

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

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 8-8-22.PDF](#)

- 6. Schedule Next Meeting-9-12-22 @ 12:00 P.M.**

- 7. Plan Approval-Gerald Claseman-25414 407th Ave.**

Gerald Claseman intends to build a storage shed located at 25414 407th Ave. The property is zoned Highway Business.

Documents:

[CLASEMAN-GIS.PDF](#)

- 8. Variance: Troyer Homeworks On Behalf Of James & Margo Taylor-723 W 4th Ave.**

Troyer Homeworks on behalf of James & Margo Taylor has applied for a variance for minimum side yard corner setback of 0' vs 20' to construct a 3-season room on an existing deck located at 723 W 4th Ave, legally described as Lots 6 & W ½ of Lot 5, Block 100, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Single Family Residential District (R2).

Documents:

[TAYLOR-APPLICATION.PDF](#)
[TAYLOR-GIS.PDF](#)
[TAYLOR-NOTICE OF HEARING.PDF](#)
[TAYLOR-NEIGHBORS.PDF](#)
[TAYLOR-LETTER FROM NEIGHBOR-TAYLOR.PDF](#)
[TAYLOR-LETTER FROM NEIGHBOR-PLAGMANN.PDF](#)
[TAYLOR-LETTER FROM NEIGHBOR-NELSON.PDF](#)
[TAYLOR-LETTER FROM NEIGHBOR-MILLER.PDF](#)

- 9. Hearing And Recommendation: Ordinance #2022-14-Changing Zoning From High Density Residential District (R4) To A Planned Unit Development (PUD) To Be Named, Sharpstone District; As Requested By Sharpstone Deuce LLC.**

Sharpstone Deuce LLC is requesting to rezone the following: Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to a Planned Unit Development (PUD) to be named, Sharpstone District.

Documents:

ORDINANCE 02022-14-SHARPSTONE DEUCE LLC-SHARPSTONE.PDF
SHARPSTONE DEUCE LLC-GIS.PDF
SHARPSTONE DEUCE LLC-SHARPSTONE-ORDINANCE 02022-14-NOTICE OF
HEARING.PDF
SHARPSTONE DEUCE LLC-NEIGHBORS I.PDF
SHARPSTONE DEUCE LLC-LETTER FROM NEIGHBOR-SHAPRSTONE DEUCE
LLC.PDF
SHARPSTONE DEUCE LLC-LETTER FROM NEIGHBOR-THIELSEM.PDF
SHARPSTONE DEUCE LLC-LETTER FROM NEIGHBOR-GARD.PDF
SHARPSTONE DEUCE LLC-LETTER FROM NEIGHBOR-SCHAFER.PDF
SHARPSTONE DEUCE LLC-LETTER FROM NEIGHBOR-SEXTON.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**

8/8/2022 - Minutes

1. Call To Order:

Chairperson Larson called the August 8, 2022 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, Sonne, Schmitz, Doescher.

Absent: Osterloo, Penney

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

3. Declaration Of Conflicts Of Interests

Genzlinger item #7.

4. Approve Agenda:

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

5. Approval Of Previous Minutes 7-25-22.

Motion by Sonne, seconded by Schmitz to approve the proposed minutes of the July 25, 2022 Planning Commission meeting. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay, 2 absent; motion carried.

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

Motion by Genzlinger, seconded by Sonne to set the date for the next Planning Commission meeting for August 22, 2022. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay, 2 absent; motion carried.

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).

Jenniges explained it was published in the official city newspaper and neighbors were notified with one response received in favor. The applicant was available telephonically to answer questions.

Steve VanBuskirk of VanBuskirk Companies stated his client would like to change the use of the land from Ag to Industrial. They feel like Mitchell needs more industrial. It's flat land with a paved road. They have no specific use in mind but are open to light commercial, trucking warehouse, commercial suites, etc.

Gary Schlauffman questioned what will happen with the wastewater irrigation system that is in the field if it does get developed. VanBuskirk replied that it will depend on how many acres of the quarter get developed, they could go to a 3/4 pivot or a 1/2 pivot. G Schlauffman questioned if they were going to annex into the city? VanBuskirk stated they are not because they are not contiguous to any parcels in city limits.

Marge Schlauffman question why it was zoned Urban Development since it's been Ag land for so many years. Larson gave an explanation that land outside city limits was zoned Urban Development to allow Ag to continue and as the city grew to be able to change it to what was needed. M Schlauffman also questioned what was allowed in the Industrial District. Jenniges went over the zoning ordinance as it pertained to Industrial.

Schmitz question where the pivot was and Larson said it was in the center of the quarter and gave a history of the wastewater pivots that were put in in the 1970's through EPA grants. There are Effluent limits that DANR regulates. Schmitz also questioned the infrastructure in the area to which Schroeder answered there is water in the area but all of that would be figured out when the developer has a plan for the land.

Motion by Schmitz, seconded by Sonne to recommend approval the of rezone. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – abstain, Sonne – aye, Penney – absent, Schmitz - aye. 4 aye, 0 nay, 1 abstain and 2 absent; motion carried.

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).

Jenniges explained it was published in the official city newspaper and neighbors were notified with two responses received in favor. The applicant was not available to answer questions. Jenniges explained that it was his understanding the applicant would like to build self storage units on the land which is not allowed in R3.

Nilus Johnson, a neighbor, said it has been residential for all these years and why change it now. It has also been a junkyard for many years and needs to be cleaned up. Larson stated that he believed building storage units on the property would clean it up.

Genzlinger questioned how long Peterson had owned the property which was found to be since 2000. He also feels like it seems like spot zoning, however it does touch diagonally to other HB properties.

Motion by Sonne, seconded by Schmitz to recommend approval the of rezone. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – nay, Sonne – aye, Penney – absent, Schmitz - aye. 4 aye, 1 nay and 2 absent, motion carried.

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

Jenniges explained the applicant would like to change the existing use of the building from part of the hotel sleeping rooms to a casino and lounge. The applicant was not available to answer any questions. Jenniges noted there would be a requirement of some more parking spaces which there is room for, they can not count the spaces reserved for the hotel.

Genzlinger made a couple comments in regard to the floor plan provided of the building which will be addressed with the building permit portion or the process, he has no issues with the concept of the plan.

Motion by Genzlinger, seconded by Jirsa to approve the site plan. Roll call vote: Larson – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – absent, Schmitz - aye. 5 aye, 0 nay and 2 absent; motion carried.

10. Other Business:

None.

- 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 12:32 P.M.

DRAFT





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: Minimum side yard corner 0' vs 20'
to create a 3 season room on an existing deck.

☐ Conditional Use Permit \$150 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot 6 + W 1/2 of Lot 5, Block 100, Lowlers 2nd
Addition, City of Mitchell, Davison County, South Dakota.

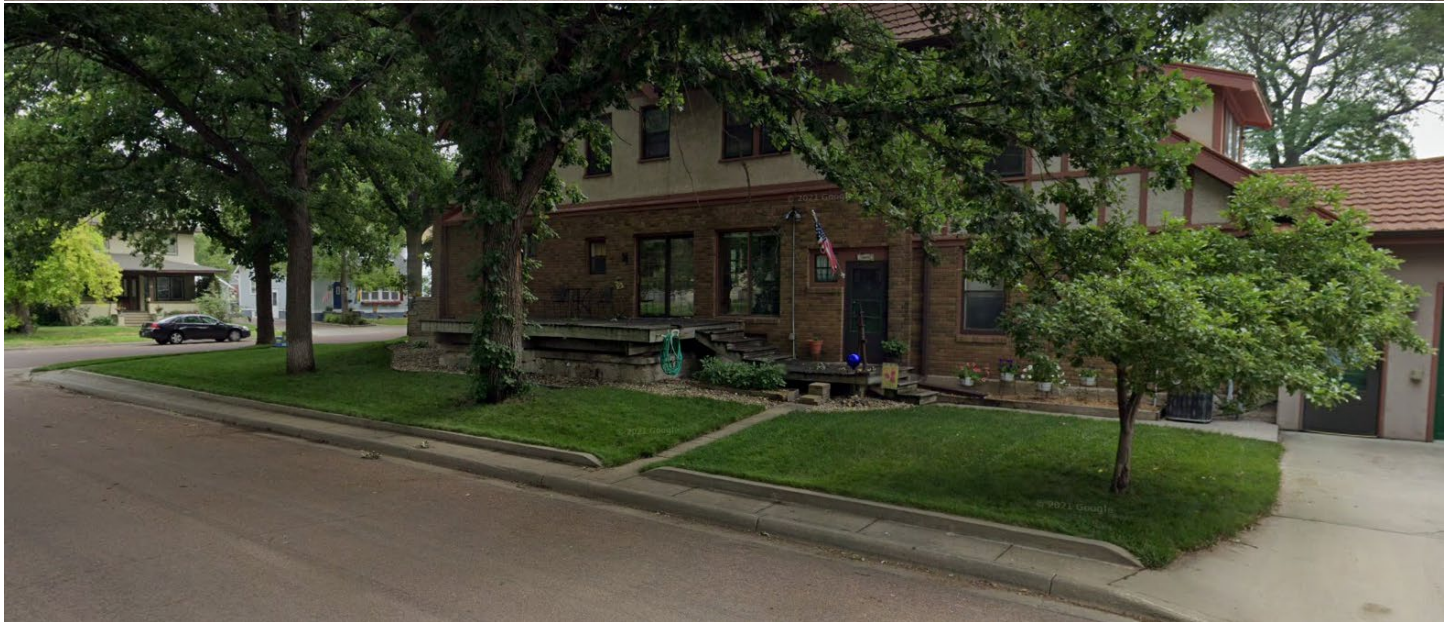
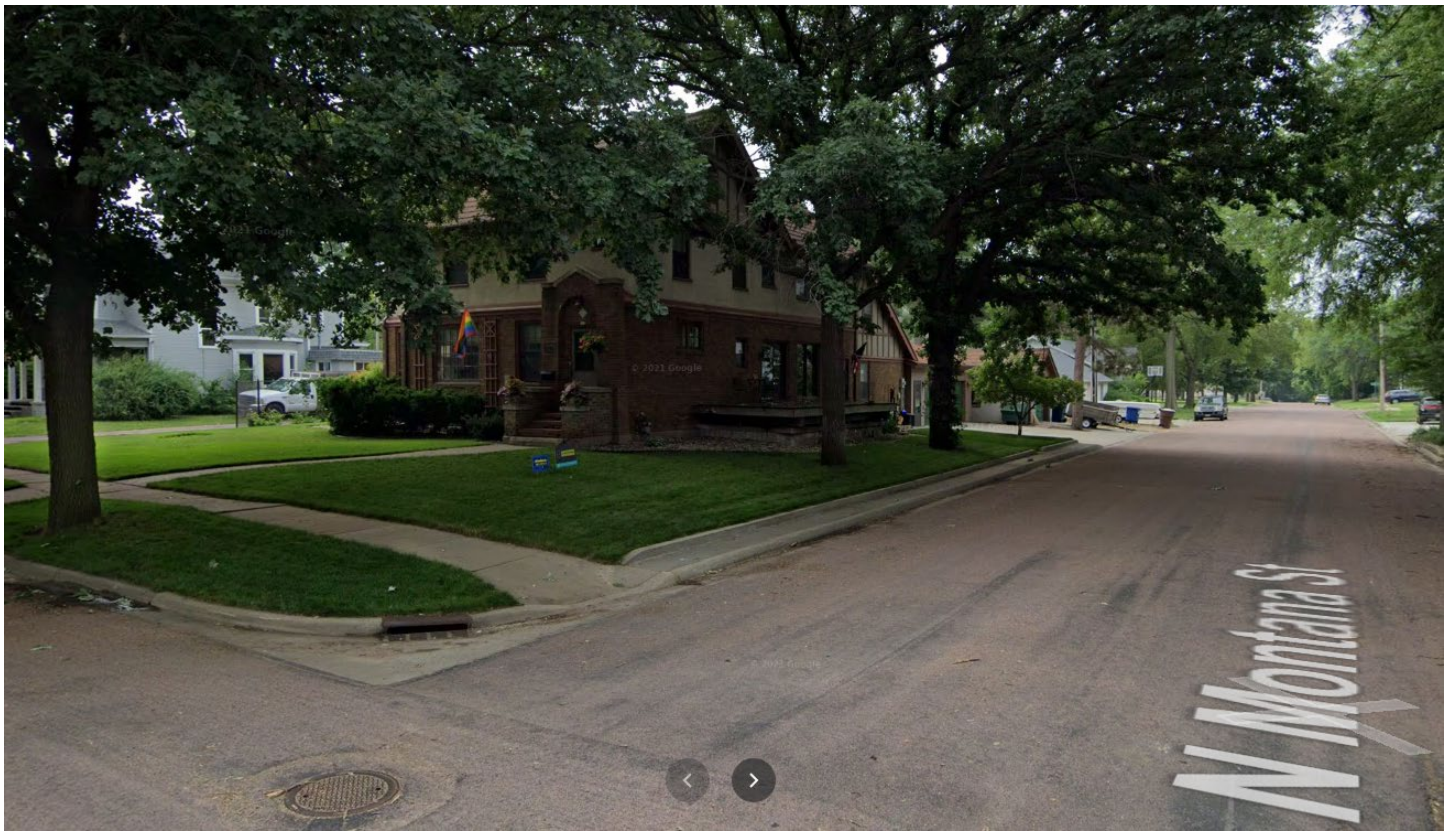
- Property Address: 723 W 4th Ave

Dated this 1st day of August, 2022

Matthew Troyer (Troyer Homeworks)
Applicant

James & Margo Taylor
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 Troyer Homeworks on behalf of James & Margo Taylor has applied for a variance for minimum side yard corner setback of 0' vs 20' to construct a 3-season room on an existing deck located at 723 W 4th Ave, legally described as Lots 6 & W ½ of Lot 5, Block 100, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Single Family Residential District (R2).

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on August 22, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on September 6, 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 this 4th day of August, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 10th day of August, 2022

Approximate Cost:

James & Margo Taylor
723 W 4th Ave
Mitchell, SD 57301

Troyer Homeworks
25236 Joe St
Alexandria, SD 57311

Linda & Robert Nelson
405 N Montana St
Mitchell, SD 57301

Michael & Elizabeth Day
720 W 4th Ave
Mitchell, SD 57301

David & Katherine Miller
718 W 4th Ave
Mitchell, SD 57301

Karen & Richard Bruns
714 W 4th Ave
Delmont, SD 57330

James Johnston
67 S Harmon Dr
Mitchell, SD 57301

Jean Nelson
704 W 4th Ave
Mitchell, SD 57301

Bryan & April Rickel
813 W 4th Ave
Mitchell, SD 57301

Benjamin & Julia Cutler
805 W 4th Ave
Mitchell, SD 57301

Sheryl Plagmann Revoc Living Trust
801 W 4th Ave
Mitchell, SD 57301

Anatoliy & Lyudmila Smiyun
715 W 4th Ave
Mitchell, SD 57301

Joel & Kitty Allen
709 W 4th Ave
Mitchell, SD 57301

Lance Sandmeier
812 W 3rd Ave
Mitchell, SD 57301

Valley Drive Properties LLC
1302 W 7th Ave
Wayne, NE 58787

Angela & Erik Ness
800 W 3rd Ave
Mitchell, SD 57301

Determan Family LLC
PO Box 193
Mitchell, SD 57301

Jenna & Andreau-Joseph Miller
716 W 3rd Ave
Mitchell, SD 57301

Samantha & Andrew Menning
712 W 3rd Ave
Mitchell, SD 57301

Camacho Aviles
708 W 3rd Ave
Mitchell, SD 57301

Casey Young
Vickie Prusha
704 W 3rd Ave
Mitchell, SD 57301

Outside expectations

August 10, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Troyer Homeworks on behalf of James & Margo Taylor has applied for a variance for minimum side yard corner setback of 0' vs 20' to construct a 3-season room on an existing deck located at 723 W 4th Ave, legally described as Lots 6 & W ½ of Lot 5, Block 100, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Single Family Residential District (R2).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 22, 2022 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, September 6, 2022 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.

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

Sheryl Blagman
OWNER

801 West 4th

ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:

4:

August 10, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Troyer Homeworks on behalf of James & Margo Taylor has applied for a variance for minimum side yard corner setback of 0' vs 20' to construct a 3-season room on an existing deck located at 723 W 4th Ave, legally described as Lots 6 & W ½ of Lot 5, Block 100, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Single Family Residential District (R2).

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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

Linda L. Nelson Robert W. Nelson

OWNER

4125 N Montana St Mitchell SD 57301

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org



August 10, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Troyer Homeworks on behalf of James & Margo Taylor has applied for a variance for minimum side yard corner setback of 0' vs 20' to construct a 3-season room on an existing deck located at 723 W 4th Ave, legally described as Lots 6 & W ½ of Lot 5, Block 100, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Single Family Residential District (R2).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 22, 2022 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, September 6, 2022 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.

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 David L Miller
OWNER

718 W. 4th
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

Outside expectations

ORDINANCE O2022-14

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to Sharpstone 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. SHARPSTONE 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 Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, 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:

Childcare, family residential.

Community Garden

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

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 six thousand square feet (6,000) and minimum lot width shall be at least fifty feet (50').

C. Minimum Yard Requirements (Setbacks)

1. Front yard: Fifteen feet (15').
2. Rear yard: Twenty-five feet (25').
3. Side yard: Three feet (3').
4. Side yard on a corner lot: Fifteen feet (15').
5. Lot coverage shall be no more than seventy-five percent (75%).

10-9I-6 Accessory Building

A. No accessory building will be erected in the front yard.

B. No accessory building shall exceed twenty-two feet (22') 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 two thousand square feet (2,000) 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: _____

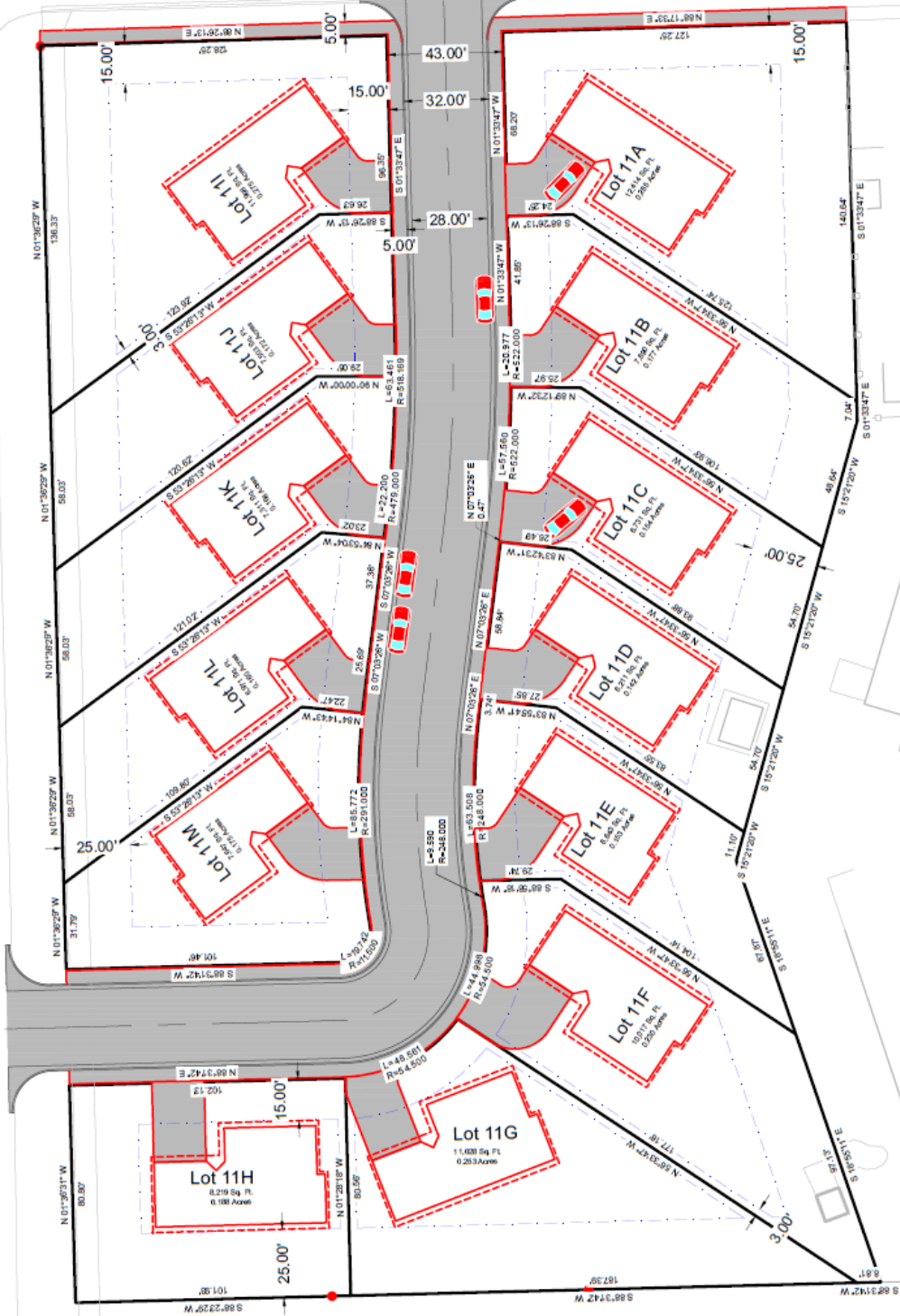


PROJECT NO.	1111
DATE	11/11/11
DESIGNED BY	1111
CHECKED BY	1111
APPROVED BY	1111



N OHLMAN ST

SHARPSTONE DR



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, August 22, 2022 at 12:00 pm (Noon) and the City Council will consider first reading of the proposed ordinance on Tuesday, September 6, 2022 at 6:00 pm and consider second reading and final adoption on Monday, September 19, 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 O2022-14

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to Sharpstone 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. SHARPSTONE 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 Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, 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:

Childcare, family residential.
Community Garden
Home occupations that comply with section 10-5-G-2.

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 six thousand square feet (6,000) and minimum lot width shall be at least fifty feet (50').
- C. Minimum Yard Requirements (Setbacks)
1. Front yard: Fifteen feet (15').
 2. Rear yard: Twenty-five feet (25').
 3. Side yard: Three feet (3').
 4. Side yard on a corner lot: Fifteen feet (15').
 5. Lot coverage shall be no more than seventy-five percent (75%).

10-9I-6 Accessory Building

- A. No accessory building will be erected in the front yard.
- B. No accessory building shall exceed twenty-two feet (22') 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 two thousand square feet (2,000) 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 August 10, 2022, Wednesday August 24, 2022 and
Wednesday September 7, 2022**

Approximate Costs:

Sharpstone Deuce LLC
PO Box 673
Mitchell, SD 57301

Dakota Land & Property
Management LLC
PO Box 607
Mitchell, SD 57301

RT LLC
3201 N Ohlman St
Mitchell, SD 57301

City of Mitchell
612 N Main
Mitchell, SD 57301

Sharpstone LLC
1317 E 1st Ave
Mitchell, SD 57301

Lyle & Annette Zell
1428 Sharpstone Dr
Mitchell, SD 57301

William & Constance DeMaranville
1426 Sharpstone Dr
Mitchell, SD 57301

Douglas & Connie Krantz
17159 N Willow Path
Surprise, AZ 85374

Cindy Marshall
929 8th Ave
Brookings, SD 57006

Dona Jares
1420 Sharpstone Dr
Mitchell, SD 57301

Raymond & Berdene Bleeker
1418 Sharpstone Dr
Mitchell, SD 57301

Sarah Faulstich-Pazour
1416 Sharpstone Dr
Mitchell, SD 57301

Aaron Moller
1414 Sharpstone Dr
Mitchell, SD 57301

John & Susan Gard
1412 Sharpstone Dr
Mitchell, SD 57301

Joseph & Agnes Shields
1410 Sharpstone Dr
Mitchell, SD 57301

Kelly Family Trust
23986 400th Ave
Letcher, SD 57359

Frank & Marlene Schafer
1404 Sharpstone Dr
Mitchell, SD 57301

Avys Johnson
1402 Sharpstone Dr
Mitchell, SD 57301

Harlan & Barbara Goudy
PO Box 780
Mitchell, SD 57301

Joseph & Audrey Kiner
1401 Sharpstone Dr
Mitchell, SD 57301

Penny Virchow
1403 Sharpstone Dr
Mitchell, SD 57301

Donald & Colleen Skinner
1405 Sharpstone Dr
Mitchell, SD 57301

Mary Doorn
1407 Sharpstone Dr
Mitchell, SD 57301

Rodney Klinger
1411 Sharpstone Dr
Mitchell, SD 57301

Jerome & Cindy Beatch
1413 Sharpstone Dr
Mitchell, SD 57301

Richard Agnitsch
1417 Sharpstone Dr
Mitchell, SD 57301

Charles Paulson
1419 Sharpstone Dr
Mitchell, SD 57301

Musick Properties LLC
3201 N Ohlman St
Mitchell, SD 57301

Kenneth Bauman
1528 Kemper Ave
Mitchell, SD 57301

ProBuild North LLC
2001 Bryan St
STE 1600
Dalla, TX 75201

Robert & Nadine Beatch
1516 Kemper Dr
Mitchell, SD 57301

Gina & Thomas Gulledge
1512 Kemper Ave
Mitchell, SD 57301

Daniel & Kristine Thielsen
1525 Kemper Ave
Mitchell, SD 57301

Allen & Rochelle Miller
1521 Kemper Ave
Mitchell, SD 57301

Janice & Harold Pecenka
1517 Kemper Ave
Mitchell, SD 57301

Sarah & Brad Olson
1513 Kemper Ave
Mitchell, SD 57301



August 10, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Sharpstone Deuce LLC is requesting to rezone the following: Lot 11 of Sharpstone Subdivision, a subdivision of the W ½ of the S ½ of the SW ¼ of the NW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to a Planned Unit Development (PUD) to be named, Sharpstone District. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 22, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, September 6, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, September 19, 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 Sharpstone Deuce
OWNER

Po Box 673 Mitchell SD 57301
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

Outside expectations

August 10, 2022

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I/We Daniel & Kristine Thiebsem
OWNER

1525 Kemper Ave Mitchell, SD 57301
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

No Issue.

August 10, 2022

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I/We

John Gard Susan M Gard
OWNER

1412 Sharpstone Dr, Mitchell SD 57301
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

After visiting with Mark Jenniges with Planning & Zoning, and his input regarding my questions pertaining to rezoning changes, my wife & I support this change of zoning request.

John Gard

Outside expectations

August 10, 2022

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I/We

Frank Schaefer Marlene Schaefer
OWNER

1404 Sharpstone Drive Mitchell SD
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

August 10, 2022

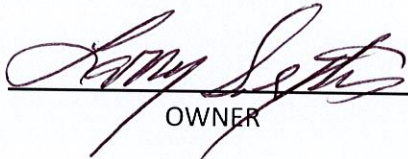
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I/We


OWNER

1500, 1430 SHARPSTONE DR.

ADDRESS

☒

APPROVE

☐

DISAPPROVE

COMMENTS:

EXCELLENT PROJECT, MUCH NEEDED.