



Planning Commission 5-12-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
May 12, 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: April 28, 2025**
- 6. Schedule Next Meeting: May 27, 2025**
- 7. Plan Approval: Jensen Capital & Development LLC**
1303 S Ohlman St, zoned Highway Oriented Business District
- 8. Conditional Use Permit: Shayna Loecker**
Shayna Loecker has applied for a conditional use permit to operate a Family Residential Daycare; located at 710 N Kittridge St, legally described as Lot A in Block 2 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 9. Conditional Use Permit: First Presbyterian Church**
First Presbyterian Church has applied for a conditional use permit to install and operate an electric message center in a residential district located at 500 E 5th Ave, legally described as the Lots 7-11, Block 8, C.S. Burr's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 10. Rezone Hearing & Recommendation: Gold Key Properties LLC**
Gold Key Properties is requesting the following property legally described as; N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4; the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4; and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD; be changed from R4 High Density Residential District to TWC Transportation, Warehousing and Commercial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (1717 W 8th Ave)
- 11. Variance Permit: Todd & Nancy Boyd**
Todd & Nancy Boyd have applied for a Variance Permit for front yard setback (lake side) of 24'- vs 35'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

12. Conditional Use Permit: Koch Premeir Properties LLC

Van Buskirk Homes LLC on behalf of Koch Premier Properties LLC has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located at 1517 Lakeview Ln, legally described as Lot 9 and 10 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

13. Conditional Use Permit: Koch Premeir Properties LLC

Van Buskirk Homes LLC on behalf of Koch Premier Properties LLC has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located in the 100 Block of Lakeview Ln, legally described as Lot 13 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

14. Other Business:

15. 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.

16. 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 4-28-25
City Council Chambers, City Hall, 612 N. Main Street
April 28, 2025

1. Call to Order

Chairperson Genzlinger called the April 28, 2025 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, Havlik, Jirsa, Osterloo, Schmitz, Schreurs, Sonne.

Absent: None

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

3. Declaration Of Conflicts Of Interests

Sonne items #8, #9 and #14.

4. Approve Agenda

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

5. Approval of Previous Minutes: April 14, 2025

Motion by Jirsa, seconded by Schreurs to approve the proposed minutes of the April 14, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: May 12, 2025

Motion by Sonne, seconded by Havlik to set the date for the next Planning Commission Meeting for May 12, 2025. All present voting aye; motion carried.

7. Recommendation on Alley Vacation

Horseman's Sports, Inc; Rodeo Blues, LLC; L&R Anderson Ranch LLC; Cindy K. Krall Living Trust; Gerald W Johnson; Clifford R. & Becky Janene Jager; Gary & Monica Trabing; James D. & Susan M. Wright, John Krall Rev. Trust, Mary Krall Rev. Trust; Koupal Family Trust; Pamela J. Winegardner, Cynthia M. Dunlap, Marty Barington; have petitioned the City Council of the City of Mitchell, Davison County, South Dakota to vacate the following:

Petitioners request to vacate the 16 foot Alley as shown on the Plat of Bayside Overlook Subdivision (Phase I) in the SE ¼ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M. in

the City of Mitchell, Davison County, South Dakota, as recorded with the Davison County Register of Deeds in Book PB 11, Page 13. Said Alley is located adjacent to Lots 1 through 10 in Block 1 and a parcel of land described as the SE Quarter of the SE Quarter (SE ¼ SE ¼) situated East of North Harmon Drive, except the South 300 feet of the East 150 feet, containing approximately 25 acres in Section 4, T 103 N, R 60 W of the 5th PM, less Blocks 1, 2 and 3 of Bayside Overlook Subdivision, as depicted on the plat recorded with the Davison County Register of Deeds in Book PB11, Page 13.

Jenniges gave an explanation of the petition and the location of the alley. Jenniges stated there are no city utilities in the alley and the road it abuts to on the west was vacated previously. Each abutting land owner would get 8' of the vacated alley. The applicants were not present to answer questions.

Genzlinger questioned why there was an alley platted in this location and staff could not answer because it was originally platted so long ago.

Motion by Jirsa, seconded by Schmitz to recommend approval of the vacation. All present voting aye; motion carried.

8. Plan Approval: Paul Groeneweg LLC

Jenniges gave an overview of the area of the 1800 block of East 1st Ave, which is zoned Neighborhood Shopping District. The applicant would like to build five buildings with six, three-bedroom apartments in each and one building with four, three-bedroom apartments, a coffee shop and a fitness center. There will also be 48 garages located on the north side of the property. These six buildings are in conjunction with the overall plan for TIF 41, which is the next agenda item. An applicant representative was present to answer any questions.

Schreurs questioned the drainage of the area to which Schroeder said they will be required to have a detention pond and there is a city storm sewer that goes through the property that they can tie into as well.

Genzlinger questioned whether there is enough parking for just the six buildings in this portion of the project and not include any parking to the south. Jenniges stated that because of the 48 garage stalls and a few parking spaces between a couple of buildings that there is enough parking.

Motion by Jirsa, seconded by Osterloo to approve the plan. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

9. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #41

Jenniges gave an overview of the area and boundaries of where TIF #41 would be located.

The north portion is zoned Neighborhood Shopping and the south portion is zoned High Density Residential. He noted there was a notice published in the official newspaper. This TIF by Paul Groeneweg LLC is to create affordable housing and would have to follow the rental requirements for 80% of the state medium income. This project will be completed in two phases for the buildings portion. Phase one will include six buildings consisting of 34 three-bedroom apartments, a coffee shop and a fitness center. Phase two will include six buildings

consisting of 36 two-bedroom apartments, an outdoor pool area, a park with fire pit and 48 garage stalls. After these two phases are completed, the City of Mitchell will look at the completion of portions of S Mattie St. The existing true value of the land is \$364,837. Paul Groeneweg LLC has \$2,281,866 eligible TIF expenses and the City of Mitchell has \$2,020,000 TIF eligible expenses for a total of \$4,301,866 TIF eligible expenses on the project. The projected cumulative amount to be paid by the TIF is \$2,713,005. By year three or year four, the city will know how much the developer has spent in TIF-eligible expenses and how the project is coming in for the projected cumulative amount to be paid back. The City of Mitchell will use the difference the developer will recoup and the projected cumulative amount and put in a portion of Mattie Street with those remaining funds. The developer will receive his reimbursement prior to the city receiving any reimbursements. The applicant was present to answer any questions.

Don Petersen of Morgan Theeler, representing the applicant, stated this developer requested a TIF a few years ago, and it is mostly built out already. The plan is to have phase one completed by November 2025. He also noted that they do not increase the anticipated new tax revenue from year to year and that allows TIF's to be paid off early or, in this case, the city to be able to use more funds for Mattie St.

Steve Sibson thanked the board for having the TIF application online for him to review. He found an error on pg 18 for the City of Mitchell tax levi of \$.042509, and it should have been \$.0042509 as calculated on page 19. On page 21 he referenced the "but for" clause but based on City of Mitchell TIF guidelines and the need for rigorous assessment and economic impact, which he does not see within the plan and therefore, because of that, does not see anything that shows this project would not be possible without the TIF. He calculates this TIF shorting the county \$28,000 a year. A legislative audit done in 2022 showed the county was shorted \$300,000. The city adding more TIF's will only make that number get bigger.

Motion by Schmitz, seconded by Havlik, to set the boundaries for TIF District #41 to include the following:

LOTS ONE (1), TWO (2), THREE (3), FOUR A (4A), FIVE (5), SIX (6), SEVEN (7) AND EIGHT (8), IN BLOCK ONE (1), AND LOTS THREE (3), FOUR (4), FIVE (5) AND SIX A (6A) IN BLOCK TWO (2), WOODS FIRST ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND

THAT PORTION OF SOUTH MATTIE STREET RIGHT OF WAY LOCATED BETWEEN EAST 1ST AVENUE ON THE NORTH AND EAST HAVENS AVENUE ON THE SOUTH, INCLUDING THE INTERSECTIONS AT SUCH LOCATIONS, TO THE EXTENT SUCH AREAS ARE SUBJECT TO THE CITY'S JURISDICTION;

Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

Motion by Schmitz, seconded by Osterloo to approve the project plan and recommend approval of TIF District #41. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

10. Plan Approval: Long Brothers LLC

Jenniges gave an overview of the area of 1100 S Burr St, zoned Highway Oriented Business District. The applicant would like to add onto their existing building. This would include six new bays. The additions would be three buildings of 50' x 115', 14' x 95' and 34' x 9'. All of these additions meet setbacks. Drainage work for the area would be completed with the proposed TIF, which is the next item on the agenda. Plans and renderings were provided in the packet. The applicant was present to answer questions.

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

11. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #42

Jenniges gave an overview of the area and boundaries of where TIF #42 would be located.

This is an economic development TIF. The applicant would like to add onto their existing building. This would include six new bays. The additions would be three buildings of 50' x 115', 14' x 95' and 34' x 9'. There are 15 existing employees and this could add up to 10 more employees. The business has been in the community for 40 years and is a three-generation business. The true tax base value is \$473,350. They are requesting \$340,105 of the possible \$416,665 TIF-eligible expenses. This boundary includes the abutting ROW because they will have to tie into the existing infrastructure and replace them back to their current surfaces. The projected cumulative amount to be paid is \$340,108.86, which would be paid back over 20 years. The applicant was present to answer questions.

Don Petersen of Morgan Theeler, representing the applicant, stated that this project wouldn't move forward without the TIF. They need the funds for the project to happen. The taxes on the property would remain the same if the project didn't happen, so the county isn't losing any property taxes generated from the TIF.

Steve Sibson wanted some clarification on the economic development part of the TIF because it says "up to 10 jobs" and "minimum of 10 jobs." Petersen answered that it should be up to 10 jobs for now with the possibility of more in the future.

Motion by Havlik, seconded by Sonne, to set the boundaries for TIF District #42 to include the following:

NORTH ONE HUNDRED FEET (N.100') OF BLOCK THIRTEEN (13), LESS LOT H-1, AND INCLUDING LOT AB2, WEAVER'S SQUARES ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; AND THOSE PORTIONS OF EAST IVY AVENUE AND SOUTH CAPITAL STREET ADJACENT THERETO;

All present voting aye; motion carried.

Motion by Schmitz, seconded by Havlik to approve the project plan and recommend approval of TIF District #41. All present voting aye; motion carried.

12. Plat: Bertha King

Plat of Lots A and B, a subdivision of Lot 1 of the SE 1/4 of Section 17, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Jenniges gave an overview of the plat. The applicant is platting this for estate planning purposes. There is an easement through the southwest corner of Lot A to get to Lot B. This plat is just outside the city limits and within the ETJ so therefore, it's the City of Mitchell's zoning jurisdiction. The county will hear this at their May meetings. The applicant was not present to answer questions.

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

13. Plat: CJM Consulting Inc

Plat of Lot 2, 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 gave an overview of the plat and the GIS location. This plat follows the master plan for the development and meets all zoning requirements. The applicant was not present to answer questions.

Schroeder noted a 10' drainage easement on the south side plat will be added prior to the council seeing it.

Motion by Osterloo, seconded by Jirsa to approve the plat with the 10' drainage easement on the south side. All present voting aye; motion carried.

14. Plat: JTZ Properties LLC

Plat of Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota

Jenniges gave an overview of the plat and the GIS location. This plat is just outside the city limits and within the ETJ so therefore, it's the City of Mitchell's zoning jurisdiction. The county will hear this at their May meetings. This is the first step towards the future development of the area. The applicant was present to answer questions.

Motion by Jirsa, seconded by Havlik to approve the plat. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

15. Other Business:

Jenniges announced that this would be Jirsa's last Planning Commission meeting. The mayor will be appointing someone to replace him at the next council meeting. Jenniges and Chairman Genzlinger thanked him for his years of service on the board.

16. Public Input:

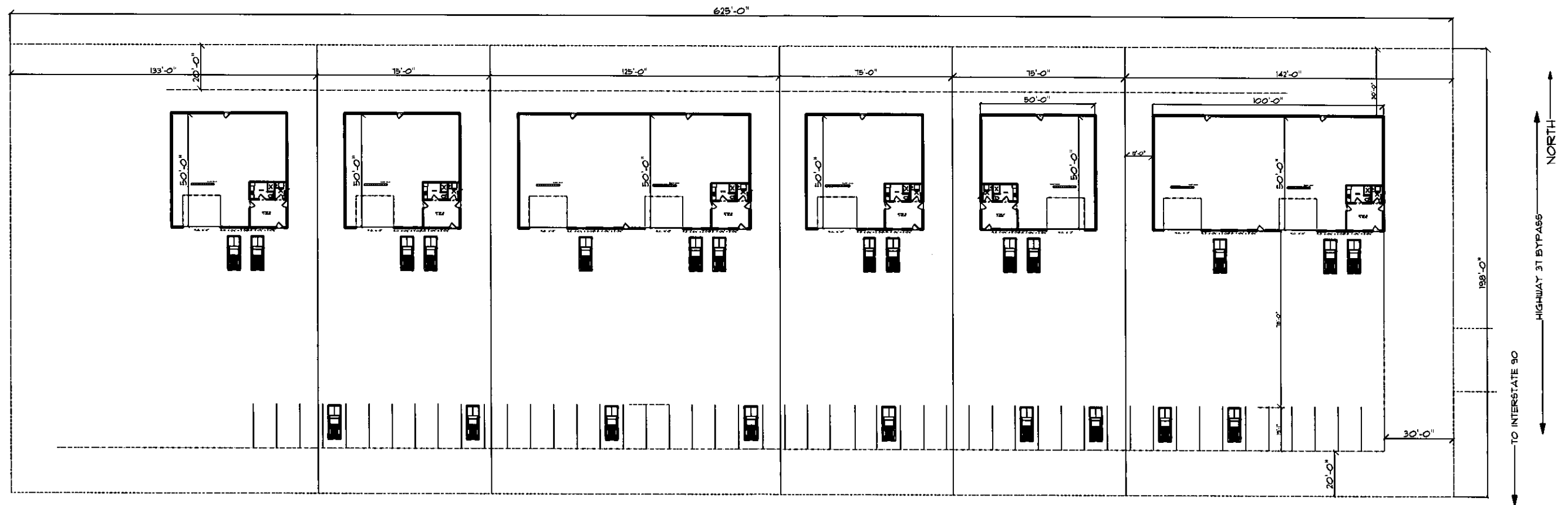
None.

17. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:36 P.M.

Kevin Genzlinger
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, 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: 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: Family Residential Daycare.

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

This Application is for the following described real property:

Legal Description: Lot A in Block 2 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota.

Property Address: **710 N Kittridge St**

Dated this of 4/3 , 2025.

Shayna Loecker
APPLICANT

~~Trajan & Katelynn Anderson~~

OWNER

Traci Loecker as of
4/1/25



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 Shayna Loecker has applied for a conditional use permit to operate a Family Residential Daycare; located at 710 N Kittridge St, legally described as Lot A in Block 2 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, May 12, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 19, 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 24th day of April, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of April, 2025

Approximate Cost:

Traci Loecker
3000 Canal Circle
Mitchell, SD 57301

Shayna Loecker
710 N Kittridge St
Mitchell, SD 57301

Toshiba American Business Solutions
Inc
25530 Commercentre Dr
Lake Forest, CA 92630

Firesteel SNF Realty LLC
1777 Of the States
#204
Lakewood, NJ 08701

John & Judith Magstadt
1015 E 8th Ave
Mitchell, SD 57301

Lester & Heather Wilcox
1035 E 8th Ave
Mitchell, SD 57301

Michele Schoenwald
706 N Kittridge St
Mitchell, SD 57301

Judy Masten-Hart
Bret Hart
1028 E 7th Ave
Mitchell, SD 57301

David Williams
1032 E 7th Ave
Mitchell, SD 57301

Paul & Norma Williams
1034 E 7th Ave
Mitchell, SD 57301

Brian Wasmoen
525 Charles St
Mitchell, SD 57301

City of
Mitchell

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 _____ District to _____ District.

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

- Description of Variance: _____

- Description of Hardship: _____

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

- Description of Conditional Use: Install and operate an electric message center in R2 zoning

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

This Application is for the following described real property:

Legal Description: Lots 7-11, Block 8, C.S. Burr's Addition, City of Mitchell, Davison County, South Dakota.

Property Address: 500 E 5th Ave

Dated this April 21st of 2025

Kelly Gress
APPLICANT

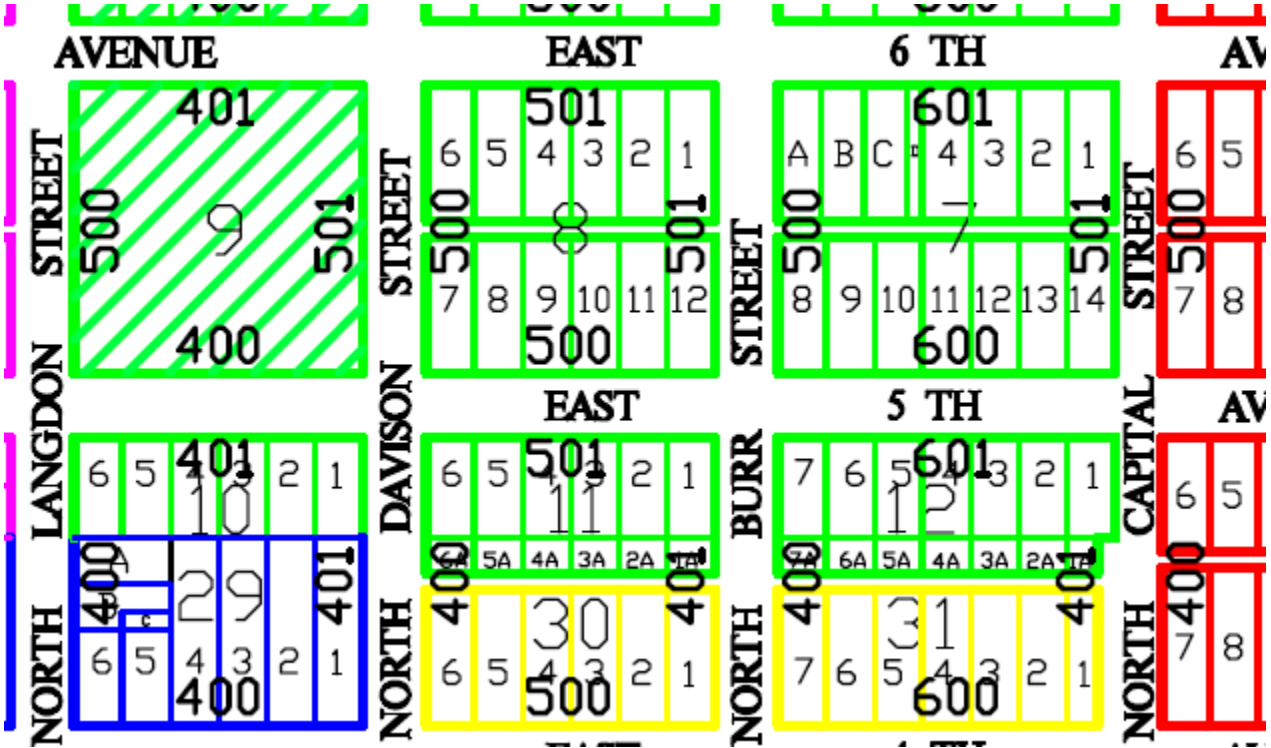
First Presbyterian Church



FIRST PRESBYTERIAN CHURCH - MITCHELL, SD
 NEW ELECTRONIC MESSAGE CENTER
 SINGLE SIDED MONUMENT SIGN

Remove illuminated current cabinet
 Reuse brick structure

8mm DAKTRONICS full color message center
 Install filler panels, painted finish to match brick



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 First Presbyterian Church has applied for a conditional use permit to install and operate an electric message center in a residential district located at 500 E 5th Ave, legally described as the Lots 7-11, Block 8, C.S. Burr's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, May 12, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 19, 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 24th day of April, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of April, 2025

Approximate Cost:

First Presbyterian Church
500 E 5th Ave
Mitchell, SD 57301

Cathedral Square Apartments 24 LLC
2345 E 3rd Ave
STE 220
Denver, CO 80206

Eric Wilson
501 E 6th Ave
Mitchell, SD 57301

Kevin & Katrina Talley
509 E 6th Ave
Mitchell, SD 57301

Arthur & Audra Rew
515 E 6th Ave
Mitchell, SD 57301

Marc & Berdene Whipkey
517 E 6th Ave
Mitchell, SD 57301

Keely Nelson
601 E 6th Ave
Mitchell, SD 57301

Alfred & Trista Herren
603 E 6th Ave
Mitchell, SD 57301

Olbin & Annamarie Martinez
55971 US Highway 12
Grove City, MN 56243

Joseph & Cheryl Thuringer Trust
600 E 5th Ave
Mitchell, SD 57301

Val Reaves
524 E 5th Ave
Mitchell, SD 57301

Mark Buck
415 E 5th Ave
Mitchell, SD 57301

Dave Robinson
417 E 5th Ave
Mitchell, SD 57301

Paul Ebsen
45971 253rd St
Hartford, SD 57033

Henna Keyser
415 N Davison St
Mitchell, SD 57301

Todd & Patricia Magnuson
413 N Davison St
Mitchell, SD 57301

MB Sigmund LLC
1311 Northridge RD
Mitchell, SD 57301

Robert & Carrie Hoffman
501 E 5th Ave
Mitchell, SD 57301

Jeanette & Russel Rook
509 E 5th Ave
Mitchell, SD 57301

Highmark Holdings LLC
109 N Harmon Dr
Mitchell, SD 57301

Karen Larson
515 E 5th Ave
Mitchell, SD 57301

Donald & Evelyn Reyen
1212 S 7th St
Milbank, SD 57252

Conner Whitley
521 E 5th Ave
Mitchell, SD 57301

Gold Key Properties LLC
1660 E 8th Ave
Mitchell, SD 57301

Michael Miller
1208 E 4th Ave
Mitchell, SD 57301

Matthew & Catherine Buschbach
609 E 5th Ave
Mitchell, SD 57301

April 30, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that First Presbyterian Church has applied for a conditional use permit to install and operate an electric message center in a residential district located at 500 E 5th Ave, legally described as the Lots 7-11, Block 8, C.S. Burr's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family 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, May 12, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, May 19, 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

Art: ANDRA RHO
OWNER
515 E 6th Ave
ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:



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 R4 District to TWC 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: [Click or tap here to enter text.](#)

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

This Application is for the following described real property:

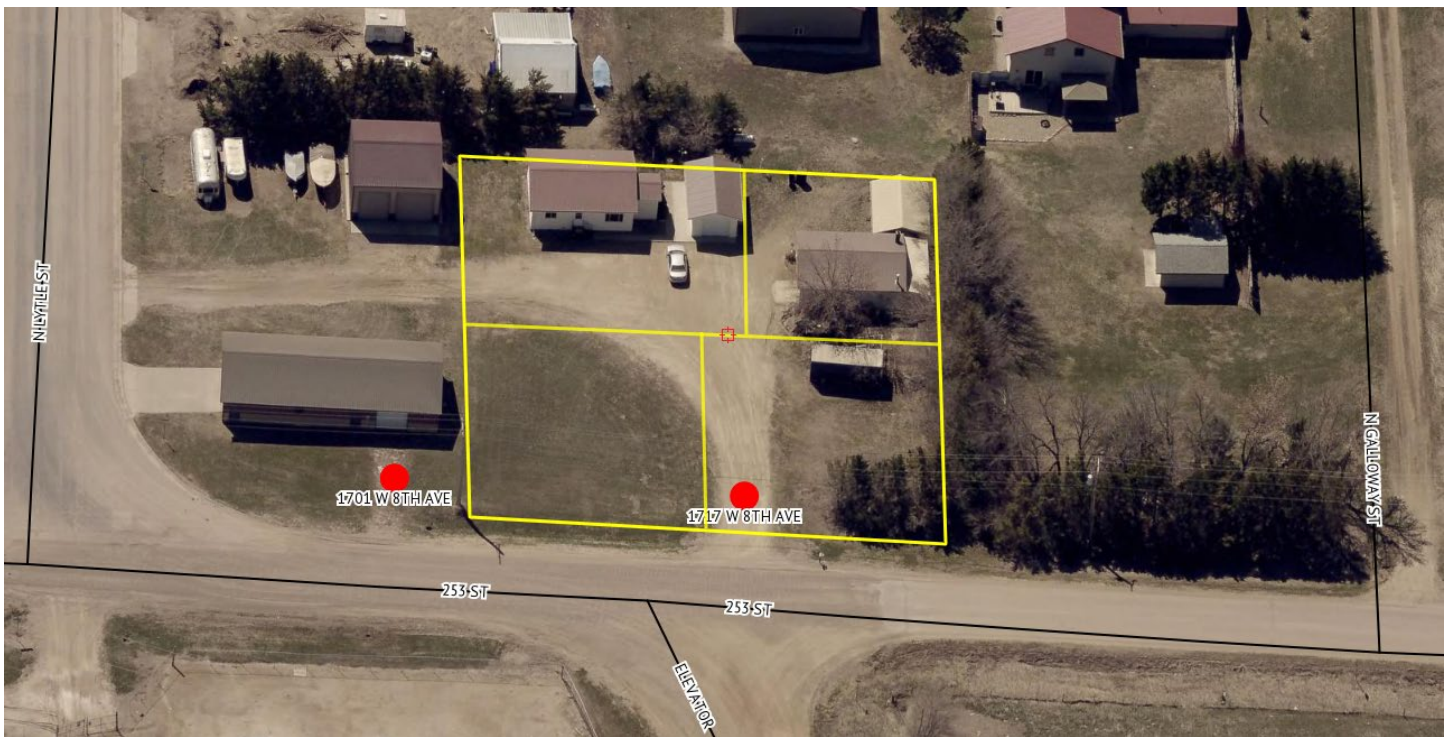
Legal Description: N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4, the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4, and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD.

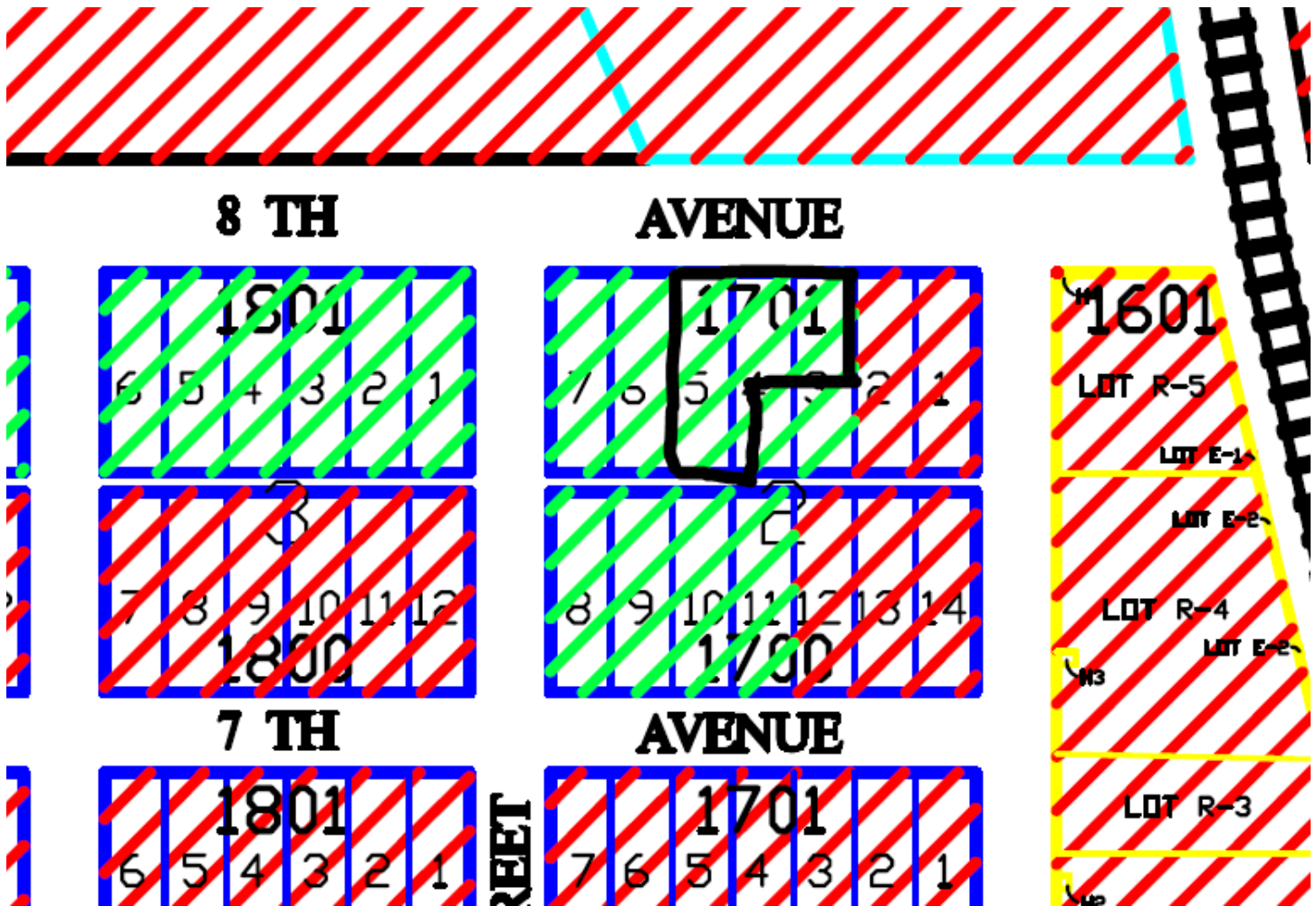
Property Address: 1717 W. 8th St.

Dated this 17th **of** April **,** 2025.

Gold Key Properties LLC/Pam Bathke
APPLICANT

Gold Key Properties LLC/Pam Bathke
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, May 12, 2025 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, May 19, 2025 at 6:00 p.m. and 2nd Reading and Adoption on Monday, June 2, 2025 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. O2025-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4; the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4; and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD.; be changed from R4 High Density Residential District to TWC Transportation, Warehousing and Commercial 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; N 90' of Lot 3, plus the N 90' of the E 25' of Lot 4; the N 90' of Lot 5, plus the N 90' of the W 25' of Lot 4; and the S 76' of Lot 5, plus the S 76' of the W 12' of Lot 4, all in Block 2 of Home Park Original Addition, in the NE ¼ of Section 20-103-60, Davison County, SD.; be changed from R4 High Density Residential District to TWC Transportation, Warehousing and Commercial 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 _____, 2025.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: May 19, 2025
SECOND READING: June 2, 2025
ADOPTION: June 2, 2025

Published three times: April 30, 2025 and May 7 and 21, 2025
Approximate Costs:

Gold Key Properties LLC
1660 E 8th Ave
Mitchell, SD 57301

Bertha King
2124 W 8th Ave
Mitchell, SD 57301

CHS Inc
PO Box 64089
St. Paul, MN 55164

CJG Properties LLC
909 N Main St
Mitchell, SD 57301

Steven & Linda Walberg
1620 W 7th Ave
Mitchell, SD 57301

Craig & Brenda Freidel
40 Bay Hill
Mitchell, SD 57301

Brandon & Kristin Vilhauer
2924 Dailey Dr
Mitchell, SD 57301

Gary Donvito
1602 W 7th Ave
Mitchell, SD 57301

Warner & Verylis Boyd
400 N Main Ave
Unit 5
Tea, SD 57064



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 District to District.

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

- Description of Variance: Front yard setback (lake side) of 24' vs 35'
- Description of Hardship: Drawings did not meet real world dimensions and after beginning construction, we found our setbacks were no longer going to be met, so instead of redrawing the project and tearing out portions of the footings and foundation, that are already completed, we are asking for a variance for the covered deck portion of the build. Due to angle of lot lines, the roofline on covered deck/patio space does not meet current setback. The rest of new build are well within setback.

☐ **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

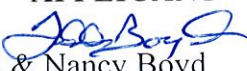
This Application is for the following described real property:

Legal Description: Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Property Address: 155 S Harmon Drive

Dated this 21st of April, 2025.

Todd & Nancy Boyd
APPLICANT


Todd & Nancy Boyd
OWNER



160'-6"

134'-10"

26'-5" PURCHASED

CONCRETE DRIVE APPROX. SEE CIVIL FOR ELEVATION. CONFIRM SIZE & SHAPE EXTENTS WITH OWNER. JOINT LOCATIONS WITH OWNER.

34'-5 1/2"

22'-5 1/2"

10'-5 3/4"

17'-10" VARIANCE

CONCRETE SIDEWALK APPROACH. SEE CIVIL FOR ELEVATION. CONFIRM SIZE & SHAPE EXTENTS WITH OWNER.

ENTRY DOOR TO BE ZERO ENTRY. AT GRADE. CIVIL TO PROVIDE DRAINAGE AWAY FROM EXIST. ELEVATION OF BUILDING.

48'-3 5/8"

7'-11 4/8"

3'-0"

5'-0"

3'-0 1/2"

22'-5 5/8"

118'-4 5/8"

14'-10"

35'-10"

14'-3'-10"

114'-3"

PROPOSED BUILDING

MAIN LEVEL ELEVATION = 100' 0"

SEE CIVIL DRAWINGS FOR DATUM ELEVATION

OUTDOOR DOG RUN. CONFIRM LOCATION, SIZE, EXTENTS, MATERIALS. ENCLOSURE WITH OWNER.

PROPOSED OUTDOOR MECHANICAL UNIT LOCATION. CONFIRM WITH OWNER.

CONCRETE PATIO. SEE CIVIL FOR ELEVATION. CONFIRM SIZE & SHAPE EXTENTS WITH OWNER.

APPROXIMATE POOL LOCATION SHOWN FOR COORDINATION PURPOSES. OWNER TO SOURCE AND COORDINATE WITH CONTRACTORS FOR CONNECTION AND INSTALLATION NEEDS.

FLOOD PLAIN SHOWN FOR DEMONSTRATION PURPOSES ONLY. APPROXIMATE LOCATIONS.

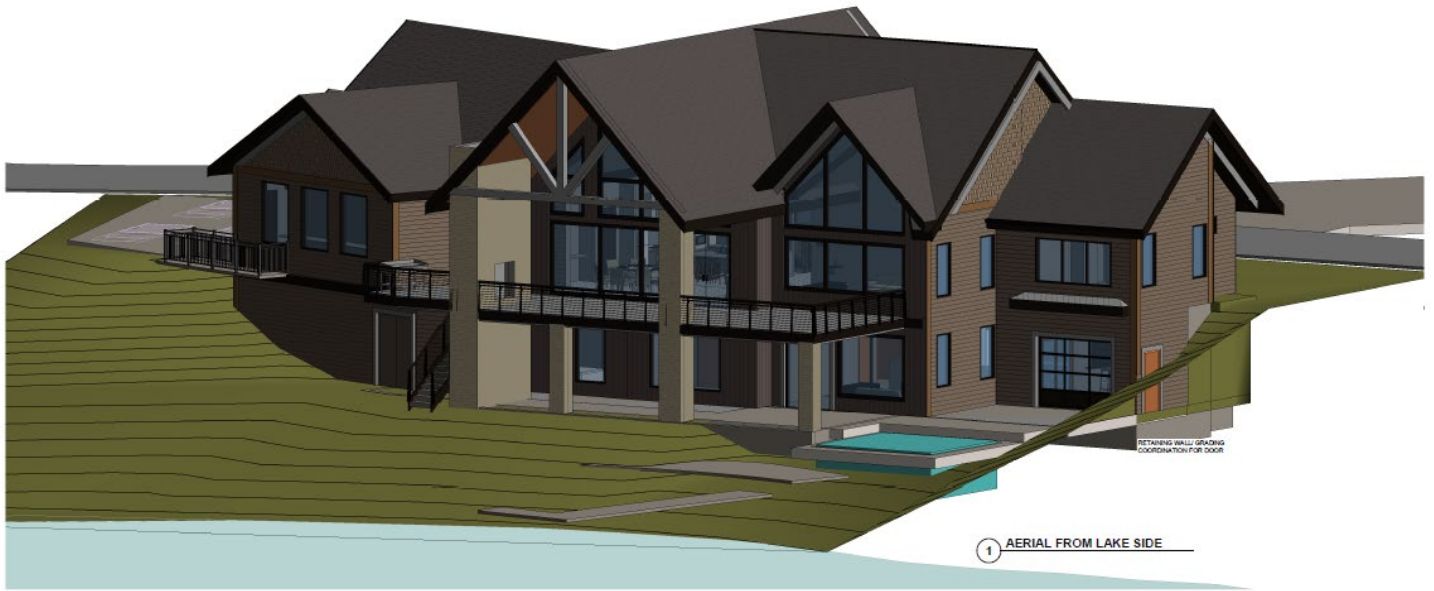
EXISTING

500 YEAR FLOOD

100 YEAR FLOOD

EXISTING

BOYD HOME
155 S HARMON
MITCHELL, SD
ARCHITECTURAL



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 Todd & Nancy Boyd have applied for a Variance Permit for front yard setback (lake side) of 24' vs 35'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, May 12, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 19, 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 24th day of April, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of April, 2025

Approximate Cost:

Todd & Nancy Boyd
600 Oakmond Ave
Mitchell, SD 57301

Rick Deschepper & Roger Musick
Cheryl Oleske
2509 E Stanton Cr
Sioux Falls, SD 57103

Donald & Barbara Young
167 S Harmon Dr
Mitchell, SD 57301

Boyd & Kay Reimnitz
817 N Sanborn Blvd
Mitchell, SD 57301

Gopal Vyas Trust
PO Box 1367
Mitchell, SD 57301

Mark Graham Revoc Living Trust
145 S Harmon Dr
Mitchell, SD 57301

Lurken Living Trust
139 S Harmon Dr
Mitchell, SD 57301

Phillip & Kathleen Kirkegaard
137 S Harmon Dr
Mitchell, SD 57301

Bart & Nikki Fredericksen
129 S Harmon Dr
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

April 30, 2025

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Todd & Nancy Boyd have applied for a Variance Permit for front yard setback (lake side) of 24' - vs 35'. This is located at 155 S Harmon Dr, legally described as Lots 78 & 79 and the East 26' of Lot 80 of Indian Head Subdivision Lake Mitchell Development Plan, SW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned RL Lake 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, May 12, 2025, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, May 19, 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

Celia and Kathy Kershbaum

OWNER

137 S Harmon Drive

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:

*Love it! Looking forward to
having a new neighbor!*

Celia

Outside expectations



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: Multi-family dwelling units between 5 and 12 units

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

This Application is for the following described real property:

Legal Description: Lot 9 and 10 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota.

Property Address: 1517 Lakeview Ln

Dated this 18 of April, 2025.

Jordan Hefner, Van Buskirk Homes, Contractor on behalf of:
APPLICANT

A handwritten signature in blue ink, appearing to read "Jordan Hefner", is written over the signature line.

Koch Premier Properties LLC
OWNER

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 Van Buskirk Homes LLC on behalf of Koch Premier Properties LLC has applied for a conditional use permit for multi-family dwelling units between 5-12 units; located at 1517 Lakeview Ln, legally described as Lot 9 and 10 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, May 12, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 19, 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 24th day of April, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of April, 2025

Approximate Cost:

Koch Premier Properties LLC
PO Box 485
Plankinton, SD 57368

Van Buskirk Homes LLC
Jordan Hefner
2571 S. Westlake DR, STE 100
Sioux Falls, SD 57106

Right Rudder LLC
PO Box 156
Mitchell, SD 57301

Paul & Jean Koch Rev Living Trust
PO Box 485
Plankinton, SD 57368

Determan Family LLC
PO Box 193
Mitchell, SD 57301

Daniel & Mona Koupal
1532 Lakeview Ln
Mitchell, SD 57301

Lucas Mauer
1528 Lakeview Ln
Mitchell, SD 57301

Chet & Jacqueline Edinger
Revocable Living Trust
1524 Lakeview Ln
Mitchell, SD 57301

Tom & Mary Day
1520 Lakeview Ln
Mitchell, SD 57301

April 30, 2025

TO WHOM IT MAY CONCERN:

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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 Chet & Jacqueline Edinger
OWNER
1524 Lakeview Lane
ADDRESS

____ APPROVE

☒ DISAPPROVE

COMMENTS:

Lakeview Lane is a single lane roadway with no center line, no sidewalks and no curb + gutter. The additional traffic burden would be a substantial detriment to the single family homes, especially when children are present. It devalues the neighborhood as there are 6 single family homes and 3 multi unit bldgs currently, as well as a commercial business.



over 4 units add 1500 ft

April 30, 2025

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I/We

Paul & Sean Koch

OWNER

PO Box 485; 607 N. Duff,

ADDRESS

Plankinton, SD 57368

☒

APPROVE

☐

DISAPPROVE

COMMENTS:

April 30, 2025

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I/We

Paul & Jean Koch
OWNER
PO Box 485, 607 N. Duff
ADDRESS

Plankinton, SD
57368

☒ APPROVE

☐ DISAPPROVE

COMMENTS:



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

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

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- 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: Multi-family dwelling units between 5 and 12 units

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

This Application is for the following described real property:

Legal Description: Lot 13 of Lake Park Addition to the City of Mitchell in the SW ¼ of Sec 10-T103N-R60W of the 5th P.M., Davison County, South Dakota.

Property Address: 100 Block of Lakeview Ln

Dated this 18 **of** April , 2025.

Jordan Hefner, Van Buskirk Homes, Contractor on behalf of:
APPLICANT

Koch Premier Properties LLC
OWNER

A handwritten signature in blue ink, appearing to read "Jordan Hefner", is written over the "APPLICANT" line.



NOTICE OF HEARING

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Dated this 24th day of April, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of April, 2025

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PO Box 485
Plankinton, SD 57368

Van Buskirk Homes LLC
Jordan Hefner
2571 S. Westlake DR, STE 100
Sioux Falls, SD 57106

Determan Family LLC
PO Box 193
Mitchell, SD 57301

Lucas Mauer
1528 Lakeview Ln
Mitchell, SD 57301

Tom & Mary Day
1520 Lakeview Ln
Mitchell, SD 57301

Tim & Cora Oesterling
103 Lakeview Ln
Mitchell, SD 57301

Andrew Johnson
Ashley Mowry
115 Lakeview Ln
Mitchell, SD 57301

Big Red LLC
PO Box 426
Mitchell, SD 57301

Chet & Jacqueline Edinger
Revocable Living Trust
1524 Lakeview Ln
Mitchell, SD 57301

April 30, 2025

TO WHOM IT MAY CONCERN:

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I/We Chet & Jacqueline Edinger
OWNER
1524 Lakeview Lane
ADDRESS

____ APPROVE

☒ DISAPPROVE

COMMENTS:

Lakeview Lane is a single lane roadway with no sidewalks or curb & gutter. Would prefer this unit be moved to/nearer to SD Hwy 37 as to not interrupt the neighborhood with additional traffic

Outside expectations

April 30, 2025

TO WHOM IT MAY CONCERN:

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I/We Paul & Jean Roch

OWNER

PO BOX 485, 1602 N. Duff

ADDRESS)

Plankinton, SD 57360

☒ APPROVE

☐ DISAPPROVE

COMMENTS: