



**Planning Commission 11-10-25 Agenda**  
City Council Chambers, City Hall, 612 N. Main Street  
November 10, 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: October 27, 2025**
- 6. Schedule Next Meeting: November 24, 2025**
- 7. Variance Permit: Habitat for Humanity**

Habitat for Humanity has applied for a Variance Permit for east side yard setback of 0' vs 3' on Lot 8, Block 13; west side yard setback of 0' vs 3' on Lot 9, Block 13 to build a twin home across property lines. This is located at 1204 & 1208 E 1<sup>st</sup> Ave, legally described as the Lot 8 & 9, Block 13, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.
- 8. Plat: Marc & Michelle Mebius & Mebius Holdings LLC**

Lots 1, 2 and 3, Mebius Addition, the NW 1/4 of Section 14, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota
- 9. Plat: Servicemen's Memorial Cemetery Association**

Plat of Veterans Memorial Park Tract 1, a subdivision of the SE 1/4 of the WSE 1/4 of the SW 1/4 of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- 10. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #45**
- 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.