

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
DECEMBER 9, 2019; 12:00 (NOON)**

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
- 3. Declaration Of Conflicts Of Interests**
- 4. APPROVE AGENDA:**
- 5. Approval Of Minutes: November 25, 2019**

Documents:

[PLANNINGCOMMINUTES11252019.PDF](#)

- 6. SCHEDULE NEXT MEETING: January 13, 2020**
- 7. Conditional Use Permit: Linda Christensen, DbA The Cat's Meow, 701 S Sanborn**
The Cat's Meow LLC (Linda Christensen) applicant, Sanborn Rentals LLC owner have applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, training business at the property located at 701 S Sanborn Blvd, legally described as Lot 1, Block 6, Van Eps 1st Addition to the City of Mitchell, Davison County, SD. The property is zoned HB Highway Oriented Business District.

Documents:

[APPCATSMEOW.PDF](#)
[APPCATSMEOWDESC.PDF](#)
[NOHCATSMEOW.PDF](#)
[NEIGHBORSCATSMEOW.PDF](#)
[CATSMEOWLETTERS.PDF](#)
[AERIAL701SSANBORN.PDF](#)

- 8. OTHER BUSINESS:**
- 9. 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.**
- 10. 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
November 25, 2019**

Not Approved

Vice-Chairman Molumby called the November 25, 019 City Planning Commission Meeting to order at 12:00 (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Molumby, Jirsa, Osterloo, Vaux and Allen

Members Absent: Fergen, Genzlinger, and Larson

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

Declaration of Conflicts of Interest. None

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

Approval of Minutes: Motion by Vaux, seconded by Jirsa to approve the minutes of the November 12, 2019 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Vaux, seconded by Osterloo to schedule the next meeting for December 9, 2019. All members present voting aye, motion carried.

Plan Approval: CB District, Converting Space. 821 N Rowley St, Slumberland Building, west side. Dave Backlund present a plan to convert approximately 2,000 square feet into a fitness area and an area in which children of the clients may attended temporarily. Hegg went over the building code and noted the building has sprinklers. Motion by Jirsa, seconded by Osterloo to approve the plan. Roll Call: Molumby yes, Vaux yes, Osterloo yes, Jirsa yes, Larson absent, Fergen absent, and Genzlinger absent. Motion passes four yes, 0 no, and three absent.

Plat: A Plat of Lot 21 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Osterloo, seconded by Vaux to approve the plat. All members present voting aye, motion carried.

Public Input: none

Vice-Chairman Molumby adjourned the meeting at 12:08 PM

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) The Cat's Meow LLC (Linda Christensen) property owner Sanborn Rentals LLC 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, Block 6, Van Eps 1st Addition to the City of Mitchell, Davison County, South Dakota (701 S Sanborn Blvd)

Applicant(s) The Cat's Meow LLC of the above-described real estate, request(s) to operate an animal boarding and shelter business. The said real property is zoned (HB) Highway Oriented Business 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 15 of NOVEMBER, 2019.

The CAT'S MEOW (Linda Christensen)

APPLICANT

The CAT'S MEOW (Linda Christensen)

OWNER

Mailing address is

1100 W 5th Ave

Mitchell, SD 57307

November 14, 2019

To whom it may concern,

I would like to purchase the property at 701 S Sanborn to use as a place to house cats and kittens that need to be in foster care, but for which there are no foster homes available for them. They will be cared for at the property in different community rooms or in individual kennels until they are adopted locally or transferred to another rescue or shelter when they have space available. The cats are all friendly adoptable, spade or neutered and have had all their shots. The building will not be open to the public and we will not be accepting or adopting cats there. There will only be a few volunteers coming by a couple times a day to give them attention and to make sure they have food, water and clean litter. The number of cats at the property will range from zero for most of the year to a dozen during the busy season. Individual cats will stay there from one week to two months. If we are successful in increasing the number of people willing to provide temporary foster homes or to adopt them, we will not need to house these cats at this property at all. But having a place where we can keep them during this transition is better than having to keep them in separate kennels in a basement.

Thank you for your consideration of this conditional use permit,

Linda Christensen, managing member of The Cat's Meow. LLC

NOTICE OF HEARING

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

You are hereby notified that The Cat's Meow LLC (Linda Christensen) applicant, Sanborn Rentals LLC owner have applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, training business at the property located at 701 S Sanborn Blvd, legally described as Lot 1, Block 6, Van Eps 1st Addition to the City of Mitchell, Davison County, SD. The property is zoned HB Highway Business District.

The City Planning Commission will be conducting a hearing on this application on Monday, December 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, December 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 19th day of November, 2019.

Michelle Bathke

Finance Officer

Publish Twice November 27 & December 5, 2019

Approximate Costs:

SANBORN RENTALS LLC
38334 264TH ST
STICKNEY SD 57375

BRUCE & ROSANN CARSTENS
705 S SANBORN
MITCHELL SD 57301

BOYD & KAY REIMNITZ LIVING TRUST
407 N MAIN
MITCHELL SD 57301

MICHAEL & GAIL DENNE
806 W 5TH
MITCHELL SD 57301

CLARK COMPANIES
47035 250TH ST
BALTIMORE SD 57003

JOHN & BRENDA BRES
704 S EDMUNDS
MITCHELL SD 57301

TIMOTHY & LINDA CHRISTENSEN
34 W HARMON DR
MITCHELL SD 57301

R & M RENTALS LLC
723 E 7TH
MITCHELL SD 57301

MERVELA HILDEBRANDT
2957 DAILEY DR
MITCHELL SD 57301

ALEX BARTUNEK
622 S EDMUNDS
MITCHELL SD 57301

JOHN WIBBEN
618 S EDMUNDS
MITCHELL SD 57301

ROBERT TITZE
610 S EDMUNDS
MITCHELL SD 57301

DONALD DAILEY
ANNE DAILEY
70 N HARMON DR
MITCHELL SD 57301

PLANTINUM MT LLC
2201 MT RUSHMORE RD
RAPID CITY SD 57701

HAUSER RENTALS LLC
1420 E BIRCH AVE
MITCHELL SD 57301

VELDEER & ASSOCIATES
46258 W SHORE PL
HARTFORD SD 57033

SCOTT & MICHELLE STUDER
41087 258TH ST
MITCHELL SD 57301

DONALD HAMLIN
32086 201ST ST
HOLABIRD SD 57540

B & D ENTERPRISES LLC
21 S HARMON DR
MITCHELL SD 57301

November 27, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED You are hereby notified that The Cat's Meow LLC (Linda Christensen) applicant, Sanborn Rentals LLC owner have applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, training business at the property located at 701 S Sanborn Blvd, legally described as Lot 1, Block 6, Van Eps 1st Addition to the City of Mitchell, Davison County, SD. The property is zoned HB Highway Business District.

The City Planning Commission will be conducting a hearing on this application on Monday, December 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, December 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 Bruce & Rose CARSTENS
OWNER

705 S. Sanborn Blvd
ADDRESS

____ APPROVE

☒ DISAPPROVE

COMMENTS:

We don't actually disagree but we do have questions for Cats Meow as far as litter ^{removal} and such. Also if they will be plowing snow from front of ~~front of~~ building, we must

No response will indicate approval. discuss property line some of their parking lot ~~are~~ is on our property. ~~the~~ fence is property line. and drive in from Sanborn is shortened, when the road was replaced in 2018.

November 27, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED You are hereby notified that The Cat's Meow LLC (Linda Christensen) applicant, Sanborn Rentals LLC owner have applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, training business at the property located at 701 S Sanborn Blvd, legally described as Lot 1, Block 6, Van Eps 1st Addition to the City of Mitchell, Davison County, SD. The property is zoned HB Highway Business District.

The City Planning Commission will be conducting a hearing on this application on Monday, December 9, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, December 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 Alex Bartunek
OWNER

622 S. Edmunds
ADDRESS

____ APPROVE

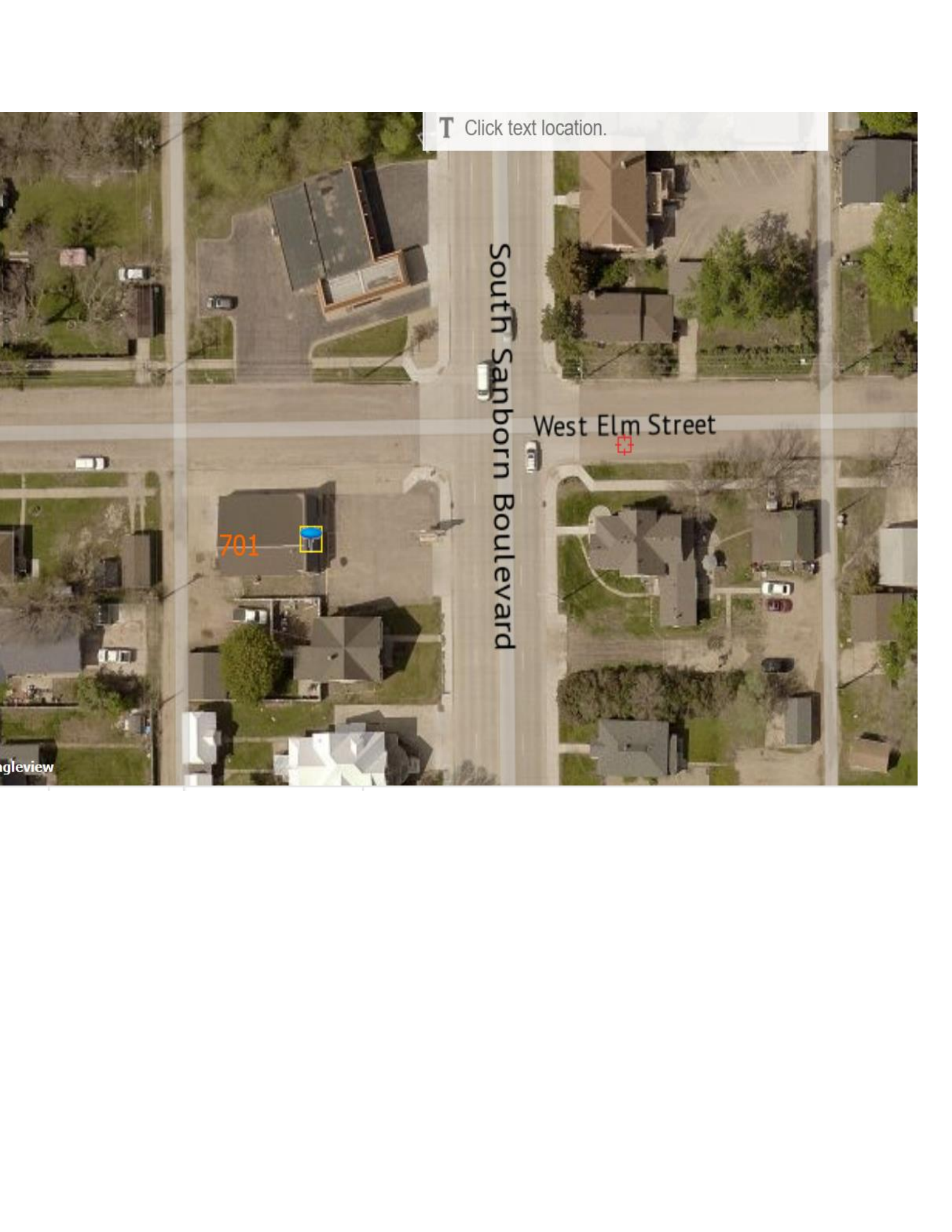
X DISAPPROVE

No response will indicate approval.

COMMENTS:

I own two cats, so I understand how quickly the smell adds up. I find it hard to believe the smell of 12 cats will be contained in a building that size. On a warm summer day with the wind blowing ~~so~~ from the south west that smell will drift right into my backyard. So, if I do have a say, I Disapprove.

AB



T Click text location.

South Sanborn Boulevard

West Elm Street

701