CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JANUARY 13, 2020; 12:00 NOON

1. **CALL TO ORDER:**

2. **ROLL CALL:**

3. **Declaration Of Conflicts Of Interests**

4. **APPROVE AGENDA:**

5. **APPROVAL OF MINUTES: December 30, 2019**

   Documents:

   PLANNINGCOMMINUTES12302019.PDF

6. **SCHEDULE NEXT MEETING: JANUARY 27, 2020**

7. **Variance: Darren, Devon, & Dustin Long, 520 S Rowley**
   Darren, Devon, and Dustin Long have applied for a height variance of 28' vs 22' and a side-yard on a corner variance of 2' vs 20' for construction of an addition to the existing building located at 520 S Rowley legally described as Lots 7, 8, 9, Block 9, Van Eps 1st Addition, City of Mitchell, South Dakota. The property is zoned R3 Medium Density Residential District.

   Documents:

   LONGPLAN.PDF
   NOHLONGVAR.PDF
   NEIGHBORSLONG.PDF
   LONGLETTERS.PDF
   AERIALLONG.PDF

8. **Conditional Use Permit: Alexis Jennings, 1309 E 5th Ave**
   Alexis Jennings has applied for a conditional use permit to operate a family residential child care business at the property located at 1309 E 5th Ave, legally described as Lot 4, Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

   Documents:

   JENNINGSAPP.PDF
   NOHJENNINGS.PDF
   JENNINGSNEIGHBORS.PDF
   JENNINGSLETTER.PDF
   AERIAL1309E5TH.PDF

9. **OTHER BUSINESS:**

10. **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.**

11. 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 30, 2019

Not Approved

Chairman Larson called the December 30, 2019 City Planning Commission Meeting to order at 12:00 PM (Noon) in the Council Chambers, City Hall, 612 N Main St.

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

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

Declaration of Conflicts of Interest. Larson Item #7 and Jirsa Item #10

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

Approval of Minutes: Motion by Fergen, seconded by Jirsa to approve the minutes of the December 9, 2019 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Osterloo to schedule the next planning commission meeting for January 13, 2020. All members present voting aye, motion carried.

Conditional Use Permit: Tamara and Mac Miiller, 207 Christine St;
Tamara and 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. No one was present to testify in regards to the application. No written objections were received. The Miillers are currently operating a day care at another location and are moving to the Christine property. The public notice has been published and letters to the neighboring property owners were mailed. Motion by Molumby, seconded by Fergen to recommend the Board of Adjustment approve the permit with the following conditions; 1. The permit is not transferrable, 2. If the business ceases for a period of six months or longer, then a new permit would be required. 3. Pass a fire inspection, 4. Recommend installation of a fence. Roll call vote: Osterloo yes, Jirsa yes, Fergen yes, Genzlinger yes, Molumby yes, Larson abstain, Vaux absent. Motion carries 5-0-0.

Plat: A Plat of Lot 60 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. The plat appears to follow the master plan. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

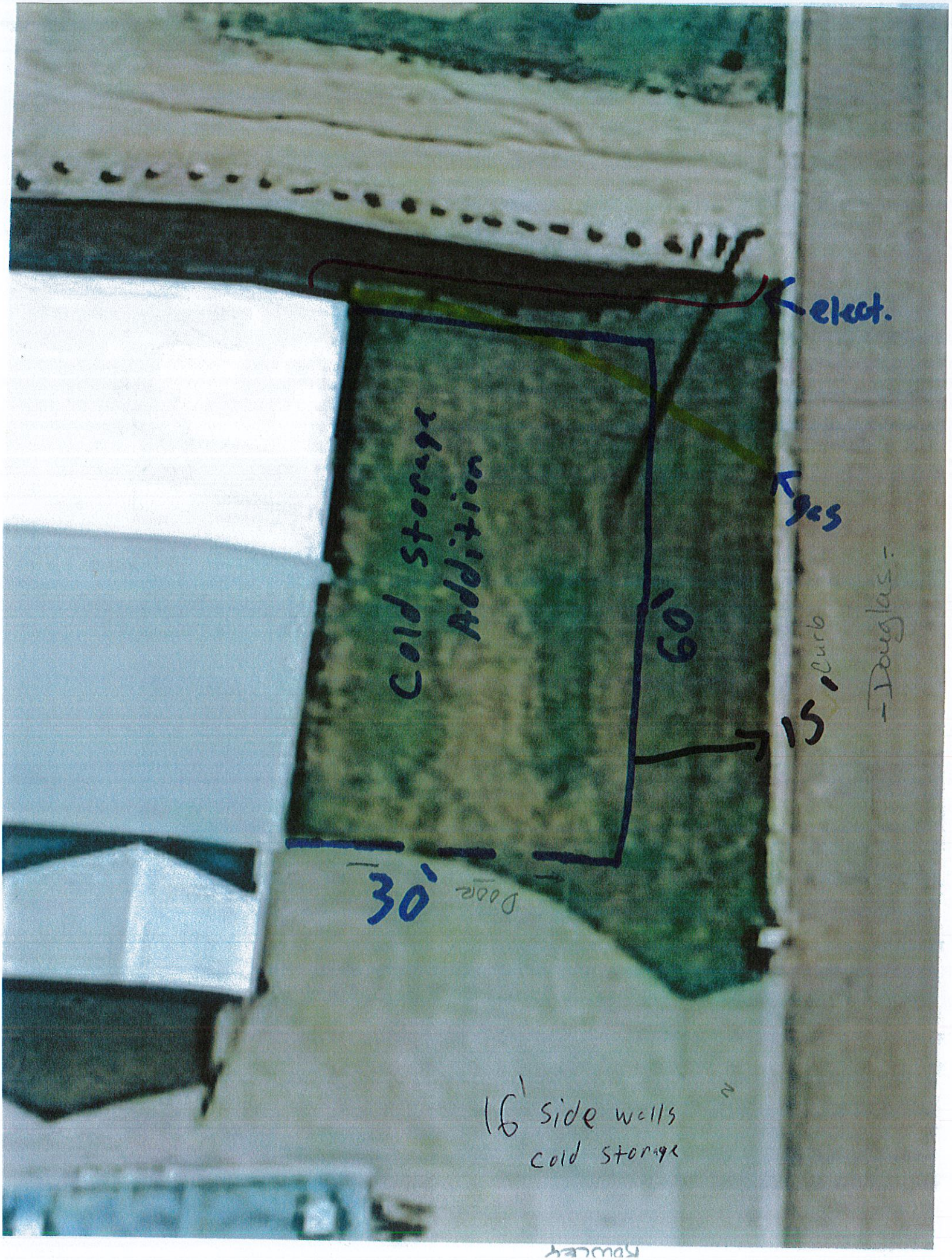
Plat: A Plat of 8-E, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The plat provides access between buildings and connects to a public right-of-way. Motion by Fergen, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plan: Interior Demolition & Construction update and possible action: Palace Mall (Storage), 1801 N Main Street, Highway Oriented Business District. Architect Jirsa told the commission that the owners wish to proceed with interior demolition plans. Some of the tenants will be moving to other locations of the mall. There will be no plans to alter the exterior other than possible overhead doors. He was asked that signage of businesses no longer in the mall be removed. Public Works reminded Jirsa that there is an underground water line in the property. Jirsa will come back once the demolition proceeds and the location of the personal and vehicle storage area plans are to be finalized. There will be work needed to address ventilation and exhaust. He hopes to come back in February. No action taken.

Public Input: none

Chairman Larson adjourned the meeting at 12:29 pm.

_____ _____


elect.
gas
Cold storage Addition
60'
15'
Curb
- Douglas -
30'
Door
16' side walls
cold storage

NOTICE OF HEARING

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

Darren, Devon, and Dustin Long have applied for a height variance of 28' vs 22' and a side-yard on a corner variance of 2' vs 20' for construction of an addition to the existing building located at 520 S Rowley legally described as Lots 7, 8, 9, Block 9, Van Eps 1st Addition, City of Mitchell, South Dakota. The property is zoned R3 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, January 13, 2020 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday, January 21, 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 20th day of December, 2019.

Michelle Bathke

Finance Officer

Publish Once: January 2, 2020

Approximate Costs:

DARREN, DEVON, DUSTIN LONG
1100 S BURR
MITCHELL SD 57301

DANIEL BARBER
4327 FOWLER AVE
OMAHA NE 68111

RAYMOND & PAMELA
VANOVERSCHELDE
505 S ROWLEY
MITCHELL SD 57301

CHASTEN SCHROEDER
211 W DOUGLAS
MITCHELL SD 57301

T & B RENTALS
407 N MAIN
MITCHELL SD 57301

HILLTOP MANOR APTS
PO BOX 456
MITCHELL SD 57301

JESSICA PHILLIPS
109 W CEDAR
MITCHELL SD 57301

KATHLEEN FEELDY
501 E 13TH AVE
MITCHELL SD 57301

BYRON & GAIL BULLINGTON
601 S ROWLEY
MITCHELL SD 57301

VICKI PHILLIPS
1100 E 4TH
MITCHELL SD 57301

DAVID BALTZER
28268 409TH AVE
TRIPP SD 57376

DOUGLAS & LINDA CHRISTENSEN
210 W DOUGLAS
MITCHELL SD 57301

DAVID THURINGER
1417 PEBBLE BEACH
MITCHELL SD 57301

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

Mitchell
SOUTH DAKOTA
Outside expectations

January 2, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Darren, Devon, and Dustin Long have applied for a height variance of 28' vs 22' and a side-yard on a corner variance of 2' vs 20' for construction of an addition to the existing building located at 520 S Rowley legally described as Lots 7, 8, 9, Block 9, Van Eps 1st Addition, City of Mitchell, South Dakota. The property is zoned R3 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, January 13, 2020 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday, January 21, 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 Dave Thurmaye
OWNER

ADDRESS

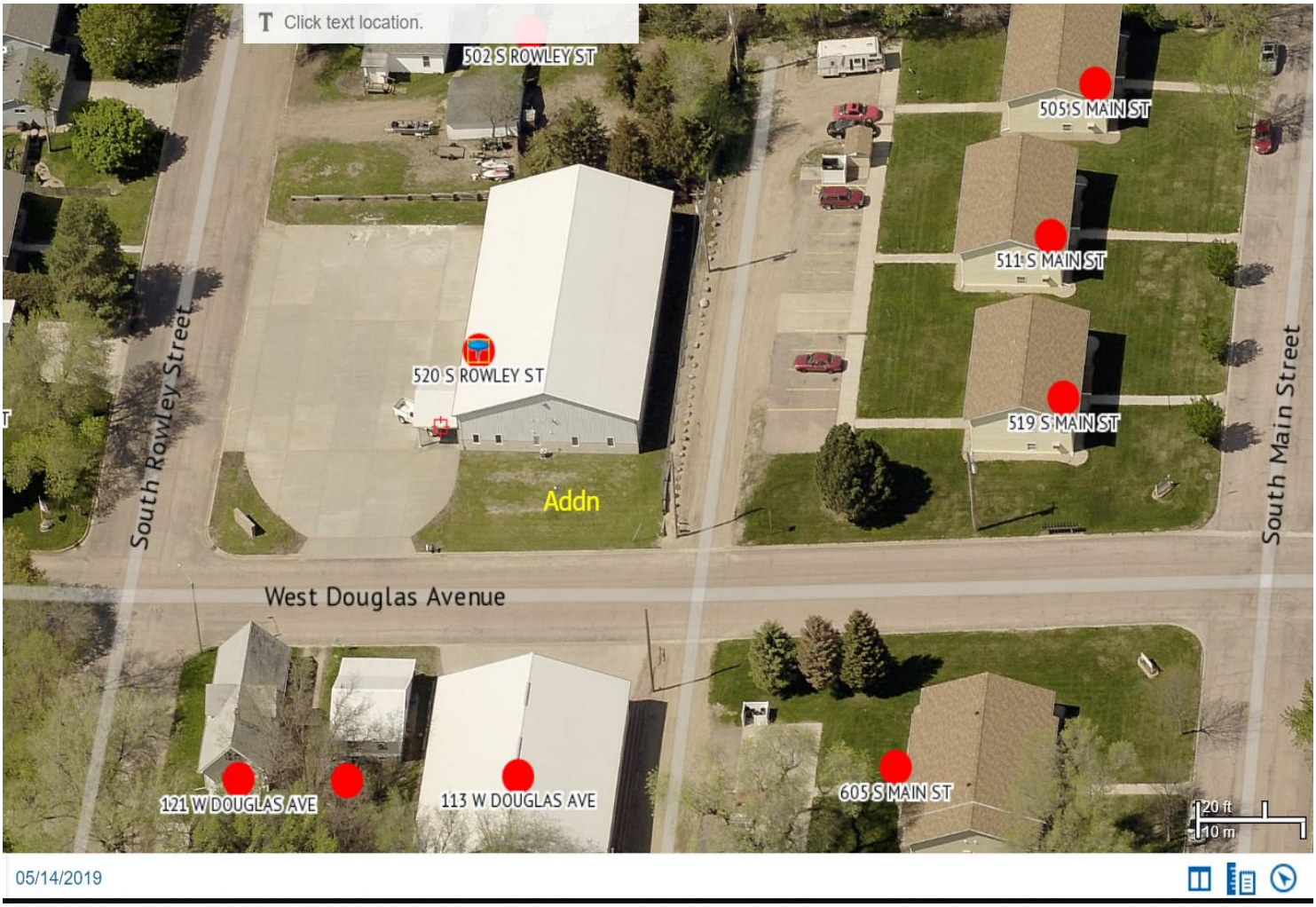
____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

I don't ~~think~~ they should be ~~that~~ close to West Douglas Ave. 20 foot is close enough


Click text location.
502 S ROWLEY ST
505 S MAIN ST
511 S MAIN ST
520 S ROWLEY ST
519 S MAIN ST
South Rowley Street
South Main Street
Addn
West Douglas Avenue
121 W DOUGLAS AVE
113 W DOUGLAS AVE
605 S MAIN ST
20 ft
10 m
05/14/2019

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) Alexis Jennings 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 4, Block 1, Bridle Acres, City of Mitchell, Davison County, South Dakota (1309 East 5th Ave.)

Applicant(s) Alexis Jennings 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 (R2) Single Family 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 17 of December, 2019.

Lexi Jennings
APPLICANT

OWNER

NOTICE OF HEARING

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

You are hereby notified that Alexis Jennings has applied for a conditional use permit to operate a family residential child care business at the property located at 1309 E 5th Ave, legally described as Lot 4, Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, January 13, 2020 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday, January 21, 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 20th day of December, 2019.

Michelle Bathke

Finance Officer

Publish Twice January 2, & January 9, 2020

Approximate Costs:

JEREMY JENNINGS
1309 E 5TH AVE
MITCHELL SD 57301

TREY HECKENLIABLE
1313 E 5TH
MITCHELL SD 57301

HON C KASSELDER
180 S HARMON
MITCHELL SD 57301

KRISTEN WINTERS
405 N MARSHALL
MITCHELL SD 57301

MICHAEL LARSON
1300 E 4TH
MITCHELL SD 57301

TAMI DAMMAN
PO BOX 1093
MITCHELL SD 57301

DAVID & PAM PUNT
1305 E 5TH
MITCHELL SD 57301

COLLEEN M NOHR CREDIT
SHELTER TRUST
1301 E 5TH
MITCHELL SD 57301

EARL DAVIS
1401 E 5TH
MITCHELL SD 57301

WILLIAM & CHERI HAMILTON TRUST
1400 E 5TH
MITCHELL SD 57301

LORENE DICKERMAN
1402 E 5TH
MITCHELL SD 57301

CRAIG & LINNEA FUERST
1404 E 5TH
MITCHELL SD 57301

SHIRLEY MOLUMBY
1406 E 5TH
MITCHELL SD 57301

AVERA QUEEN OF PEACE
525 N FOSTER
MITCHELL SD 57301

JOSHUA & ALLISON RUSSELL
40457 261ST ST
MITCHELL SD 57301

BEN & JENNIFER EGLI
1308 BRIDLE DR
MITCHELL SD 57301

RYAN STACH
1312 BRIDLE DR
MITCHELL SD 57301

DAVYD & RODNEY TITZE
506 N FOSTER
MITCHELL SD 57301

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

Mitchell
SOUTH DAKOTA
Outside expectations

January 2, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Alexis Jennings has applied for a conditional use permit to operate a family residential child care business at the property located at 1309 E 5th Ave, legally described as Lot 4, Block 1, Bridle Acres Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, January 13, 2020 at 12:00 pm and the Board of Adjustment will be holding a hearing on Tuesday, January 21, 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 Anna Queen of Peace
OWNER

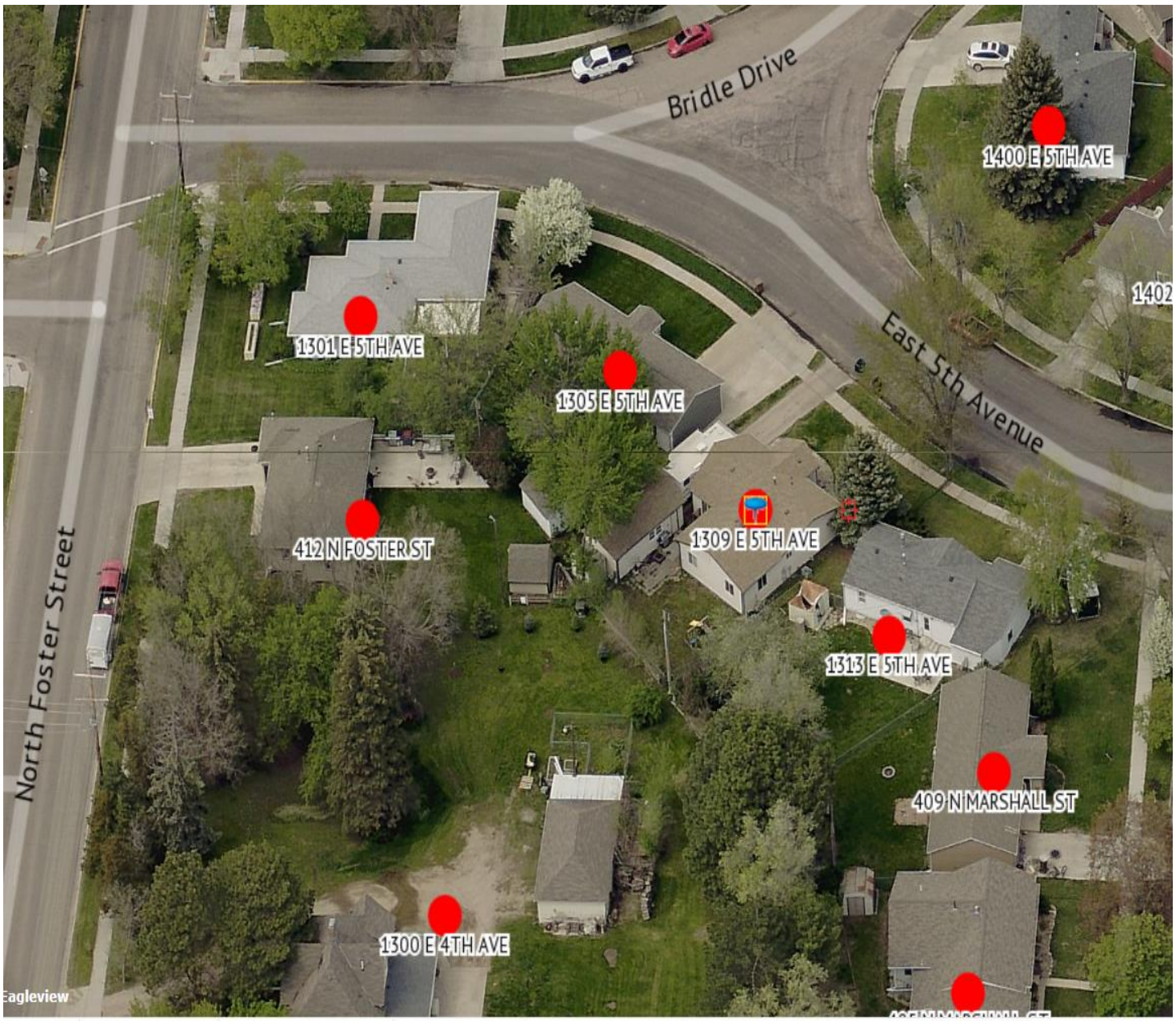
525 N. Foster
ADDRESS

✓ APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:



blique) ▾ Dates: Latest ▾ ‹ image 1 of 7 › 05/14/2019