

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
SEPTEMBER 9, 2019; 12:00 PM

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: August 26, 2019

Documents:

[PLANNINGCOMMINUTES8262019.PDF](#)

6. SCHEDULE NEXT MEETING: September 23, 2019
7. Conditional Use Permit:

Christy Duba (applicant) and Long Brothers LLC (owners) have applied for a conditional use permit to operate an indoor recreational facility within the existing building located at 113 W Douglas Ave, legally described as; E ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, SD. The property is zoned R3 Medium Density Residential District.

Documents:

[DUBAPLAN.PDF](#)
[NOHDUBA.PDF](#)
[DUBANEIGHBORS.PDF](#)
[AERIAL113WDOUGLAS.PDF](#)

8. Conditional Use Permit:

Selena Thomas has applied for a conditional use permit to operate an massage business at 622 S Wisconsin, legally described as; Lot 7, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Medium Density Residential District.

Documents:

[APPTHOMAS.PDF](#)
[NOHTHOMAS.PDF](#)
[THOMASNEIGHBORS.PDF](#)
[AERIAL622SWISC.PDF](#)

9. Conditional Use Permit:

TABLED FROM LAST MEETING: Jason & Ramy Norgaard have applied for a conditional use permit to operate a family residential child care business at the property located at 1220 E Havens Lot 103, Brendan Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc Lots PE 1, PE 2, PE 3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District.

Documents:

[NORGAARDLETTER.PDF](#)
[NOHNOORGAARD.PDF](#)
[AERIAL1220EHAVENS103.PDF](#)

10. Conditional Use/Variance:

Lamar Advertising (applicant), David, and Connie Deinert (owners) have applied for a conditional use permit/variance to replace, at same location, the off-premise billboard sign that was destroyed by a storm. The new sign will exceed the 300 square feet in sign area, (approximately 400 square feet) standard. The property is legally described as; SW1/4 ex H4 South of I-90 & except the East 1,513.27 feet lying south of I-90 and ex Lot A of Bechen's Addition, lying within, Section 29, T 103 N, R 60 W, Davison County, SD. The property is zoned HB Highway Oriented Business District.

Documents:

[LAMARNEIGHBORS.PDF](#)
[NOHLAMARDEINERT.PDF](#)
[LAMARLETTER.PDF](#)
[AERIALAMAR.PDF](#)

11. Plan Approval: Interstate Hardware, 1601 S Ohlman St, Highway Oriented Business District

Documents:

[TINGLEPLAN1601SOHLMAN.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
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
August 26, 2019, 12:00 PM**

NOT APPROVED

Vice Chairman Molumby called the August 26, 2019 Planning Commission Meeting to order at 12:00 pm, in the Council Chambers, City Hall, 612 N Main St.

Members Present: Molumby, Jirsa, Osterloo, Fergen, Genzlinger, Vaux and Allen
Member Absent: Larson

Staff Present: Putnam, Croce, T. Johnson, J. Johnson, Ellwein, Schroeder, London, Hegg, Sandoval

Declaration of Conflicts of Interests: None

Approval of Agenda: Motion by Osterloo, seconded by Fergen 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 August 12, 2019 meeting. All members present voting aye, motion carried.

Schedule the next meeting: Motion by Genzlinger, seconded by Jirsa to schedule the next meeting for September 9, 2019. All members present voting aye, motion carried.

Variance and Plan Approval: Taco John's, 701 N Sanborn Blvd

Midwest Mexican Food Inc. has applied for a front-yard of variance of 17 feet vs 30 feet for constructing an addition the property located at 701 N Sanborn Blvd., legally described as Lots 7 & 8, Block 3, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned NS Neighborhood Shopping District. Herm Harms, architect with Puetz Corp., explained that this project is an update as required by the franchise. The glass sunroom is to be replaced with a permanent structure. They structure with the overhang will encroach actually 15'. There was a concern mentioned of a possible site triangle issue. The public notice has been published and letter to the neighboring property owners have been sent. Not written objections were received and no one testified in opposition. Motion by Osterloo, seconded by Jirsa to recommend approval of the variance and the plan. Roll Call Vote: Molumby aye, Fergen aye, Jirsa aye, Osterloo aye, Vaux aye, Genzlinger aye, Larson absent. Motion carries 6-0.

Variance: Russell Hanson and Jamie Buchholz have applied for a side yard on a corner variance of 8 feet vs 20 feet as required to construct a detached garage. Ms. Buchholz was present to answer questions from the commission. She mentioned the doors will facing north toward the alley. The fence will be replaced. No one testified in opposition and no written objections were received. Motion by Genzlinger, seconded by Jirsa to recommend approval of the variance. All members present voting aye, motion carried.

Conditional Use: Jason and Ramy Norgaard have applied for a conditional use permit to operate a family residential child care center at their home located at 1220 E Havens Lots 103, Brenden Mobile Village, legally described as Lot 1A located in the SE ¼ of Section 22-103-60 Exc Lots PE 1, PE 2, PE 3, City of Mitchell, Davison County, South Dakota. The public notice has been published in the local paper. No one was present to testify. Sandoval has not been able to inspect the property. Motion by Genzlinger, seconded by Osterloo to table this application until the next meeting.

Plan Approval: Dairy Queen, 1501 W Havens Ave, zoned Highway Oriented Business District. The project consists of an exterior upgrade, remodel the bathrooms, and repair and add to the existing fence. No changes to the site. Motion by Vaux, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 6, Block 4A 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. The plat appears to follow the master plan. Motion by Osterloo, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Public Input: none

Vice-Chairman Molumby adjourned the meeting at 12:20 pm.

My sister and I are looking to start a youth program for young children. We want to set up a fun positive atmosphere for children to get active and learn fine and gross motor skill developments. Our goal would be to work strength, balance and coordination to help them in the future of any sport they pick.

Parking availability is a concern so I will stress to our customers to drop off and pick up during their kids practice time instead of staying and encourage them to be courteous of neighbor's driveways and houses.

During the school year our classes will run from 3:30 to 8:00 with the occasional classes during the day from 9:00 to noon.

It is an insulated building and there should be no noise complaints, with class sizes of 15 or less children.

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Christy Duba (applicant) and Long Brothers LLC (owners) have applied for a conditional use permit to operate an indoor recreational facility within the existing building located at 113 W Douglas Ave, legally described as; E ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, SD. The property is zoned R3 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, September 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, September 16, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 16th day of August, 2019.

Michelle Bathke

Finance Officer

Publish Once September 5, 2019

Approximate Costs:

DAVID THURINGER
1417 PEBBLE BEACH
MITCHELL SD 57301

T & B RENTALS
407 N MAIN
MITCHELL SD 57301

LORIE RASCHKE
601 S ROWLEY
MITCHELL SD 57301

CHASTEN SCHROEDER
211 W DOUGLAS
MITCHELL SD 57301

JOHN & MONNA MCBRAYER
1532 E HANSON
MITCHELL SD 57301

LINDA CHRISTIANSEN
210 W DOUGLAS
MITCHELL SD 57301

LONG BROTHERS
1100 S BURR
MITCHELL SD 57301

KURTIS & NICHOLE CHENOWETH
522 S MAIN
MITCHELL SD 57301

JEFFREY A SCHAFFMAN
514 S MAIN
MITCHELL SD 57301

JUDITH STUDER
SCOTT STUDER
120 E DOUGLAS
MITCHELL SD 57301

HILLTOP MANOR APTS
PO BOX 456
MITCHELL SD 57301

BETTY HEIDINGER
101 E DOUGLAS
MITCHELL SD 57301

GREG WISE
VELDEER & ASSOC
46258 W SHORE PL
HARTFORD SD 57033

CHAD JENSEN
609 S LAWLER
MITCHELL SD 57301

LIFE QUEST
804 N MENTZER
MITCHELL SD 57301

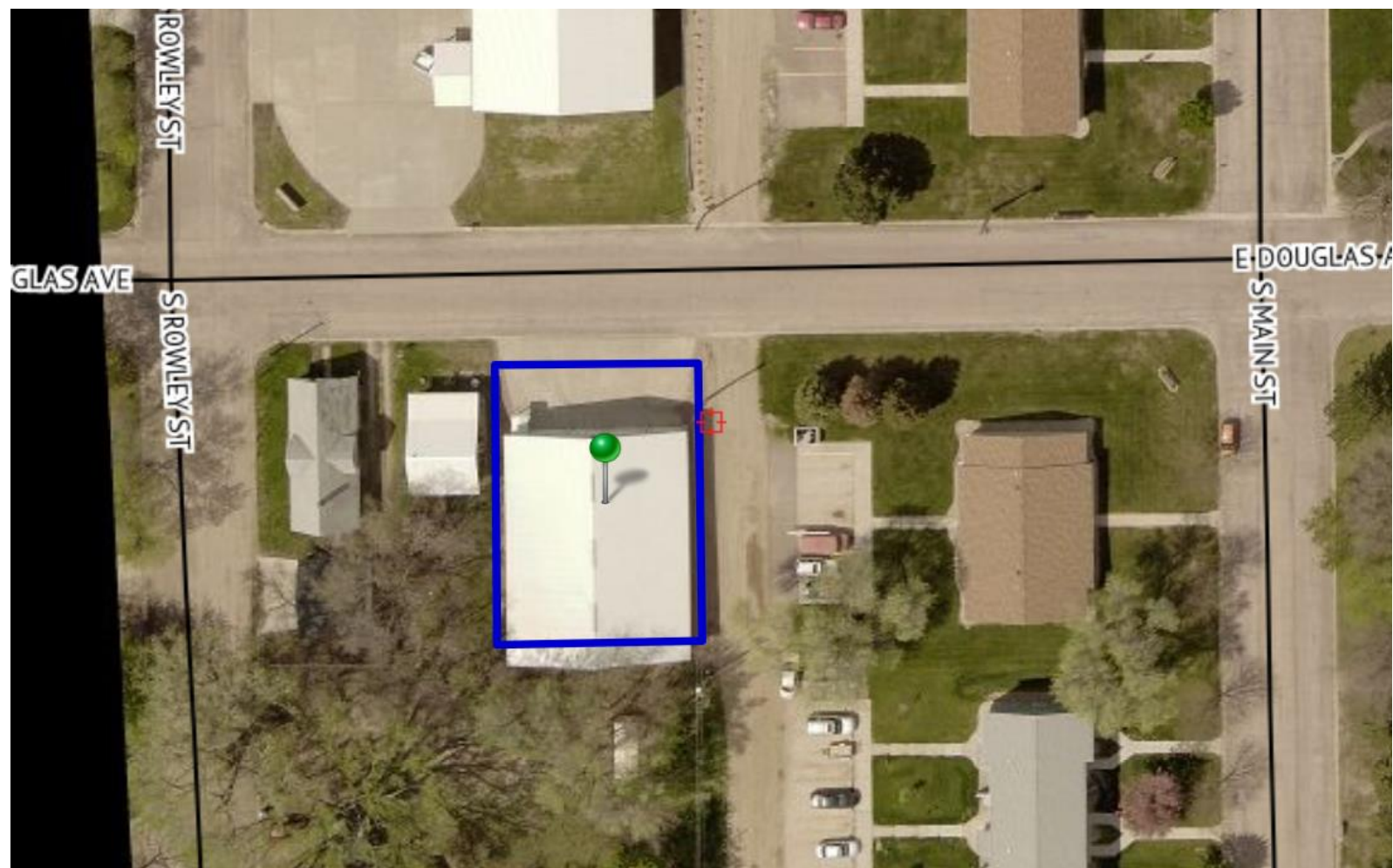
JJHG PROPERTIES
604 W 10TH AVE
MITCHELL SD 57301

ROBERT SHANK
728 S KIMBALL
MITCHELL SD 57301

PATRICIA MAHONEY
620 S ROWLEY
MITCHELL SD 57301

JOSH PHILLIPS
AMY HOELTZNER
1100 E 4TH
MITCHELL SD 57301

VALBURG PROPERTIES
28620 VALBURG PL
DRAPER SD 57531



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) Selena Thomas is 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 7, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota
(622 S Wisconsin)

Applicant(s) Selena Thomas of the above-described real estate, request(s) to operate an Massage Business within the existing building. The said real property is zoned (R2) Single Family 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 23 of August, 2019.

Selena Thomas - Massage and Wellness
APPLICANT


OWNER Selena Thomas

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Selena Thomas has applied for a conditional use permit to operate an massage business at 622 S Wisconsin, legally described as; Lot 7, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, September 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, September 16, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 16th day of August, 2019.

Michelle Bathke

Finance Officer

Publish Twice August 29 & September 5, 2019

Approximate Costs:

BRANDI ANDERSON
614 S WISCONSIN
MITCHELL SD 57301

SELANA THOMAS
622 S WISCONSIN
MITCHELL SD 57301

JENNIFER & BJORN KRAUSE
612 S WISCONSIN
MITCHELL SD 57301

CLARKE COMPANIES
47035 250TH ST
BALTIMORE SD 57003

CHARLES & SHARON ISSAC
623 S WISCONSIN
MITCHELL SD 57301

CB RENTALS INC
417 SWITCH GRASS TRAILS
BRANDON SD 57005

VALBURG PROPERTIES
28620 VALBURG PL
DRAPEL SD 57531

JAMES & SUSAN BACON
1014 PINEDALE DR
SPEARFISH SD 57783

GARY & MARGARET SCHLAFFMAN
2240 E SPRUCE
MITCHELL SD 57301

JOSHUA & DALLAS CRANE
700 S WISCONSIN
MITCHELL SD 57301

BOYD & KAY REIMNITZ
407 N MAIN
MITCHELL SD 57301

DENNIS & JULIE KOBERNUSZ
701 S EDMUNDS
MITCHELL SD 57301

DOUGLAS & JUDITH HOLDEN
25815 N KIWANNIS
SIOUX FALLS SD 57107

WADE GREENWOOD
25851 ENEMY CREEK
MITCHELL SD 57301

ROGER TIRNTER
701 S WISCONSIN
MITCHELL SD 57301

PHILIP HIRSCH
MELISSA CAIN
707 S WISCONSIN
MITCHELL SD 57301

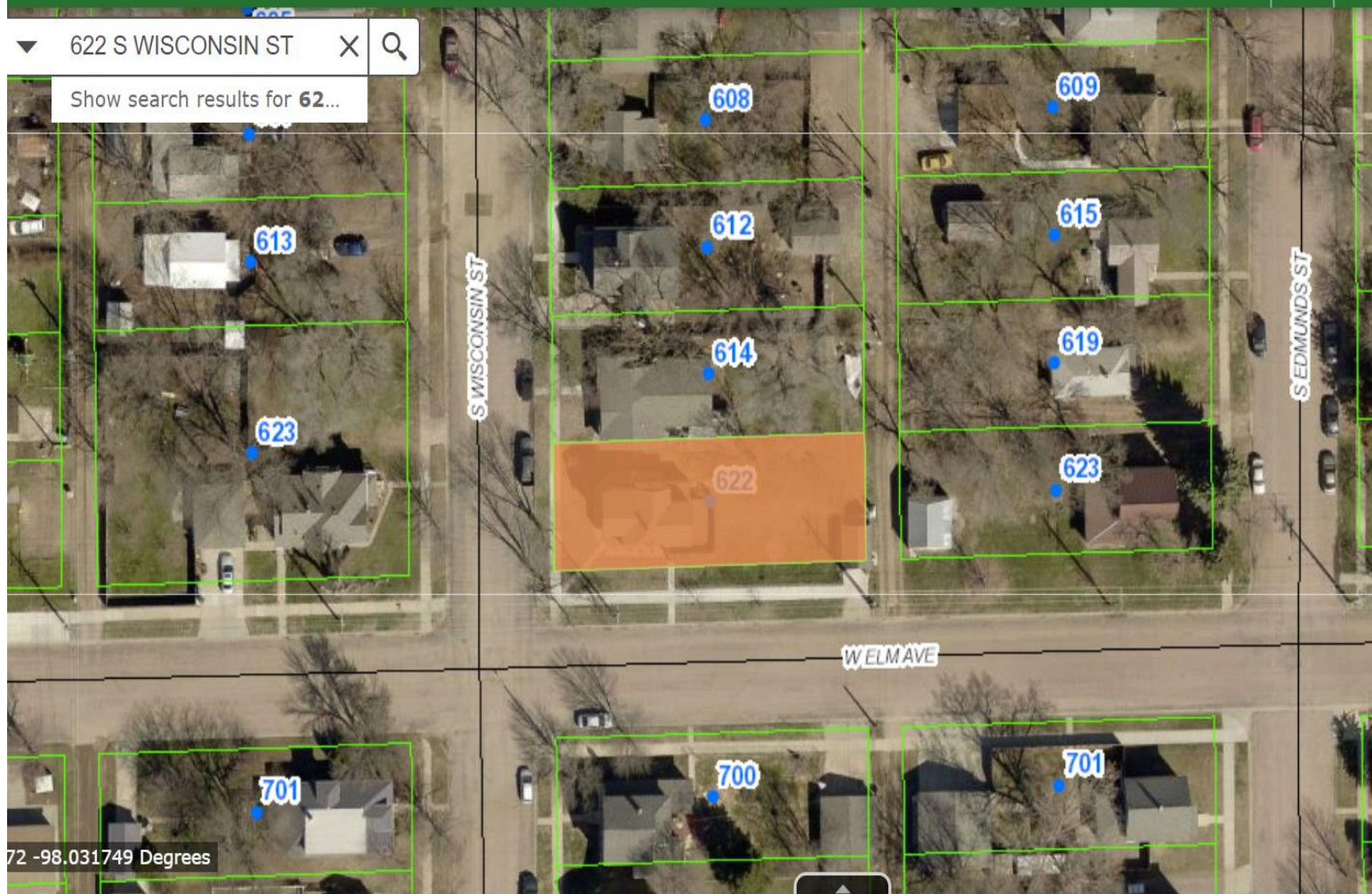
KURTIS & ROSEMARY MENNING
709 S WISCONSIN
MITCHELL SD 57301

DAVISON COUNTY WEB VIEWER



▼ 622 S WISCONSIN ST X Q

Show search results for 62...



City of Mitchell | Public Works

512 North Main Street | Mitchell, SD 57301

Phone: 605-995-8433 | Fax: 605-995-8410

CityOfMitchell.org



August 14, 2019

TO WHOM IT MAY CONCERN: You are hereby notified that Jason & Ramy Norgaard have applied for a conditional use permit to operate a family residential child care business at the property located at 1220 E Havens Lot 103, Brendan Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc Lots PE 1, PE 2; PE 3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District.

YOU ARE HEREBY NOTIFIED: The City Planning Commission will be conducting a hearing on this application on Monday, August 26, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday September 3, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Rocky Brenden
OWNER

1221 E Havens Ave Mitchell SD
ADDRESS

 APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Jason & Ramy Norgaard have applied for a conditional use permit to operate a family residential child care business at the property located at 1220 E Havens Lot 103, Brendan Mobile Village, legally described as Lot 1A located in SE ¼ 22-103-60 Exc Lots PE 1, PE 2, PE 3, City of Mitchell, Davison County, South Dakota. The property is zoned R4 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, August 26, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday September 3, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

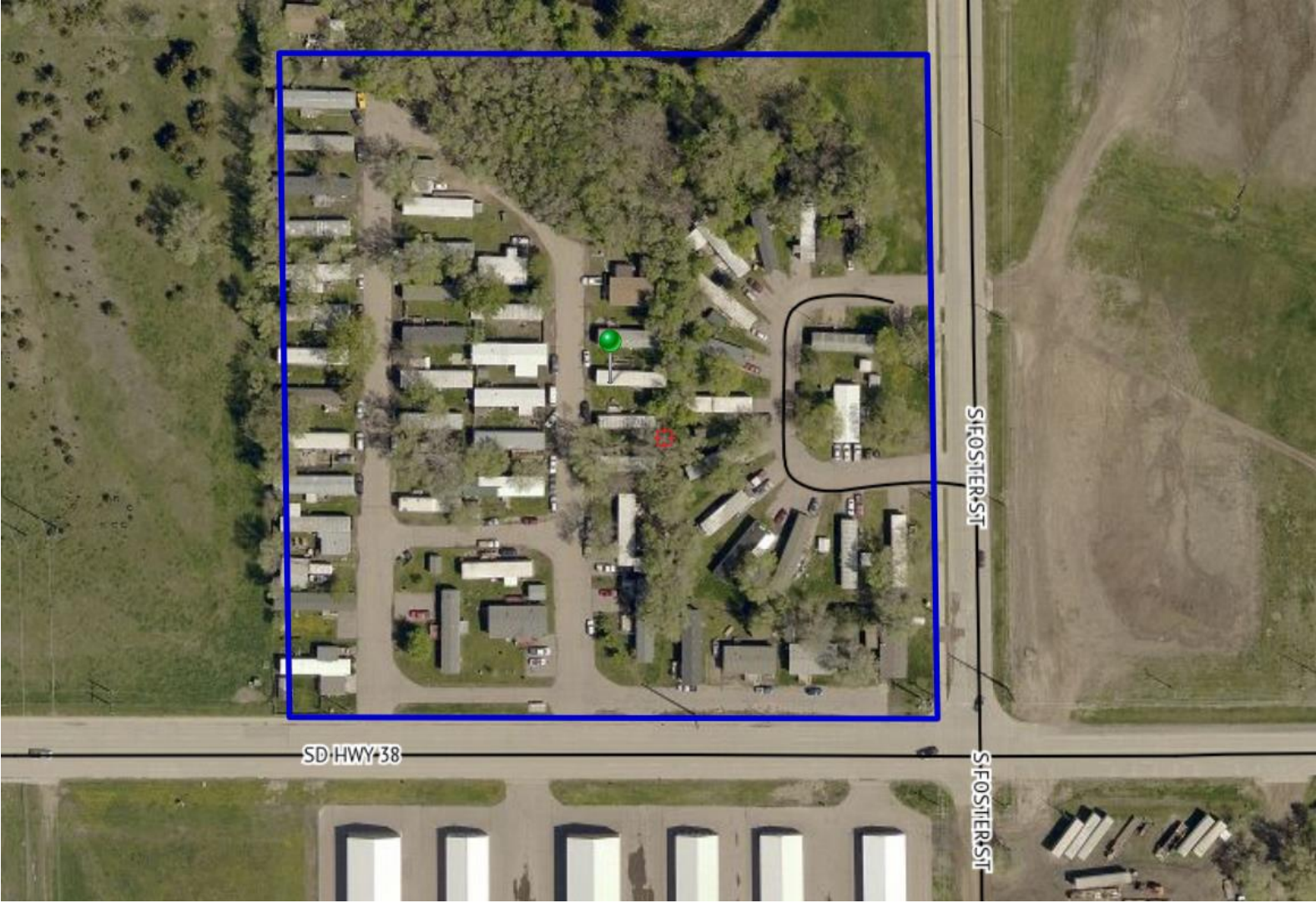
Dated at Mitchell, South Dakota, this the 7th day of August, 2019.

Michelle Bathke

Finance Officer

Publish Twice August 15 and August 22, 2019

Approximate Costs:



DAVID & CONNIE DEINERT
39923 254TH ST
MT VERNON SD 57363

MERL & DIANE BECHEN
2520 SPRUCE ST
MITCHELL SD 57301

L. Amick
KAITLYN SOMMER
JAMES SPENCER
25463 407TH
MITCHELL SD 57301

ANDREW & SARAH THURINGER
25475 407 AVE
MITCHELL SD 57301

JAMES & JULIE THUE
25445 407TH AVE
MITCHELL SD 57301

CHAD & JACQUELINE VAN LAECKEN
25451 407TH AVE
MITCHELL SD 57301

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Lamar Advertising (applicant), David, and Connie Deinert (owners) have applied for a conditional use permit/variance to replace, at same location, the off-premise billboard sign that was destroyed by a storm. The new sign will exceed the 300 square feet in sign area, (approximately 400 square feet) standard. The property is legally described as; SW1/4 ex H4 South of I-90 & except the East 1,513.27 feet lying south of I-90 and ex Lot A of Bechen's Addition, lying within, Section 29, T 103 N, R 60 W, Davison County, SD. The property is zoned HB Highway Oriented Business District.

The City Planning Commission will be conducting a hearing on this application on Monday, September 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, September 16, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 16th day of August, 2019.

Michelle Bathke

Finance Officer

Publish Once September 5, 2019

Approximate Costs:



August 29, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY that Lamar Advertising (applicant), David, and Connie Deinert (owners) have applied for a conditional use permit/variance to replace, at same location, the off-premise billboard sign that was destroyed by a storm. The new sign will exceed the 300 square feet in sign area, (approximately 400 square feet) standard. The property is legally described as; SW1/4 ex H4 South of I-90 & except the East 1,513.27 feet lying south of I-90 and ex Lot A of Bechen's Addition, lying within, Section 29, T 103 N, R 60 W, Davison County, SD. The property is zoned HB Highway Oriented Business District.

The City Planning Commission will be conducting a hearing on this application on Monday, September 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, September 16, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We

Connie Deinert

OWNER

39923 254TH ST. Mt Vernon SD

ADDRESS

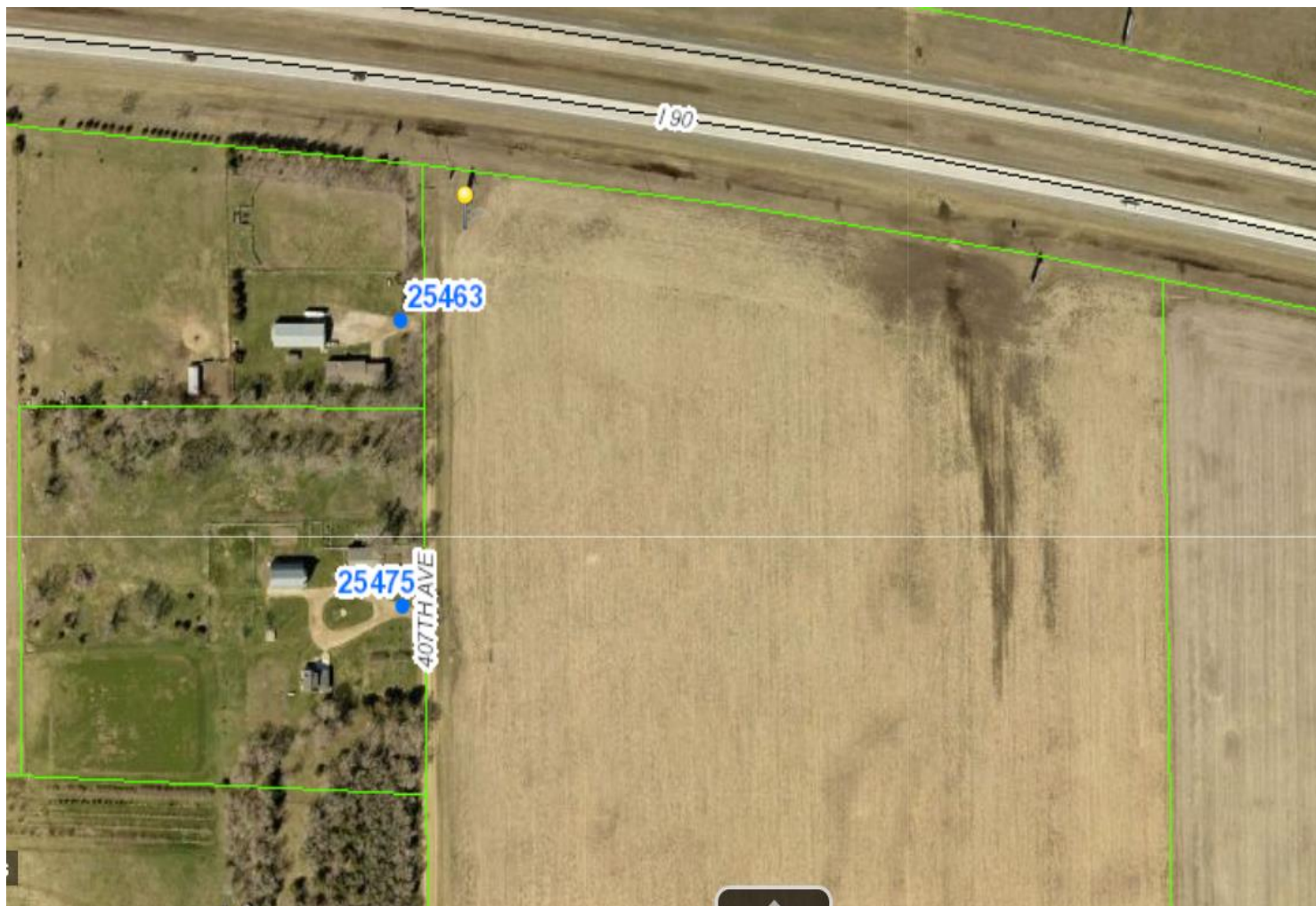
☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



PROJECT:
 ADDITION TO INTERSTATE HARDWARE & SUPPLY
 1601 S. OHLMAN
 MITCHELL, SD

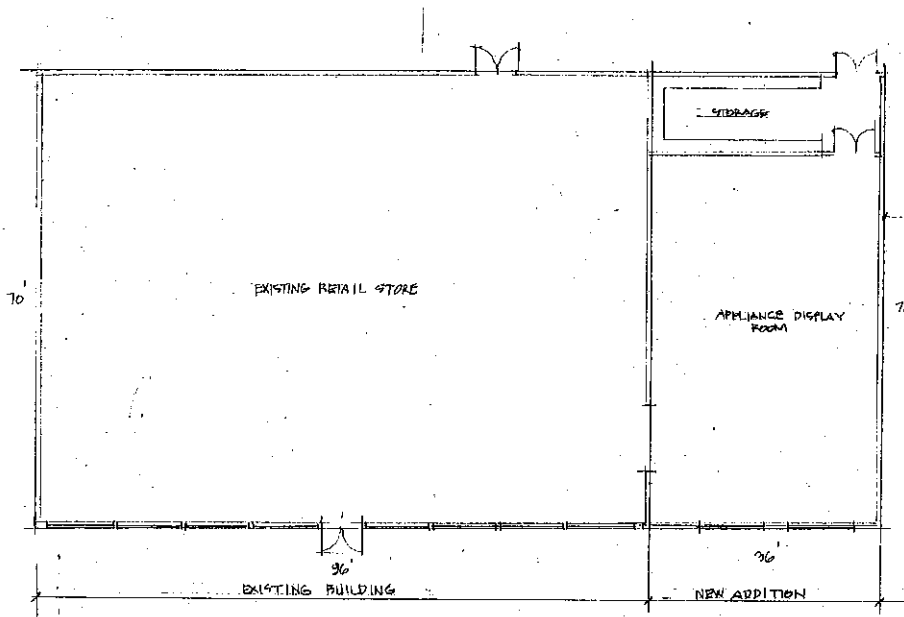
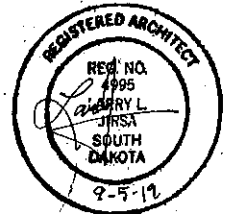
ARCHITECT:
 J.L. JIRSA ARCHITECT
 123 N. MAIN ST.
 MITCHELL, SD 57301
 605-936-5185
 email: jjirsa@mitchelltelecom.net

DRAWING INDEX

SHEET NO.	SHEET TITLE
DS-1	COVER SHEET
FS-1	FOUNDATION PLAN & DETAILS
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-3	ROOF TRUSS PLAN & DETAILS
A-4	WALL SECTIONS
A-5	REFLECTED CEILING PLAN
E-1	ELECTRICAL PLAN

2012 IPC CODE REVIEW

TYPE VB: CONSTRUCTION - UNSPRINKLERED
 ALLOWABLE SF - 9,000 SF / STORY
 2 STOREYS ALLOWED FOR B OCCUPANCY TYPE
 AREA INCREASE ALLOWED DUE TO FRONTAGE = 75%
 OR 6,750 SF.
 MAXIMUM ALLOWABLE SF = 15,750 SF.



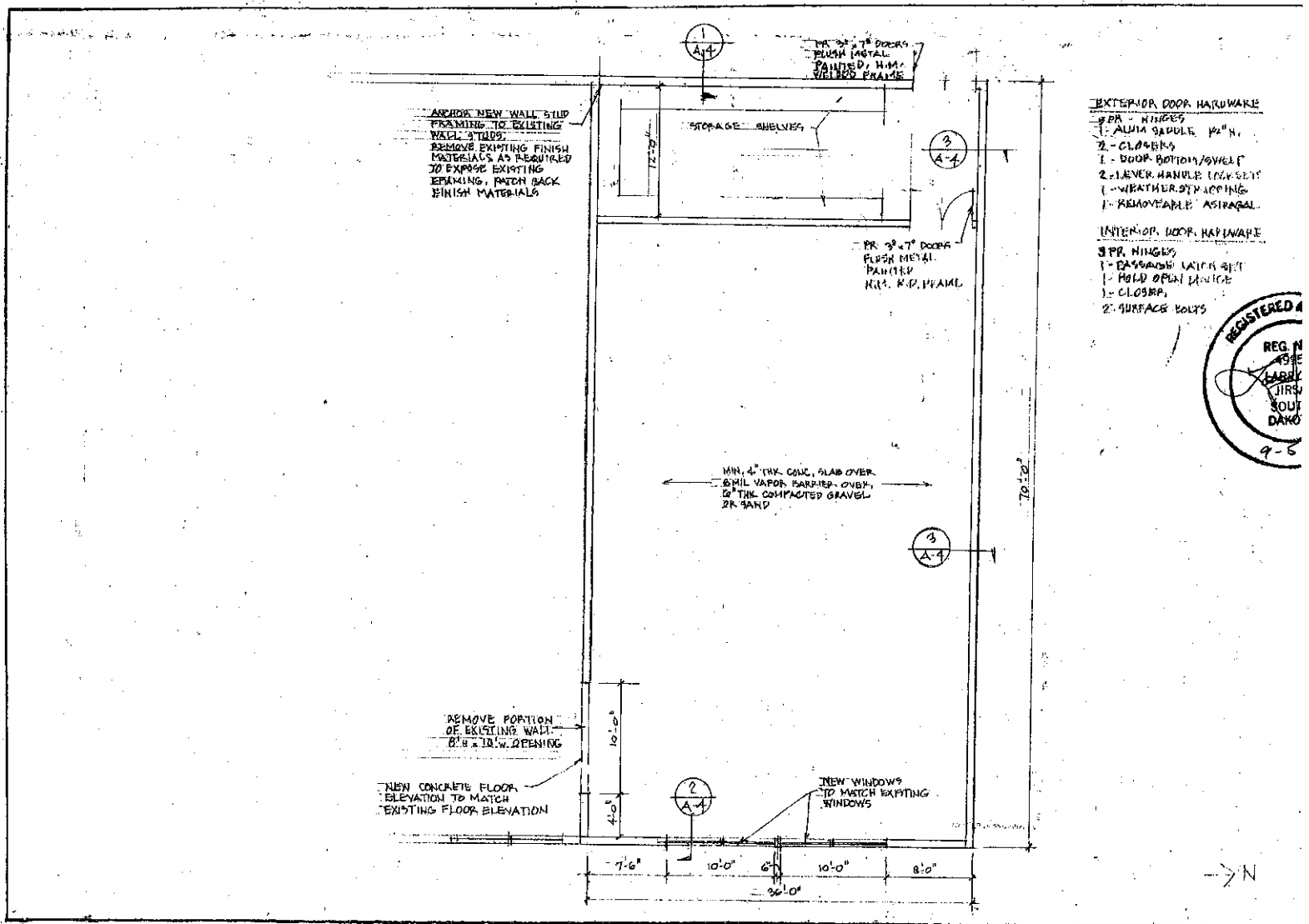
PLAN

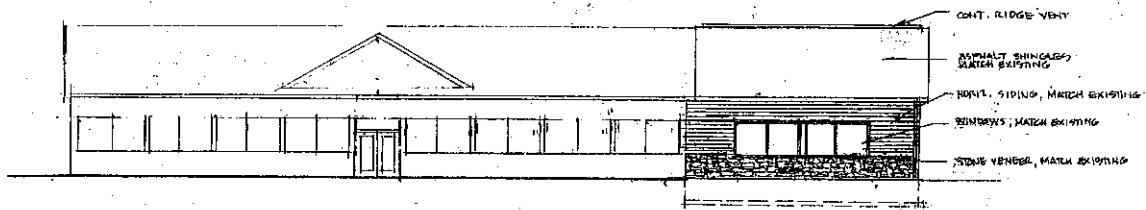
1/16" = 1'-0"



BUILDING DATA - SINGLE STORY

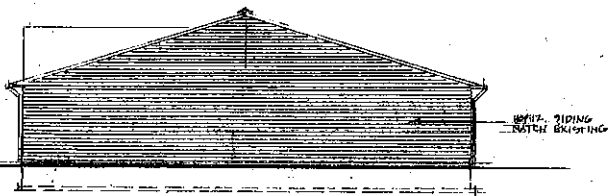
EXISTING SF - 6,720
 NEW ADDITION SF - 2,920
 TOTAL SF - 9,640
 OCCUPANCY TYPE - B - UNSPRINKLERED
 CONSTRUCTION TYPE - S.D.





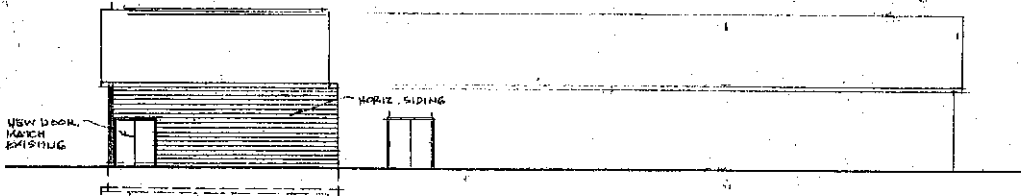
EAST ELEVATION

1/16" = 1'-0"



NORTH ELEVATION

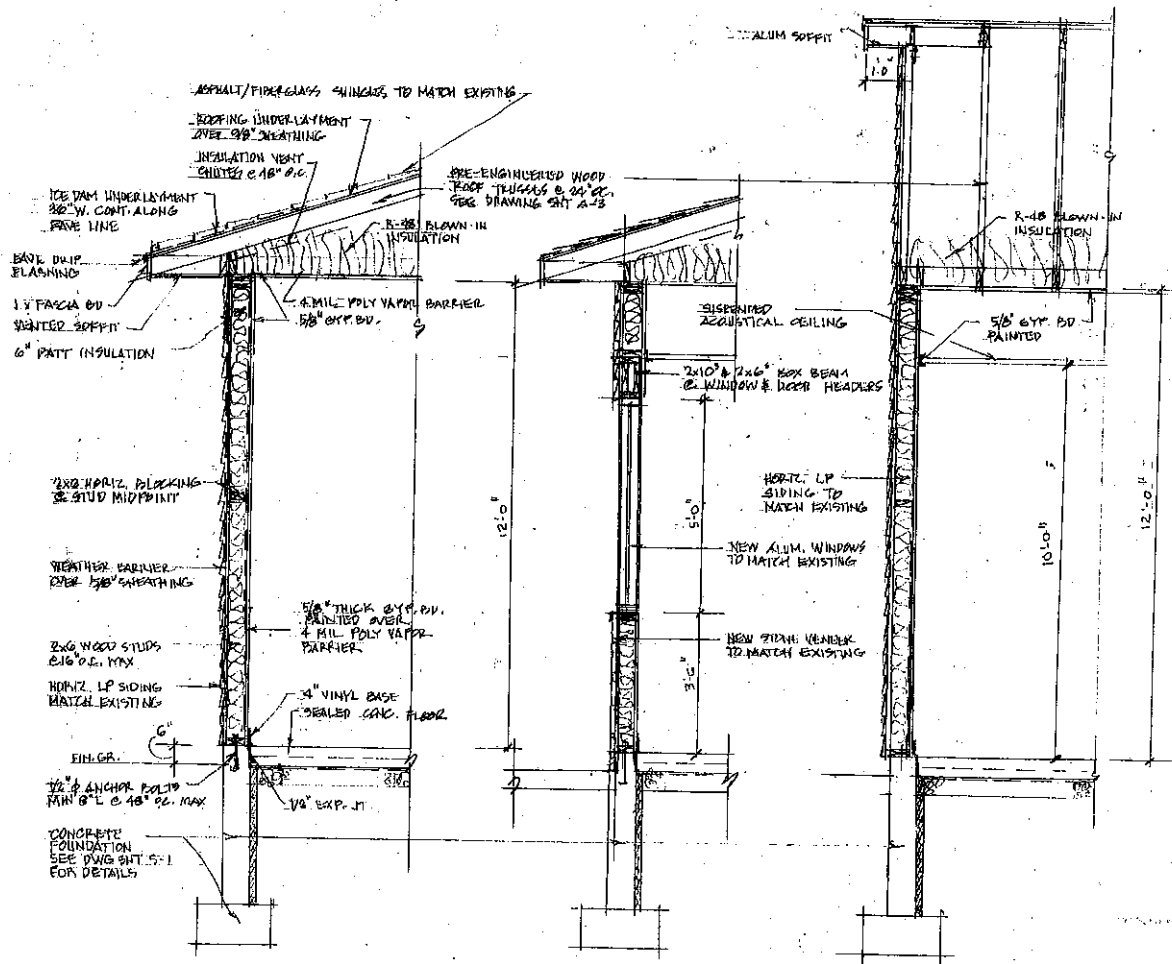
1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"





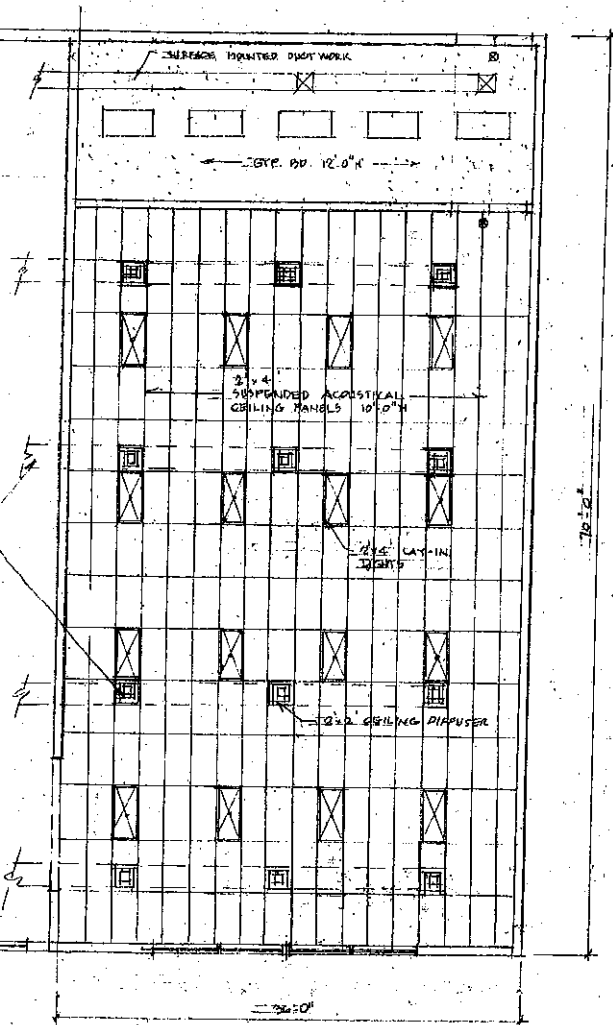
① SECTION
A-4 3/8" = 1'-0"

② SECTION
A-4 3/8" = 1'-0"

③ SECTION
A-4 3/8" = 1'-0"



MECHANICAL CONTRACTOR TO VERIFY
EXISTING DUCTWORK ON EXISTING HVAC
SYSTEM AND TIE-IN NEW DUCTWORK AND
NEW CEILING DIFFUSERS TO PROVIDE
PROPER AIR DISTRIBUTION AND MINIMUM
TEMPERATURE LEVELS AS REQUIRED BY
INTERNATIONAL MECHANICAL CODE



NOTES:

1. ALL ELECTRICAL WORK SHALL BE DESIGN/BUILD BY A LICENSED ELECTRICAL CONTRACTOR AND COMPLY WITH CURRENT ELECTRICAL CODE.
2. ELECTRICAL CONTRACTOR SHALL OBTAIN PERMIT AND INSPECTIONS AS REQUIRED.
3. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXISTING ELECTRICAL SYSTEM AND CONDITIONS AND THE NEW ELECTRICAL WORK INTO EXISTING AS REQUIRED TO COMPLY WITH CODE.
4. ELECTRICAL CONTRACTOR TO SUBMIT DATA SHEETS ON NEW LIGHT FIXTURES AND DEVICES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

