

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
JULY 11, 2022 @ 12:00P.M. (NOON)**

- 1. Call To Order:**
- 2. Introduction Of New Member: Jon Schmitz.**
- 3. Roll Call:**
- 4. Election Of Officers:**
 - A. Chairperson of Planning Commission.*
 - B. Vice-Chairperson of Planning Commission.*
- 5. Declaration Of Conflicts Of Interests**
- 6. Approve Agenda:**
- 7. Approval Of Previous Minutes 6-27-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 6-27-22.PDF](#)

- 8. Schedule Next Meeting-7-25-22 @ 12:00 P.M.**
- 9. Conditional Use: Vander Hamm Motorsports-2951 S Rowley St.**

Vander Hamm Motorsports has applied for a conditional use permit to operate an Automotive Repair Services facility; located at 2951 S Rowley St, legally described as Lot 11 of Iverson's Addition in the SE ¼ of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned UD Urban Development District.

Documents:

[VANDER HAMM MOTORSPORTS-APP.PDF](#)
[VANDER HAMM MOTORSPORTS-GIS.PDF](#)
[VANDER HAMM MOTORSPORTS-NOTICE OF HEARING.PDF](#)
[VANDER HAMM MOTORSPORTS-NEIGHBORS.PDF](#)
[VANDER HAMM MOTORSPORTS - HARRIS LTR.PDF](#)

- 10. Hearing And Recommendation: Ordinance #2022-10-Changing Zoning From Lake Residential (RL) To South Lake Estates PUD; As Requested By CJM Consulting Inc. (WITHDRAWN)**

CJM Consulting has requested that the zoning request be withdrawn.

That CJM Consulting has requested changing the zoning of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Unit Development District.

Documents:

ORDINANCE O2022-10-CJM CONSULTING INC-SOUTH LAKE ESTATES.PDF
CJM CONSULTING INC-GIS.PDF
CJM CONSULTING INC-SOUTH LAKE ESTATES-ORDINANCE O2022-10-
NOTICE OF HEARING.PDF
CJM CONSULTING INC-NEIGHBORS.PDF
CJM CONSULTING INC-LETTERS FROM NEIGHBORS.PDF
CJM CONSULTING INC-NEIGHBORHOOD DOCUMENT.PDF

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."

6/27/2022 - Minutes

1. Call To Order:

Chairperson Larson called the June 27, 2022 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:

Roll Call-quorum is met, simple majority vote required for all items.

Present: Larson, Molumby, Osterloo, Jirsa (Telephonically), Genzlinger, Doescher.

Absent: Sonne, Penney.

Staff Present: Jenniges, Schroeder, J Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

Motion by Molumby, seconded by Genzlinger, to approve the proposed agenda. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

5. Approval Of Previous Minutes 6-13-22

Motion by Osterloo, seconded by Molumby, to approve the proposed minutes of the Jun 13, 2022 meeting.

Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

6. Schedule Next Meeting-7-11-22 @ 12:00 P.M.

Motion by Genzlinger, seconded by Osterloo, to approve the schedule the next meeting for July 11, 2022.

Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

7. Plat: Lot 2A, Block 1 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; As Requested By CJM Consulting Inc.

The applicant was present to answer questions.

Jenniges explained the board approved Lot 2 previously, this lot will not be vacated. They had planned to move the drainage ditch but have since decided to leave it as it was. Lot 2A will now follow the existing drainage ditch.

Motion by Genzlinger, seconded by Osterloo, to approve the plat. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

8. Plat: Lots 1 And 2 Of CJM Third Addition, A Subdivision Of Irregular Tract No. 3 In The SW 1/4 Of Section 32, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By CJM

Consulting Inc.

The applicant was present to answer questions.

Jenniges explained the City of Mitchell has a lift station next to proposed Lot 1. City of Mitchell is will get ownership of Lot 1 for more room around the lift station. Joseph and Lisa Williams own the land next to proposed Lot 2 and will be purchasing that portion from CJM Consulting Inc. Both lots have ingress and egress to them. This out in the county but City of Mitchell jurisdiction since it is within the ETJ.

Motion by Genzlinger, seconded by Osterloo, to approve the plat. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – aye, Genzlinger – aye, Sonne – absent, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

9. Discussion Only-South Lake Estates PUD (NO ACTION WILL BE TAKEN)

Jenniges explained the new proposed South Lake Estates PUD. He stated the original PUD was published and sent out to the neighbors and was scheduled to be heard today. Because of the changes made the City of Mitchell started over with notices and meeting dates. The new dates for hearings will be July 11 for Planning Commission and July 18 and Aug 1 for Council.

Chuck Mauszycki Sr stated the PUD will allow for bigger homes since there are smaller setbacks. The Master Plan for the area as well as the Plat have already been approved and this is the next step in the development. Most of the lots are 85' x 120'. He stated if the PUD is not approved then he doesn't believe there is enough room for attached garages and possibly not even detached garages. He has a contract with Mitchell Area Housing Incorporated (MAHI) to do the first 23 houses in the development and they will present a TIF for the infrastructure.

Terry Sabers representing MAHI stated the 23 houses will be workforce housing. Other builders around the area are building \$300k-\$500k houses and they are focusing around the \$250k. Brookings has built 2.5 to 3 times more houses in the last 4 decades than Mitchell.

Jeff McCormick of SPN stated they are still in the design phase of the project. They are designing to run as much sewer to the west lift stations as to not overload the east lift station. They are also designing a storm water management system.

Schroeder stated he has had preliminary discussions on the design phase but once a final design is presented the City of Mitchell will look at it and approve or disapprove of it.

Dale Odeggaard owns property in the area. He stated they have 53 signatures against the PUD. He believes it should stay as RL, the PUD opens it up and everything can be done out there.

Kelly Gross stated he owns land out there and it was easy to get the signatures against the PUD. He has a business at 110 W 2nd and his customers make comments about the mower business across from his office. He doesn't want another Sam Street out there and high sheds encroach upon the sunlight.

Jason Spicer a recent DWU graduate moved to Sioux Falls after graduation. In 2020 he moved back to Mitchell in a 100 year home close to DWU and since he moved back his neighbors sold their house for \$100k more than they purchased it for. He believes Mitchell needs a growing housing market to get people to move here.

Steven Patrick noted the original 1975 plat and how they planted trees in the park and now with this development they have been taken out. He does not trust the development. Ellwein noted the trees were not planted in the correct locations in 1975 and the city has planted new trees with in the park. Larson also noted a lot of the trees in the area are volunteer trees.

Dennis Everson moved to the area 3 years ago after living in Yankton. They needed low income housing there and the first generation of landowners were fine but the second generation didn't take care of them and it has become an eye sore. He is concerned about the unintended consequences that happen with

development.

Molumby said it looks like people want more information and he hopes over the next two weeks they can get it.

10. Other Business:

Jenniges thanked Molumby for his service to the board. Molumby thanked the board and wished them luck in the future. Mayor Everson thank Molumby for his service as well.

Jon Schmitz will be the new member to Planning Commission starting in July.

11. 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.

None.

12. Adjournment:

Chairperson Larson adjourned the meeting at 12:43 P.M.



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** \$150 application due with the application.

- Description of Conditional Use: Automotive Repair Services

This Application is for the following described real property:

- Legal Description: Lot 11 of Iverson's Addition

- Property Address: 2951 South Rowley St

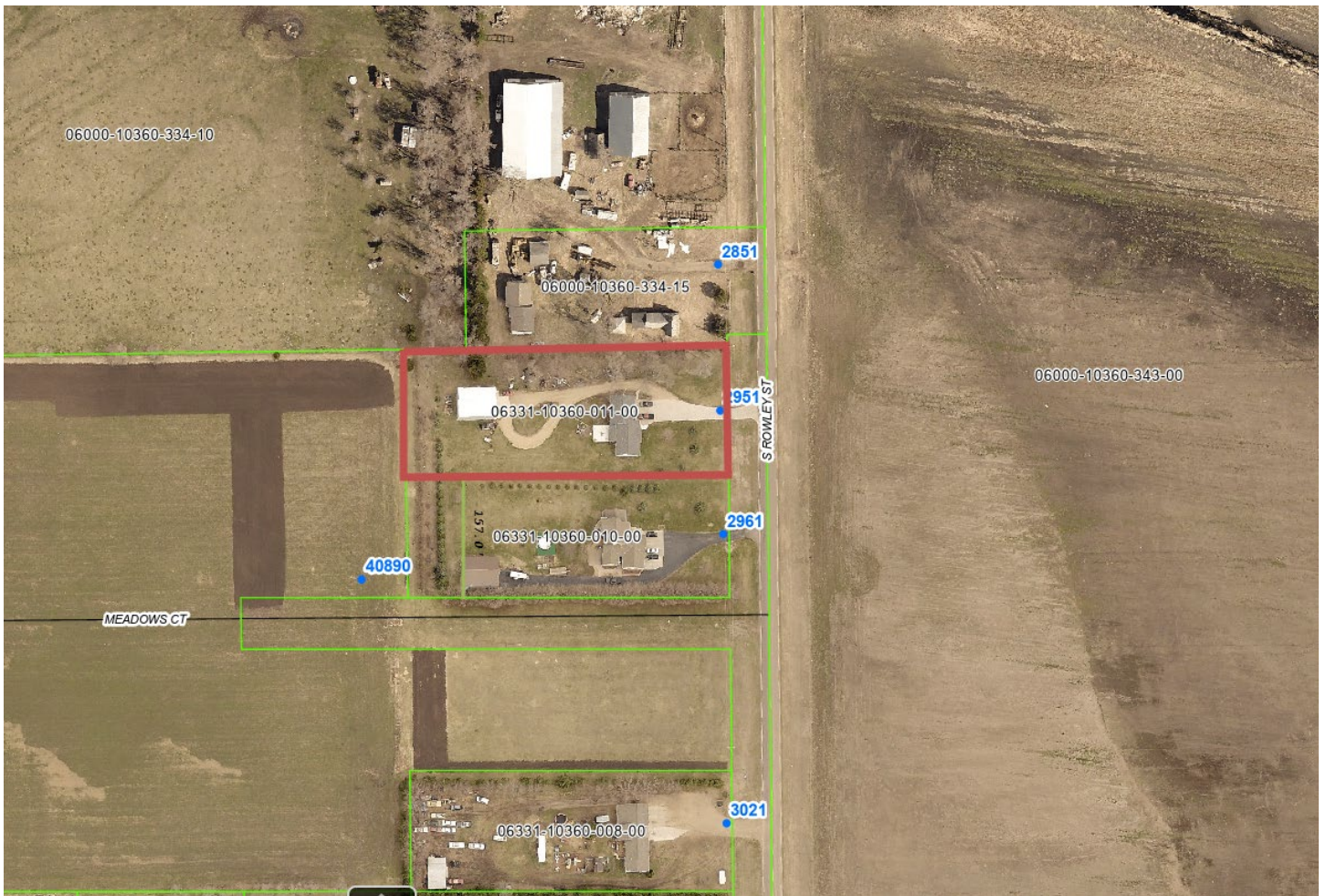
Dated this 22 day of June, 2022

Vanderthum Motorsports

Applicant

Dea Lund

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 Vander Hamm Motorsports has applied for a conditional use permit to operate an Automotive Repair Services facility; located at 2951 S Rowley St, legally described as Lot 11 of Iverson's Addition in the SE ¼ of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, July 11, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 18, 2022 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 23rd day of June, 2022.

Michelle Bathke

FINANCE OFFICER

Published once: 29th day of June, 2022

Approximate Cost:

Vander Hamm Motorsports
Dean Vander Hamm
2951 S Rowley St
Mitchell, SD 57301

Hutterian Millbrook
41659 256th St
Mitchell, SD 57301

David Wise
1215 W 3rd Ave
Mitchell, SD 57301

Mary Harris Irrevocable Trust
2312 Dean Dr
Mitchell, SD 57301

Kyle & Melisa Crago
2961 S Rowley St
Mitchell, SD 57301

7/4/22

To Whom It May Concern:

I'm writing in disapproval of the conditional use permit to operate an Automotive Repair Services facility that would be located at 2951 S. Rowley St. My family has owned the farmland across the road to the east of the proposed location for three generations. I've never met Mr Vander Hamm and have nothing against him. The issue that we have with approving anything other than a residential setting has to do with the neighbor to the North along Kibbie Ditch owned by Mr David Wise. The area has been a dumping ground of garbage and disassembly of modular homes for three generations. My grandparents, parents and myself have all brought concerns to the county over the years and its still happening. The area is a complete eyesore. I have better things to do with my time other than to pick up garbage that floats from his property onto ours so crops can be planted. The response that we have always received is that nothing can be done about it. I completely understand that the Wise dumping ground isn't what this letter should be about, but governs our decision to disapprove. In the event Mr Vander Hamm's property would become a nuisance property history has shown it's something the neighbors will have to live with. While I don't live by the property I have received phone calls from other property owners that worry about the same issues. Residential areas should remain just that.

Thank you,

A handwritten signature in black ink, appearing to read "David Harris", with a stylized, cursive script.

David Harris

PS: I have not seen, but understand that in the Iverson's Addition there are covenants that should also be looked at and reviewed.

ORDINANCE O2022-10

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

ARTICLE I. SOUTH LAKE DISTRICT

Section:

10-9I-1: Legal Description

10-9I-2: Purpose

10-9I-3: Permitted Uses

10-9I-4: Conditional Uses

10-9I-5: Scope of Regulations

10-9I-6: Accessory Buildings

10-9I-1: Legal Description

Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

10-9I-2 Purpose:

This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9I-3 Permitted Uses

Open space.

Parks and playgrounds.

Single-family dwelling.

Two-family dwellings.

10-9I-4 Conditional Uses:

Bed and Breakfast

Childcare, family residential.

Community Garden

Home occupations that comply with section 10-5-G-2.

Lodging house.

Religious institutions.
Retail services and trades.

10-9I-5 Scope of Regulations

- A. Maximum Building Height: No principal building shall exceed two and one-half (2 ½) stories or thirty-five feet (35’).
- B. Minimum Lot and Width: The minimum lot area shall be at eighty-four hundred square feet (8,400 sq ft) and minimum lot width shall be at least seventy-five feet (75’).
- C. Minimum Yard Requirements (Setbacks)
 - 1. Front yard: Twenty feet (20’).
 - 2. Rear yard: Twenty feet (20’).
 - 3. Side yard: Three feet (3’).
 - 4. Side yard on a corner lot: Fifteen feet (15’).
 - 5. Lot coverage shall be no more than sixty percent (60%).

10-9I-6 Accessory Building

- A. No accessory building will be erected in the front yard.
- B. No accessory building shall exceed twenty-eight feet (28’) in height.
- C. No separate accessory building shall be erected within three feet (3’) of any principal building’s line.
- D. Accessory buildings shall be at least three feet (3’) from zoning lot lines of adjoining lots, with the footage to be measured from the overhang building line. (Ord. 2408, 10-1-2012)
- E. Accessory buildings (attached and detached) shall not exceed a combination of three thousand (3,000) square feet and the principal and accessory buildings do not exceed the maximum zoning lot coverage.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2022.

Robert B. Everson, Jr. – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

GIS-Location of proposed PUD-South Lake Estates in red.



NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council of the City of Mitchell, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on Monday, July 11, 2022 at 12:00 pm (Noon) and the City Council will consider first reading of the proposed ordinance on Monday, July 18, 2022 at 6:00 pm and consider second reading and final adoption on Monday, August 1, 2022 at 6:00 pm. All meetings will held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the hearings and provide testimony.

ORDINANCE O2022-10

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

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Parks and playgrounds.
Single-family dwelling.
Two-family dwellings.

10-9I-4 Conditional Uses:

Bed and Breakfast
Childcare, family residential.
Community Garden
Home occupations that comply with section 10-5-G-2.
Lodging house.
Religious institutions.
Retail services and trades.

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- B. Minimum Lot and Width: The minimum lot area shall be at eighty-four hundred square feet (8,400 sq ft) and minimum lot width shall be at least seventy-five feet (75').
- C. Minimum Yard Requirements (Setbacks)
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 - 4. Side yard on a corner lot: Fifteen feet (15').
 - 5. Lot coverage shall be no more than sixty percent (60%).

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- E. Accessory buildings (attached and detached) shall not exceed a combination of three thousand (3,000) square feet and the principal and accessory buildings do not exceed the maximum zoning lot coverage.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2022.

Robert B. Everson, Jr. – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

Publish three times: Wednesday June 29, 2022, Wednesday July 6, 2022 and Wednesday July 20, 2022

Approximate Costs:

CJM Consulting Inc
1050 N Harmon Dr
Mitchell, SD 57301

Wade Musick
4501 N Ohlman St
Mitchell, SD 57301

RT LLC
3201 N Ohlman St
Mitchell, SD 57301

John Vetch
16 S Harmon Dr
Mitchell, SD 57301

Bryon & Patsy Everett
24 S Harmon Dr
Mitchell, SD 57301

Bryan & Carrie Pohlen
32 S Harmon Dr
Mitchell, SD 57301

Judy & Steven Gaston
40 S Harmon Dr
Mitchell, SD 57301

Mark & Mary Vaughan
42 S Harmon Dr
Mitchell, SD 57301

Dale & Barbara Odegard
21 S Harmon Dr
Mitchell, SD 57301

Troy Helleloid
C B Jones
25 W Harmon Dr
Mitchell, SD 57301

Jeffery & Mary Lanning
76 S Harmon Dr
Mitchell, SD 57301

Bart & Nikki Fredericksen
129 S Harmon Dr
Mitchell, SD 57301

Kelly Gross
132 S Harmon Dr
Mitchell, SD 57301

David & Linda Carlson
136 S Harmon Dr
Mitchell, SD 57301

Rick & Karen Farris
32 Cypress Pt
Mitchell, SD 57301

Susan Bortnem
144 S Harmon Dr
Mitchell, SD 57301

Wesley Kroupa
Sierra Hardie
164 S Harmon Dr
Mitchell, SD 57301

Priscilla Stevenson
114 S Harmon Dr
Mitchell, SD 57301

Mark Graham
145 S Harmon Dr
Mitchell, SD 57301

Chad & Terra Eldeen
176 S Harmon Dr
Mitchell, SD 57301

Garry & Patricia Heitzman
James & Judy Krone
192 S Harmon Dr
Mitchell, SD 57301

Susan Bialas
1421 W 20th St
Mitchell, SD 57301

Terry & Judy Timmins
208 S Harmon Dr
Mitchell, SD 57301

Teresa Hart
212 S Harmon Dr
Mitchell, SD 57301

Mark & Kathleen Hettinger
216 S Harmon Dr
Mitchell, SD 57301

Robert & Sharon Scott
7 S Harmon Drive
Mitchell, SD 57301

Brian & Ann Temple
9 S Harmon Dr
Mitchell, SD 57301

Edwina Titze
12 S Harmon Dr
Mitchell, SD 57301

John & Ronda Vetch
16 S Harmon Dr
Mitchell, SD 57301

Gary & Nancy Jarabek
20 S Harmon Dr
Mitchell, SD 57301

Samuel & Madeline Millar
28 S Harmon Dr
Mitchell, SD 57301

Jenna Linke
36 S Harmon Dr
Mitchell, SD 57301

Black Hills Land & RV Rentals LLC
11 S Harmon Dr
Mitchell, SD 57301

Paul & Susan Kiepke
46 S Harmon Dr
Mitchell, SD 57301

Carey & Darlene Buhler Living Trust
600 Greenridge Ln
Mitchell, SD 57301

Scott Ziebert
52 S Harmon Dr
Mitchell, SD 57301

Edwin & Lorna Peterson
58 S Harmon Dr
Mitchell, SD 57301

Thomas & Sue Fergen
64 S Harmon Dr
Mitchell, SD 57301

Bradley & Kaci Huffman
68 S Harmon Dr
Mitchell, SD 57301

Troy Helleloid
25 W Harmon Dr
Mitchell, SD 57301

Cuban Family Trust
PO Box 181254
Coronado, CA 92178

William & Elizabeth Schiefen
84 S Harmon Dr
Mitchell, SD 57301

Terry & Frances Rietveld
95 S Harmon Dr
Mitchell, SD 57301

Christopher & Elizabeth Wieczorek
92 S Harmon Dr
Mitchell, SD 57301

Joel & Deb Owens
96 S Harmon Dr
Mitchell, SD 57301

Robert & Gail Mueller
99 S Harmon Dr
Mitchell, SD 57301

Thomas & Deborah Neugebauer
104 S Harmon Dr
Mitchell, SD 57301

Elain Freidel
110 S Harmon Dr
Mitchell, SD 57301

Zach Dagen
112 S Harmon Dr
Mitchell, SD 57301

Charles & Priscilla Stevenson
114 S Harmon Dr
Mitchell, SD 57301

Rick Deschepper
Roger Musick/Cheryl Oleske
2509 E Stanton Circle
Sioux Falls, SD 57103

Allen Gunnare
124 S Harmon Dr
Mitchell, SD 57301

Stephen & Laura Starr
128 S Harmon Dr
Mitchell, SD 57301

Kelly Gross
132 S Harmon Dr
Mitchell, SD 57301

David & Linda Carlson
136 S Harmon Dr
Mitchell, SD 57301

Spenser Ball
140 S Harmon Dr
Mitchell, SD 57301

Steven & Susan Haiar
144 S Harmon Dr
Mitchell, SD 57301

James Graves
148 S Harmon Dr
Mitchell, SD 57301

Lori Adams
152 S Harmon Dr
Mitchell, SD 57301

Kelsey Thury
Bryce Berletic
156 S Harmon Dr
Mitchell, SD 57301

Steve & Lanette Schoenfelder
160 S Harmon Dr
Mitchell, SD 57301

Timothy & Linda Christensen
34 W Harmon Dr
Mitchell, SD 57301

Gaylord & Gail Goehring
172 S Harmon Dr
Mitchell, SD 57301

Loyd & Hon Kasselder
180 S Harmon Dr
Mitchell, SD 57301

Cole & Amy Knippling
184 S Harmon Dr
Mitchell, SD 57301

Garry & Patricia Heitzman
192 S Harmon Dr
Mitchell, SD 57301

Steven & Diana Wolbrink
1317 N Lalley Ln
Sioux Falls, SD 57107

Kevin & Lynne Vermeulen
204 S Harmon Dr
Mitchell, SD 57301

Terry & Judy Timmins
208 S Harmon Dr
Mitchell, SD 57301

Bruce & Elna Everson
33 S Harmon Drive
Mitchell, SD 57301

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 2022 at 6:00 p.m., all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Keely Gross
OWNER

132 South Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS: We need to avoid another Sam Street situation where there are only sheds. We also need to prevent shouses from being built there. Please do not allow!!! Would you want a Governor's house with a 32' high storage shed attached, behind your home? Me neither!!

June 16, 2022

TO WHOM IT MAY CONCERN:

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Kelly Gross
OWNER
132 S. Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 16, 2022

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I/We Roger Musick
OWNER

Across From 165 S. Harmon Pl.
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

June 16, 2022

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I/We DALE Odegard
OWNER

21 So. HARMON Drive
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:

REALLY don't understand what
the new zoning will all encompass.

Outside expectations

June 16, 2022

TO WHOM IT MAY CONCERN:

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I/We Byron G. Everett, Jr, PATSY E EVERETT
OWNER

24 S Harmon Dr

ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:



June 16, 2022

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I/We

Edwina Litze
OWNER

12 S. Harmon Drive
ADDRESS



 APPROVE

 DISAPPROVE

COMMENTS:

June 16, 2022

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I/We

CJM Consulting Inc
OWNER

1050 North Harmon

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:



June 16, 2022

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I/We Spenser Ball
OWNER

140 S Harman Drive
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:

June 16, 2022

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I/We Sam and Maddy Millar
OWNER

28 S Harmon Dr
ADDRESS

____ APPROVE

☒ DISAPPROVE

COMMENTS: Please do not allow this rezoning.

It will greatly negatively impact this neighborhood and the wildlife that lives out here. This rezoning would decrease the value of the current state of Outside expectations living around South Harmon.



June 16, 2022

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I/We TERRY & FRAN RIETVELD
OWNER
95 & 88 SOUTH HARMON DR.
ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS: CONCERNED ABOUT LIFT STATIONS,
WATER DRAINAGE & TRAFFIC (IE SEWER BACKUP)
* MULTI FAMILY DWELLING & MAY DECREASE THE
VALUE OF OUR PROPERTIES. *Outside expectations*

June 16, 2022

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I/We

Jeff & Mary Lanning
OWNER

76 S. Harmon Dr.

ADDRESS

____ APPROVE

~~____~~ DISAPPROVE

COMMENTS:

June 16, 2022

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I/We

Bryan & Carrie Pohlen
OWNER

32 S Harmon Drive
ADDRESS

____ APPROVE

✓ DISAPPROVE

COMMENTS: Concerns: traffic / congestion (one road in/out)
Property value if surrounded by rental housing - storage
for lake front.

June 16, 2022

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I/We Teresa Hart
OWNER

212 S. Harmon Dr.
ADDRESS

____ APPROVE

X
____ DISAPPROVE

COMMENTS:

Please see email attached that was
emailed to the City Council member on -
June 21, 2022.

Teresa Hart

To: srice@cityofmitchell.org; dsabers@cityofmitchell.org; dallen@cityofmitchell.org;
mbarington@cityofmitchell.org; stjarks@cityofmitchell.org; jsmith@cityofmitchell.org;
jdoescher@cityofmitchell.org; kmccardle@cityofmitchell.org

Subject: South Lake Development (Indianhead Street near So Harmon Dr in Mitchell)

Dear Council Members,

With this letter, I am asking you to delay the vote on any part of the the S Harmon Lake Development Area until more information is received. I live at 212 S. Harmon Drive in Mitchell, SD.

In a letter handed to us just a week ago, it gives us two options 1) keeping our lot and paying \$20K-\$25K, or selling the lot to the city of Mitchell for \$10K. This, in itself, seems ridiculous asking us to sign a piece of paper with a decision involving the most expensive thing most of us own, but combined with no other information is asinine. The drainage/sewer issues are a huge concern because the lift stations are already at capacity. For Terry Sabers to tell us "The City is going to install new lift stations in the future" does nothing for my peace of mind.

Nor do I agree with the re-zoning letter because NONE of that was mentioned in any of our conversations. We were told it was for affordable housing. I would like further clarification on the effect of our assessed value with any of these scenarios as well as the tax consequences with any of these scenarios.

I stand firm with my neighbors that we DO NOT want this re-zoning to happen, nor do I plan to sell my lot or pay the \$20K-\$25K for the city development. This cost should be incurred by the new home owner and/or the City of Mitchell/Developer.

Thank you for your time,
Teresa Hart

HART FINANCIAL GROUP

THE PULSE ON YOUR FINANCIAL FUTURE

Teresa M. Hart
Financial Advisor | Wealth Management
708 E. Kay Ave., Ste. 3 | PO Box 1312
Mitchell, South Dakota 57301
Phone: 605.292.0202
teresa.hart@woodburyfinancial.net | www.teresamhart.net
<https://www.facebook.com/teresaatwoodburyfinancial>
<https://go.oncehub.com/teresamhartnet>

Securities offered through Woodbury Financial Services, Inc., Member FINRA, SIPC.

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June 16, 2022

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I/We John and Ronda Vetch
OWNER

16 South Harmon Drive Mitchell, SD
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:



June 16, 2022

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I/We John Vetch
OWNER

16 South Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 16, 2022

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I/We

Troy Helleloid
OWNER

25 W. Harmon Dr

ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 16, 2022

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I/We

Joel + Deb Owens

OWNER

96 S. Harmon Drive

ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

This area should continue as RL. By leaving zoning as Single family housing, it will protect the property values.



June 16, 2022

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I/We RT LLC
OWNER

3201 N. Oakman St
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:



June 16, 2022

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I/We Kevin & Lynne Vermeulen
OWNER

204 S. Harmon Dr. Mitchell

ADDRESS

____ APPROVE

✓ DISAPPROVE

COMMENTS:

June 16, 2022

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I/We Wesley Kroupa + Sierra Kroupa
OWNER

164 S Harmon Dr.
ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS: We bought a house on South Harmon to get away from development such as apartments. This is a residential neighborhood and it needs to stay that way. Please + Thank You

Outside expectations



June 16, 2022

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I/We Wade Musick
OWNER

4501 + 4521 N. Ohlman St
ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS:

No reason to change From RL to a
Development with unlimited uses.
That is why everyone that lives there chose the
area.
To get away from those settings. *Outside expectations*

June 16, 2022

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I/We

Mark & Kathy Hettinger
OWNER

216 S Harmon Dr Mitchell SD

ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS:

June 16, 2022

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I/We Chuck & Priscilla Stevenson
OWNER

114 S Harmon Dr
ADDRESS

____ APPROVE ?

____ DISAPPROVE

COMMENTS:

Need more info on the rezoning.

June 16, 2022

TO WHOM IT MAY CONCERN:

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I/We Lori Adams
OWNER

152 S. Harmon Drive Mitchell SD 57301
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:53 AM
To: Mark Jenniges
Subject: Fwd: South lake development vote

FYI. Share with whomever.

Sent from my iPad

Begin forwarded message:

From: Deborah Negebauer <tdneug@icloud.com>
Date: June 21, 2022 at 12:52:56 PM CDT
To: John Doescher <jdoescher@cityofmitchell.org>
Subject: South lake development vote

I understand City Council is considering a vote concerning the new development area behind S. Harmon Dr. Called Southlake development.

Our concerns, And the concerns of many others on our street are as follows.

1. The families on either side of the Park Street, the Owens and the Wieczorek's, are being asked to pay curb and gutter for the length of their property. Just for some background. The Weiczoreks have three little kids they are a one income family and they're already saying that if they are saddled with more expense they will have to sell their house and move. There are many others on the street that are like us, retirees on fixed incomes. This development that will essentially benefit Chuck M and CJM CONSULTING is being done on the backs of all the little people that have lived on our street most of their lives.
2. A few years ago the water was backed up within 1 inch of pouring into our neighbors house which has no basement. The drainage between 96 South Harmon Dr. and 104 South Harmon Dr. needs to be resolved and so far there seems to be no plan as to how this is going to be worked into the plan.
3. In the proposed "condition use" permit we see that there are listed possible Child care centers, congregate housing, retail, and 35 feet tall buildings. This is in direct conflict with what Terry Sabers told us at the last MAHI meeting.
4. We understand that immediately behind our property (what Chuck calls the primo lots that he will ask \$45,000 for and are not part of the MAHI affordable housing plan) there was to be an ally for access to the back of our lot. Might be heresay, but we have heard he will be asking to have that "alley" abandoned. We would like to have that clarified.

Bottom line: This feels like a wheeling and dealing developer profiting off the backs of the little guy. When Chuck bought this property he should have planned to foot the bill for its development. "Affordable" housing should not force families to sell their homes or property to pay for its development!

We understand that Chuck wants to push this thru so he can start decouping on his investment, but there are too many unanswered questions.

Please consider forestalling any votes until ALL our voices are heard not just the developers.

Tom and Deb Neugebauer
605-999-0432

Sent from my iPhone deb neugebauer

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:53 AM
To: Mark Jenniges
Subject: Fwd: Online Form Submittal: Submit City Council Comments

FYI share with whomever.

Sent from my iPad

Begin forwarded message:

From: noreply@civicplus.com
Date: June 21, 2022 at 2:41:43 PM CDT
To: CityCouncil <CityCouncil@cityofmitchell.org>
Subject: Online Form Submittal: Submit City Council Comments

Submit City Council Comments

City Council Comment Form

Date Submitted	6/21/2022
City Council issue that you are commenting on:	The former Indian Head Sub-division, soon to be known as South Lake
Name	Kelly Gross
Email Address	kellygross@mitchelltelecom.net
Address	132 South Harmon Drive
City	Mitchell
State	South Dakota
Zip Code	57301
Phone Number	6059966589
Mobile Number	<i>Field not completed.</i>
Comment for City Council:	I would like to have more information on how the new development behind my home will change the values of my lots: INDIANHEAD 3RD ADDN-SW(4)

LEGAL2 LOTS 1-2-3 BLK 15

Lots 1 and 2 will not have street access if the plat is approved. No one has had a "sit-down" discussion with me to let me know the negative impact that a drainage ditch will have upon these lots. I believe that I own the only two lots that will not have a street access and will have a swamp there instead.

Thank you,

Email not displaying correctly? [View it in your browser.](#)

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:54 AM
To: Mark Jenniges
Subject: Fwd: South Lake Development (Indianhead Street near So Harmon Dr in Michell)

More

Sent from my iPad

Begin forwarded message:

From: Teresa Hart <Teresa.Hart@woodburyfinancial.net>
Date: June 21, 2022 at 12:42:10 PM CDT
To: Steve Rice <srice@cityofmitchell.org>, Dan Sabers <dsabers@cityofmitchell.org>, Dan Allen <dallen@cityofmitchell.org>, Marty Barington <mbarington@cityofmitchell.org>, Susan Tjarks <stjarks@cityofmitchell.org>, Jeff Smith <jsmith@cityofmitchell.org>, John Doescher <jdoescher@cityofmitchell.org>, Kevin McCardle <kmccardle@cityofmitchell.org>
Subject: South Lake Development (Indianhead Street near So Harmon Dr in Michell)

Dear Council Members,

With this letter, I am asking you to delay the vote on any part of the the S Harmon Lake Development Area until more information is received. I live at 212 S. Harmon Drive in Mitchell, SD.

In a letter handed to us just a week ago, it gives us two options 1) keeping our lot and paying \$20K-\$25K, or selling the lot to the city of Mitchell for \$10K. This, in itself, seems ridiculous asking us to sign a piece of paper with a decision involving the most expensive thing most of us own, but combined with no other information is asinine. The drainage/sewer issues are a huge concern because the lift stations are already at capacity. For Terry Sabers to tell us "The City is going to install new lift stations in the future" does nothing for my peace of mind.

Nor do I agree with the re-zoning letter because NONE of that was mentioned in any of our conversations. We were told it was for affordable housing. I would like further clarification on the effect of our assessed value with any of these scenarios as well as the tax consequences with any of these scenarios.

I stand firm with my neighbors that we DO NOT want this re-zoning to happen, nor do I plan to sell my lot or pay the \$20K-\$25K for the city development. This cost should be incurred by the new home owner and/or the City of Mitchell/Developer.

Thank you for your time,
Teresa Hart

HART FINANCIAL GROUP
THE PULSE ON YOUR FINANCIAL FUTURE

Teresa M. Hart
Financial Advisor | Wealth Management

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:55 AM
To: Mark Jenniges
Subject: Fwd: City Counsel Meeting 21JUN2022

More

Sent from my iPad

Begin forwarded message:

From: Cynsia <cindylousymes@gmail.com>
Date: June 21, 2022 at 10:40:11 AM CDT
To: Steve Rice <srice@cityofmitchell.org>, Dan Sabers <dsabers@cityofmitchell.org>, Dan Allen <dallen@cityofmitchell.org>, Marty Barington <mbarington@cityofmitchell.org>, Susan Tjarks <stjarks@cityofmitchell.org>, Jeff Smith <jsmith@cityofmitchell.org>, John Doescher <jdoescher@cityofmitchell.org>, Kevin McCardle <kmccardle@cityofmitchell.org>
Subject: City Counsel Meeting 21JUN2022

Good Morning,

We ask that you vote to **delay** the approval of CJM Consulting Lake Development. We would like more time to get more information.

Our apologies for the last minute email. We were just informed of the agenda.

There are three main concerns that haven't been answered:

1. Current drainage issue
2. Ability of the lift station to handle more raw sewage
3. Unknown improvement costs to current affordable homes.

We are residents at 107 S Harmon Drive.

There is currently a drainage issue on the gravel road of Indian Head Road. Has there been a drainage study of the development since the mass clear-cutting of trees?

The lift station in our neighborhood failed two times in 2019. Several of our neighbors experienced raw sewage pouring into their basements both times! We helped them with this horrible mess. We worry about the aging lift station's ability to handle any more homes and the liability for the city.

We were informed that some of the impacted residents, who will be forced to pay for improvements for the development, do not have the estimated costs yet. Two homes on Indian Head Road entrance, who are looking at possible \$100,000 in estimated costs (based on other lots estimated costs). While the affordable housing non-profit has generously offered to absorb half of that, it leaves \$50,000 out of pocket for a family of 5 with 3 small children. They have expressed they cannot afford such a cost. (And could not even afford the

affordable housing that is being built in the development). We would like more time to negotiate with Chuck on absorbing the improvement costs for his development.

Thank you,

Cindy & Doug Symes
107 S Harmon Drive
Mitchell, SD

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:55 AM
To: Mark Jenniges
Subject: Fwd: Online Form Submittal: Submit City Council Comments

More

Sent from my iPad

Begin forwarded message:

From: noreply@civicplus.com
Date: June 21, 2022 at 9:27:42 AM CDT
To: CityCouncil <CityCouncil@cityofmitchell.org>
Subject: Online Form Submittal: Submit City Council Comments

Submit City Council Comments

City Council Comment Form

Date Submitted	6/21/2022
City Council issue that you are commenting on:	Lake development plots
Name	Liz Wieczorek
Email Address	Lizwiz25@gmail.com
Address	92 S. Harmon Dr.
City	Mitchell
State	SD
Zip Code	57301
Phone Number	913-901-7015
Mobile Number	<i>Field not completed.</i>
Comment for City Council:	I still feel shocked at the speed of proceedings regarding the lake development plots near to our house. I'm requesting a delay on any vote as my husband and myself are still waiting on additional information. Some information we have not

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:55 AM
To: Mark Jenniges
Subject: Fwd: Online Form Submittal: Submit City Council Comments

More

Sent from my iPad

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To: CityCouncil <CityCouncil@cityofmitchell.org>
Subject: Online Form Submittal: Submit City Council Comments

Submit City Council Comments

City Council Comment Form

Date Submitted	6/21/2022
City Council issue that you are commenting on:	Lake development plots
Name	Liz Wieczorek
Email Address	Lizwiz25@gmail.com
Address	92 S. Harmon Dr.
City	Mitchell
State	SD
Zip Code	57301
Phone Number	913-901-7015
Mobile Number	Field not completed.
Comment for City Council:	I still feel shocked at the speed of proceedings regarding the lake development plots near to our house. I'm requesting a delay on any vote as my husband and myself are still waiting on additional information. Some information we have not

Mark Jenniges

From: John Doescher
Sent: Sunday, June 26, 2022 7:55 AM
To: Mark Jenniges
Subject: Fwd: Please delay CJM plot vote

More

Sent from my iPad

Begin forwarded message:

From: Megan Luther <meganmluther@gmail.com>
Date: June 21, 2022 at 9:04:29 AM CDT
To: Steve Rice <srice@cityofmitchell.org>, Dan Sabers <dsabers@cityofmitchell.org>, Dan Allen <dallen@cityofmitchell.org>, Marty Barington <mbarington@cityofmitchell.org>, Susan Tjarks <stjarks@cityofmitchell.org>, Jeff Smith <jsmith@cityofmitchell.org>, John Doescher <jdoescher@cityofmitchell.org>, Kevin McCardle <kmccardle@cityofmitchell.org>
Subject: Please delay CJM plot vote

Morning,

I ask that you please vote to delay the approval of CJM Consulting Lake Development. We would like more time to get more information.

Apologies for the last minute email. I just saw the agenda in the paper this morning.

There are three main concerns that haven't been answered:

1. Current drainage issue
2. Ability of the lift station to handle raw sewage
3. Unknown improvement costs to current affordable homes.

I am a resident at 111 S Harmon Dr.

There is currently a drainage issue on the gravel road of Indian Head Rd. I am unaware of a drainage study of the development since the mass clear-cutting of trees.

The lift station in our neighborhood failed twice in a year's time in 2019. We experienced raw sewage pour into our basement twice. We were not the only residents to experience back-up.

According to State Farm Insurance, the City of Mitchell is still in litigation with the insurance company over two claims from the 2019 backup. I worry about the aging lift station's ability to handle any more homes and the liability for the city.

Some of the impacted residents, who will be forced to pay for improvements for the development do not have the estimated costs yet. Two homes on Indian Head Road entrance, who are looking at possible \$100,000 in estimated costs (based on other lots estimated costs). While the affordable housing non-profit has generously offered to absorb half of that, it leaves \$50,000 out of pocket for a family of 5 with 3 small children. They have expressed they cannot afford such a cost. (And could not even afford the affordable housing that is being built in the development). We would like more time to negotiate with Chuck on absorbing the improvement costs for his development.

Thanks for your time,
Megan Luther

Rec'd
Sat. June 25th



June 23, 2022

TO WHOM IT MAY CONCERN:

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I/We

David & Linda Carlson
OWNER

136 S. Harmon Dr.
ADDRESS

 APPROVE

 X DISAPPROVE

COMMENTS:

June 16, 2022

TO WHOM IT MAY CONCERN:

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I/We Tom + Dea Nugebauer
OWNER

104 S. Huron
ADDRESS

____ APPROVE

X DISAPPROVE *of rezoning*

COMMENTS:



June 16, 2022

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I/We Cole + Amy Kripping
OWNER

184 S. Harman Drive
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

We Approve as long as ^{The old} Dakota St. is never actually used as a through Street. That, we would vehemently oppose! *Outside expectations*

June 23, 2022

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I/We

GARRY Heitzman

OWNER

192³⁰ Harmon Dr.

ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 23, 2022

TO WHOM IT MAY CONCERN:

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I/We Jeff & Mary Lanning
OWNER
76 S. Harmon Dr.
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 23, 2022

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I/We Steve Haier Jason Haier
OWNER

144 So. Harmon Dr.
ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS:

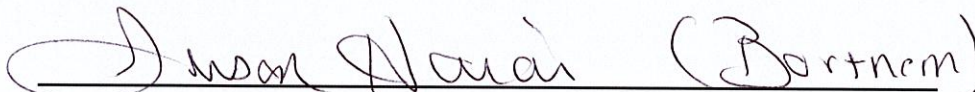
June 23, 2022

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I/We  (Bortnem)
OWNER

144 S Harmon Dr
ADDRESS

____ APPROVE

 DISAPPROVE

COMMENTS:

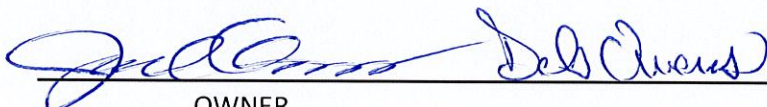
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I/We 
OWNER

96 S. Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 23, 2022

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I/We Keeley Gross
OWNER

132 South Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS: We should not have another Sam Street where storage units ruin the look of Western Maui Drive. I do not want shouses in this area and I do not want sheds - even at 20 feet to be attached or next to a home. Keep as Lake Residential! That is what it is, after all - residences at the lake. *Outside expectations*



June 23, 2022

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I/We Kerry Shoss
OWNER

Lots 1, 2 & 3 Indianhead / 132 S. Harmon
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS: Please make this a neighborhood to be proud of. Not one to regret!



June 23, 2022

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I/We

TERRY & FRAN RIETVELD

OWNER

95 & 88 S. HARMON DR.

ADDRESS

____ APPROVE



____ DISAPPROVE

COMMENTS:

THE ZONING NEEDS TO STAY RL
LAKE MITCHELL IS A HUGE ASSET TO THE CITY OF MITCHELL.
WHY WOULD THE CITY PLAN ON SPENDING MILLIONS OF DOLLARS TO CLEAN
UP LAKE MITCHELL, THEN POSSIBLY DE VALUE THE CURRENT LAKE
PROPERTIES BY CHANGING THE ZONING TO PUD. A ZONING CHANGE TO
PUD WOULD LIKELY EFFECT CURRENT LAKE PROPERTIES AS WELL AS
PROPERTIES ON OHLMAN ST AND THE WAY SOUTH TO 23RD. OHLMAN ST
WOULD NEED SERIOUS UPGRADE TO RESOLVE THE TRAFFIC PROBLEMS THAN

June 23, 2022

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I/We Steve & Laura Starr
OWNER

128 S Harmon Dr
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS: We feel like the residents and us have no benefit from the area becoming a PUD. we feel the space would be better if left as a RL.

To the Mitchell City Planning Commission and the Mitchell City Council

We the Property Owners in the South lakes Estates area have some thoughts on the plan to re-zone the South Lake District.

1. When we all purchased our properties, the entire area was zoned RL. We feel this is the best zoning for this area.
2. Last year when CJM Consulting bought this area, he knew that it was zoned RL.
3. The original plat of what is being called South Lake Estates was developed in the 70's. House sizes have increased quite a bit in these 40+ years, yet when CJM submitted his new plat, there weren't many changes to the original plat (original had 124 lots, the revised one has 122). A modern development should contain modern sized lots, not have new houses fit on 40+ year old sized plats.
4. If the zoning goes through, a 20-foot setback means that most vehicles, campers, trailers and campers won't fit on the garage apron without hanging over the sidewalk. This will result in a street full of all kinds of vehicles, which will leave cluttered streets. This is unappealing and is potentially dangerous.
5. The city shouldn't spend millions of dollars fixing the lake, then have a development of 1970's style houses in a lake neighborhood, dragging valuations down.
6. CJM says the way to build bigger houses back there is to change the zoning and setbacks to get a bigger house on a small lot. We say the best way to develop the area is to leave the zoning as it is and change this modern development to match modern size houses.
7. The head of the Planning Commission stated at the last meeting that he used to put up hay in this area years ago, and it's time to get something started out there. We agree the time to develop the area has come, we just ask that it be done with a modern plan with the same zoning we have used over our time of ownership. Let's keep responsible zoning, what will be best for current property owners in the area and for future property owners in the area.

CJM knew what the zoning was when he purchased, and they have done a lot of developments, so they assuredly have a plan for when the zoning stays at RL. Maybe that means modernizing the plat and making modern sized lots.

Concerned Property Owners near the South Lake Estates Development.



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I/We DALE Odegard
OWNER

21 So Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:



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I/We Jenna (Linke) Mauler
OWNER

36 S Harman Dr.
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:

The PUD proposal - do not like the maximum shed height - way too high! (Even w/ the energy)
Do not like the possible business, huge sheds, uppers
of this. Would rather have residential Lake. *Outside expectations*



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I/We TERRY TIMMINIS
OWNER

208 S. HARMON DR
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:



June 23, 2022

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I/We JUDY TIMMINS
OWNER

208 S. HARMON DR
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:
Want to keep the zoning Lake Residential.



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I/We

Paul + Susan Kiepke
OWNER

416 S. Harmon Dr.
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

Assessed value vs. market value
Zoning - our neighborhood currently has
restrictive zoning. Proposed zoning for
new development is very loosely zoned.
I have traffic concerns.
Drainage is a major concern.