

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N. MAIN ST
NOVEMBER 9, 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: October 13, 2020

Documents:

[PLANNINGCOMMINUTES10132020.PDF](#)

6. Schedule Next Meeting: November 23, 2020
7. Plat: A Plat Of Lot 16 Of The Island First 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:

[LOT16ISLANDPLAT.PDF](#)
[AERIALLOT16ISLANDPLAT.PDF](#)

8. Plat: A Plat Of Lots 62 And 63 Of Maui Farms Second Addition, A Subdivision Of The SE 1/4 Of Section 31 And Previously Platted Lot 4 In The East 1/2 Of The West 1/2 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[L6263MAUIFARMSPLAT.PDF](#)
[AERIALLOTS6263MAUIPLAT.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
OCTOBER 13, 2020**

NOT APPROVED

Chairman Larson called the October 13, 2020 City Planning Commission to order at 12:00 PM in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Penny, Molumby, Jirsa, Vaux, and Allen

Members Absent: Genzlinger and Osterloo

Staff Present: Putnam, Hegg and Schroeder

Declaration of Conflicts of Interest: None

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

Approval of Minutes: Motion by Molumby, seconded by Vaux to approve the minutes of the September 28, 2020 meeting. All members present voting aye, motion carried.

Schedule next meeting: Motion by Jirsa, seconded by Molumby to schedule the next meeting for October 26, 2020. All members present voting aye, motion carried.

Variance: Stacy and Lavonne Murtha have applied for a height variance of 25 feet vs 17 feet as required for construction of a detached garage at 2700 Mentzer Court, legally described as Lot 8, Block 3, Woodland Heights 1st Addition, City of Mitchell, Davison County, SD. The said real property is zoned Woodland Heights Planned Development District. Dan Boehmer, developer from Ethan Lumber, and Stacy Murtha, applicant, were present. No one testified in opposition and no written objections were received. Letters to the neighboring property owners were mailed and a public notice has been provided to the legal newspaper. Motion by Jirsa, seconded by Molumby to recommend the variance be approved by the Board of Adjustment. All members present voting aye, motion carried.

Variance: Steven and Robert McCullough have applied for a back yard variance of 1 foot vs 5 feet, height variance of 26 feet v 22 feet, and an oversize variance of 2,630 square feet vs 2, 000 square feet as required for construction of a detached garage located at 103 N Minnesota, legally described as Lots 11, 12, and 13, Block 90, Lawler's 2nd Addition, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District. Mr. McCullough was available to answer questions. Letters to the neighboring property owners were sent and a public notice has been provided to the legal newspaper. The commission reviewed written comments. Hegg will check the elevations in regards to the flood plain designation. The city sewer line that goes through his property is 'dead'. Motion by Jirsa, seconded by Vaux to recommend to the Board of Adjustment to approve the height and oversize variances, but the backyard variance be approved with two options, 1. The existing west wall of the existing building and the new west wall of the new building be fire rated. 2. That additional from the property to the west (city), hence no variance. Roll call, Vaux yes, Jirsa yes, Molumby yes, Larson yes and Penny yes. Motion passes 5-0.

Public Commentary: none

Chairman Larson adjourned the meeting at 12:22 pm

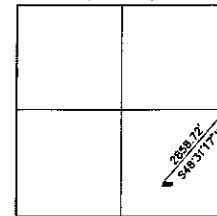


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SEC. 31, T 104 N, R 60 W



LOCATION MAP

SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" 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
- WM = WITNESS MONUMENT

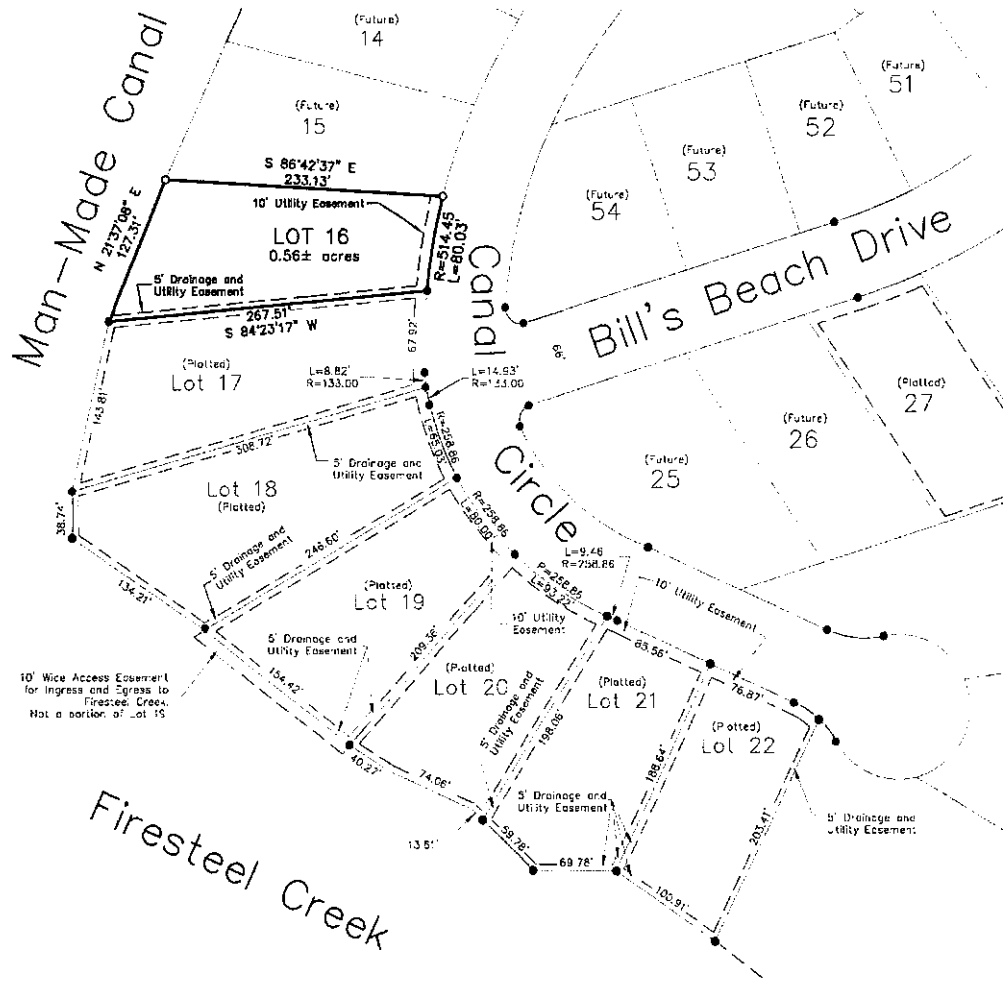
Easements within Lot "16" dedicated by this plat:
South Side of Lot 16: 5' Drainage and Utility Easement
Lot 16 Along Charles Street: 5' Utility Easement

Lots labeled as Platted or Future are as of 11/04/2020
which is the date this drawing was created

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM

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.



A PLAT OF LOT 16 OF THE ISLAND FIRST 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 November 4, 2020, survey those parcels of land described as follows: LOT 16 OF THE ISLAND FIRST 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 _____, 2020.

Registered Land Surveyor #SD6702

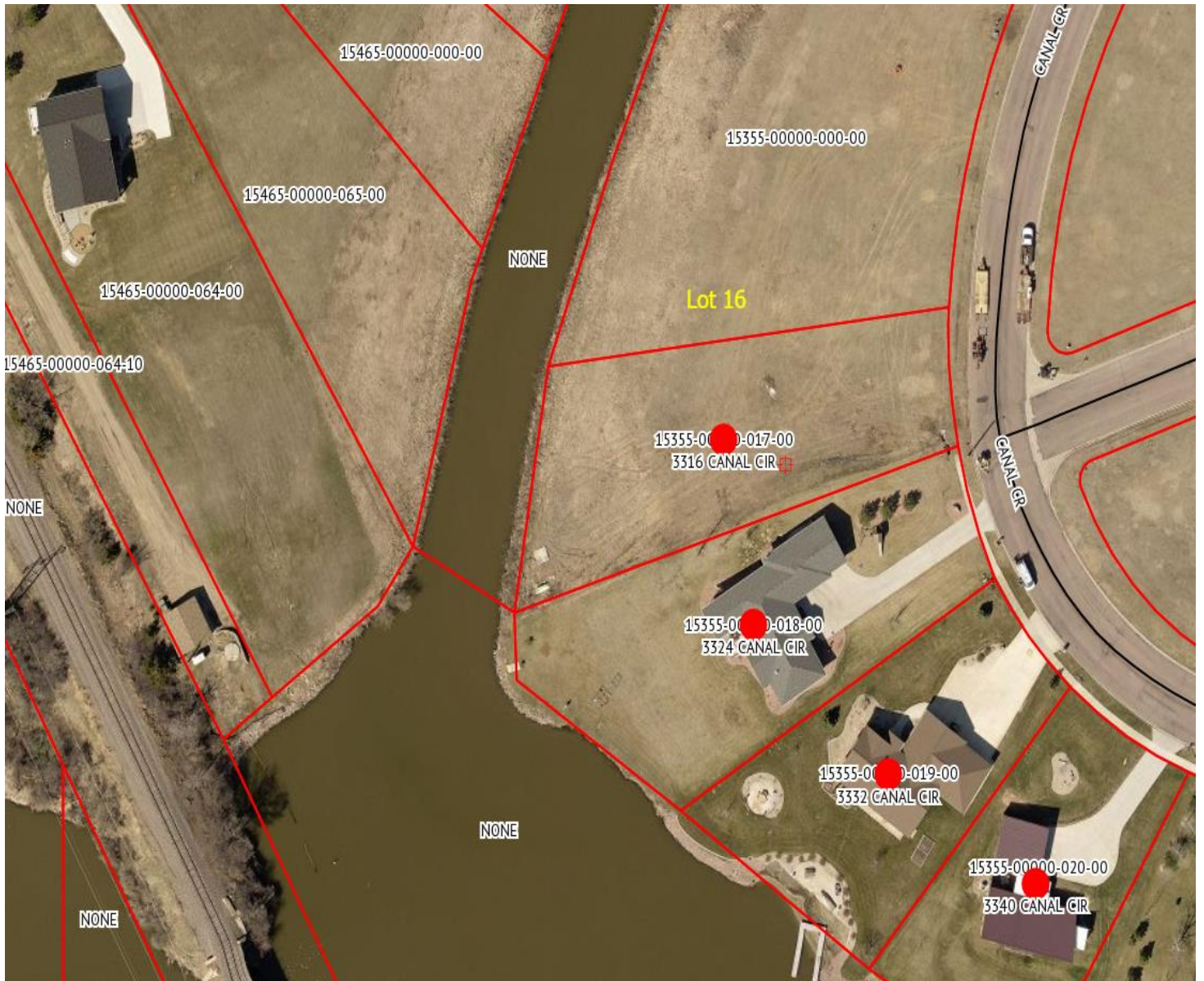
SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 388 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA





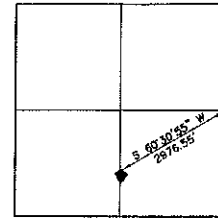


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SEC. 31, T 104 N, R 60 W

LOCATION MAP
SCALE: 1" = 3600'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 100' CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PUR-5702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 368
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

Easements within Lots 62 and 63 dedicated by this plat:
Lot 62 = 5' Drainage and Utility Easement along the North Side and 10' Utility Easement along Sam Street and Maul Drive.
Lot 63 = 5' Drainage and Utility Easement on the North and South Sides and a 10' Utility Easement along Maul Drive.

Lots labeled as Platted or Future are as of 11/04/2020 which is the date this drawing was created

A PLAT OF LOTS 62 AND 63 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31 AND PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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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 _____, 2020.

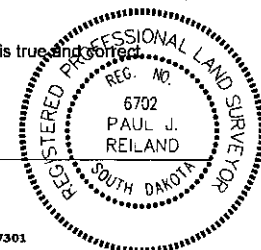
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