



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
October 10, 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 25, 2023**
- 6. Schedule Next Meeting: October 23, 2023**
- 7. Conditional Use Permit: Zion Lutheran Church**

Zion Lutheran Church has applied for a Conditional Use Permit to operate Religious Institute (Church Fellowship Hall and Office Space); located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Variance Permit: Zion Lutheran Church**

Zion Lutheran Church has applied for a Variance Permit for the following:

 1. Side yard setback along Burr St of 17.5' vs 20' to account for the point of the building overhang.
 2. Front yard setback along alley of 16.5' vs 25' to account for pedestrian drop-off roof and overhang.
 3. Off-street parking on-site of 0 vs 89 spaces. Standard parking and ADA parking is located on existing adjacent church property and additional parking is planned in the next phase of construction to the east of the subject property.

This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 9. Plan Approval: Bankwest, 1200 E Spruce St, zoned HB Highway Business**
- 10. Plan Approval: Truck Armor, 2424 W Havens, zoned HB Highway Business**
- 11. Plat: Lots 2-A, 2-B and 2-C, a subdivision of previously platted Lot 2, all in Block 8 of Westwood First Addition; as requested by Jensen Capital & Development LLC**
- 12. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #31**

13. Other Business:

14. 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.

15. 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.