

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
AUGUST 8, 2022 @ 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 7-25-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 7-25-22.PDF](#)

- 6. Schedule Next Meeting-8-22-22 @ 12:00 P.M.**

- 7. Rezoning: Van Buskirk-SW Corner At The Intersection Of 255th St And 411th Ave.**

VanBuskirk Companies representing Trent Johnson of Jim River Ridge Farms LLP is requesting the following property legally described as; NE ¼ Ex Lot A of C Andersons First Addition of Section 35, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to I Industrial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of 255th St and 411th Ave).

Documents:

[VAN BUSKIRK-APP.PDF](#)
[VAN BUSKIRK-GIS.PDF](#)
[VAN BUSKIRK-NOTICE OF HEARING.PDF](#)
[VAN BUSKIRK-NEIGHBORS.PDF](#)

- 8. Rezoning: Ron Peterson-SW Corner At The Intersection Of E Ivy Ave And S Lawler St**

Ronald Peterson is requesting the following property legally described as; Lots 6, 7, and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of E Ivy Ave and S Lawler St).

Documents:

[PETERSON-APP.PDF](#)
[PETERSON-GIS.PDF](#)
[PETERSON-NOTICE OF HEARING.PDF](#)
[PETERSON-NEIGHBORS.PDF](#)
[PETERSON-LETTER FROM NEIGHBOR-REIMNITZ.PDF](#)
[PETERSON-LETTER FROM NEIGHBOR-REIMNITZ II.PDF](#)

9. Plan Approval-Jensen Design Build LLC-1001 N Sanborn.

Jensen Design Build LLC intends to remodel hotel space into COPA Room, Lounge & Casino.
Located at 1001 S Burr. The property is zoned Highway Business.

Documents:

[JENSEN DESIGN BUILD-COPA-GIS.PDF](#)
[JENSEN DESIGN BUILD-COPA-PLANS.PDF](#)

10. Other Business:

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.

12. 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**

7/25/2022 - Minutes

1. Call To Order:

Chairperson Larson called the meeting July 25, 2022 City Planning Commission meeting to order at 12:00 P.M. 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, Jirsa (telephonically), Genzlinger, Osterloo, Sonne, Schmitz, Allen.

Absent: Penney.

Staff Present: Jenniges, Schroeder, Hegg, Sandoval, Ellwien, Mayor Everson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

Motion by Osterloo, Seconded by Sonne to approved the proposed agenda. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne– aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion carried.

5. Approval Of Previous Minutes 7-11-22.

Motion by Sonne, Seconded by Schmitz to approved the proposed minutes of the July 11, 2022 Planning Commission meeting. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne – aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion carried.

6. Schedule Next Meeting-8-8-22 @ 12:00 P.M.

Motion by Genzlinger, Seconded by Osterloo to set the date for the next Planning Commission meeting for August 8, 2022. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne – aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion carried.

7. Variance: Darwin And Pat Kreth-2709 Mentzer Ct.

Ethan Lumber representing Darwin & Pat Kreth have applied for a variance for combination of attached and detached accessory buildings of 3,036 square feet vs 1,050 square feet to build a new detached accessory building of 1,656 square feet located at 2709 Mentzer Court, legally described as Lots 5 & 6, Block 3, Woodland Heights 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Woodland Heights Planned Development District.

Jenniges explained It was published in the official city newspaper and neighbors were notified with six responses total in favor and none opposed. The applicant was present to answer questions.

The garage will be the same LP siding, shingles, and overhang as the house. There will be rock on the front of the garage and will have a concrete driveway.

Motion by Schmitz, Seconded by Osterloo to recommend approval of the Variance Permit. Roll call vote:

Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne– aye, Schmitz - aye, Penney - absent.
6 aye, 0 nay, 1 absent, motion .

8. Conditional Use Permit: Matt Evers-E Spruce And Urbana Drive-WITHDRAWN.

No action taken.

9. Plat: Lots 3, 4 And 5 Of CJM Third Addition, A Subdivision Of The NW ¼ And Of Irregular Tract No. 3 In The SW ¼ Of Section 32 T 104 N, R 60 W Of The P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.

Jenniges explained this plat is outside the city limits but within the ETJ. The county will hear this at their August meetings. The applicant was present to answer questions.

Chuck Mauszycki Sr lives there currently but he is building a house to move into within the next year. He is dividing the 8 acres incase the new owner doesn't want to purchase it all.

Motion by Genzlinger, Seconded by Sonne to approve the plat. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne– aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion .

10. Plat: Kelley Tracts 1A And 2, A Subdivision Of The South ½ Of The SE ¼ Of Section 36, T 104 N, R 61 W Of The P.M., City Of Mitchell, Davison County, South Dakota; As Requested By City Of Mitchell.

Jenniges explained all of the Kelley property was annexed into the City of Mitchell last year. There was an offer accepted by the City of Mitchell but the purchaser wanted some more land with it and this is the agreed upon land. There is an easement for ingress/egress in the owners certificate to get to Tract 2.

Motion by Genzlinger, Seconded by Schmitz to approve the plat. Roll call vote: Larson – aye, Genzlinger - aye, Jirsa – aye, Osterloo – aye, Sonne– aye, Schmitz - aye, Penney - absent. 6 aye, 0 nay, 1 absent, motion .

11. Other Business:

None.

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.

None.

13. Adjournment:

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



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL, 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. 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 fee due with the application.*

Applicant is request to rezone property from Urban Development District to Industrial District.

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

Description of Variance: [Click or tap here to enter text.](#)

☐ **Conditional Use Permit** *\$150 application fee due with application*

Description of Conditional Use: [Click or tap here to enter text.](#)

This Application is for the following described real property:

Legal Description: NE ¼ Ex Lot A of C Andersons First Addition of Section 35, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

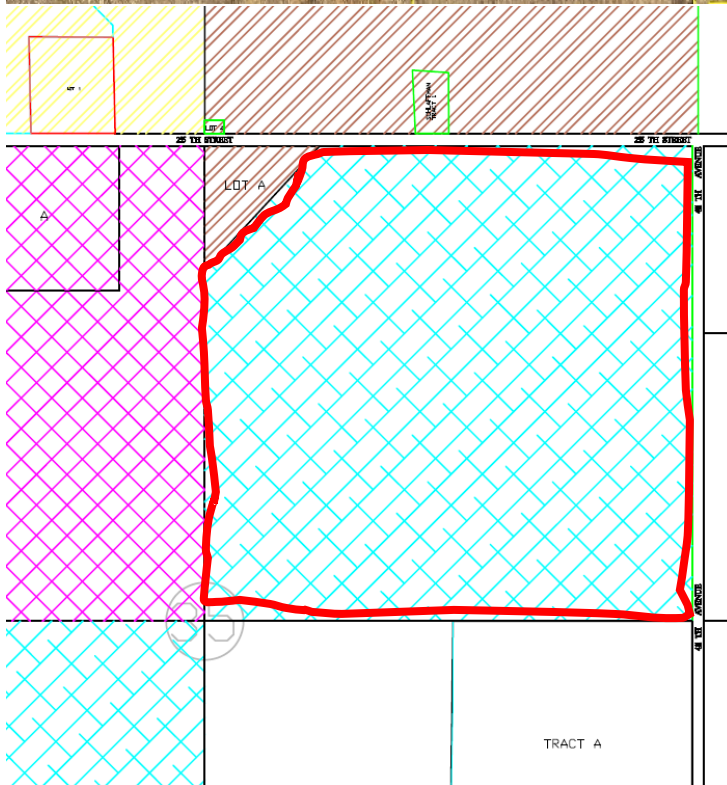
Property Address: NA

Dated this 30th of June , 2022.

APPLICANT

OWNER

Trent Johnson (Jul 11, 2022 09:42 CDT)



NOTICE OF HEARING

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

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Monday August 8, 2022 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, August 15, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, September 6, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO. O2022-12

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; NE ¼ Ex Lot A of C Andersons First Addition of Section 35, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to I Industrial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS NE ¼ Ex Lot A of C Andersons First Addition of Section 35, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban Development District to I Industrial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the ____ day of _____, 2022.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: August 15, 2022
SECOND READING: September 6, 2022
ADOPTION: September 6, 2022

Published three times: July 27, August 3 and 24, 2022

Approximate Costs:

Van Buskirk Companies
2571 S Westlake Dr
Ste 100
Sioux Falls, SD 57106

Jim River Ridge Farms LLP
1215 W Ralph Rogers Rd
Sioux Falls, SD 57101

Rodney Tuttle
41403 256th St
Mitchell, SD 57301

Gary & Margaret Schlaffman
2240 E Spruce St
Mitchell, SD 57301

Melvin & Hanna Fisher
25563 411th Ave
Mitchell, SD 57301

Knox County Partnership
2807 Gamble Ct
Mitchell, SD 57301

Mitchell Livestock Marketing LLC
1801 E Spruce St
Mitchell, SD 57301



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 R3 District to HB 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: _____

This Application is for the following described real property:

• Legal Description: Lots 6, 7, 8, Block 18, Weavers Squares Addition
City of Mitchell, Davison County, South Dakota.

• Property Address: _____

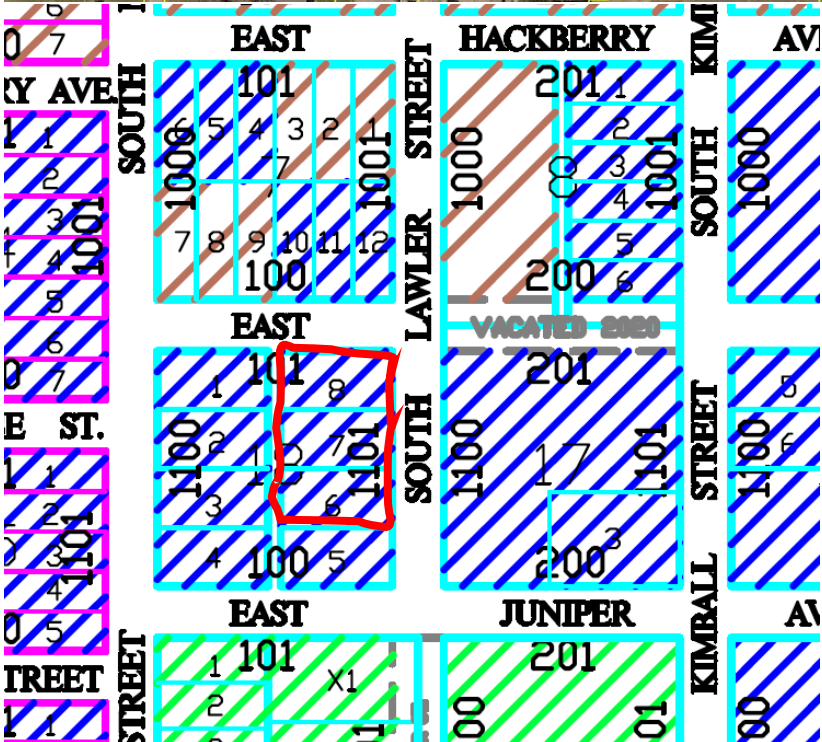
Dated this 11th day of July, 2022.

Ronald Peterson

Applicant

Ronald Peterson

Owner



NOTICE OF HEARING

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

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Monday August 8, 2022 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, August 15, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, September 6, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO. O2022-13

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 6, 7 and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS, Lots 6, 7 and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the ____ day of _____, 2022.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: August 15, 2022
SECOND READING: September 6, 2022
ADOPTION: September 6, 2022

Published three times: July 27, August 3 and 24, 2022

Approximate Costs:

Ronald & Delores Peterson
1961 E Havens Ave
Mitchell, SD 57301

Daniel & Renee Niehus
126 E 11th Ave
Mitchell, SD 57301

Hackberry Holdings LLC
177 S Harmon Dr
Mitchell, SD 57301

Mitchell School Dist 17-2
800 W 10th Ave
Mitchell, SD 57301

Christopher Roeder
1100 S Main St
Mitchell, SD 57301

Larry Stunes
1808 E Birch Ave
Mitchell, SD 57301

Nilus & Joanne Johnson
1116 S Main St
Mitchell, SD 57301

Patrick Mernaugh
1124 S Main St
Mitchell, SD 57301

Timothy & Kristi Siber
1200 S Main St
Mitchell, SD 57301

Hauser Rentals LLC
2021 W 23rd Ave
Mitchell, SD 57301

Brent & Denise Neihoff
1125 S Lawler St
Mitchell, SD 57301

Valor Investment Properties 1 Inc
817 N Sanborn BLVD
Mitchell, SD 57301

Roger Klock
615 W Norway Ave
Mitchell, SD 57301

Madecadel Juarez
Timmi Grablander
210 E Juniper Ave
Mitchell, SD 57301

Boyd Reimnitz
817 N Sanborn BLVD
Mitchell, SD 57301

July 27, 2022

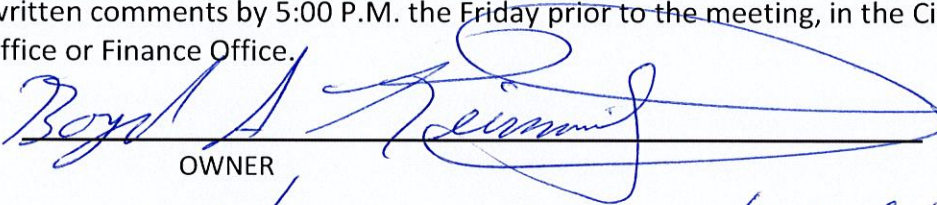
TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Ronald Peterson is requesting the following property legally described as; Lots 6, 7, and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of E Ivy Ave and S Lawler St).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday August 8, 2022 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, August 15, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, September 6, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

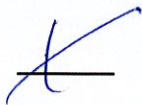
All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We


OWNER

1020 S. Kimball / 109th E. Juniper / Blk 20

ADDRESS



APPROVE

DISAPPROVE

COMMENTS:

"Let's Go Mitchell!"

July 27, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Ronald Peterson is requesting the following property legally described as; Lots 6, 7, and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of E Ivy Ave and S Lawler St).

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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

Boyd A. Reemink
OWNER

1090 S. Kimball / 1092 1/4 E Juniper / Lot
ADDRESS *Block 20*

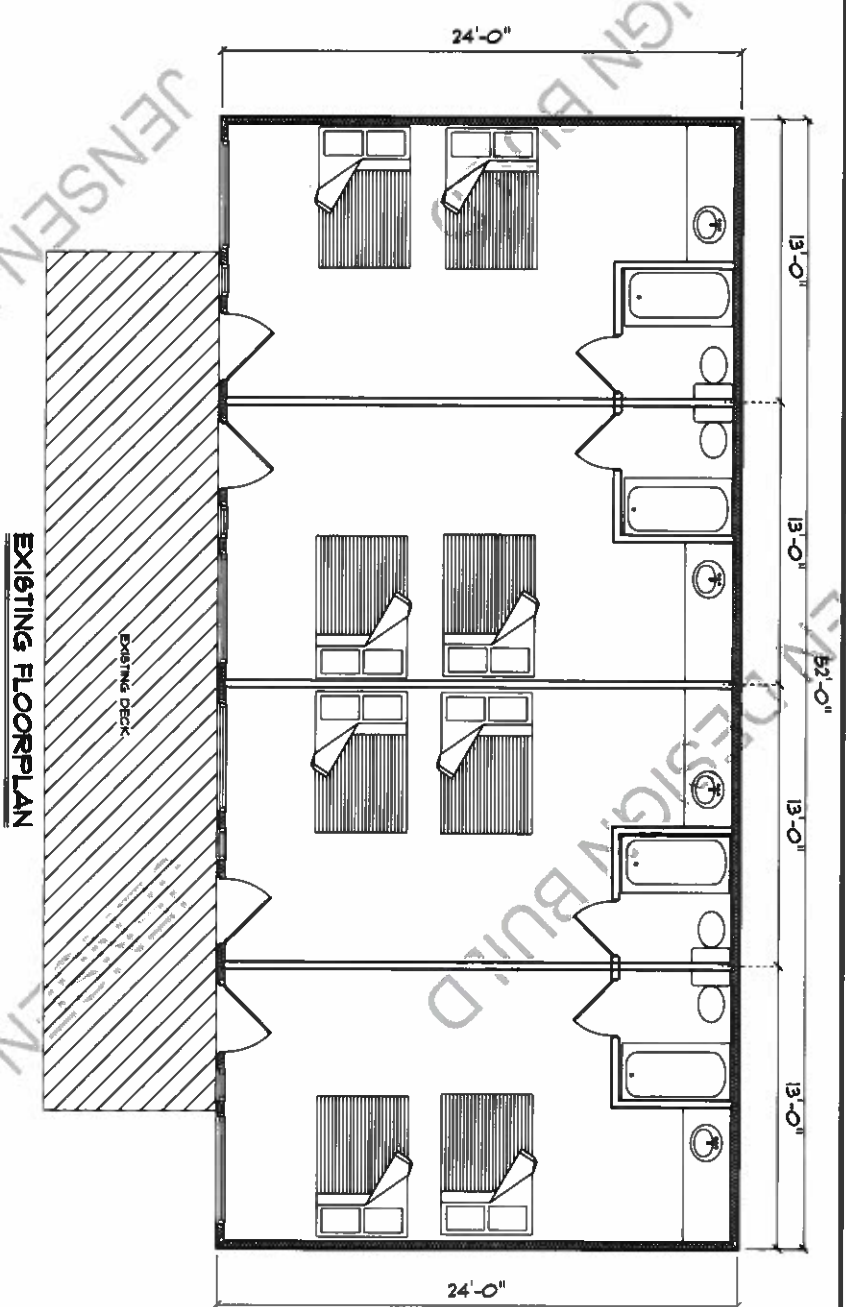
[Signature]
APPROVE

DISAPPROVE

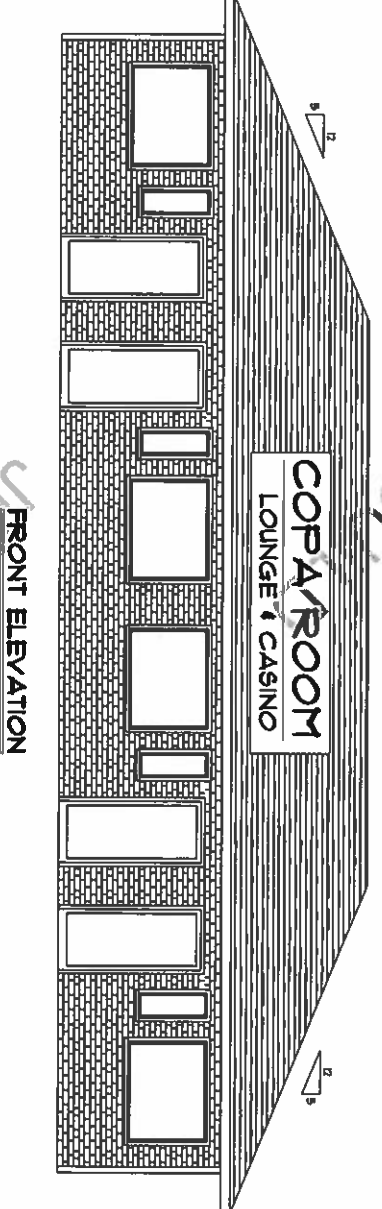
COMMENTS:

Lets A Mitchell!!!

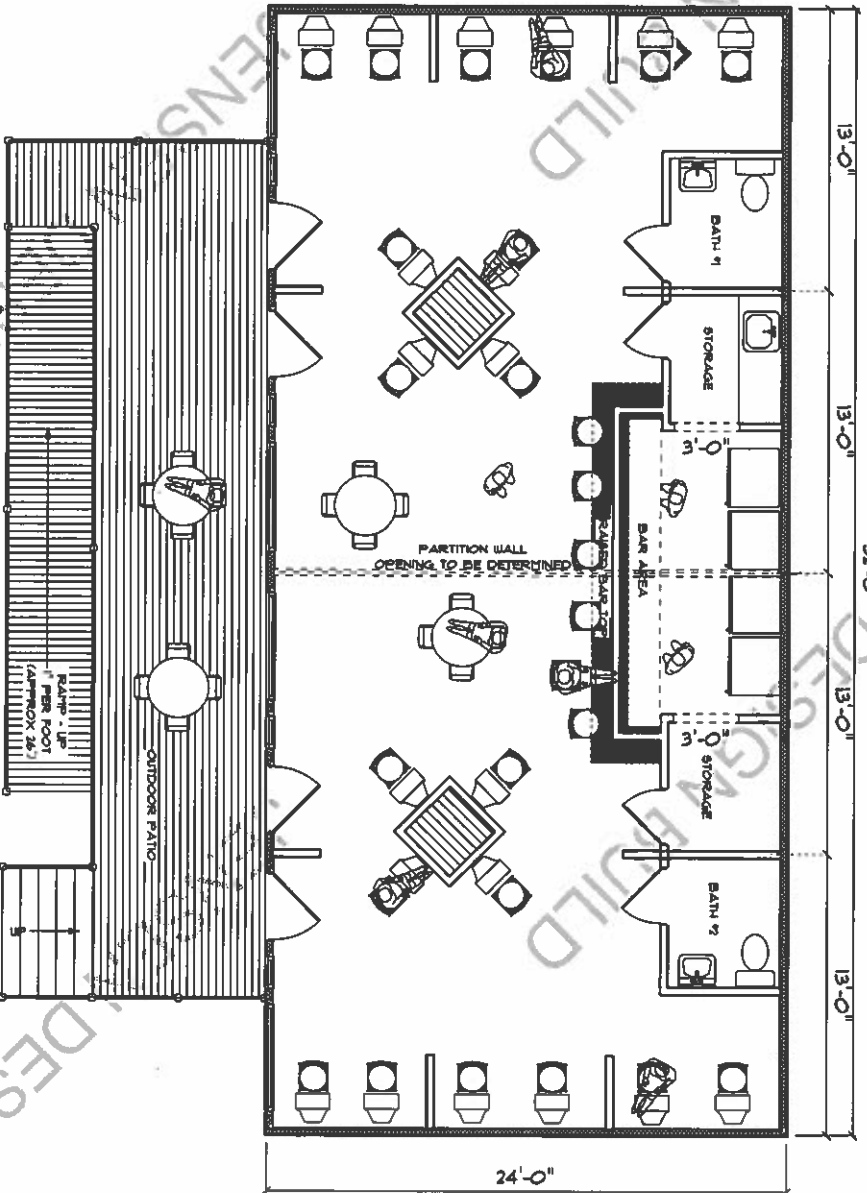




EXISTING FLOORPLAN



FRONT ELEVATION



REMODELED FLOORPLAN

- DEMOLITION
- FRONT FINISH
- FLOORING
- PAINT AREA
- PLUMBING
- HVAC
- ELECTRICAL
- FRONT DECK & ENTRY
- ADA RAMP
- LANDING LOT & STAIRING
- BAR AREA
- STORAGE
- EXTERIOR RENOVATION

MAIN LEVEL - 1248 SQ/FT TOTAL
SUITE 1 - 624 SQ/FT
SUITE 2 - 624 SQ/FT

JENSEN DESIGN BUILD, LLC
JEREMY JENSEN
25063 ALEX CT.
MITCHELL, SD 57301
(605) 350-1265



GENERAL CONTRACTING & CONSTRUCTION SERVICES
RESIDENTIAL & COMMERCIAL
(605) 350-1265

CASINO PROJECT

MAIN LEVEL - 1248 SQ/FT TOTAL
SUITE 1 - 624 SQ/FT
SUITE 2 - 624 SQ/FT

REMODELED FLOORPLAN

