



Planning Commission 4-14-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 14, 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: March 24, 2025**
- 6. Schedule Next Meeting: April 28, 2025**
- 7. Conditional Use Permit: Jensen Capital & Development LLC**

Jensen Capital and Development LLC has applied for a Conditional Use Permit for multi-family dwellings; located at the SE corner of Urbana Drive and E Spruce St, legally described as Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
- 8. Variance Permit: Doug Gehrke**

Doug & Heidi Gehrke have applied for a variance permit for an attached accessory building of 4,600 square feet vs 2,000 square feet; located at the 304 N Mattie St, legally described as Lot 4 of D. & D. Long's First Addition, a subdivision of Irregular Tract No. 3 in the Northeast Quarter (NE 1/4) of Section 23, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
- 9. Recommendation on Road Vacation**

Mitchell School District No 17-2 have petitioned to vacate the portion of North Winsor Street which is adjacent to and abutting said Lots B and C, a Subdivision of Lot 1, the remainder of Lot 1, Lots 2, 3 and 4, Block 3; and Lots 1, 2, 3 and 4, Block 4; all in Hammer's Addition to the City of Mitchell, Davison County, South Dakota.
- 10. Plat: Ethan Coop Lumber**

Plat of Lot 7, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
- 11. Plat: Ethan Coop Lumber**

Plat of Lot 10, Block 5, of Woodland Heights First Addition, a subdivision of Lot 2 and 3, Carne's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

12. Plat: Timothy & Whitney Olinger

Plat of Lot 1 of Olinger Addition in the SW 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

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.