



Planning Commission Agenda

City Council Chambers, City Hall, 612 N. Main Street

February 13, 2023

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes**
- 6. Schedule Next Meeting**
- 7. Plan Approval: Pro Contracting-1905 W Havens, zoned Highway Business District**
- 8. Rezoning: William Wittstruck-1005 S Kimball St and lot to the south**

William Wittstruck is requesting the following property legally described as; Lots 3 and 4, Square 8, 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 (1005 S Kimball St and lot to the south).
- 9. Other Business:**
- 10. Public Input:**

If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.
- 11. Adjourn**

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
January 23, 2023

1. Call to Order

Chairperson Larson called the January 23, 2023 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.

Present: Genzlinger, Jirsa (telephonically), Larson, Osterloo, Sonne.

Absent: Doeshcher, Penney, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the January 9, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting

Motion by Genzlinger, seconded by Sonne to set the date for the next Planning Commission meeting for February 13, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Plat: Lot 1-2-3-A of Block 15, Indian Head Third Addition to the City of Mitchell, Davison County, South Dakota; as requested by Kelly Gross.

Jenniges explained the applicant is replatting the existing lots into one for future development of the area. The applicant was present to answer questions.

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

8. Plat: Lot 4, Block 7 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.

Jenniges explained the applicant is parceling off more land. Prior to a building permit being issued, a site plan and review will be done by Public Works. This is zoned TWC, so there will be nothing more coming in front of this board. The applicant was present to answer questions.

Motion by Osterloo, seconded by Genzinger to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne –

aye. 5 aye, 0 nay, 2 absent; motion carried.

9. Plat: Lot 2 of the Island First Addition, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Maui Farms Inc.

Jenniges explained this is following the master plan. One of the adjacent landowners is purchasing the property. The applicant was present to answer questions.

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

10. Other Business:

None.

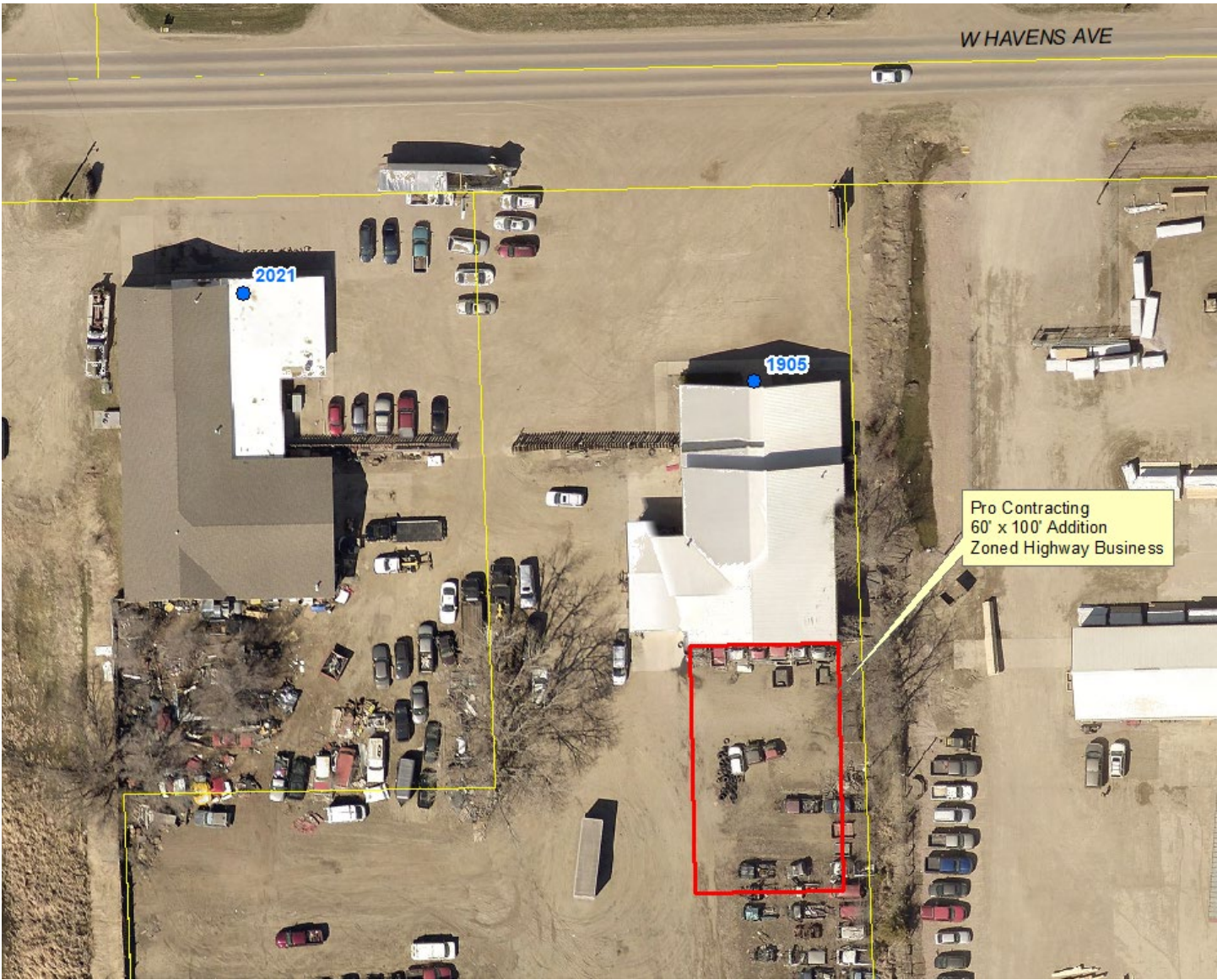
11. Public Input:

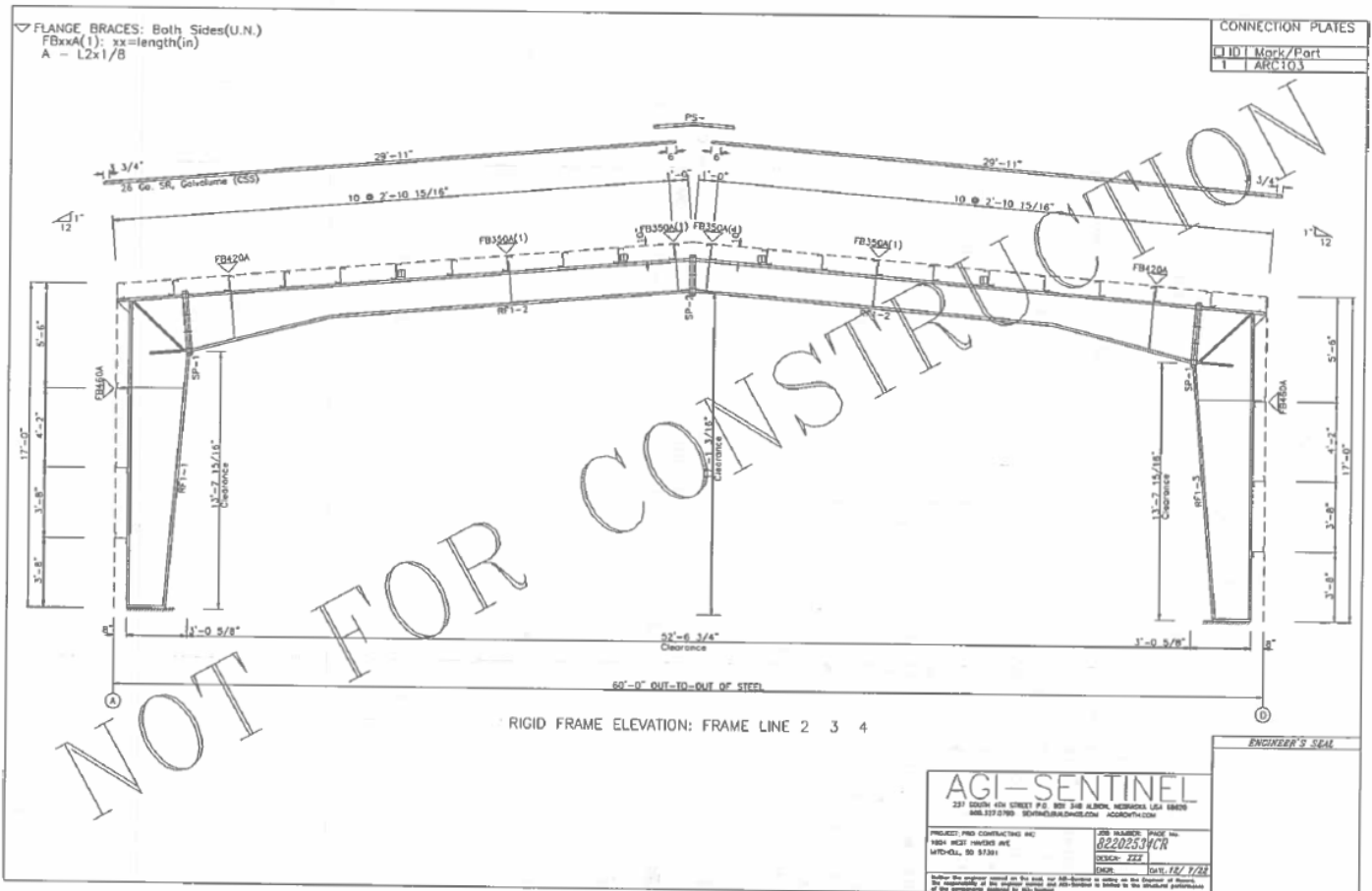
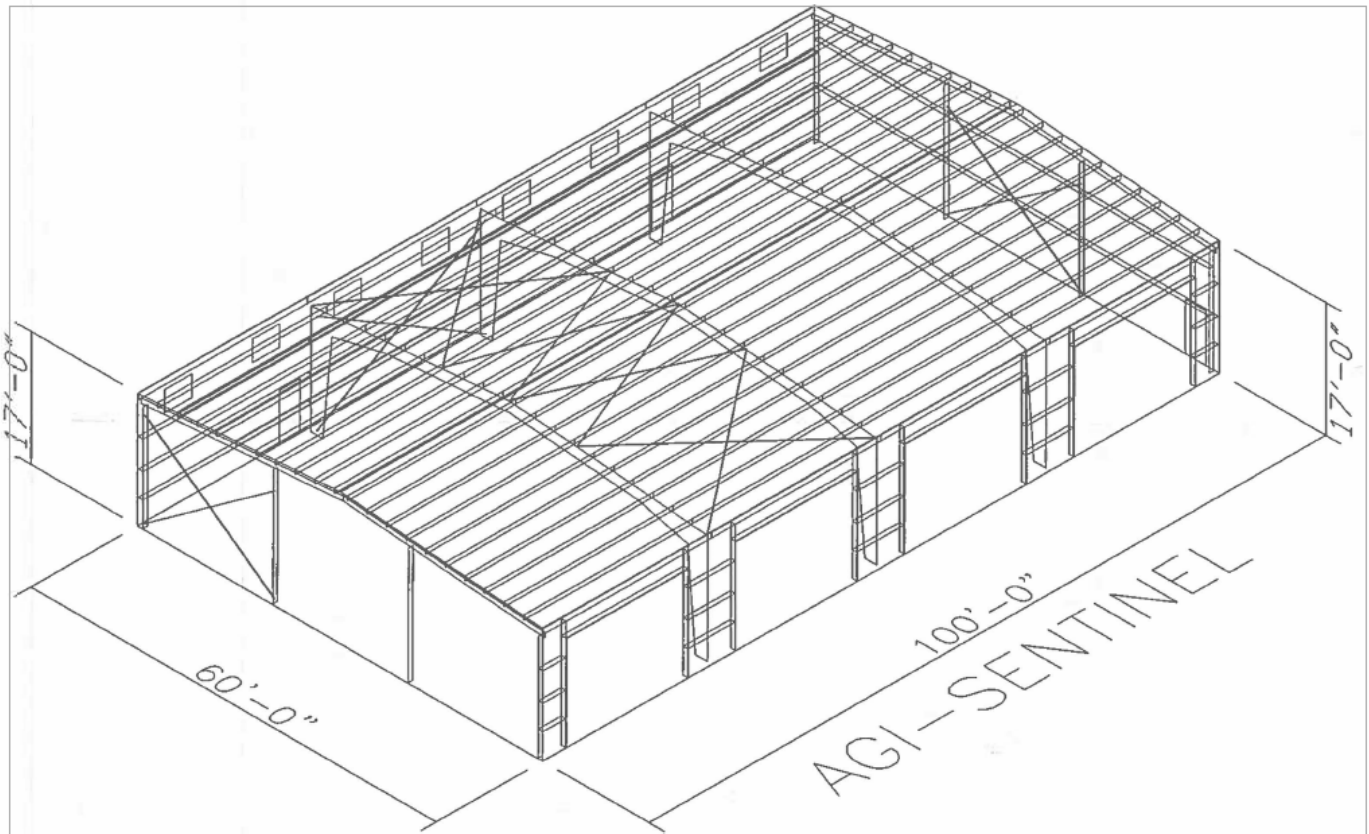
None.

12. Adjourn

Chairperson Larson adjourned the meeting at 12:07 P.M.

Jay Larson
Planning Commission Chairperson







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

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

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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

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

- Applicant is request to rezone property from 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:

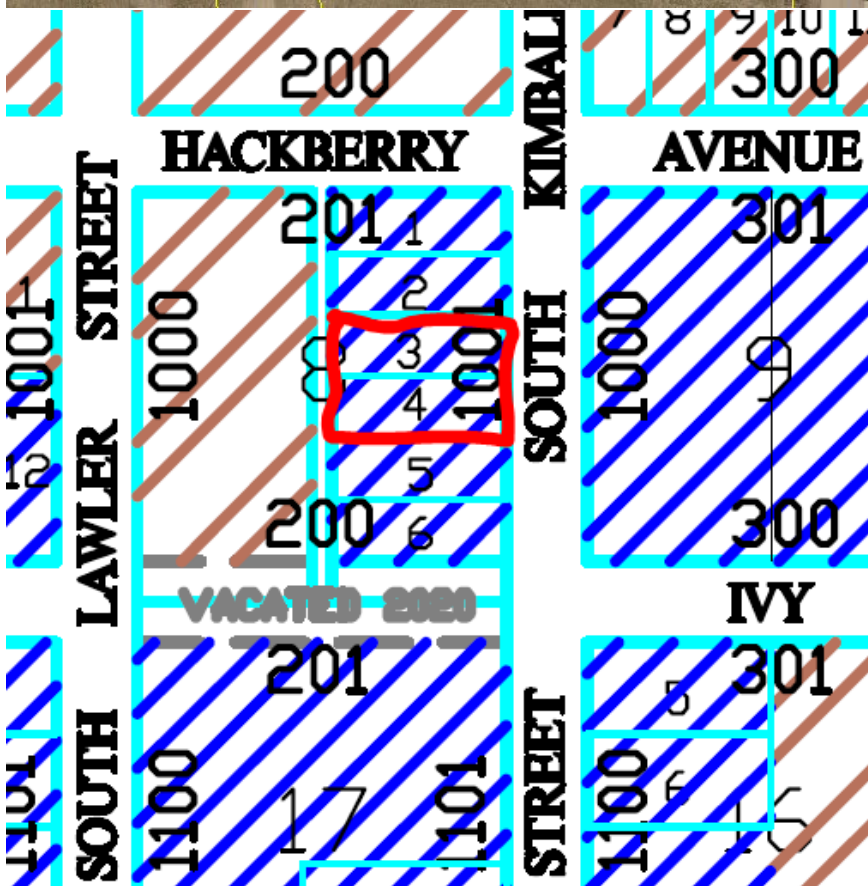
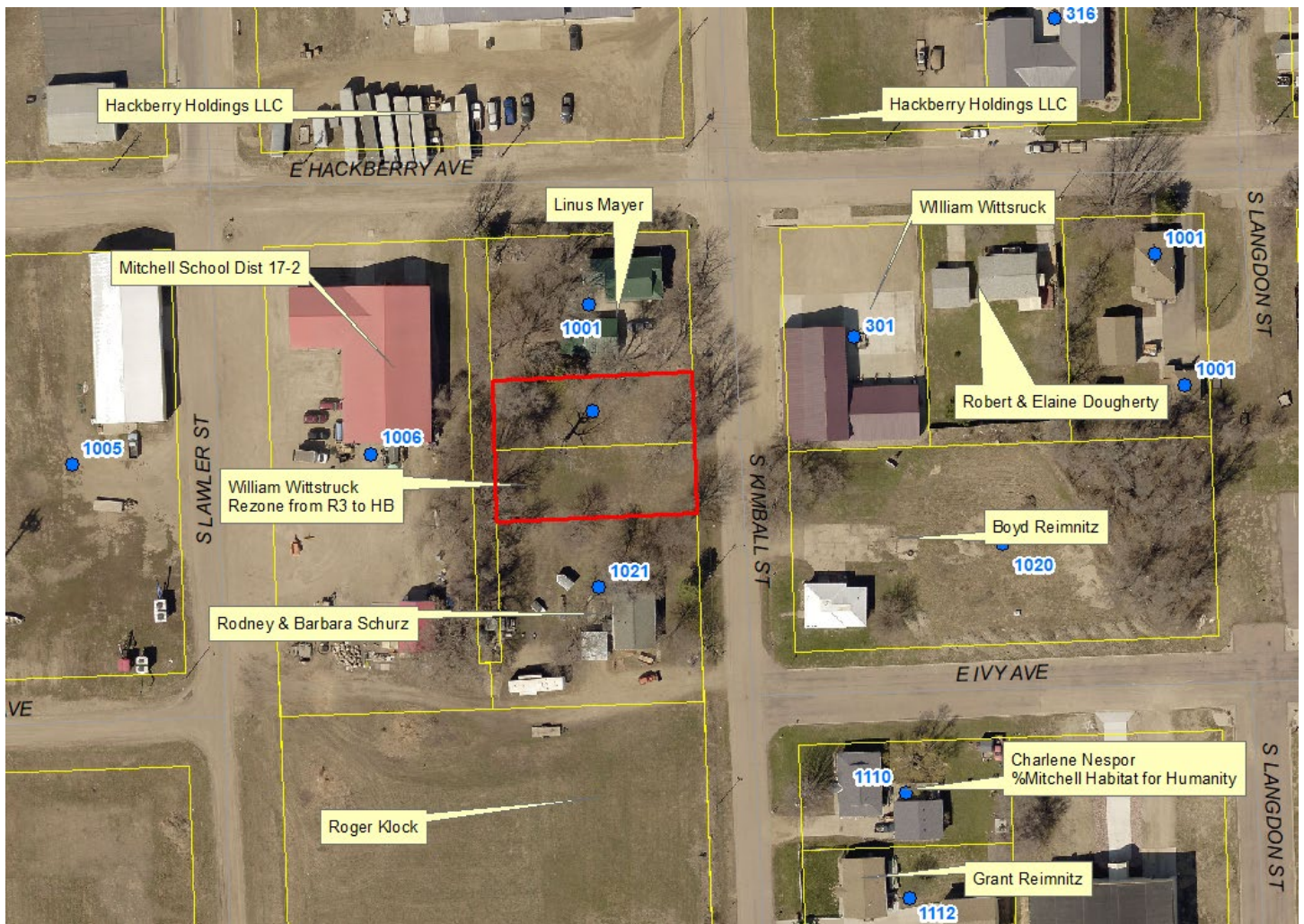
- Legal Description: Lot 3 + 4 Square 8 of Weavers Squares Addn
City of Mitchell, Davison County, South Dakota

- Property Address: 1005 S Kimball

Dated this 17 day of January 2023

Bill Wittstruck
Applicant

Bill Wittstruck
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 February 13, 2023 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Tuesday, February 21, 2023 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, March 6, 2023 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. O2023-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 3 and 4, Square 8, 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 3 and 4, Square 8, 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 _____, 2023.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: February 21, 2023
SECOND READING: March 6, 2023
ADOPTION: March 6, 2023

Published three times: February 1, 8 and 22, 2023

Approximate Costs:

William Wittstruck
316 E Hackberry Ave
Mitchell, SD 57301

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

Hackberry Holdings LLC
915 S Kimball St
Mitchell, SD 57301

Linus Mayer
1001 S Kimball St
Mitchell, SD 57301

Rodney & Barbara Schurz
1021 S Kimball St
Mitchell, SD 57301

Roger Klock
615 W Norway Ave
Mitchell, SD 57301

Hackberry Holdings LLC
177 S Harmon Dr
Mitchell, SD 57301

Robert & Elaine Dougherty
313 E Hackberry Ave
Mitchell, SD 57301

Boyd Reimnitz
817 N Sanborn Blvd
Mitchell, SD 57301

Charlene Nespor
%Mitchell Habitat for Humanity
PO Box 1331
Mitchell, SD 57301

Grant Reimnitz
1112 S Kimball St
Mitchell, SD 57301

February 1, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that William Wittstruck is requesting the following property legally described as; Lots 3 and 4, Square 8, 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 (1005 S Kimball St and lot to the south).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday February 13, 2023 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Tuesday, February 21, 2023 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, March 6, 2023 at 6:00p.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

Lenus Mayer
OWNER

1001 S Kimball

ADDRESS

✓ APPROVE

 DISAPPROVE

COMMENTS:



February 1, 2023

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I/We Barbara L. Schury
OWNER

1021 S. Kimball St.
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

February 1, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that William Wittstruck is requesting the following property legally described as; Lots 3 and 4, Square 8, 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 (1005 S Kimball St and lot to the south).

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I/We

Boyd Reimann
OWNER

1020 S Kimball
ADDRESS

✓ APPROVE

 DISAPPROVE

COMMENTS: This business is a great addition to the city of Mitchell

Let's go Mitchell

Outside expectations