

CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST  
DECEMBER 30, 2019; 12:00 Noon

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: December 9, 2019

Documents:

[PLANNINGCOMMINUTES1292019.PDF](#)

6. SCHEDULE NEXT MEETING: January 13, 2020
7. Conditional Use Permit: Tamara & Mac Miiller, 207 Christine St

*Tamara & Mac Miiller have applied for a conditional use permit to operate a family residential child care business at the property located at 207 Christine St, legally described as Lot 2, Block 10, The Woods First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.*

Documents:

[AERIAL207CHRISTINE.PDF](#)  
[NEIGHBORSMIILLER.PDF](#)  
[APPMIILLER.PDF](#)  
[NOHMIILLER.PDF](#)  
[LETTERSMIILLER.PDF](#)  
[MIILLERLETTER2.PDF](#)

8. Plat: A Plat Of Lot 60 Of Maui Farms Second Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[AERIALLOT60MAUIFARMS.PDF](#)  
[PLATLOT60MAUIFARMSI.PDF](#)

9. Plat: A Plat Of Lot 8-E, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT8-EWESTWOODFIRSTADDN.PDF](#)  
[AERIALLOT8EWESTWOOD.PDF](#)

10. Plan: Interior Demolition & Construction Update And Possible Action. Palace Mall (Storage), 1800 N Main St, Highway Oriented Business District, Larry Jirsa.

**11. OTHER BUSINESS:**

- 12. 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.

**13. 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  
December 9, 2019**

**NOT APPROVED**

Chairman Larson called the December 9, 2019 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

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

Declaration of Conflicts of Interest: none

Approval of Agenda: Motion by Genzlinger, 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 November 25, 2019 meeting. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Genzlinger, seconded by Fergen to schedule the next meeting for December 30, 2019. All members present voting aye, motion carried.

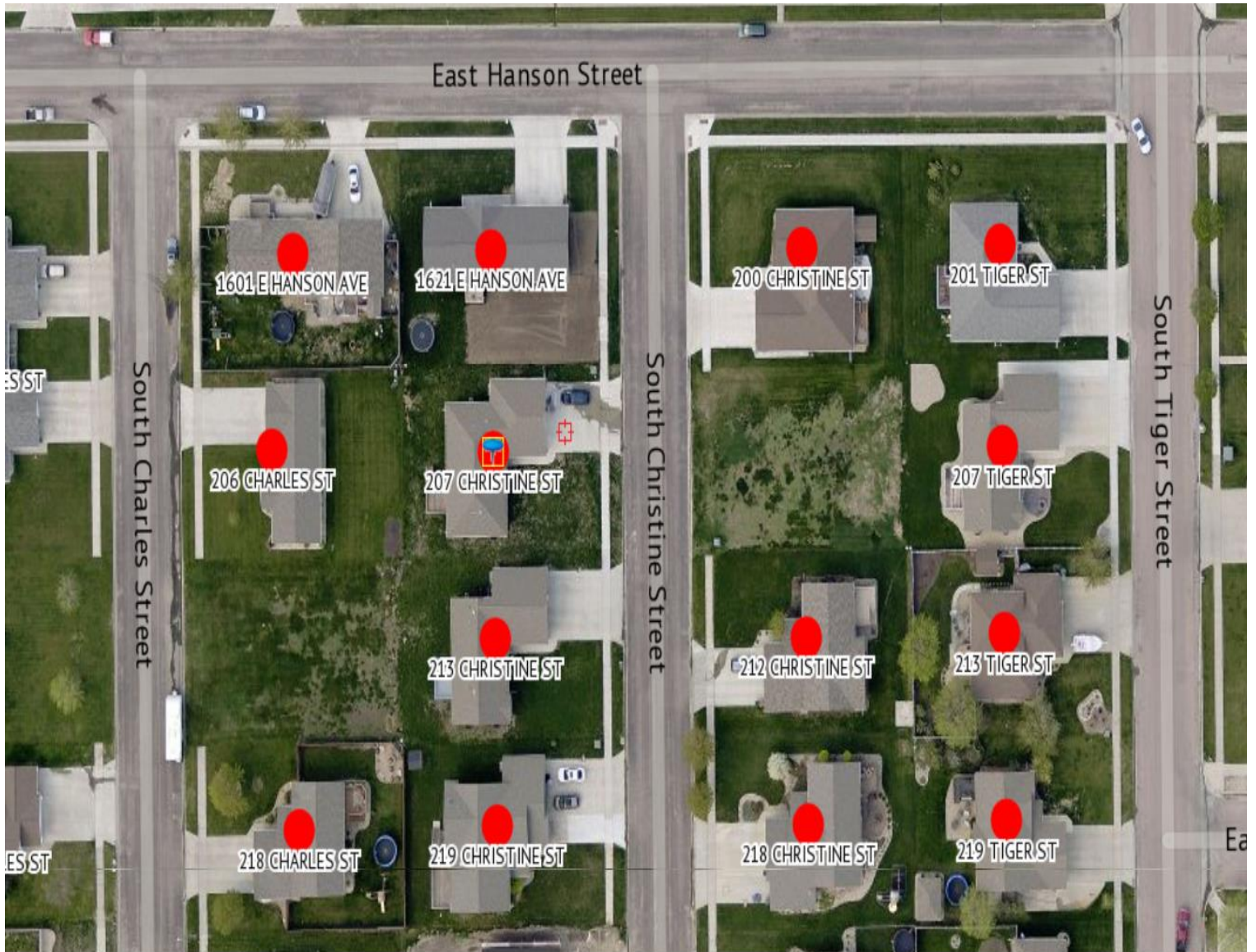
Conditional Use Permit: Linda Christensen, dba as The Cat's Meow LLC, 701 S Sanborn Blvd. have applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, and training business at the property located at 701 S Sanborn Blvd, legally described as Lot 1, Block 6, Van Eps 1<sup>st</sup> Addition, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District. Letters to the neighboring property owners were sent and the public notice was published in the legal newspaper. The applicant was present to answer questions. The commission reviewed the written comments that were received. The applicant indicated the business would house cats that are to be adopted or placed for foster care. This will not be open to the public and not a drop-off site. Motion by Genzlinger, seconded by Jirsa to recommend the board of adjustment approve the conditional use permit. Roll Call: Osterloo yes, Jirsa yes, Fergen yes, Larson yes, Genzlinger yes, Molumby absent, Vaux absent. Motion carries 5-0.

Public Input: none

Chairman Larson adjourned the meeting at 12:18 pm.

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JOSHUA LEE  
1601 E HANSON  
MITCHELL SD 57301

JOAN HILES  
206 CHARLES ST  
MITCHELL SD 57301

FAITH & KARL ANDERSON  
207 CHRISTINE  
MITCHELL SD 57301

JOHN & RENEE SCHROEDER  
213 CHRISTINE  
MITCHELL SD 57301

DENNIS & TERESA SCHLEY  
219 CHRISTINE  
MITCHELL SD 57301

CJM CONSULTING  
1050 N HARMON  
MITCHELL SD 57301

BRANDON & MOLLY MANCHESTER  
218 CHARLES ST  
MITCHELL SD 57301

DELORES MUTZIGER  
300 CHARLES ST  
MITCHELL SD 57301

MICHAEL MILLER  
2813 LAKEVIEW DR  
YANKTON SD 57078

DEB SATRANG  
200 CHRISTINE ST  
MITCHELL SD 57301

JACOB TIEDE & TAMAYO ZULUAGA  
212 CHRISTINE ST  
MITCHELL SD 57301

STEPHANIE ELLWEIN  
218 CHRISTINE ST  
MITCHELL SD 57301

ERIC & RAQUEL GIBLIN  
300 CHRISTINE ST  
MITCHELL SD 57301

PREMIER EAST WOODS  
3120 GATEWAY RD  
BROOKFIELD WI 53045

ROBERT & SANDRA MARLER  
201 TIGER ST  
MITCHELL SD 57301

MARIA SCHWADER  
207 TIGER ST  
MITCHELL SD 57301

CHARLES & ANDRA JONES  
213 TIGER  
MITCHELL SD 57301

CHRISTOPHER & KIRA TRONNES  
219 TIGER  
MITCHELL SD 57301

TODD & JAIME NEUENDORF  
301 TIGER  
MITCHELL SD 57301

ED & RENEE PETERS  
508 E 1<sup>ST</sup>  
WHITE LAKE SD 57383

DAVID & JULIE ALLEN  
208 S WALLACE  
MITCHELL SD 57301

CJM CONSULTING  
1050 N HARMON  
MITCHELL SD 57301

JEFF TERVEEN  
300 S WALLACE  
MITCHELL SD 57301

## 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) Tamara & Mac Miiller 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 2, Block 10, Woods First Addition, City of Mitchell, Davison County, South Dakota  
(207 Christine St)

Applicant(s) Tamara & Mac Miiller of the above-described real estate, request(s) to operate a family residential childcare center in their home at the location stated above. The said real 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 3<sup>rd</sup> of December, 2019.

Tamara I Miller  
APPLICANT

Tamara I Miller  
OWNER

### **NOTICE OF HEARING**

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

You are hereby notified that Tamara & Mac Miiller have applied for a conditional use permit to operate a family residential child care business at the property located at 207 Christine St, legally described as Lot 2, Block 10, The Woods First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, December 30, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, January 6, 2020 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 9<sup>th</sup> day of December, 2019.

Michelle Bathke

Finance Officer

Publish Twice December 19, 2019 & December 26, 2019

Approximate Costs:

City of Mitchell | Public Works  
612 North Main Street | Mitchell, SD 57301  
Phone: 605-995-8433 | Fax: 605-995-8410  
CityOfMitchell.org



December 19, 2019

TO WHOM IT MAY CONCERN:

**YOU ARE HEREBY NOTIFIED** that Tamara & Mac Miiller have applied for a conditional use permit to operate a family residential child care business at the property located at 207 Christine St, legally described as Lot 2, Block 10, The Woods First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, December 30, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, January 6, 2020 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 Molly & Branden Manchester  
OWNER

218 Charles St  
ADDRESS

☒ APPROVE

☐ DISAPPROVE

***No response will indicate approval.***

COMMENTS:

*Outside expectations*



December 19, 2019

TO WHOM IT MAY CONCERN:

**YOU ARE HEREBY NOTIFIED** that Tamara & Mac Miiller have applied for a conditional use permit to operate a family residential child care business at the property located at 207 Christine St, legally described as Lot 2, Block 10, The Woods First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

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I/We Jacob W. Tiede & Lorena Tamayo  
OWNER

212 Christine St., Mitchell, SD 57301  
ADDRESS

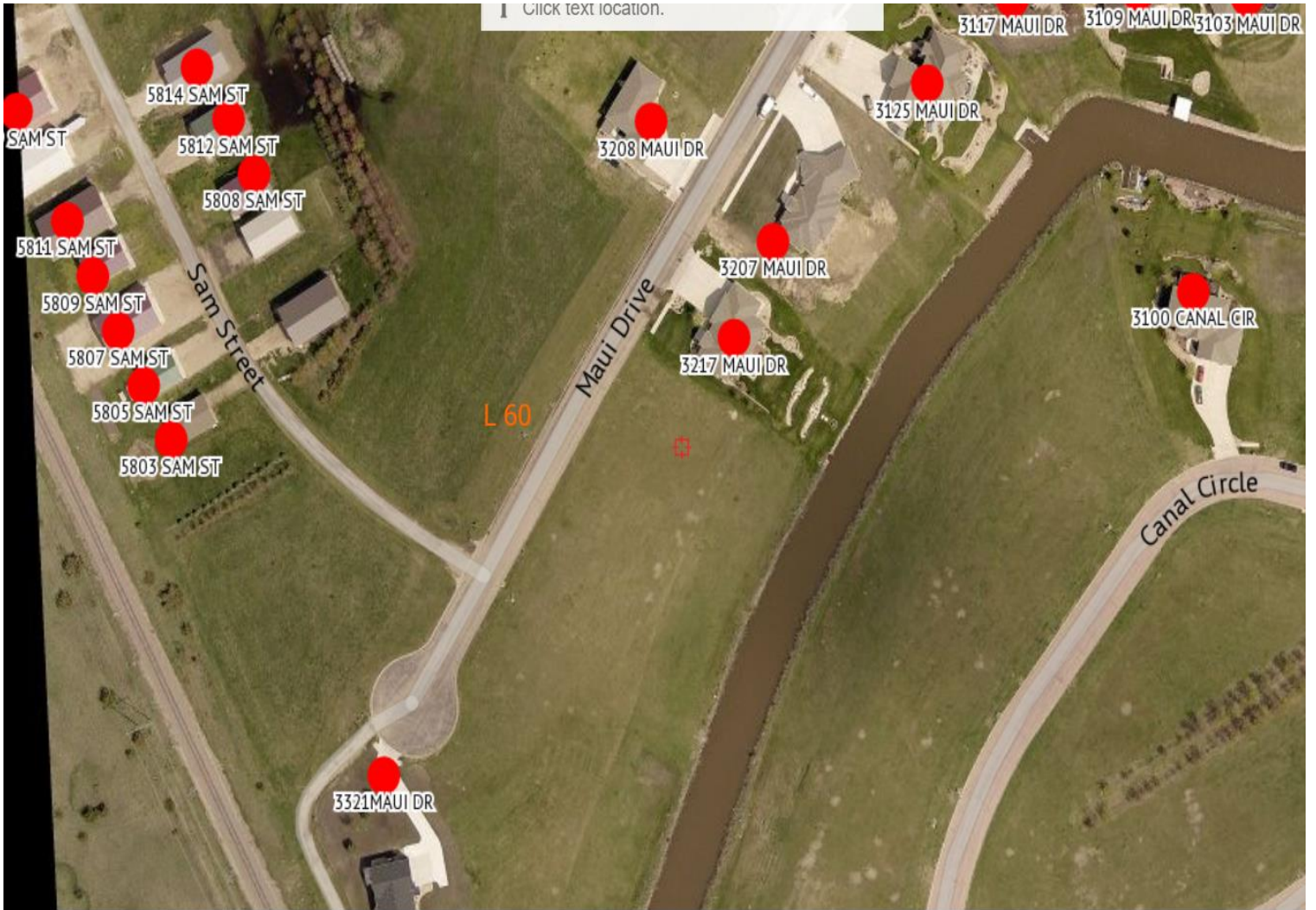
X APPROVE

       DISAPPROVE

***No response will indicate approval.***

COMMENTS:

*Outside expectations*

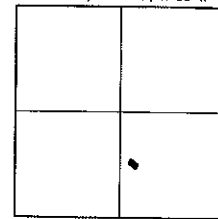


test ◀ image 1 of 3 ▶ 05/13/2019





1 Inch = 100 Feet

LOCATION MAP  
SCALE: 1" = 3600'**LEGEND**

- = FOUND IRON MONUMENT
- = SET 6/8" 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.J.R.-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/GRID DISTANCES

NOTE:  
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.

Existing 30' Permanent  
Waterline Easement

Railroad Right-of-Way  
Centerline of Railroad Tracks

Easements within Lot 60  
dedicated by this plat:  
5' Drainage and Utility Easements  
on the sides.  
10' Utility Easement on the front  
along Maui Drive.  
10' Drainage and Utility Easement  
on the rear.

A PLAT OF LOT 60 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to December 11, 2019, survey those parcels of land described as follows: LOT 60 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 \_\_\_\_\_, 20\_\_\_\_

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) 996-0815



**OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER**

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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







1 Inch = 100 Feet

**LEGEND**

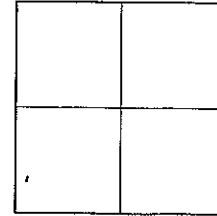
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 5702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-8702
- WM = 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

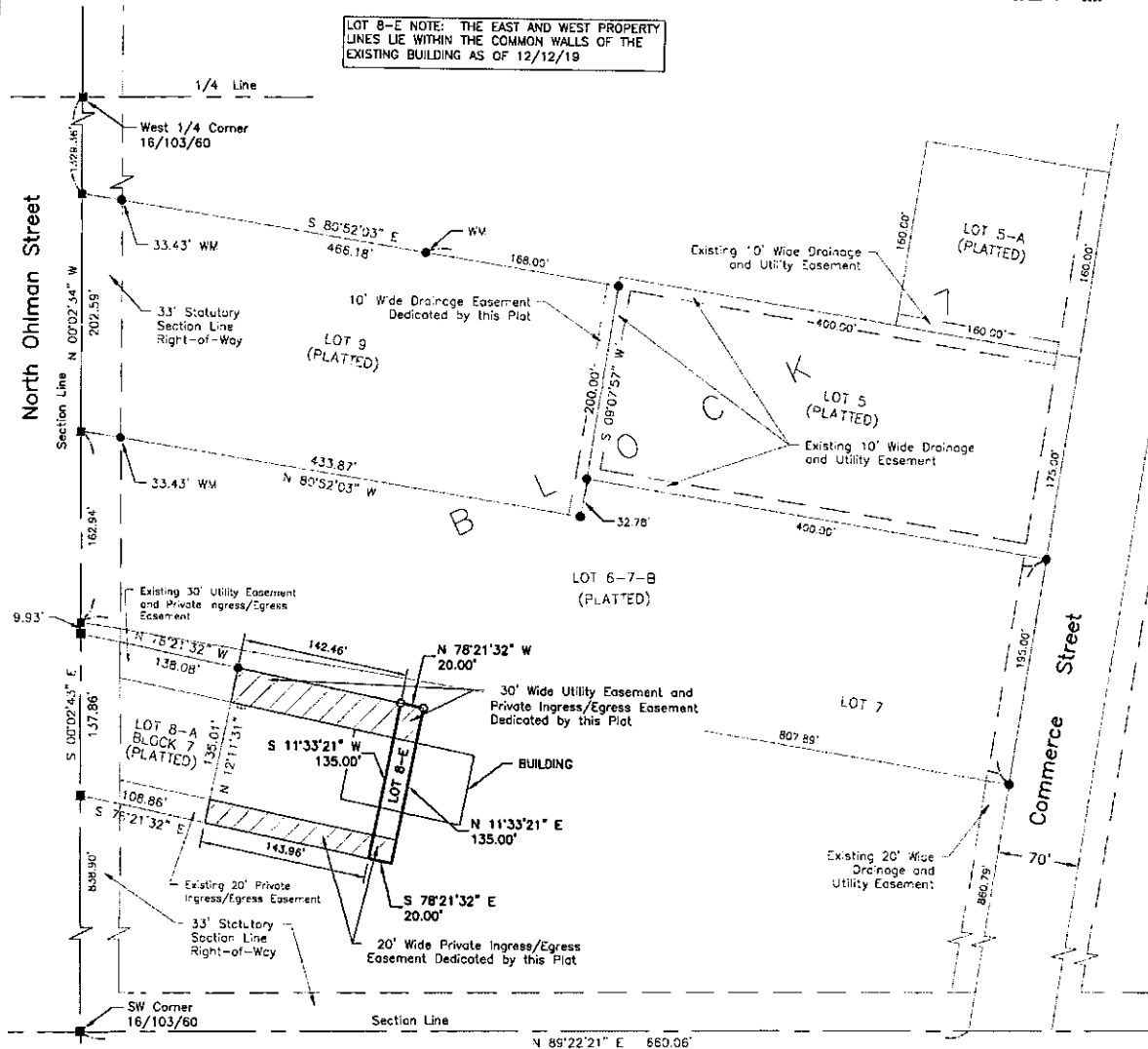
NOTE:  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'

LOT 8-E NOTE: THE EAST AND WEST PROPERTY LINES LIE WITHIN THE COMMON WALLS OF THE EXISTING BUILDING AS OF 12/12/19



A PLAT OF LOT 8-E, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 December 12, 2019, survey those parcels of land described as follows: LOT 8-E, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

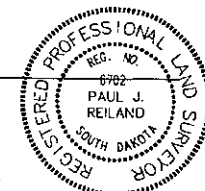
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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) 996-0815



## OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

### CORPORATION ACKNOWLEDGMENT

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

## RESOLUTION OF CITY PLANNING COMMISSION

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SPN

**& Associates**

**Engineers, Planners and Surveyors**

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
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