2019 at 12:00 pm, the City Council will consider 1st Reading of the Ordinance on Monday, July 1, 2019 at 6:00 pm and 2nd Reading and Adoption on Monday, July 15, 2019 at 6:00 pm, all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Block 19, Home Park 1st Addition, Davison County, South Dakota from R4 High Density Residential District to TWC Transportation, Warehousing, and Commercial, and District and the official zoning map be changed to reflect the same.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED Block 19, Home Park 1st Addition, Davison County, South Dakota from R4 High Density Residential District TWC Transportation, Warehousing, and Commercial District and the official zoning map be change to reflect the same.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the 15th day of July, 2019.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: July 1, 2019
SECOND READING: July 15, 2019
ADOPTION: July 15, 2019

Published three times: June 13, June 20, and July 3, 2019

Approximate Costs:



9	10	11	12
200	50'	50'	50'

4	3	2	1
201	50'	50'	50'

9	10	11	12
200	50'	50'	50'

WEST

SPRING

DAKOTA

NORTH

7	8	9	10	11	12
210	50'	50'	50'	50'	50'

6	5	4	3	2	1
210	50'	50'	50'	50'	50'

7	8	9	10	11	12
210	50'	50'	50'	50'	50'

5 TH

S

SALISBURY

NORTH

7	8	9	10	11	12
200	50'	50'	50'	50'	50'

6	5	4	3	2	1
201	50'	50'	50'	50'	50'

7	8	9	10	11	12
200	50'	50'	50'	50'	50'

STREET

DUPRE

NORTH

7	8	9	10	11	12
190	50'	50'	50'	50'	50'

6	5	4	3	2	1
190	50'	50'	50'	50'	50'

7	8	9	10	11	12
190	50'	50'	50'	50'	50'

WEST

6	5	4	3	2	1
190	50'	50'	50'	50'	50'

7	8	9	10	11	12
25					

STREET

BLAIR

NORTH

7	8	9	10
180	50'	50'	50'

6	5	4	3
180	50'	50'	50'

7	8	9	10
180	50'	50'	50'

5 TH

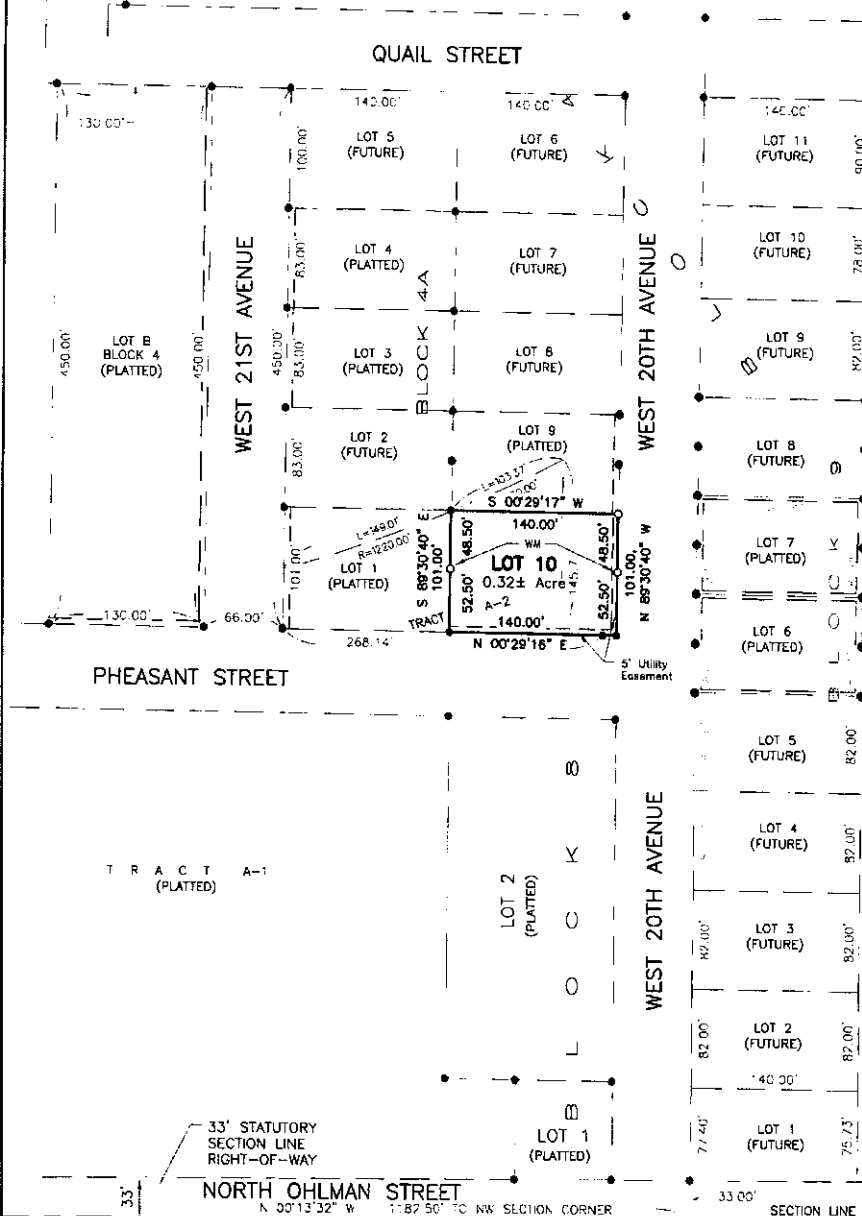
6	5	4	3
180	50'	50'	50'

7	8	9	10
26			

SEC. 16, T 103 N, R 60 W



1 Inch = 100 Feet



LOCATION MAP
SCALE: 1" = 300'

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 P.N.-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

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

EASEMENTS WITHIN LOT 10, BLOCK 4A DEDICATED BY THIS PLAT:

5' UTILITY EASEMENT ALONG WEST 20TH AVENUE AND PHEASANT STREET

A PLAT OF LOT 10, 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 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 13, 2019, survey those parcels of land described as follows: LOT 10, 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 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

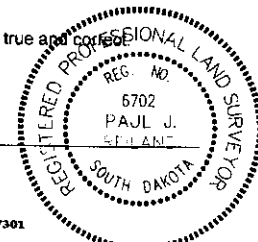
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

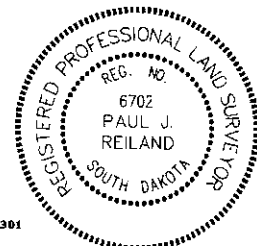
Dated this _____ day of _____, 2019.

Registered Land Surveyor #SD6702

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





A PLAT OF LOT 10, 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 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2019; and

WHEREAS, it appears from an examination of the plat of LOT 10, 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 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, 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 10, 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 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2019.

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOT 10, 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 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2019, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

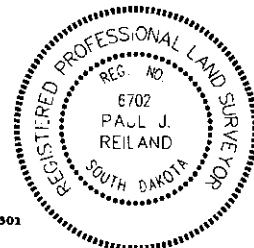
Register of Deeds, Davison County

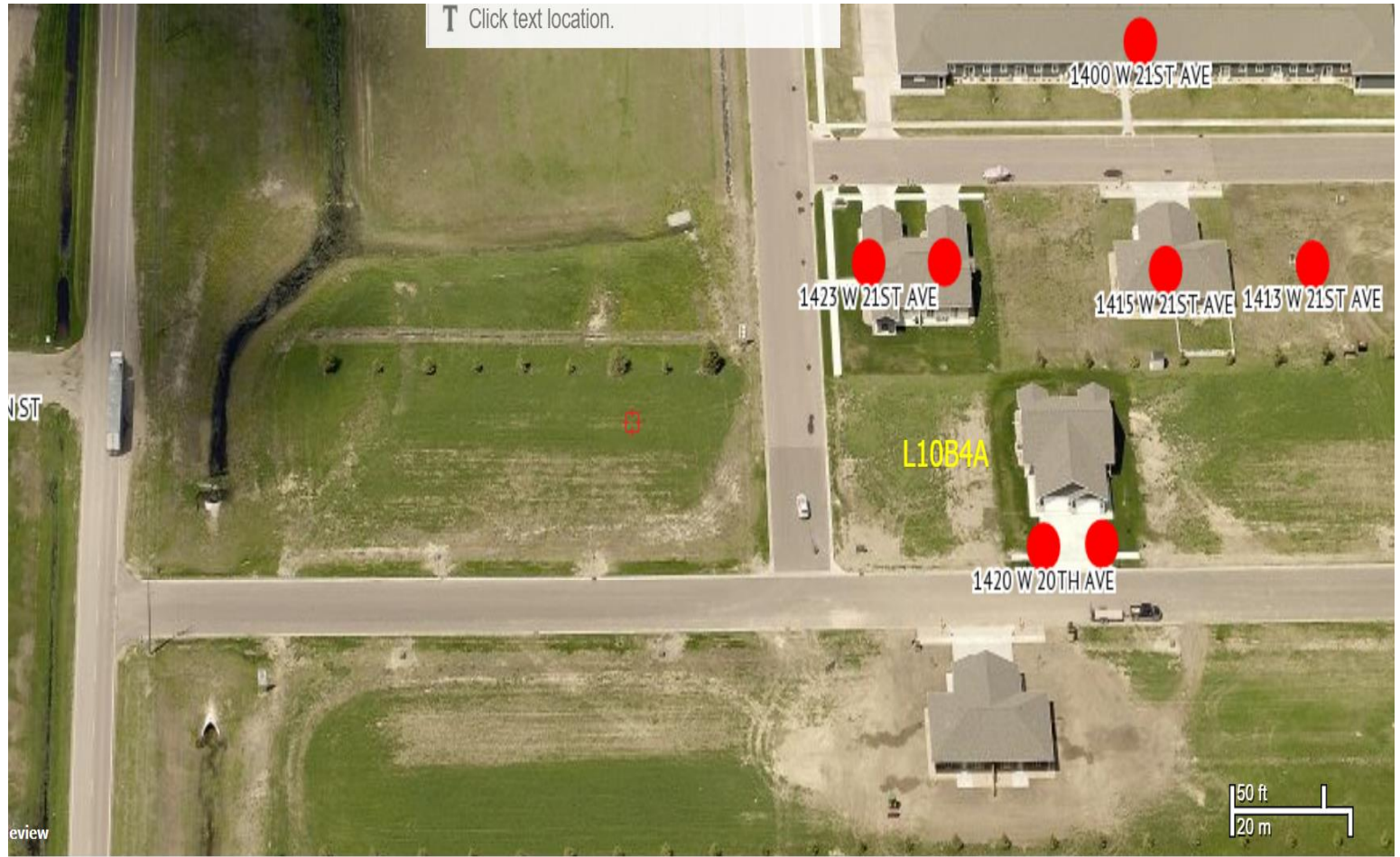
By _____

Deputy

SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





W 21ST

view

Click text location.

L10B4A

1400 W 21ST AVE

1423 W 21ST AVE

1415 W 21ST AVE

1413 W 21ST AVE

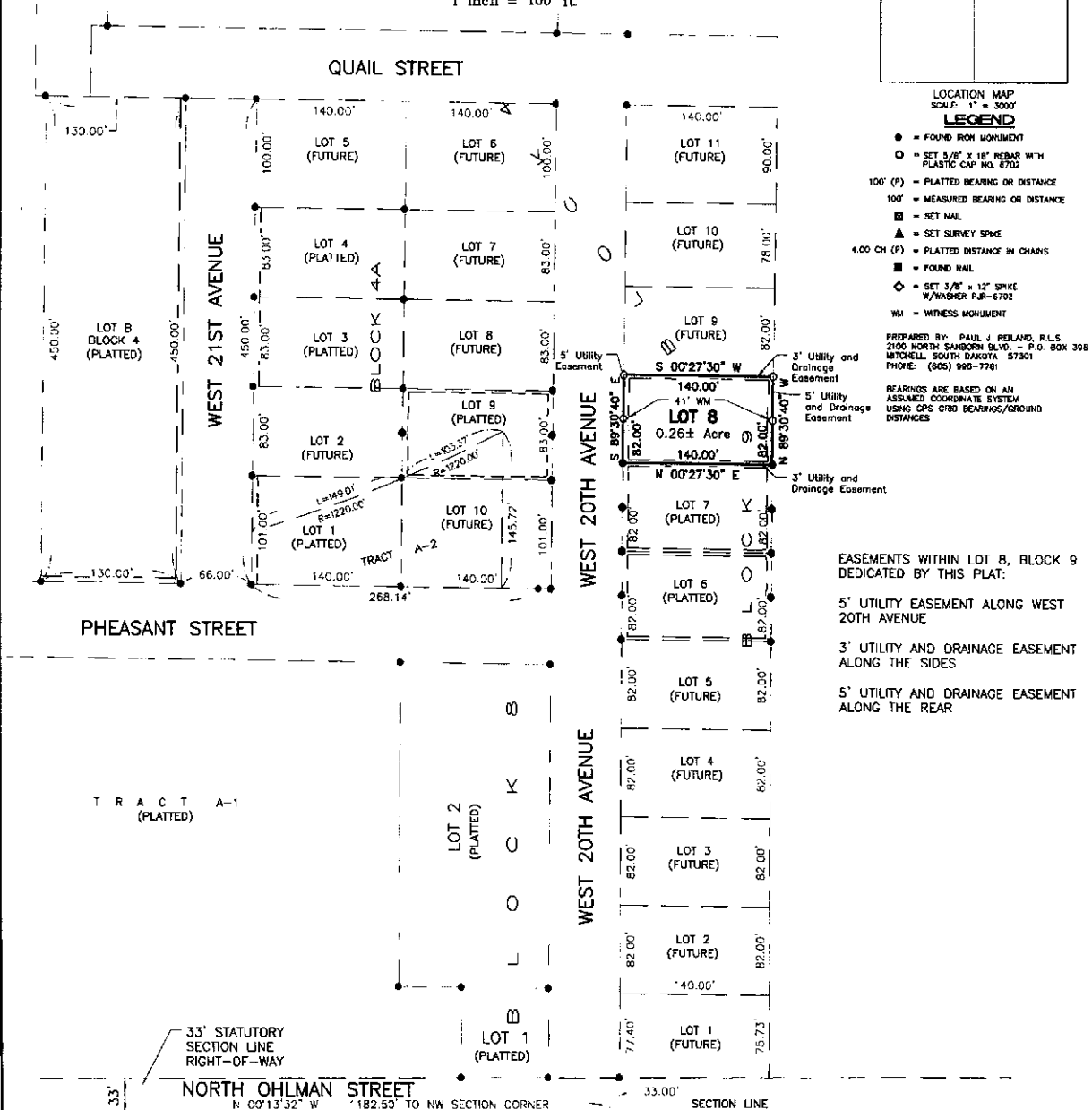
1420 W 20TH AVE

50 ft
20 m

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



A PLAT OF LOT 8, BLOCK 9 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 13, 2019, survey those parcels of land described as follows: LOT 8, BLOCK 9 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

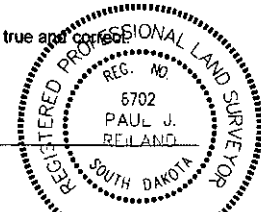
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

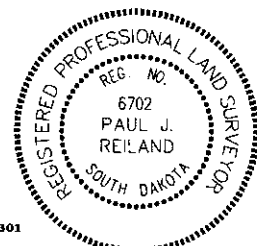
Dated this _____ day of _____, 2019.

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

Registered Land Surveyor #SD6702





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 _____, 2019; and

WHEREAS, it appears from an examination of the plat of LOT 8, BLOCK 9 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, 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, I, _____, Mayor of the City of Mitchell, South Dakota, do hereby certify that the foregoing is a true and correct copy of the plat as recorded in the Office of the City Clerk of the City of Mitchell, South Dakota, and that such

THEFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 8, BLOCK 9 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2019.

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

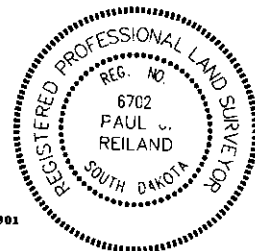
The undersigned does hereby certify that a copy of the plat of LOT 8, BLOCK 9 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

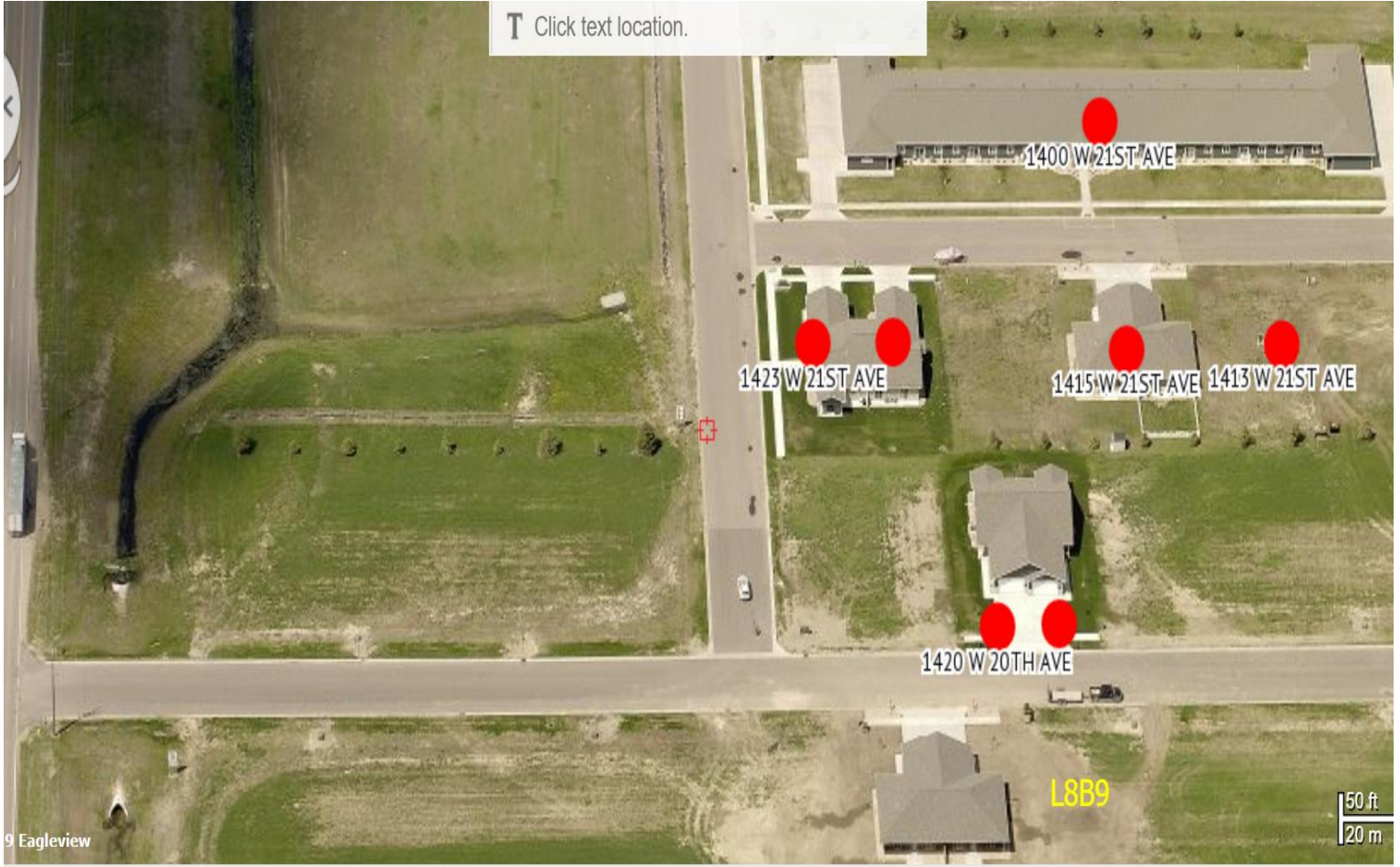
FILED for record this _____ day of _____, 2019, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

By _____ Deputy

& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota
 Phone: (605) 996-7761 Fax: (605) 996-0015



T Click text location.



L8B9

50 ft
20 m