

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
AUGUST 23, 2021 @ 12:00P.M. (NOON)**

- 1. Call To Order:**
- 2. Roll Call:**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda:**
- 5. Approval Of Previous Minutes: 8-9-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 8-9-21.PDF](#)

- 6. Schedule Next Meeting: September 13, 2021 @ 12:00 P.M.**

- 7. Variance: John & Lisa Mentele-1206 W Hanson Ave**

John & Lisa Mentele have applied for a front-yard variance of 21 feet vs 25 feet as required for construction of a house addition at 1206 W Hanson Ave, legally described as Lot 9 of Western Heights Addition in the W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

Documents:

[MENTELE-APPLICATION.PDF](#)
[MENTELE-GIS.PDF](#)
[MENTELE-NOTICE OF HEARING.PDF](#)
[MENTELE-NEIGHBORS.PDF](#)

- 8. Variance: Faith Missionary Church-1025 E 6th Ave**

Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' building crossing parcels lines located at 1025 E 6th Ave legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Documents:

[FAITH MISSIONARY CHURCH-APPLICATION.PDF](#)

[FAITH MISSIONARY CHURCH-GIS.PDF](#)
[FAITH MISSIONARY CHURCH-PLANS.PDF](#)
[FAITH MISSIONARY CHURCH-NOTICE OF HEARING.PDF](#)
[FAITH MISSIONARY CHURCH-NEIGHBORS.PDF](#)
[FAITH MISSIONARY CHURCH-LETTER TO NEIGHBOR-AQOP.PDF](#)
[FAITH MISSIONARY CHURCH-LETTER TO NEIGHBOR-MITCHELL
TELECOM.PDF](#)
[FAITH MISSIONARY CHURCH-LETTER TO NEIGHBOR-SCHULZ.PDF](#)

9. Conditional Use Permit: Timaysha Enfield-1318 W Ash Ave

Timaysha Enfield has applied for a conditional use permit to operate a family residential daycare center in her home located at 1318 W Ash Ave, legally described Lots 7 & 8 Block 6 of Potters Addition in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[ENFIELD-APPLICATION.PDF](#)
[ENFIELD-GIS.PDF](#)
[ENFIELD-NOTICE OF HEARING.PDF](#)
[ENFIELD-NEIGHBORS.PDF](#)
[ENFIELD-LETTER TO NEIGHBOR-SINCLAIR.PDF](#)
[ENFIELD-LETTER TO NEIGHBOR-NESSAN.PDF](#)

10. Plan Approval: Western Building-223 N Main

MADC and John Adamo are proposing to remodel 223 N Main St, the building formally known as the Crafty Fox. The property is currently zoned Central Business.

Documents:

[WESTERN BUILDING-223 N MAIN-GIS.PDF](#)
[WESTERN BUILDING-223 N MAIN-PLAN UPDATED.PDF](#)

11. Plan Approval: Cat's Meow-701 S Sanborn Blvd

Cat's Meow is proposing to add an addition onto their business located at 701 S Sanborn Blvd. The property is currently zoned Highway Business.

Documents:

[CATS MEOW-GIS.PDF](#)
[CATS MEOW-PLAN.PDF](#)

12. Discussion Only: 701 N Main St

Documents:

[701 N MAIN-GIS.PDF](#)

13. Other Business:

14. 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.

15. 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
August 9, 2021

NOT APPROVED

1. Chairperson Larson called the August 9, 2021 City Planning Commission Meeting to order at 12:00 P.M._noon in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Larson, Molumby, Genzlinger, Jirsa, Osterloo, Doescher.
Absent: Sonne, Penney.
Staff Present: Jenniges, Schroeder, J. Johnson,, T Johnson, Sandoval, Hegg, Ellwein, Mayor Everson.
3. Declare conflicts of interest-Jirsa and Genzlinger recused themselves of item #7 on the agenda.
4. Approval of proposed agenda: Motion by Genzlinger, seconded by Osterloo, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed Minutes: Motion by Molumby, seconded by Jirsa, to approve the minutes of the July 26, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Osterloo, seconded by Genzlinger, to schedule the next meeting for August 23, 2021. All present members voting aye, motion carried.
7. Plan Approval: John Adamo is proposing to remodel 223 N Main St, the building formally known as the Craft Fox which is zoned Central Business. The applicant was not present to answer questions but Architect Larry Jirsa explained the project. The plan is to create 30 apartments on floors 2-4. The existing elevator will be torn down and new one built. There is an existing stairwell in the middle of the building that will stay but a new stairwell will be constructed on the west end of the building. The building is planned to be sprinkled with new electrical, plumbing and hvac as well. Ciavarella Design is doing the Part II Historic Survey review for the tax credits and any historical grant money available. The project is under a tight timeline. They would like to start demo as soon as possible with the elevator needing removal, new stairs and the boiler in the basement that has asbestos.

Genzlinger stated Ciavarella Design is working on the documentation phase and plan to finish that up this week and get it sent to SHPO for their review.

J Johnson stated no notice has been sent to SHPO and no review has been completed by the city. Also, Mr. Adamo does not own the building yet, the City of Mitchell does. He recommends this be tabled until more information is gathered also there are not enough

voting members for a quorum with two members recusing themselves so no action can be taken anyway.

Dr. Marty Christenson voiced his concerns about parking. Jirsa stated the plan is to purchase the lots north of 3rd Ave for parking, these would be 301, 305, 307 and 309. Doescher questioned if this would become a private lot or would be public parking and that was answered with the numbers of parking spots is unknown but there would be some designated for tenant parking.

Due to no quorum met due to two present members recusing themselves no action was taken and it will be heard again on August 23, 2021.

8. Other Business-None.

9. Public Comment-None.

10. Chairperson Larson adjourned the meeting at 12:36 P.M.

Jay Larson
Planning Commission Chairperson



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☒ **Variance** \$100 application due with the application.

- Description of Variance Requested: Variance of 21 vs 25' for a
house addition.

☐ **Conditional Use Permit** \$100 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

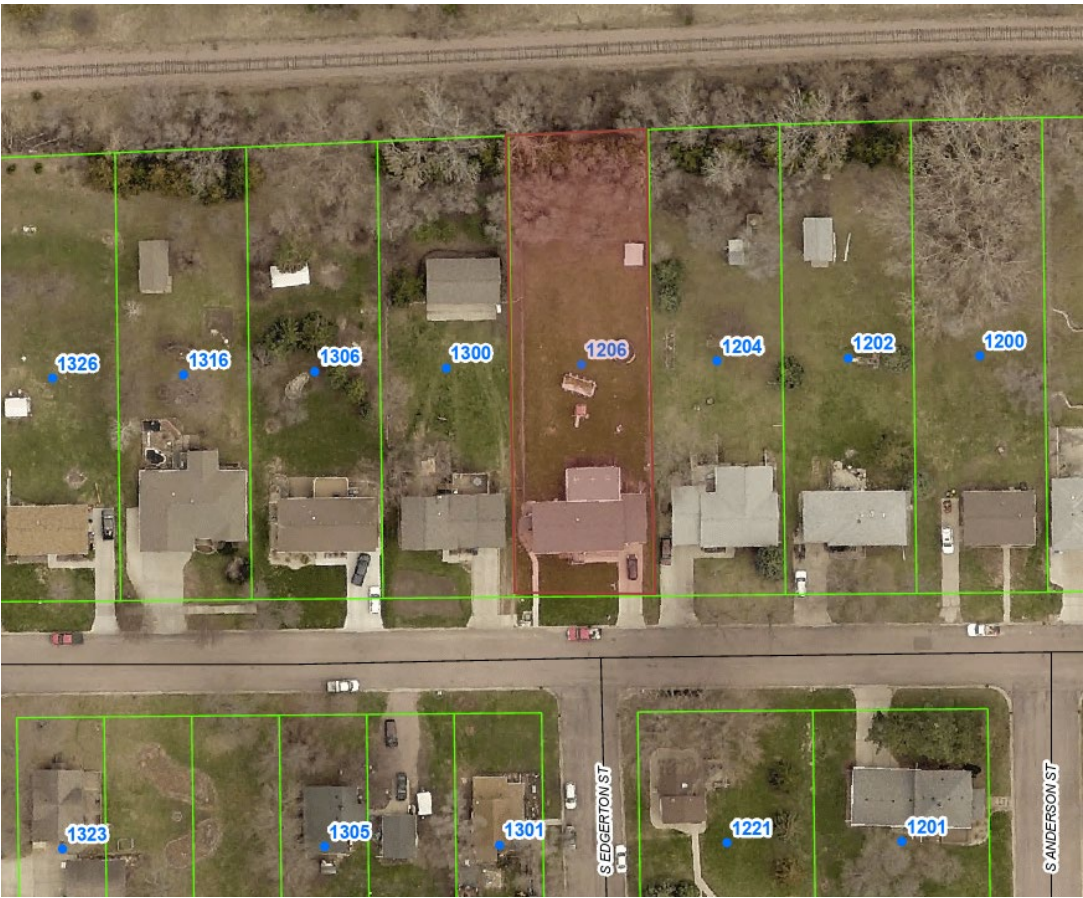
- Legal Description: Lot 9 of Western Heights Addition in the
W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M.,
City of Mitchell, Davison County, South Dakota

- Property Address: 1206 W Hansen Ave

Dated this 2 day of August, 2021.

John & Lisa Mentche - Lisa
Applicant John

John & Lisa Mentche
Owner



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that John & Lisa Mentele have applied for a front-yard variance of 21 feet vs 25 feet as required for construction of a house addition at 1206 W Hanson Ave, legally described as Lot 9 of Western Heights Addition in the W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on August 23, 2021, 12:00 P.M. (Noon) and the Board of Adjustment on September 7, 2021 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 6th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of August, 2021

Approximate Cost:

John & Lisa Mentele
1206 W Hanson Ave
Mitchell, SD 57301

Dennis & Mary Nath
1204 W Hanson Ave
Mitchell, SD 57301

Darrell & Shirley Bennett
1202 W Hanson Ave
Mitchell, SD 57301

Andrew Pricket
1300 W Hanson Ave
Mitchell, SD 57301

Patricia Tegethoff
1316 W Hanson Ave
Mitchell, SD 57301

Scott & Stephanie Friesen
1323 W Hanson Ave
Mitchell, SD 57301

Buttercup LLC
417 E Switch Grass Trail
Brandon, SD 57005

Delbert Johnson
Debra Hayford
1301 W Hanson Ave
Mitchell, SD 57301

Brian & Cynthia Peterson
1221 W Hanson Ave
Mitchell, SD 57301

Charles Sommer
1201 W Hanson Ave
Mitchell, SD 57301

Mitchell Concrete
1323 W 3rd Ave
Mitchell, SD 57301

David & Judith Wise
1215 W 3rd Ave
Mitchell, SD 57301



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☒ **Variance** \$100 application due with the application.

• Description of Variance Requested: Rear yard setback on both properties of 20' vs 25', west side yard setback of 0' vs 3' on Lot 3 + E33' of Lot 4 Blk 3, and 0' vs 3' on east side yard setback of Lot 4 except the E 33' + Lot 5 of Blk 5 for an addition of 38' x 57' crossing parcel lines.

☐ **Conditional Use Permit** \$100 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot 4 except the E 33' and Lot 5 in Blk 3 of Gleasons Addn in the NE 1/4 of Section 22, T103 N, R60 W of 5th P.M., City of Mitchell, Davison County, South Dakota and Lot 3 + E33' of Lot 4 Blk 3 of Gleasons Addn in the NE 1/4 of Section 22, T103 N, R60 W of 5th P.M., City of Mitchell, Davison County, South Dakota
- Property Address: 1025 E 6th Ave, Mitchell SD 57301

Dated this

4th

day of

August

2021

[Signature]
Applicant

Faith Home & School and Faith Missionary Assn

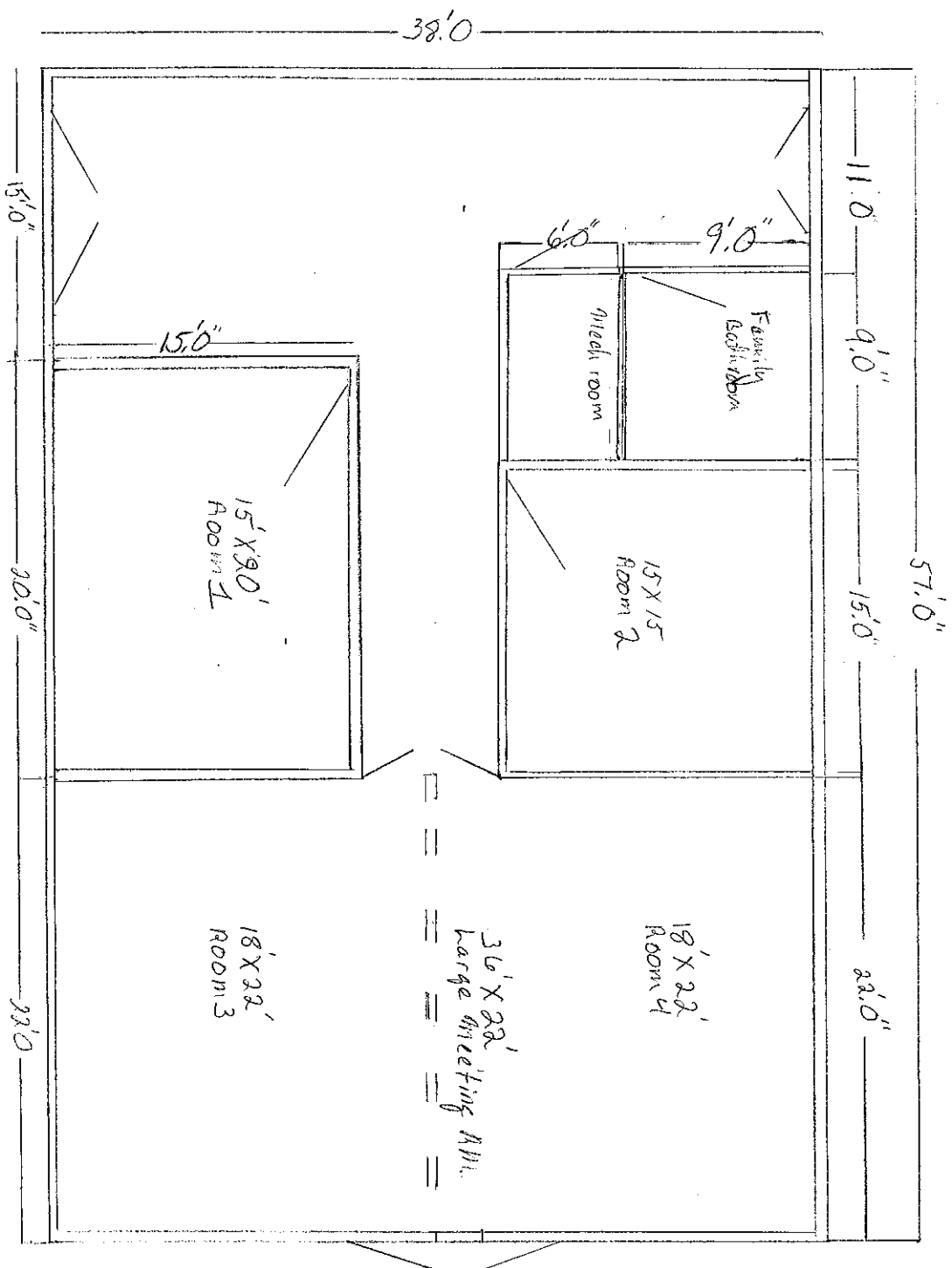
Owner





Faith Missionary Church

Existing
Foyer



2,166 sq ft

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6th St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

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Dated at Mitchell, South Dakota, this 6th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of August, 2021

Approximate Cost:

Faith Missionary Assoc Inc
% Earl Adair
PO Box 24
Martin, SD 57551

Faith Home & School
1009 E 6th Ave
Mitchell, SD 57301

Avera Queen of Peace
525 N Foster St
Mitchell, SD 57301

Faith Home & School
1000 E 6th Ave
Mitchell, SD 57301

Fred Kobold Jr
25477 403rd Ave
Mitchell, SD 57301

Lyle & Lois Howard
%Lindell Howard
1030 E 6th Ave
Mitchell, SD 57301

ATV Holdings LLC
1691 N Main St
Mitchell, SD 57301

Brenda McPeek
1008 E 5th Ave
Mitchell, SD 57301

Raymond & Cheryl Rothfuss
1415 Firesteel Dr
Mitchell, SD 57301

Howard & Kathy Hight
1016 E 5th Ave
Mitchell, SD 57301

Lorenzo Jr. & Jennifer Haddon
1020 E 5th Ave
Mitchell, SD 57301

Robby & Rose Moore
1030 E 5th Ave
Mitchell, SD 57301

Duane Schulz
41504 254th St
Fulton, SD 57340

Mitchell Area Properties LLC
1218 E 1st Ave
Mitchell, SD 57301

August 11, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition.
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YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 23, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, September 7, 2021 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 Avera Queen of Peace Hospital
OWNER

525 N Foster St
ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

[Signature]
Regional President



TO WHOM IT MAY CONCERN:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition.
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X DISAPPROVE

COMMENTS: Existing fiber network facilities will be impacted by this variance.

Outside expectations

August 11, 2021

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1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition.
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I/We 
OWNER

1034 B5
ADDRESS

 APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

The alley between E 5th & E 6th in the 1000 Block is very congested at Church events so therefore I disapprove.

Outside expectations



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☐ **Variance** \$100 application due with the application.

- Description of Variance Requested: _____

☒ **Conditional Use Permit** \$100 application due with the application.

- Description of Conditional Use: operate a Family Residential Daycare

This Application is for the following described real property:

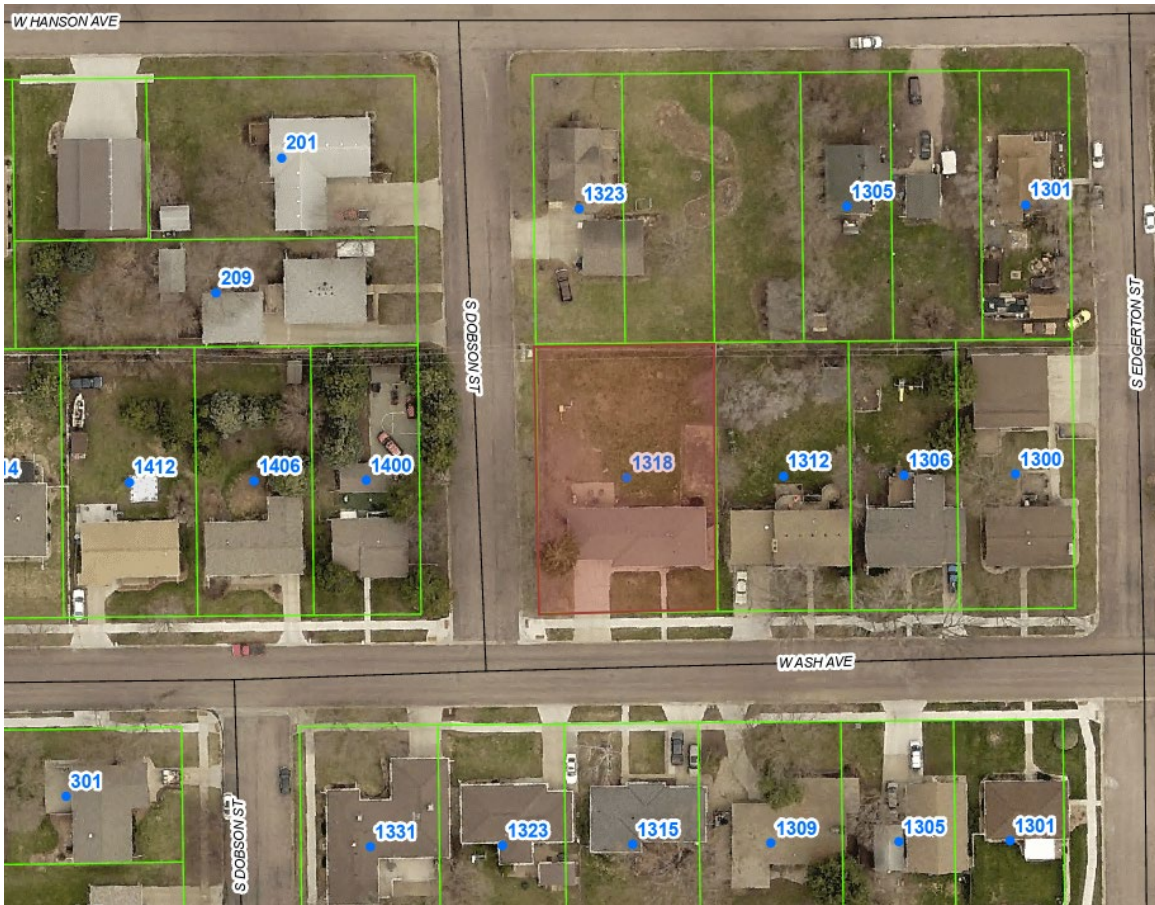
- Legal Description: Lot 7 & 8 Block 6 of Potters Addition in
the SW 1/4 of section 21, T103N, R60W of the 5th
P.M., City of Mitchell, Davison County, South Dakota

- Property Address: 1318 W Ash Ave

Dated this 7th day of Aug, 2021.

Applicant

Owner



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Timaysha Enfield has applied for a conditional use permit to operate a family residential daycare center in her home at 1318 W Ash St, legally described as Lots 7 & 8 Block 6 of Potters Addition in the SW $\frac{1}{4}$ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

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Dated at Mitchell, South Dakota, this 6th day of August, 2021.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of August, 2021

Approximate Cost:

Timaysha Enfield
Dustin Baldwin
1318 W Ash Ave
Mitchell, SD 57301

Denen Rumbolz
1312 W Ash Ave
Mitchell, SD 57301

Estell Sinclair
1306 W Ash Ave
Mitchell, SD 57301

Wayne & Elaine Groeneweg
1300 W Ash Ave
Mitchell, SD 57301

Scott & Stephanie Friesen
1323 W Hanson Ave
Mitchell, SD 57301

Delbert Johnson
Debra Hayford
1301 W Hanson Ave
Mitchell, SD 57301

Buttercup LLC
417 E Switch Grass Trail
Brandon, SD 57005

Michael & Sarah Deakins
201 S Dobsin St
Mitchell, SD 57301

Jack Nesson
209 S Dobson St
Mitchell, SD 57301

Steven & Cindy Vold
1400 W Ash Ave
Mitchell, SD 57301

Jeremy Swank
1406 W Ash Ave
Mitchell, SD 57301

Brian & Paula Larson
1412 W Ash Ave
Mitchell, SD 57301

Gene & Monna Kreutzfeldt
1301 W Ash St
Mitchell, SD 57301

Andrea Horton
1305 W Ash Ave
Mitchell, SD 57301

Reed Bender
1309 W Ash Ave
Mitchell, SD 57301

Nickolas & Katie Waugh
1315 W Ash Ave
Mitchell, SD 57301

Nicholas & Stephanie Eliason
1323 W Ash Ave
Mitchell, SD 57301

Paul & Brenda Morris
1331 W Ash Ave
Mitchell, SD 57301

Lynnette Kreutzfeldt
301 S Dobson St
Mitchell, SD 57301

August 11, 2021

TO WHOM IT MAY CONCERN:

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I/We Estell Sinclair
OWNER

1306 W Ash Ave, Mitchell, SD
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

We need a digital sign placed alongside the Avenue, coming up the hill before Edgerton St. We have alot of traffic due to the Cox Facility & Hoekmes Plumbing etc. I've seen persons floorboard their cars, racing by dangerous. Rowley St has one of these digital ~~outside signs~~ signs, saying THANK YOU when you slow down to 25 mph.

August 11, 2021

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I/We

JACK NESSAN

OWNER

209 S. DOBSON MITCHELL, SD

ADDRESS

☐ APPROVE

☐ DISAPPROVE

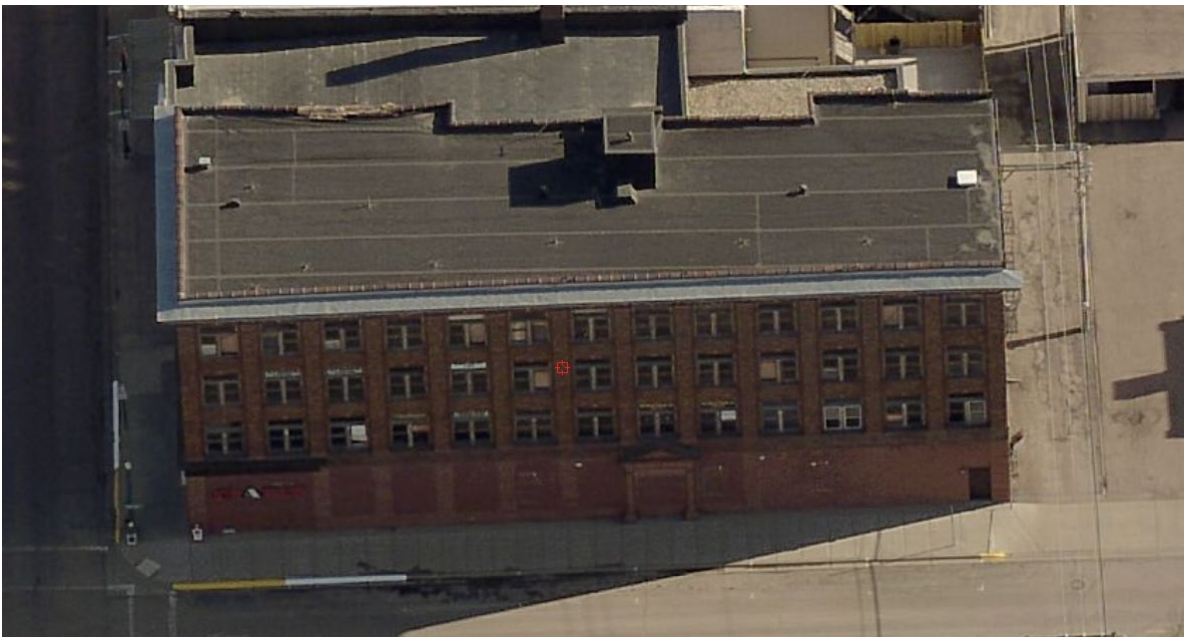
No response will indicate approval.

COMMENTS: I DON'T APPROVE OR DISAPPROVE. I WOULD LIKE SOME LIMITATIONS. NO SIGN ALLOWED STATING IT IS A DAYCARE. ALL CHILDREN THAT ARE NOT RESIDENT OR THE TWO CHILDREN FROM THE RESIDENCE NORTH OF HOUSE BE RETURNED TO PARENTS/GUARDIAN BY 5:30 PM WEEKDAYS. NO WEEKEND BABYSITTING/DAYCARE

THANKS FOR YOUR CONSIDERATION
OF MY REQUESTS


Outside expectations







PROJECT:

WESTERN BUILDING - PROPOSED 28 UNIT APARTMENT PROJECT
223 N. MAIN STREET
MITCHELL, SD

OWNER:

JOHN ADAMO
3150 HST
SACRAMENTO, CA 95816

ARCHITECT:

L.L. JIRSA ARCHITECT
123 N. MAIN STREET
MITCHELL, SD

BUILDING DATA:

4 STORIES WITH FULL BASEMENT - 50' x 142'

1ST FLOOR AND BASEMENT - 7,100 GROSS SF

2ND, 3RD, 4TH FLOORS - 6,728 GROSS SF

2ND, 3RD, 4TH FLOORS - 6,152 NET SF

PROPOSED OCCUPANCY CLASSIFICATION:

1ST FLOOR - A-2

2ND, 3RD, 4TH FLOORS - R-2

HISTORIC BUILDING - CONTRIBUTING TO COMMERCIAL HISTORIC DISTRICT
TYPE OF CONSTRUCTION - VB WITH AUTOMATIC SPRINKLER SYSTEM

BUILDING CODE DATA:

R-2, TYPE VB - 7,000 SF/FLOOR - 2 STORIES

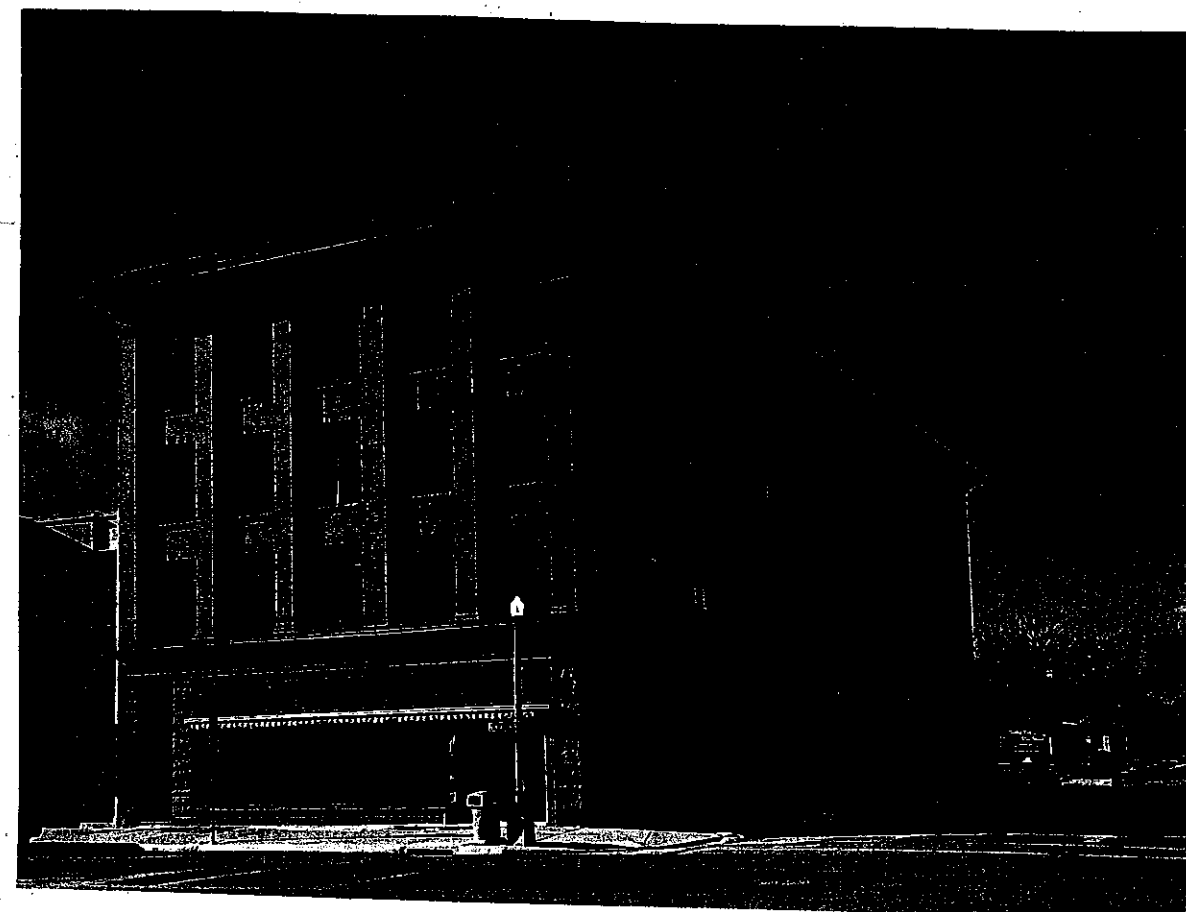
WITH AUTOMATIC SPRINKLER SYSTEM, INCREASE SF/STORY BY 200%

WITH AUTOMATIC SPRINKLER SYSTEM, INCREASE HEIGHT BY ONE STORY

2012 IBC

SECTION 3409: 3409.1 HISTORIC BUILDINGS

THE PROVISIONS OF THIS CODE RELATING TO THE CONSTRUCTION, REPAIR, ALTERATION,
ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, CHANGE OF OCCUPANCY
SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHEN SUCH BUILDINGS
ARE JUDGED BY THE BUILDING OFFICIAL TO NOT CONSTITUTE A DISTINCT
LIFE SAFETY HAZARD.



L.L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-986-8185
ljirsa@mitchelecom.net



PROJECT NAME

WESTERN BUILDING
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

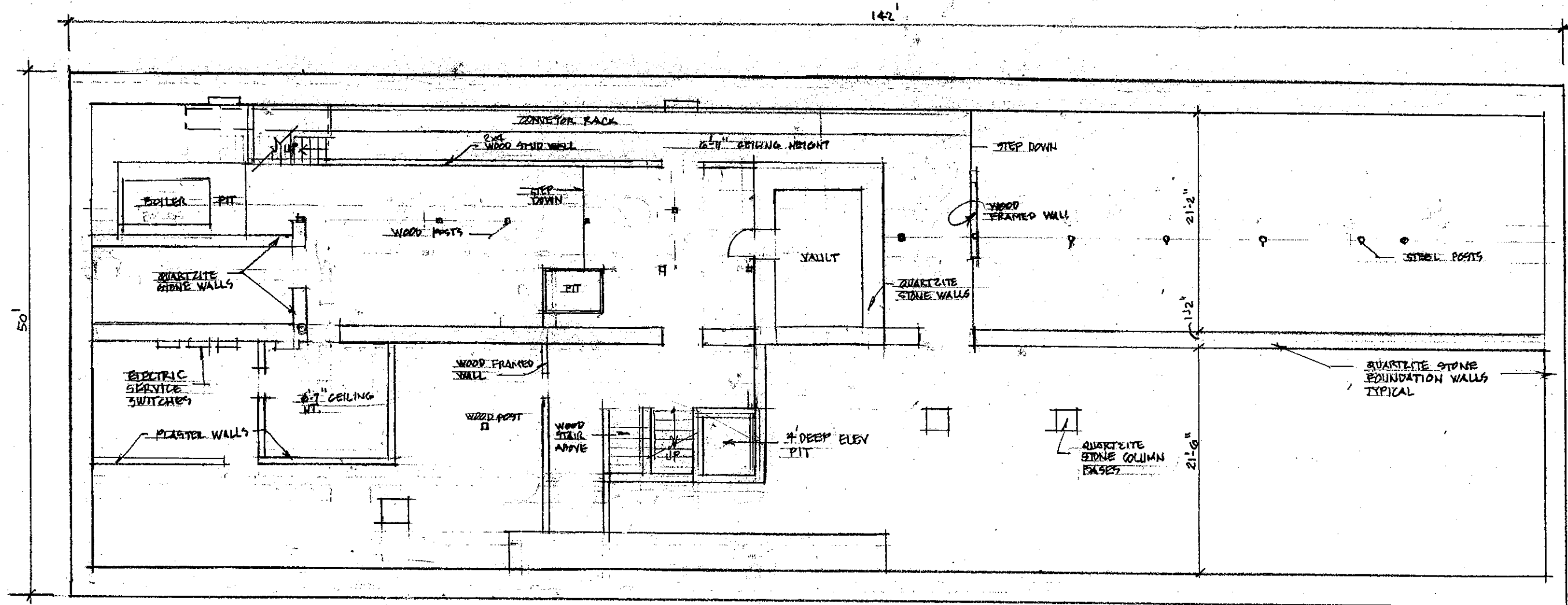
NO	DATE	DESC
1.	8/11/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE
COVER
SHEET

SHEET NO.



EXISTING
BASEMENT PLAN
3/32" = 1'-0"



L. L. JURSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-998-8185
ljursa@mitchelell.com.net

PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

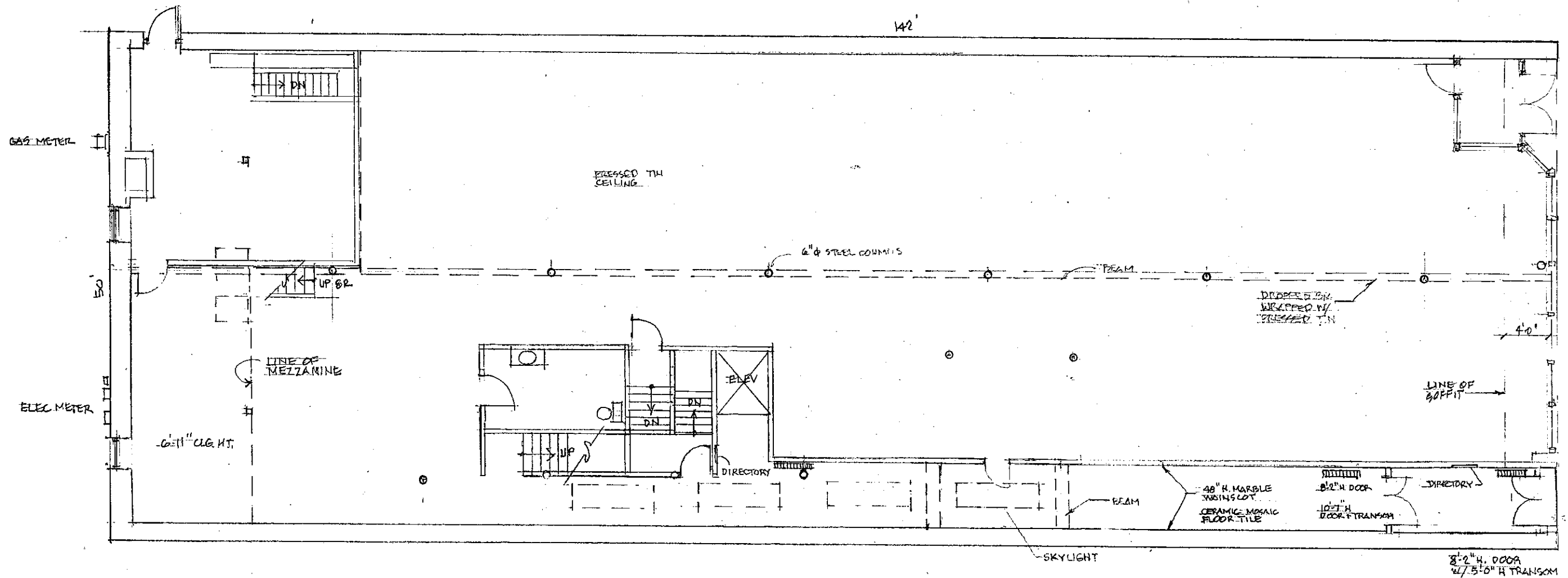
REVISIONS		
NO.	DATE	DESC.

PROJECT NO.

DATE
8/11/21

SHEET TITLE
BASEMENT
PLAN

SHEET NO.
EBP-1



EXISTING
1ST FLOOR PLAN

3/32" = 1'-0"

PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

NO	DATE	DESC

PROJECT NO.

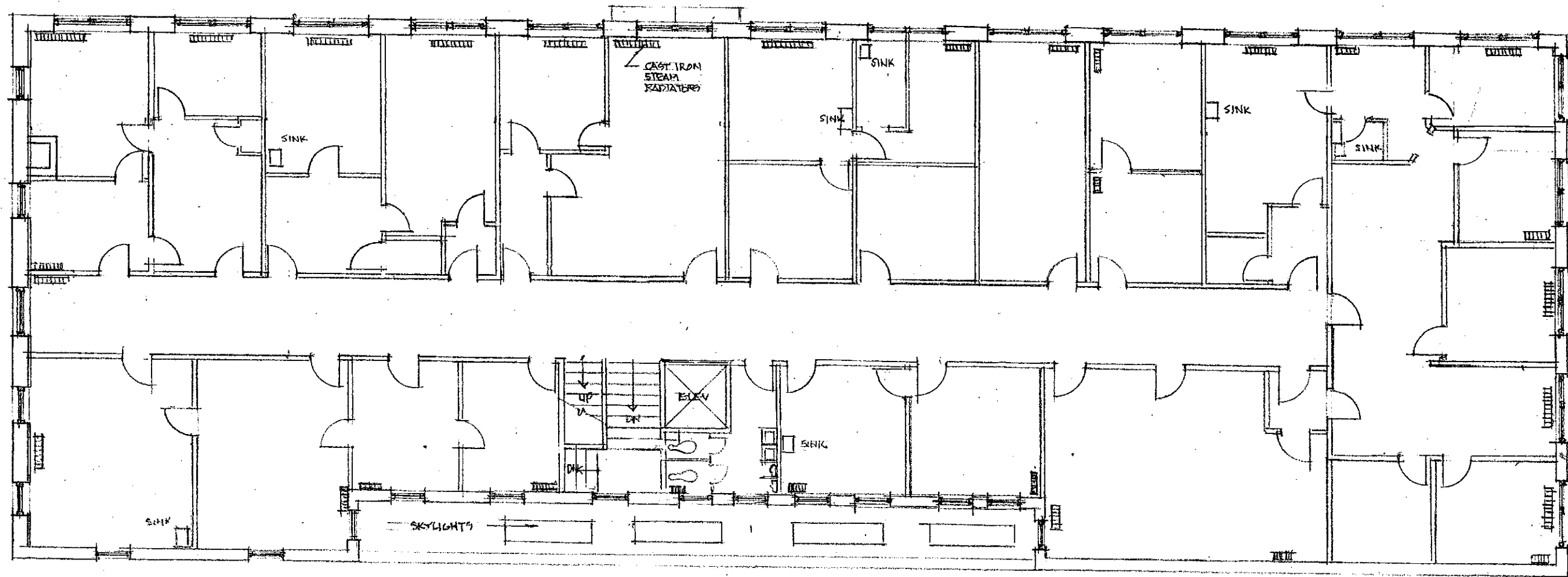
DATE 7/30/21

SHEET TITLE
1ST FLOOR
PLAN

SHEET NO.
EPP - 1

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-996-8185
ljirsa@mitchelell.com.net





EXISTING
2ND FLOOR PLAN
3/32" = 1'-0"



PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

NO	DATE	DESC

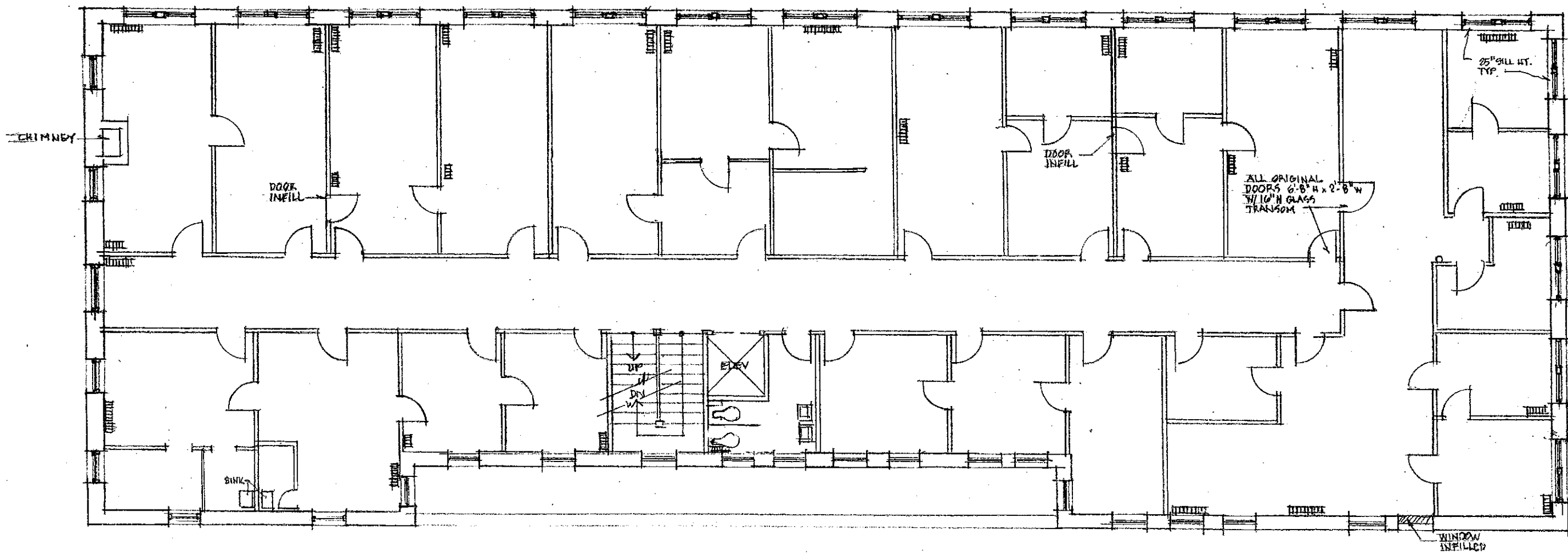
PROJECT NO.

DATE 7/30/21

SHEET TITLE
2ND FLOOR
PLAN

SHEET NO.
EFP-2

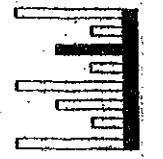
L. L. JRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-998-8185
ljrsa@mitchelel.com.net



EXISTING
3RD FLOOR PLAN
3/32" = 1'-0"



L. L. JURSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-698-8185
ljursa@mitchealle.com.net



PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

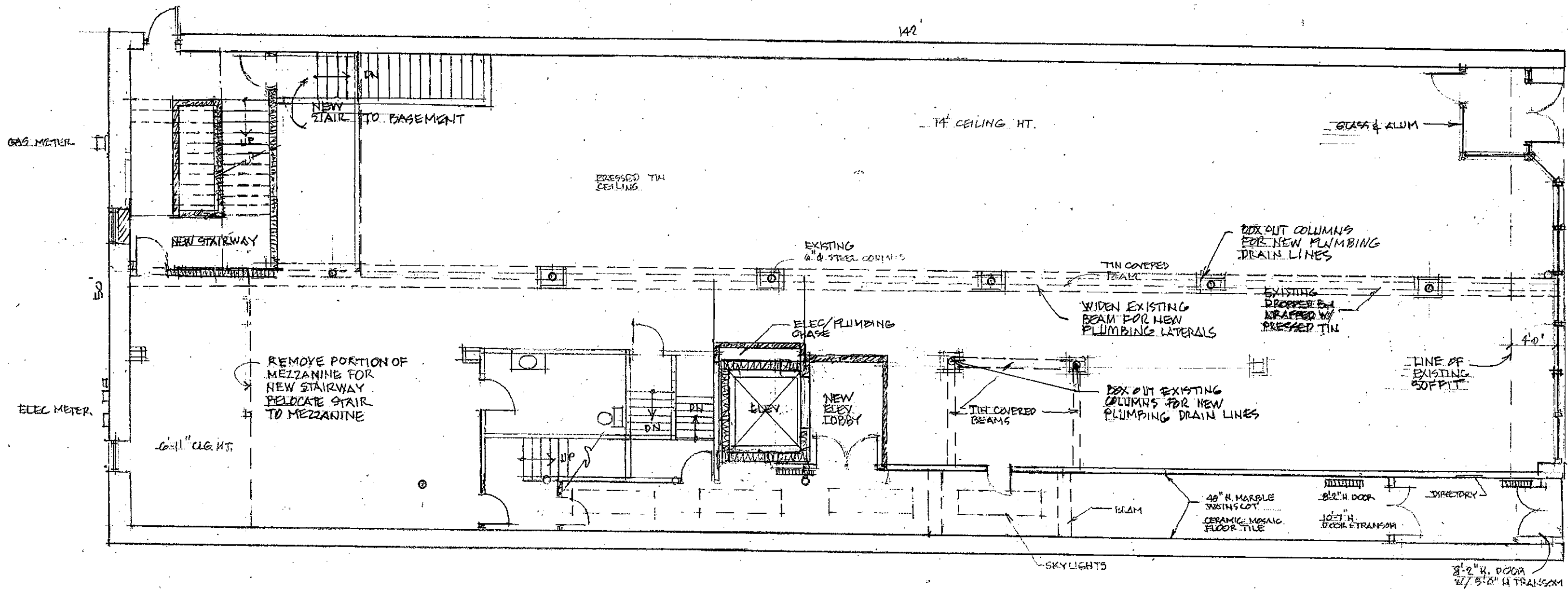
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1	8/10/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE
3RD FLOOR
PLAN

SHEET NO.
EFP-3



1ST FLOOR PLAN

3/32" = 1'-0"

L. L. JIRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-890-8185
ljirsa@mitchelltelecom.net



PROJECT NAME

WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

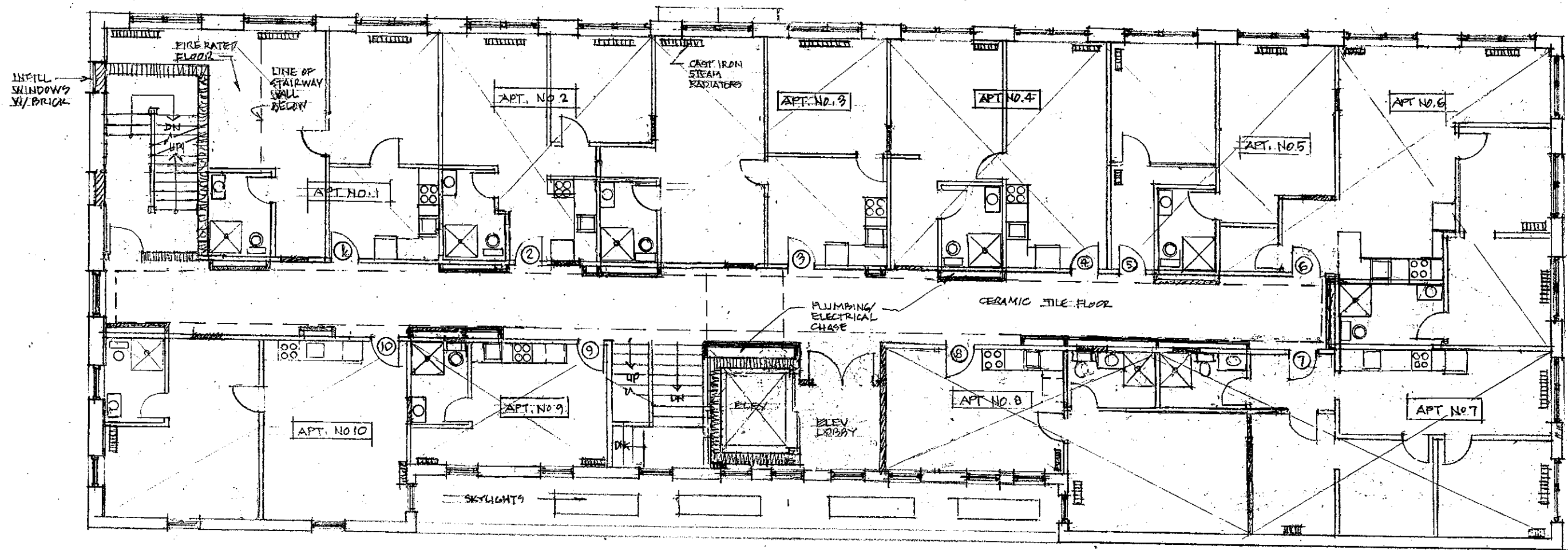
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PROJECT NO.

DATE 7/30/21

SHEET TITLE
1ST FLOOR

SHEET NO.
A-1



2ND FLOOR PLAN

3/32" = 1'-0"

10 APT UNITS



L. L. JRSA ARCHITECT
123 N. MAIN ST.
MITCHELL, SD 57301
605-998-8185
ljrsa@mitchelells.com.net



PROJECT NAME
**WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD**

REVISIONS

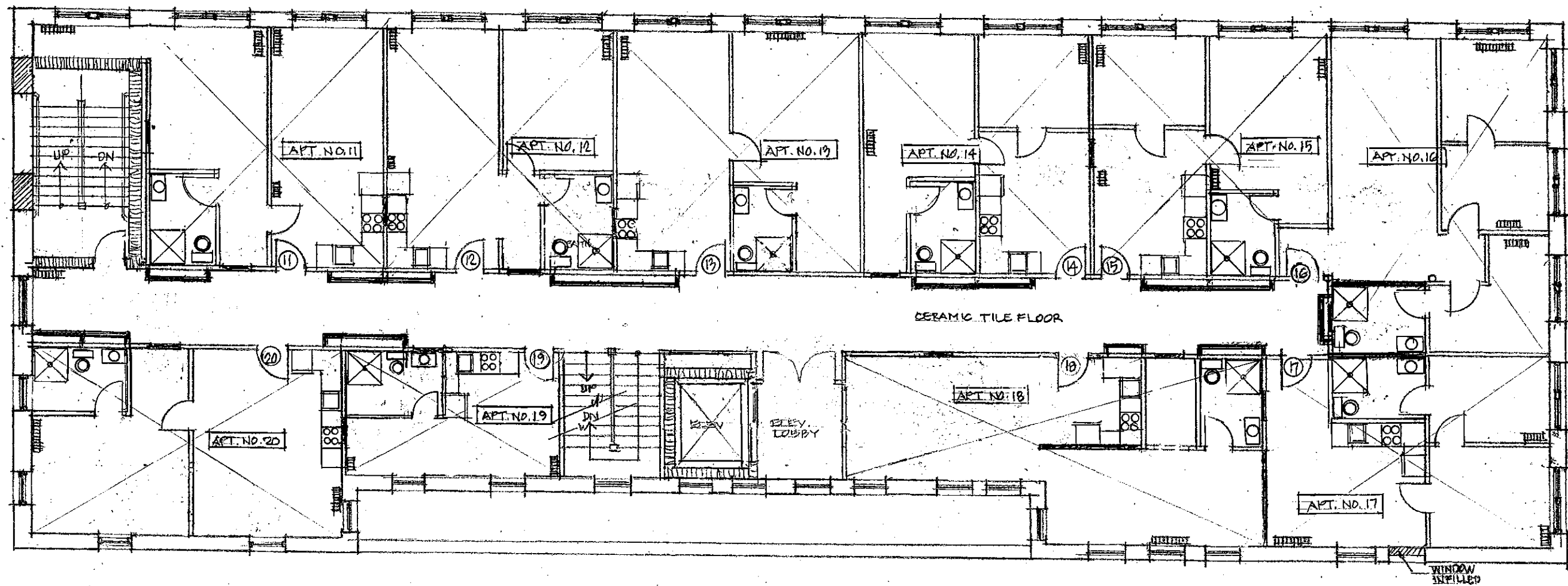
NO	DATE	DESC
1	8/10/21	

PROJECT NO.

DATE **7/30/21**

SHEET TITLE
2ND FLOOR

SHEET NO.
A-2



3RD FLOOR PLAN

5/32" = 1'-0"

10 APT UNITS



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123 N. MAIN ST.
MITCHELL, SD 57301
605-698-8185
ljirsa@mitchelltelecom.net



PROJECT NAME

WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

REVISIONS

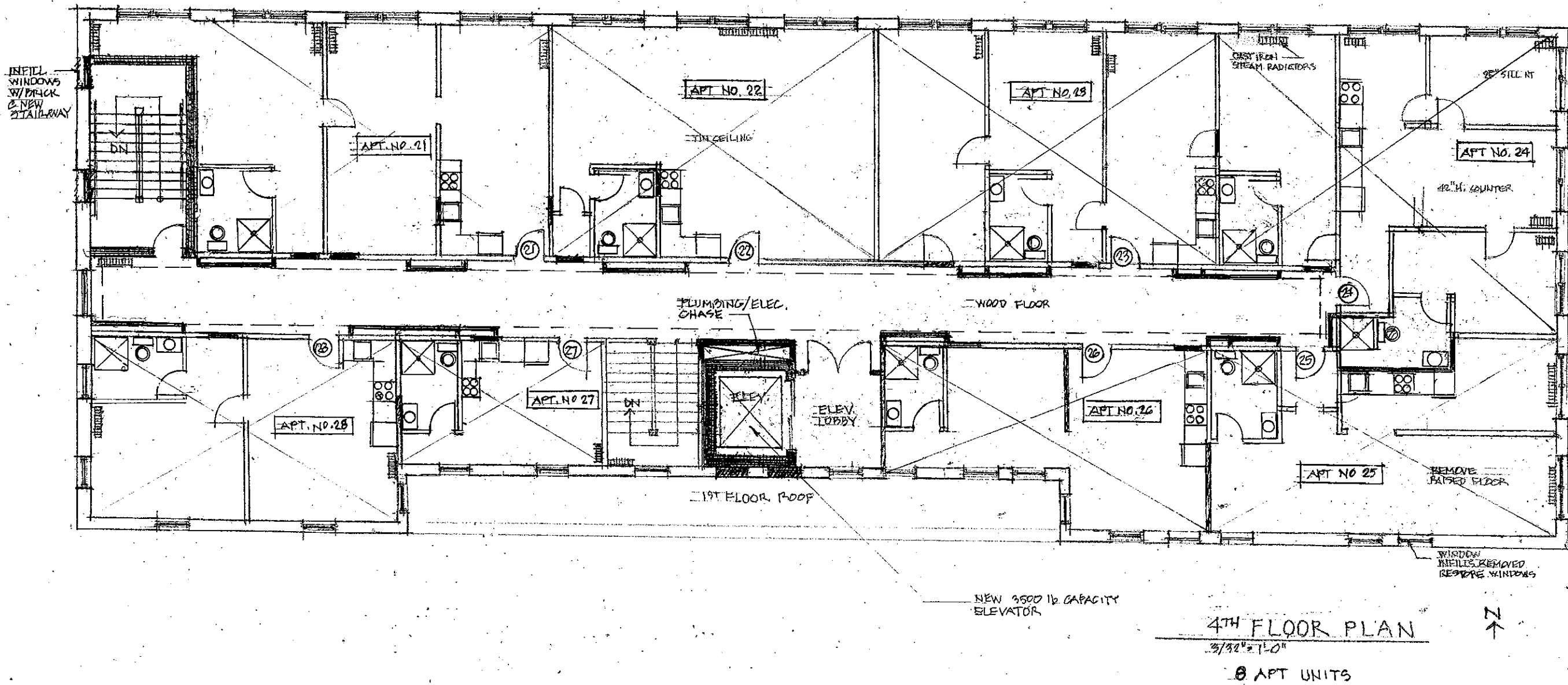
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1	8/10/21	

PROJECT NO.

DATE 7/30/21

SHEET TITLE
3RD FLOOR

SHEET NO.
A-3



4TH FLOOR PLAN
3/32" = 1'-0"
8 APT UNITS

L. L. JRSA ARCHITECT

123 N. MAIN ST.

MITCHELL, SD 57301

605-998-8185

ljrsa@mitchelell.com.net

PROJECT NAME

WESTERN BLDG

223 N. MAIN ST.

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REVISIONS

NO	DATE	DESC
1	8/10/21	

PROJECT NO.

DATE 7/20/21

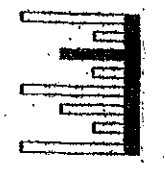
SHEET TITLE

4TH FLOOR

SHEET NO.

A-4

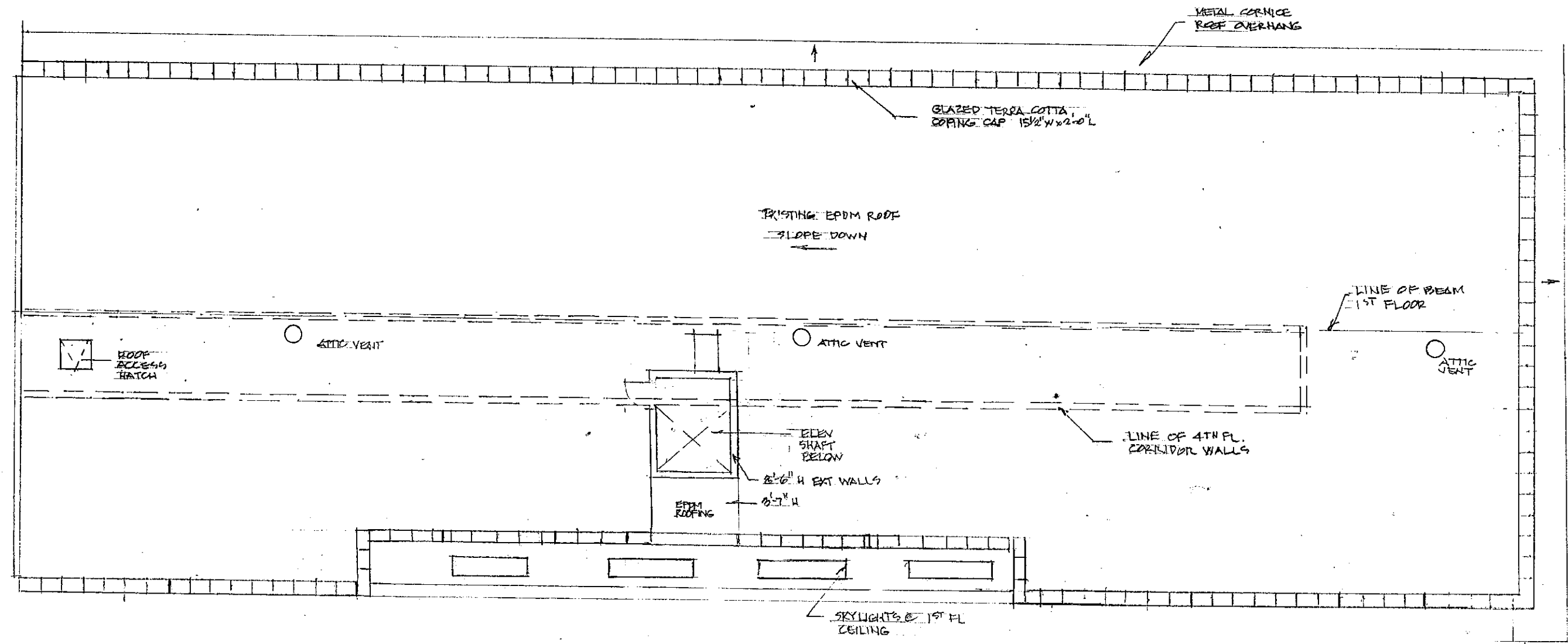
L. L. JURSA ARCHITECT
 123 N. MAIN ST.
 MITCHELL, SD 57301
 605-898-8185
 lljrsa@mitchelell.com.net



PROJECT NAME
WESTERN BLDG
223 N. MAIN ST.
MITCHELL, SD

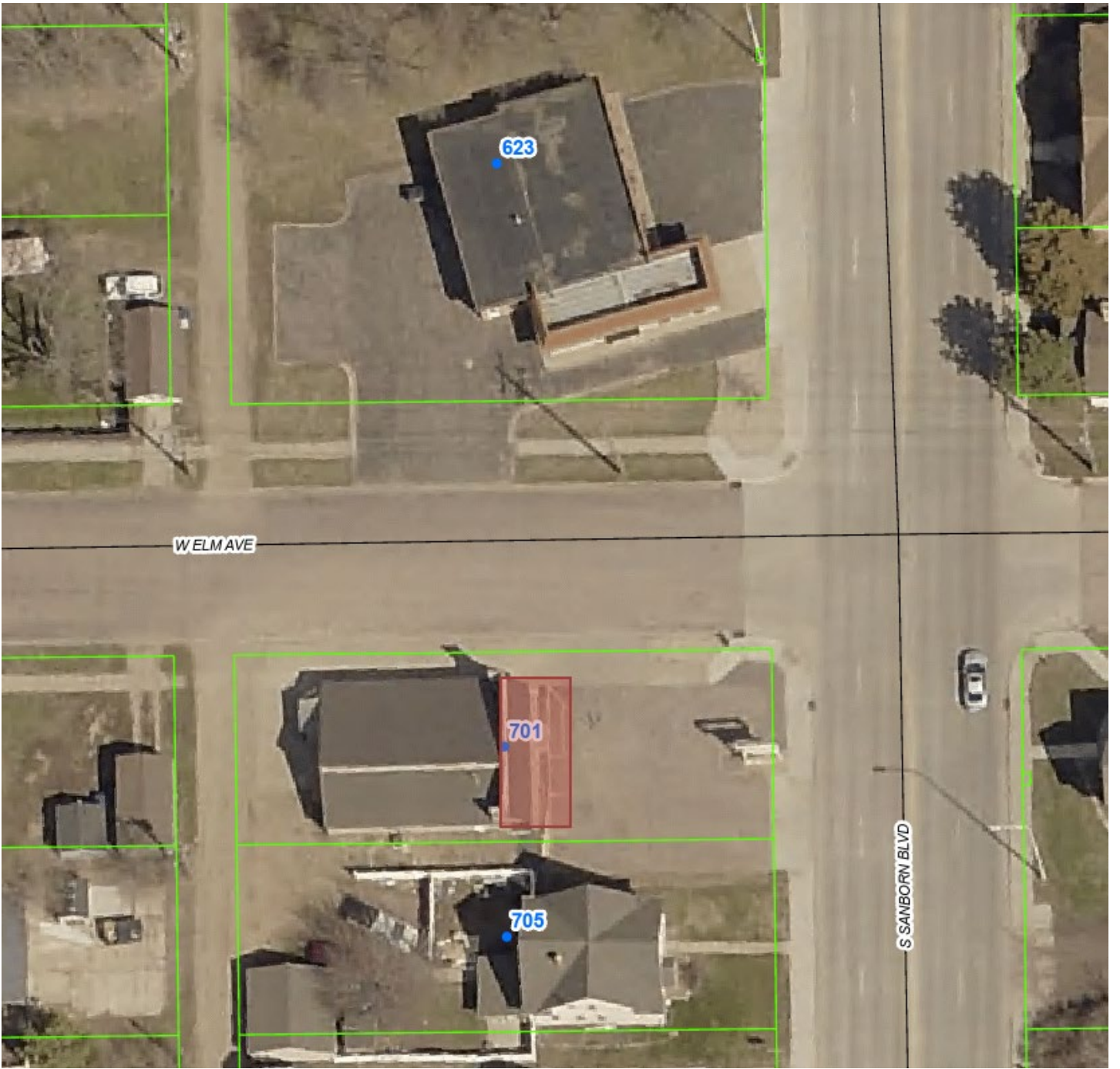
REVISIONS		
NO	DATE	DESC

PROJECT NO.
 DATE **8/7/21**
 SHEET TITLE
ROOF PLAN
 SHEET NO.
ERP-1

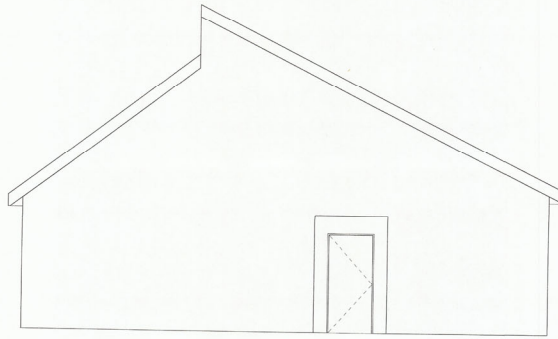


EXISTING
ROOF PLAN
 3/32" = 1'-0"

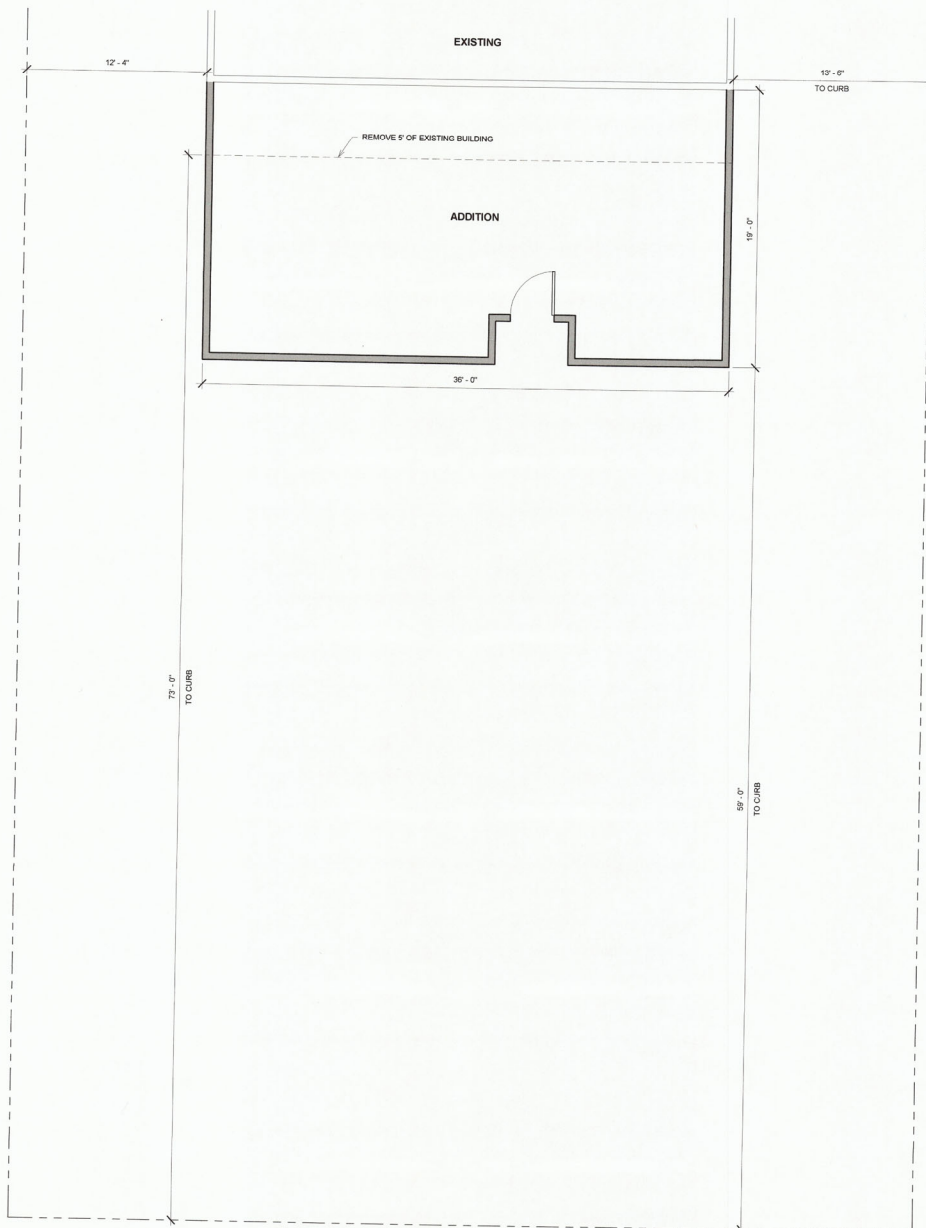








② Front
1/4" = 1'-0"



SANBORN

ELM



NOTES:
1. REMOVE PARAPET WALL
2. MATCH EXISTING ROOF PITCH
3. MATCH EXISTING SIDEWALL HEIGHT
4. COLORS TO MATCH EXISTING AS CLOSELY AS POSSIBLE

Square Footage for House:	Addition: 684
Perimeter for House:	-
Square Footage for Garage:	-
Perimeter for Garage:	-
A1	
Scale:	1/4" = 1'-0"



PO Box 167 117 West Ash Street
Ethnic, SD 57334
Office: (605) 227-4224
Fax: (605) 227-4225
www.ethniccooplumber.com

Linda Christensen
Cat's Meow

Date Revised:	August 13, 2021
Sheet Name:	First Floor Plan
Wall Height:	Match Existing
Truss Depth:	-
Drawn By:	Ashley Gunnare

