

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 10,2020, 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: July 27, 2020

Documents:

[PLANNINGCOMMINUTES7272020.PDF](#)

6. Schedule Next Meeting: August 24, 2020

7. Rezoning:

Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

Documents:

[AHLERSAPP.PDF](#)
[REZONEORDAHLERS.PDF](#)
[NOHAHLERSVARREZONING2020.PDF](#)
[AHLERSDRAWINGS.PDF](#)
[AHLERSEXHIBIT.PDF](#)
[AHLERSAPPLETTER.PDF](#)
[AHLERSNEIGHBOR.PDF](#)
[AHLERSLETTER.PDF](#)
[AERIALAHLERS.PDF](#)

8. Variance:

Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

9. Plat: A Plat Of DWU Lot G, A Subdivision Of Dakota Wesleyan University Campus, City Of Mitchell, Davison County, South Dakota

Documents:

[DWUPLATMCGOVERN.PDF](#)
[AERIALDWUMCGOVERN.PDF](#)

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

Documents:

[PLAT8GWESTWOOD.PDF](#)
[AERIAL8GWESTWOODPLAT.PDF](#)

- 11. Plat: A Plat Of Lots 9A And 9B, A Subdivision Of Lot 9 Of Marsden's Addition In The South 1/2 Of The NW 1/4 And The SW 1/4 Of The NE 1/4 Of Section 5, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLAT949BMARDSEN.PDF](#)
[AERIAL9A9BWESTWOOD.PDF](#)

- 12. Conditional Use Permit: Sean & Jessica Anderson, 725 E 12th Ave**

Sean & Jessica Anderson have applied for a conditional use permit to operate a family residential childcare center at 725 E 12th Ave, legally described as Lot 4, Block 1, Northridge Subdivision, to the City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[ANDERSONAPP.PDF](#)
[NOHANDERSON.PDF](#)
[AERIALANDERSONCUP2020.PDF](#)
[ANDERSONNEIGHBORS.PDF](#)

- 13. Conditional Use Permit: Mitchell Sandventure, 4350 N Main Street**

Mitchell Sandventure LLC have applied for a conditional use permit for a quarry, explore and extract minerals at the property located at 4350 N Main St, legally described as SW ¼ Exc Lots H1 & H2, W HY, Section 3, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development District. Conditional Use Permit approved in 2006, but due to change in ownership a new permit is required.

Documents:

[APPSANDVENTURE.PDF](#)
[SANDVENTURENOH.PDF](#)
[SANDVENTURENEIGHBORS.PDF](#)
[SANDVENTURELETTERS.PDF](#)
[AERIALSANDVENTURE.PDF](#)
[SANDVENTUREMINUTES.PDF](#)

- 14. Expansion And Improvements To The Manufactured Housing Community To Be Known As Corn Palace Estates, 713 E Havens**

Per City Ordinance, expansion or improvements to an existing manufactured home community (Park) requires planning commission and city council approval.

Documents:

[EXPANSION OF CPE V.2 \(MITCHELL COMMISSIONS - 8.10.2020 MEETING\).PDF](#)

15. OTHER BUSINESS:

- 16. 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.

17. 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."