



Planning Commission Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
September 25, 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: September 11, 2023**
- 6. Schedule Next Meeting: October 10, 2023**
- 7. Variance Permit: Dalton Warren & Mandy Stevens**

Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Rezone: NJM Properties LLC-land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC.**

NJM Properties LLC is requesting the following property legally described as; Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC).
- 9. Variance Permit: Candice George**

Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
- 10. Conditional Use Permit: Jeffery & Mary Lanning**

Jeffery & Mary Lanning have applied for a Conditional Use Permit to operate a Home Occupation-Yoga Studio; located at 76 S Harmon Dr, legally described as Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.
- 11. Plat: Tract A and Tract B, Big Dog subdivision; as requested by Big Dog Concrete LLC**
- 12. Approval of Master Plan: Maui Farms Inc-Maui Farms Second Addition**
- 13. Plat: Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street; as**

requested by Maui Farms Inc

14. Plat: Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue; as requested by CJM Consulting Inc

15. Other Business:

16. 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.

17. 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.