



Planning Commission 4-27-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
April 27, 2026

- 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 13, 2026**
- 6. Schedule Next Meeting: May 11, 2026**
- 7. Conditional Use Permit: Chelsey Prusha**

Chelsey Prusha has applied for a conditional use permit for family residential daycare; located at 1008 E 7th Ave, legally described as Lot 13, Block 3 Robert Wilkinson's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
- 8. Conditional Use Permit: JTRT Advertising**

JTRT Advertising has applied for a conditional use permit for 10-6B-3-Off premises signs over 300 square feet to a maximum of 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
- 9. Variance Permit: JTRT Advertising**

JTRT Advertising has applied for a variance permit for 9-4-6-4-C for an off premise digital sign over 300 square feet but under 600 square feet; located at 2101 N Main St, legally described as Outlots 20 and 21 Less and Except Lot H1 and Lot H2 of Green's Outlots in the NW ¼ of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District.
- 10. Hearing and Recommendation: An Ordinance Amending 10-9H, Ridgeview on Foster Planned Unit Development District**

Ethan Coop Lumber is requesting to amend 10-9H Ridgeview on Foster Planned Unit Development District. They are requesting 10-9H Name, be amended by deleting "Ridge View on Foster" and adding "Lakeridge"; 10-9H-3-F: Maximum Building Height, be amended by deleting "two and one half (2 ½) stories or"; deleting "twenty-two feet (22')"; adding "twenty-five feet (25)'".
- 11. Plat: Boyd Reimnitz**

Lots 1 and 2 of Square 9, Weaver's Squares, an Addition to the City of Mitchell in the

NW 1/4 of Section 27, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota.

12. Plat: Paul & Barbara Wilson, Teresa Wilson & Joan Jerke

Plat of Wilson Tracts 3, 4, and 5 in the East Half of Section 25, Township 103 North, Range 61 West of the 5th Principal Meridian, 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.