



Planning Commission 1-13-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 13, 2025

1. 12:00 PM Call to Order

2. Roll Call

3. Declaration Of Conflicts Of Interests

4. Approve Agenda

5. Approval of Previous Minutes: December 9, 2024

6. Schedule Next Meeting: January 27, 2025

7. Plat: Palace Brewing LLC

Plat of Lots A, B, and C of Depot Second Addition to the City of Mitchell, Lying in the NE 1/4 of the SE 1/4 of Section 21, and in the NW 1/4 of the SW 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

8. Conditional Use Permit: Ashbrook Trail Apartments Limited Partnership

Ashbrook Trail Apartment Limited Partnership has applied for a conditional use permit for multi-family dwellings of more than 24 units; located in the 2100 block of North Minnesota St, legally described as Block 1 Ex N 345' and Ex Lot 1, Block 1 of Fullerton Properties' First Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

9. Plat: Michael & Jean Haley Joint Revoc Trust

Plat of Lot 3 of Haley Addition in Government Lot 4 of the NW 1/4 of Section 3, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

10. Variance Permit: Bob Jackson

Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

11. Other Business:

12. 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.

13. 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 12-9-25
City Council Chambers, City Hall, 612 N. Main Street
December 9, 2024

1. Call to Order

Chairperson Genzlinger called the December 9, 2024 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: Doescher, Genzlinger, Jirsa, Osterloo, Schmitz, Schreurs.

Absent: Havlik, Sonne.

Staff Present: Dammann, Mayor Hanson, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Osterloo, seconded by Jirsa to approve the proposed agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: November 25, 2024

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the November 25, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: January 13, 2025

Motion by Jirsa, seconded by Osterloo to set the date for the next Planning Commission Meeting for January 13, 2025. All present voting aye; motion carried.

7. Plan Approval: MAD Garage LLC

Jenniges gave an overview of the project and reminded the board this goes along with TIF 39. The applicant has submitted their sight layout including parking, drainage and future plans. The applicant was not present to answer questions.

Schmitz questioned if the nuts and bolts portion of the plan would be approved by the building inspector, to which was answered yes. Genzlinger was wondering the same about the building footprint and code requirements for that. Schroeder noted that this is under the square foot required to require an architect to stamp the plans but all of that will be reviewed by Hegg.

Motion by Schmitz, seconded by Jirsa to approve the plan. All present voting aye; motion carried.

8. Plat: CJM Consulting Inc

Plat of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges reminded the board of Lot 4 that was approved at the last meeting direct to the west of this plat. This plat follows the master plan and meets the requirements for R4 zoning. The applicant was not present to answer questions.

Motion by Jirsa, seconded by Schreurs to approve the plat. All present voting aye; motion carried.

9. Other Business:

None.

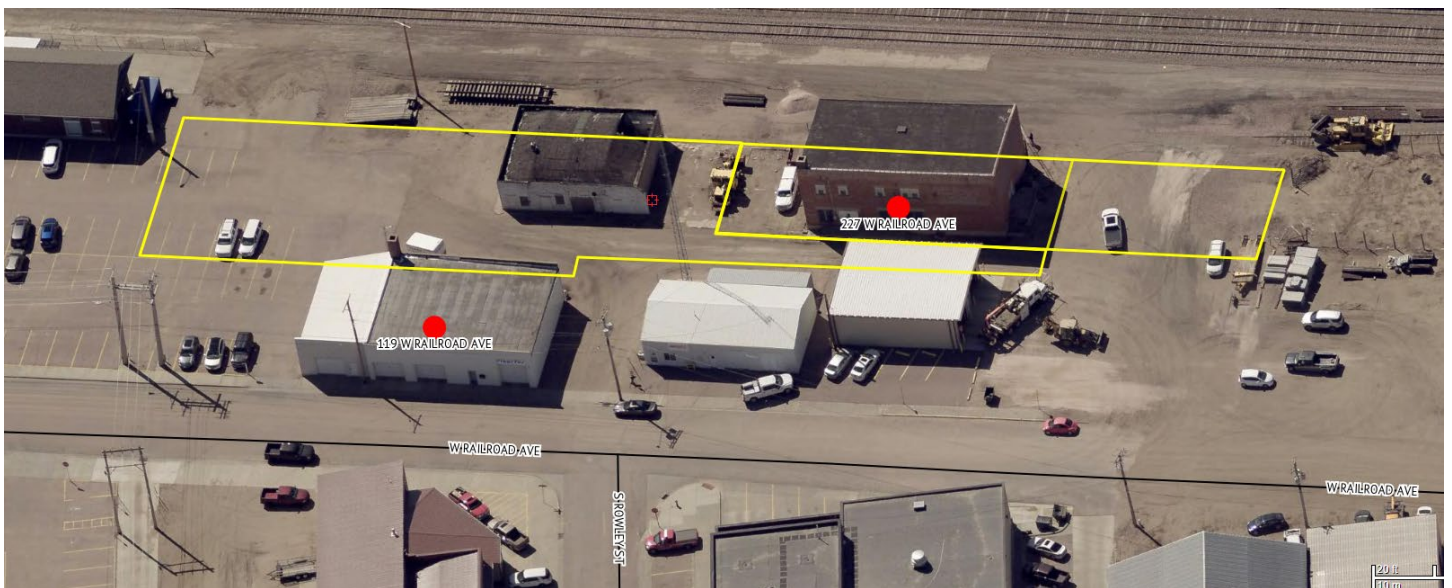
10. Public Input:

None.

11. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:05 P.M.

Kevin Genzlinger
Planning Commission Chairperson





1 Inch = 60 Feet

LEGEND

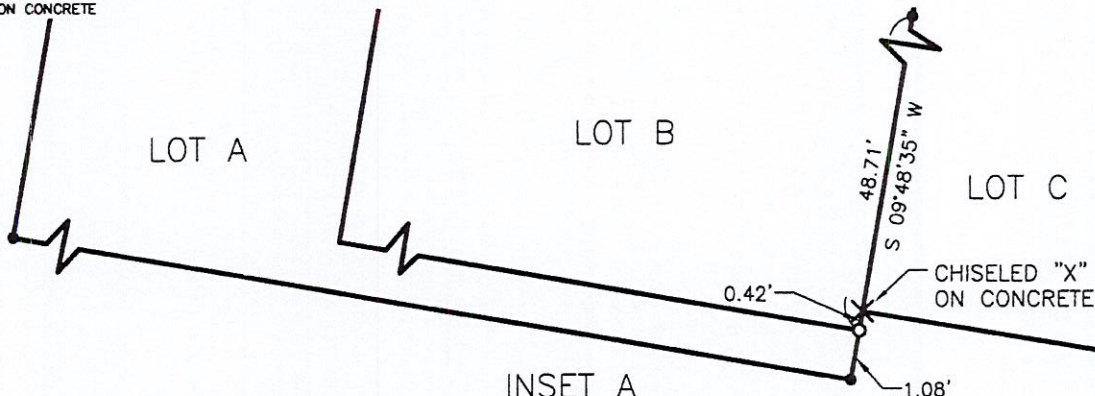
- - FOUND IRON MONUMENT
- - SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- △ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 3" SPIKE W/WASHER JAW-13714
- WM - WITNESS MONUMENT
- X - CHISELED "X" ON CONCRETE

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

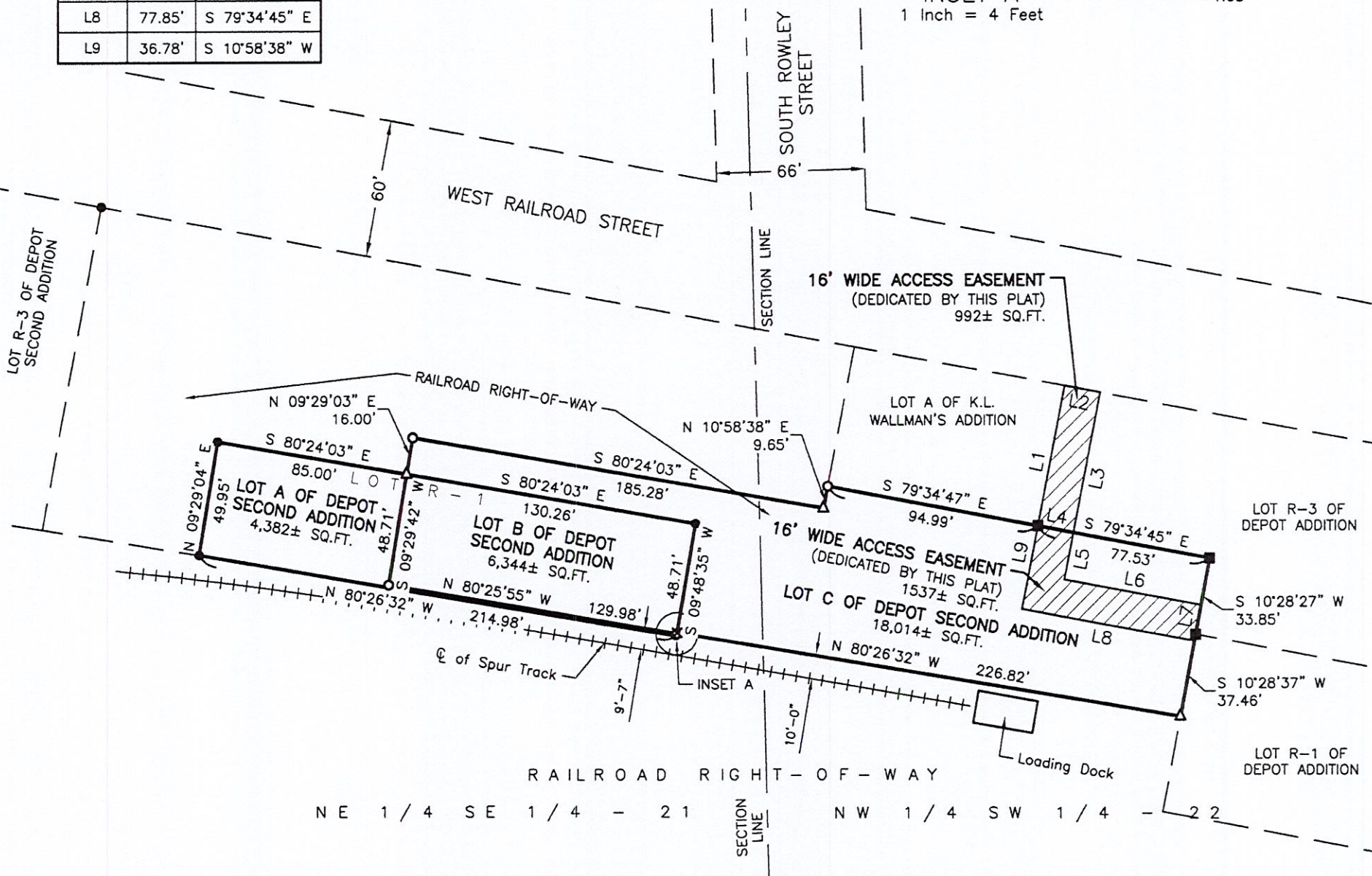
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOD 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

Line Table		
Line #	Length	Direction
L1	61.99'	N 10°58'38" E
L2	16.00'	S 79°34'47" E
L3	61.99'	S 10°58'38" W
L4	16.00'	N 79°34'45" W
L5	20.78'	S 10°58'38" W
L6	61.71'	S 79°34'45" E
L7	16.00'	N 10°28'28" E
L8	77.85'	S 79°34'45" E
L9	36.78'	S 10°58'38" W



INSET A
1 Inch = 4 Feet



A PLAT OF LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

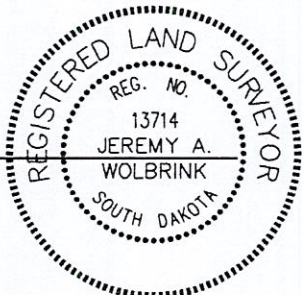
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to August 8, 2024, survey the parcels of land described as follows: LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT R-1 OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE SE 1/4 OF SECTION 21, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 21 ON PAGE 39.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2024.

Registered Land Surveyor #SD13714



A PLAT OF LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

IN WITNESS WHEREOF, I have hereunto set my hand this 11 day of December, 2024.

Tim Bottom, Member of Palace Brewing LLC,
a South Dakota Limited Liability Company, the current owner of
previously platted Lot R-1 of Depot Second Addition

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the 11th day of December, 2024, before me, Sherry Kirby, the undersigned officer, personally appeared Tim Bottom, and that he, as such Member of Palace Brewing LLC, a South Dakota Limited Liability Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Palace Brewing LLC, a South Dakota Limited Liability Company, by himself as a Member of Palace Brewing LLC, a South Dakota Limited Liability Company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


 Notary Public, South Dakota
 My Commission Expires:  11-26-2026

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

Jordan Hanson, Mayor, City of Mitchell, South Dakota,
a South Dakota municipal corporation, the owner of Lot R-3
of Depot Addition

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

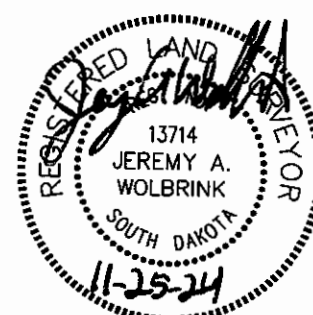
On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Jordan Hanson, of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires:

SPN

& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015





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, plats being the exception.

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** \$250 application due with the application.

- Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

☐ **Variance** \$150 application fee due with application.

- Description of Variance: Click or tap here to enter text.
- Description of Hardship: Click or tap here to enter text.

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

- Description of Conditional Use: Construct a 43 Unit, 3-story apartment building on site zoned R-4 High Density Residential.

☐ **Plat Application** \$100 application fee due with application

This Application is for the following described real property:

Legal Description: Approximately 1.79 acres of R-4 zoned land located in Block 1 except the North 345' and except Lot 1, Block 1, Fullerton Properties First Addition, City of Mitchell, Davison County, SD

Property Address: TBD North Minnesota Street, Mitchell SD

Dated this 16th of December, 2024.

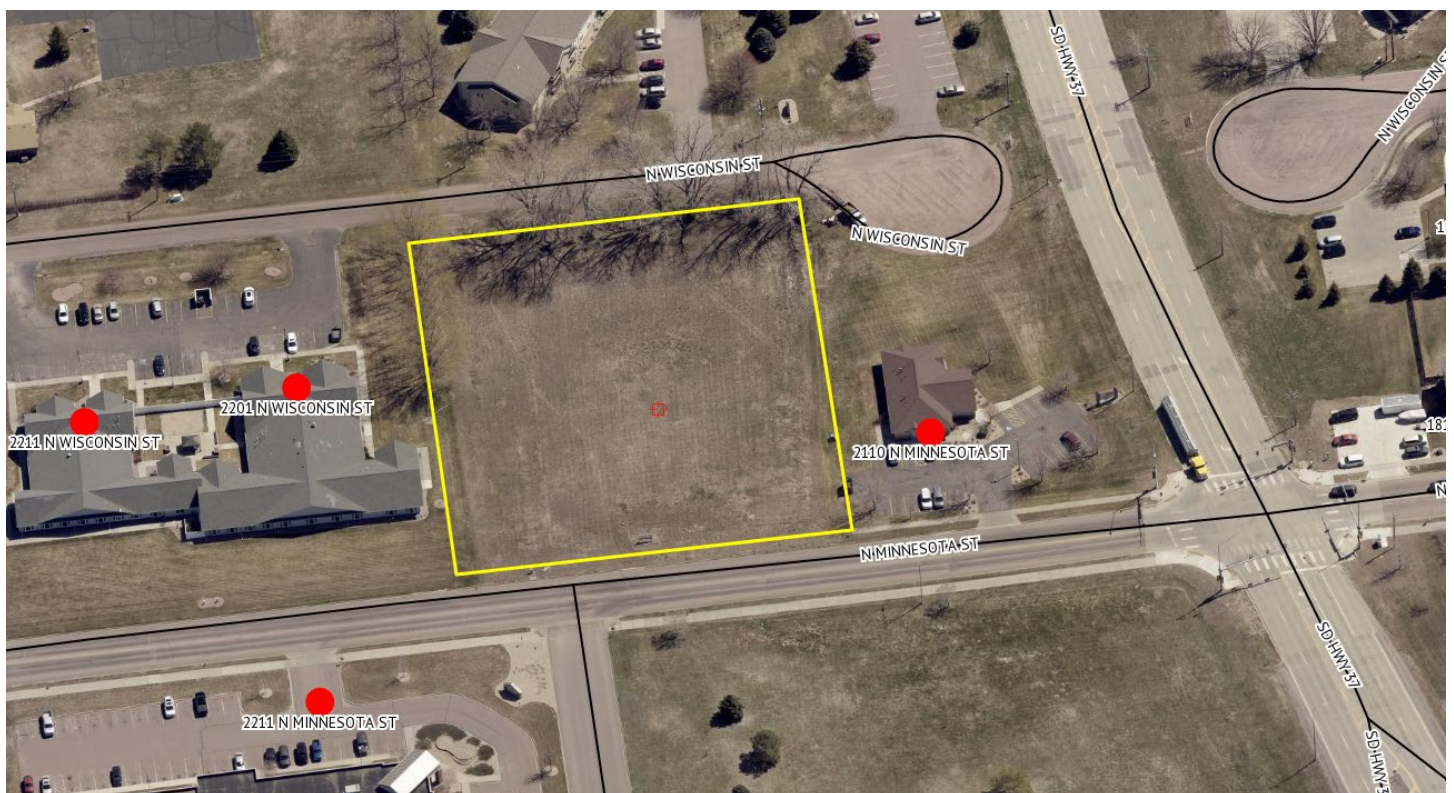
Ashbrook Trail Apartments Limited Partnership
APPLICANT

Joan M. Franken

Puetz Bare Lots + Hotels LLC

OWNER

A handwritten signature in blue ink, appearing to read "John D. Smith", written over a horizontal line.



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 Ashbrook Trail Apartment Limited Partnership has applied for a conditional use permit for multi-family dwellings of more than 24 units; located in the 2100 block of North Minnesota St, legally described as Block 1 Ex N 345' and Ex Lot 1, Block 1 of Fullerton Properties' First Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, January 13, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on TUESDAY, January 21, 2025 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 23rd day of December, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of January, 2025

Approximate Cost:

Puetz Bare Lots + Hotels LLC
PO Box 968
Mitchell, SD 57301

Ashbrook Trail Apts LP
Joan Franken
3804 N Oklahoma Ave Unit 3
Sioux Falls, SD 57107

Vantage Point Solutions Inc
2211 N Minnesota St
Mitchell, SD 57301

Evi Prairie Crossings LLC
322 Demers Ave
STE 500
Grand Forks, ND 58201

Ascension Evang Luth Church
521 W 23rd Ave
Mitchell, SD 57301

IS Properties LLC
1000 Innovative Dr
Mitchell, SD 57301

Dental Designs Properties LLC
515 Oakmond Ave
Mitchell, SD 57301

Mitchell Retirement LLC
2100 N Wisconsin St
Mitchell, SD 57301

Costello Investments
Bonnie Mogen
7409 S Bitterroot Place
Sioux Falls, SD 57108

Mark Jenniges

From: Larry Thompson <Larry.Thompson@vantagepnt.com>
Sent: Tuesday, January 7, 2025 8:59 PM
To: Mark Jenniges
Cc: Chad Glanzer; Roger Musick (rogermusick@gmail.com)
Subject: RE: Ashbrook Trail Apartments

Oops. My last sentence was not complete. It should have said:

“It would be our recommendation that the city designate the section of North Minnesota between Cemetery Road (W 23rd Ave) and the Highway 37 bypass no parking on both sides of the road.”

-Larry

From: Larry Thompson
Sent: Tuesday, January 7, 2025 8:52 PM
To: mark.jenniges@cityofmitchellsd.gov
Cc: Chad Glanzer <Chad.Glanzer@vantagepnt.com>; Roger Musick (rogermusick@gmail.com) <rogermusick@gmail.com>
Subject: Ashbrook Trail Apartments

Mark,

Roger Musick, Chad Glanzer, and I discussed the planned apartment complex near our places of business (Vantage Point Solutions and Innovative Systems).

You probably know that North Minnesota Street between Cemetery Road and the bypass gets very congested – especially on weekdays around 8:00 am and 5:00 pm. We are concerned that the residents of the apartment complex may use North Minnesota Street as overflow parking if their parking lot becomes full. This could present a safety concern.

It would be our recommendation that the city designate the section of North Minnesota between Cemetery Road (W 23rd Ave) and the Highway 37 bypass.

Are these “Written Comments” adequate to express our concern or do you need something else from us?

Larry Thompson
Chief Executive Officer
Direct: 605.995.1740
Mobile: 605.999.9963
Larry.Thompson@Vantagepnt.com







1 Inch = 100 Feet

LEGEND

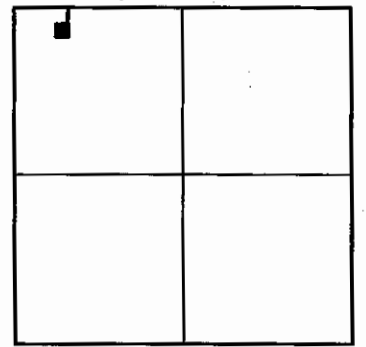
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

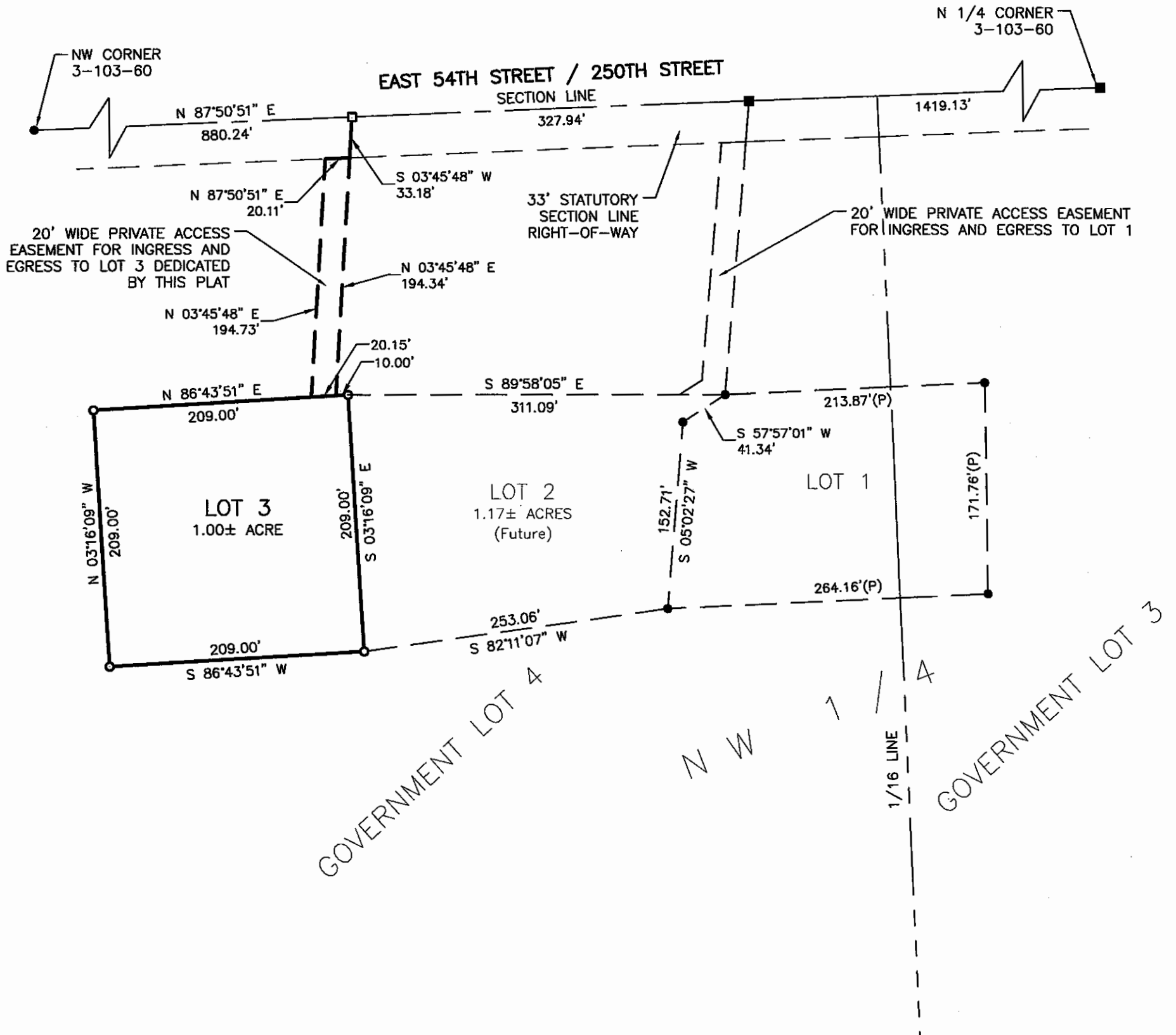
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 3, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

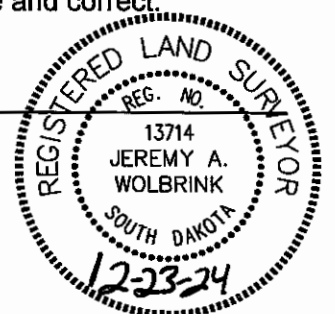
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of Michael D. Haley and Jean M. Haley, Trustees of the Michael D. Haley and Jean M. Haley Joint Revocable Living Trust dated the 26th day of March, 2018, and under their direction for purposes indicated therein, I did on or prior to December 6, 2024, survey those parcels of land described as follows: LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 23RD day of December, 2024.

Registered Land Surveyor #SD13714



SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 20_____.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 20_____.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 20_____, approving the above-named plat.

Auditor/Deputy Auditor of Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach(es) is hereby approved. Any change in the location of the existing approach(es) shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

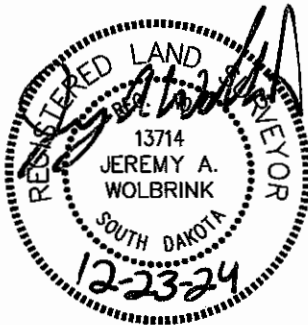
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 20_____, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy





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, plats being the exception.

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** *\$250 application fee due with the application.*

- Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

☒ **Variance** *\$150 application fee due with application.*

- Description of Variance: Combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet.
- Description of Hardship: Building on a lot and half and would like to keep all vehicles, trailers, equipment inside instead parked outside. Also gives some room for a workshop for personal projects.

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

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

☐ **Plat Application** *\$100 application fee due with application*

This Application is for the following described real property:

Legal Description: E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

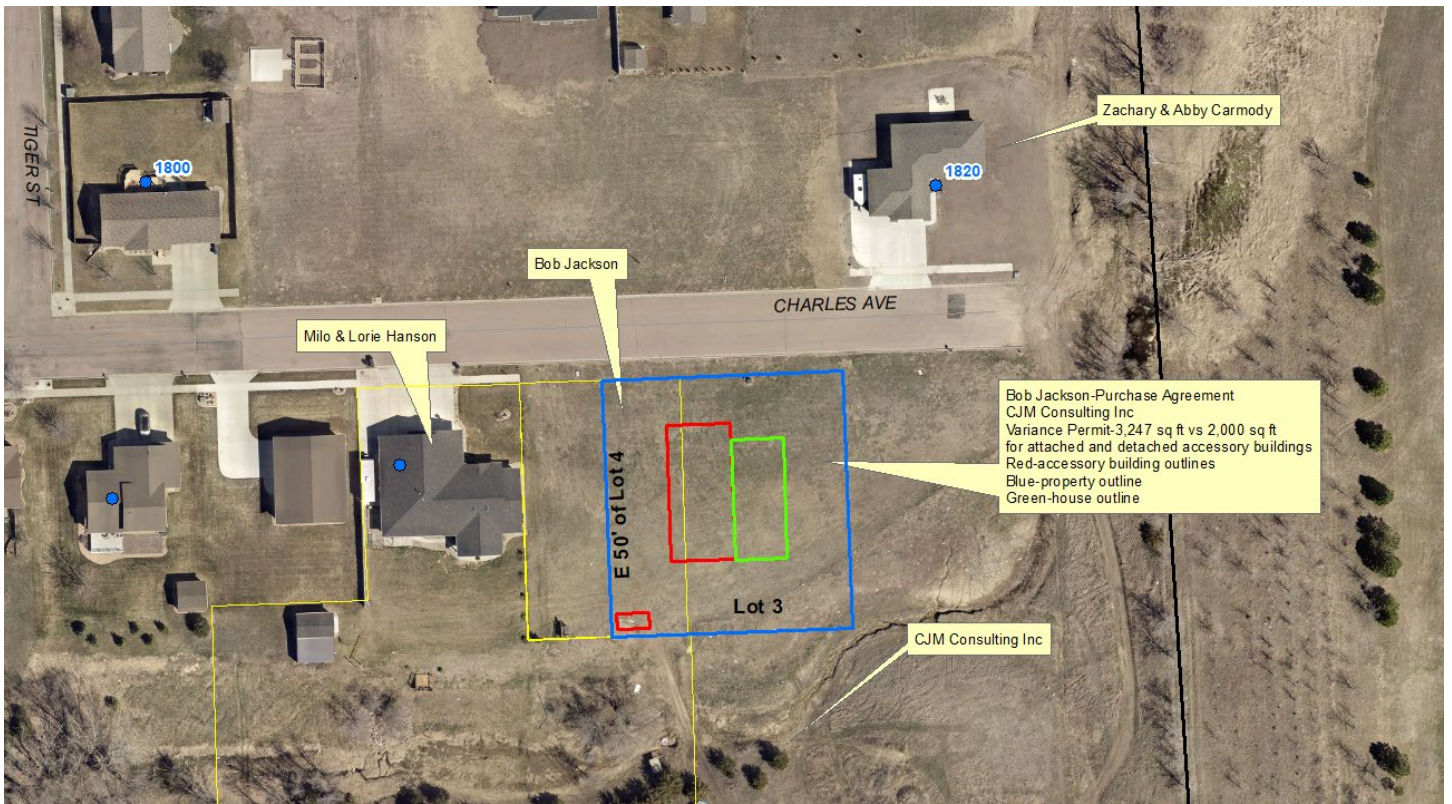
Property Address: 1800 Block of Charles Ave

Dated this 19th **of** December, 2024.

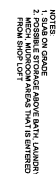
Bob Jackson
APPLICANT

A handwritten signature in black ink that reads "Bob Jackson" in a cursive script.

Bob Jackson/CJM Consulting Inc-Purchase agreement for Lot 3
OWNER



Back
Shed - 200 sq ft



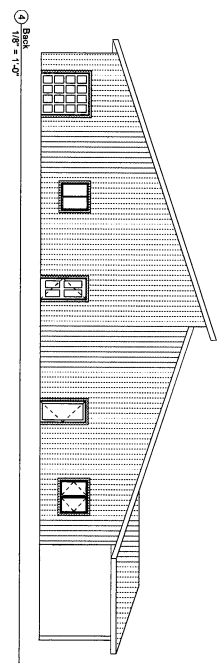
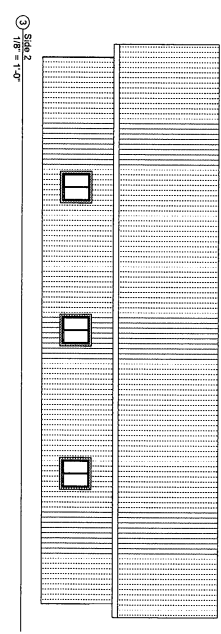
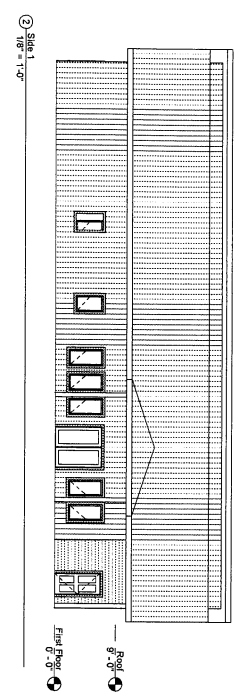
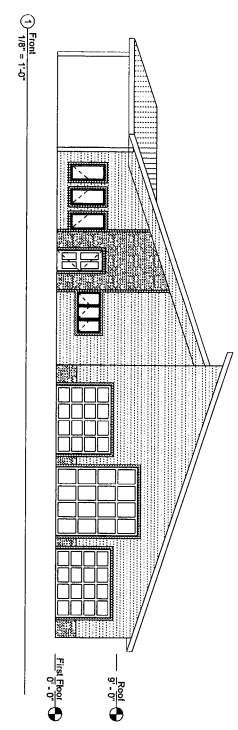
Date Revised:	July 11, 2024
Sheet Name:	First Floor Plan
Wall Height:	9'
Truss Depth:	-
Drawn By:	Ashley Gunnare

Square Footage for House:	2393
Perimeter for House:	-
Square Footage for Garage:	3047
Perimeter for Garage:	-
A3	
Scale:	1/8" = 1'-0"



PO Box 167 117 West Ash Street
 Elhan, SD 57334
 Office (605) 227-4224
 Fax (605) 227-4225
 www.ethanccoplumber.com

Bob & Janet Jackson	
Date Revised	July 11, 2024
Sheet Name	Elevations
Wall Height	9'
Truss Depth	-
Drawn By	Ashley Gunnare



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 Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, January 13, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on TUESDAY, January 21, 2025 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 23rd day of December, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of January, 2025

Approximate Cost:

Bob Jackson
2401 Fairway Cr
Mitchell, SD 57301

CJM Consulting Inc
3240 Maui Dr
Mitchell, SD 57301

Milo & Lorie Hansen
1809 Charles Ave
Mitchell, SD 57301

GL Wild Oak LLC
2500 E 1st Ave
Mitchell, SD 57301

Zachary & Abby Carmody
1820 Charles Ave
Mitchell, SD 57301

Neil & Cynthia Goter
1813 Snead Ave
Mitchell, SD 57301

Karl & Alene Fink Revoc Trust
408 Schuller Ct
Dundas, MN 55019

Dakota Land & Property Management
2220 W 23rd Ave
Mitchell, SD 57301

December 30, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, January 13, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on TUESDAY, January 21, 2025 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We Zach Carmody / Andy Carmody
OWNER
1820 CHARLES AVE MITCHELL, SD 57301
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

December 30, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, January 13, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on TUESDAY, January 21, 2025 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We

Milo & Lorie Hansen

OWNER

1809 Charles Ave Mitchell SD 57301

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:

Variance is OK with us. We will be Bob's closest neighbor. There is other larger garage's in this neighborhood, this new one will not affect anything.

Outside expectations

December 30, 2024

TO WHOM IT MAY CONCERN:

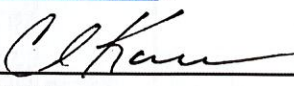
YOU ARE HEREBY NOTIFIED that Bob Jackson has applied for a Variance Permit for combination of attached and detached accessory buildings of 3,247 square feet vs 2,000 square feet to build a new attached accessory building of 3,047 square feet and detached accessory building of 200 square feet. This is located at 1800 Block of Charles Ave, legally described as E 50' of Lot 4 & all of Lot 3, Block 6 of the Woods First Addition, a subdivision of the E 1/2 of the SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, January 13, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on TUESDAY, January 21, 2025 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We


OWNER

PO Box 673 Mitchell SD 57301
ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS: Looks like a nice floor plan, would be a nice addition to the neighborhood.