

1. Agenda

Documents: [02-22-16 AGENDA.PDF](#)

2. Packet

Documents: [02-22-16 PACKET.PDF](#)

# PLANNING COMMISSION AGENDA

City Council Chambers

**DATE: Monday, February 22, 2016**

**TIME:** 12:00 NOON

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVE AGENDA:**

**MINUTES:** Regular Meeting February 8, 2016

**NEXT MEETING:** Monday, March 14, 2016

**CONDITIONAL USE:** Tawny Williams to operate a family residential child care center in her home at 404 E 2nd, legally described as Lot 8, Block 35, Lawler's First Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

**VARIANCE:** Daren and Lisa Jo Long for an oversize variance of 4,800 vs 2,000 square feet for construction of an accessory building to be located at 1920 Bridle Drive, legally described as Lot 1, Block 2, Roselander Ridge Addition, IT # 3, NW ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. Zoned R4.

**VARIANCE:** Devon and Ann Long for an oversize variance of 9,600 vs 2,000 square feet and a height variance of 31 feet vs 22 feet for construction of an accessory building to be located at 1926 Bridle Drive, legally described as Lot 2 of D & D Long's First Addition, a subdivision of IT # 3 in the NE ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Zoned R4.

**OTHER BUSINESS:**

**ADJOURN:**

*"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 995-8433 at least 24 hours prior to the scheduled meeting."*

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**CITY OF MITCHELL  
CITY PLANNING COMMISSION  
MINUTES, February 8, 2016**

NOT APPROVED

Call to Order: Chairman Larson called the February 8, 2016 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Everson, Schmucker, Meyers, Molumby, Griffith

Members Absent: Fergen and Allen

Others Present: Putnam, Ellwein, Koch, McGannon, Johnson, Hegg, Overweg, and Mayor Toomey

Agenda: Motion by Everson, seconded by Schmucker to approve the agenda. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the January 25, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion Griffith, seconded by Everson to schedule the next meeting for February 22, 2016. All members present voting aye, motion carried.

Conditional Use: Lyndsyae Sloan has made an application a family residential child care center in her home at 908 E. 3<sup>rd</sup> Avenue, legally described as Lot 13, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Ms. Sloan was available to answer questions from the commission. No written comments were received. No one testified in opposition of the application.

The fire marshal has inspected the property and provide a compliant report.

The public notice was published on January 9 & February 4, 2016 in the *Mitchell Daily Republic* and letters to the neighboring property owners were sent January 27, 2016.

Motion by Molumby, seconded by Everson to recommend the Board of Adjustment approve the conditional use permit with two conditions: 1) the permit is not transferrable 2) and if the business ceases for a period of six months or longer a new permit must be secured. All members present voting aye, motion carried.

Rezone: Delvin & Delana Schelske have made an application to rezone Lots 5 & 6 of Knollwood Heights 2<sup>nd</sup> Subdivision (1700 Block Rew Place) have requested rezoning this property from R2 Single Family Residential District to R4 High Density Residential District.

Ms. Schelske and Nikki Letcher were available to answer questions from the commission. No one testified in opposition of the rezoning requests.

The public notice was published in the *Mitchell Daily Republic* on January 28, February 4 & will be published on February 25, 2016. Letters to the neighboring property owners were mailed on January 28, 2016.

Some commissioners felt this request may constitute "spot zoning". The applicants provided background information. The commission would like to see all the applicants' property rezoned to R4. Putnam asked Koch about publication and possible council action. He advised the applicants to withdrawn and republish with the new legal descriptions.

Motion by Meyers, seconded by Everson to recommend denial of the rezoning application as presented. All members present voting aye. Motion carried.

Plat: Lots 1 and 2 of L.M. Thue First Addition in the East ½ of the NE ¼ of Section 30, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, SD. This is in the ETJ area and the county planning commission will hear it in March. Motion by Everson, seconded by Griffith to approve the plan pending county approval. All members present voting aye. Motion carried.

Plat: Lot 14 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Putnam reminded the commission that this plat was previous platted, then vacated, and now being re-platted again. Motion by Molumby, seconded by Griffith to approve the plat, all members present voting aye.

Plat: Tracts A thru C and Lot 4A, Backlund Addition, NW ¼ in the SW ¼ of Section 24, T 103 N, R 60 W, of the 5<sup>th</sup> P.M., Davison County, South Dakota. Dave Backlund provided an explanation of the plat. He indicated the railroad right-of-way are being identified, he paraphrased it as "clean up". This was approved by the County Planning Commission and it is scheduled for the County Commissioners' consideration on February 9, 2016. Motion by Griffith, seconded by Schmucker to approve the plat with a couple minor corrections in the certification per the Register of Deeds. All members present voting aye, motion carried.

Plat: Tracts K thru O, Tract B1 and Tract B2, Wild Oak Golf Club Addition in the SE ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Dave Backlund was again available for questions. Putnam indicated this plat basically plats that portion of the golf course that is currently not platted. This plat was approved by the County Planning Commission and scheduled for the County Commissioners' consideration February 9, 2016. Motion by Everson, seconded Molumby to approve the plat with a couple corrections in the certification per the Register of Deeds. All members present voting aye, motion carried.

Plat: Lot 2 of D. & D. Long's First Addition, a Subdivision of Irregular Tract No. 3 in the NE ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Devon Long was present to answer questions. He will be asking for a variance for construction of a new building and this plat will facilitate a transfer of ownership. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan: VFW, 215 N Main Street. Zoned Central Business District. Dr. Martin Christensen presented plans for the renovation of the building which is intended to provide additional meeting areas, improved the exits, and install an elevator. Hegg indicated that the fire marshal and he have review the plans. Putnam will submit the plans for consideration by the Mitchell Historic Preservation Commission, as the project may seek historic funding. Motion by Molumby and seconded by Schmucker to approve the plan with condition the project complies with fire and building codes.

Plan: Moen/Slumberland, 812 N Rowley St. Zoned Central Business District. A representative of Picek Construction and the manager of the Slumberland Store provided the commission details about the renovation of space to accommodate The Overtime restaurant plans to provide space for hosting larger functions. Larry Jirsa, Mitchell Architect, has been retained to insure compliance with the various codes. Motion by Schmucker, seconded by Griffith to approve the plan as submitted. All members present voting aye, motion carried.

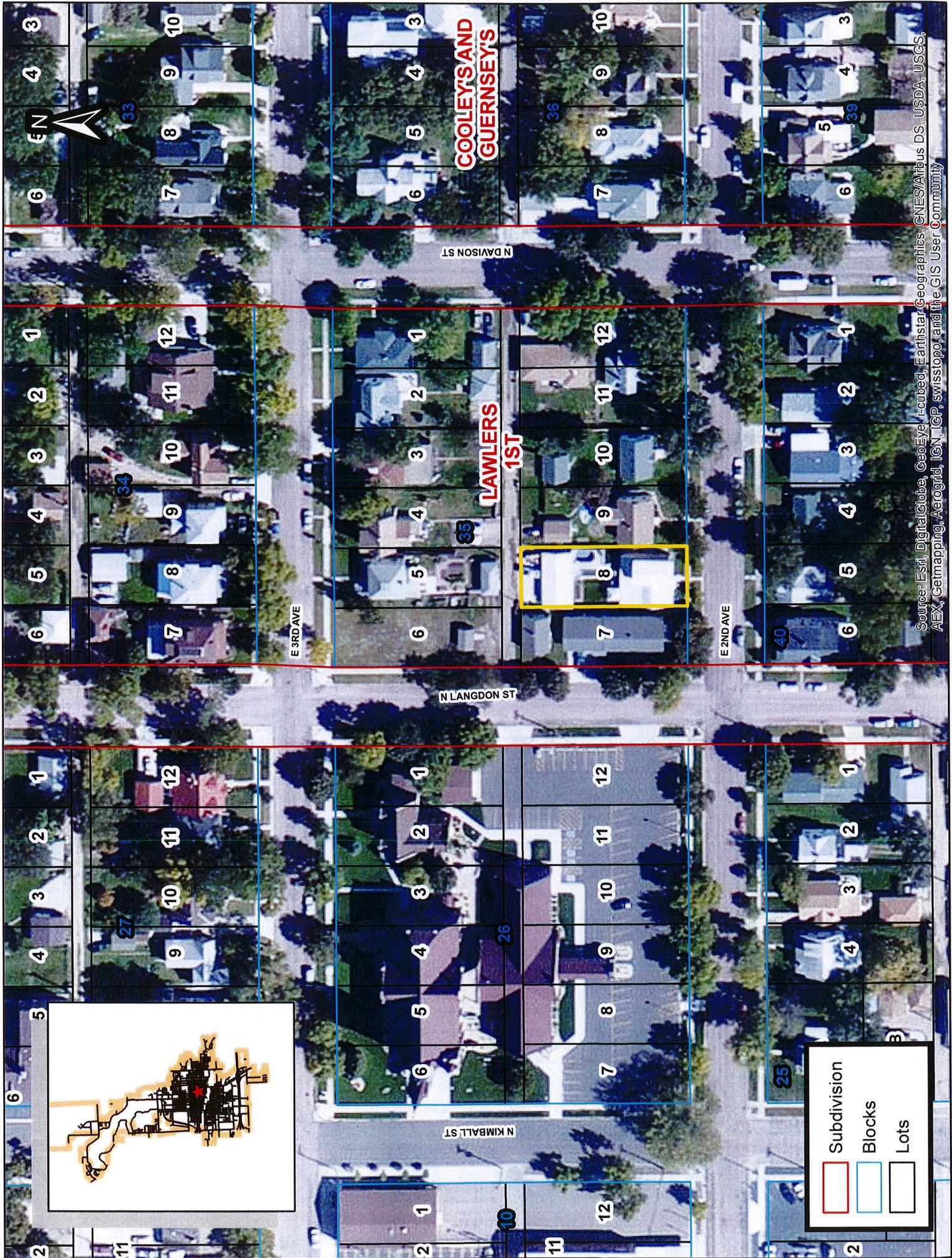
Adjournment: Chairman Larson adjourned the meeting at 12:45 pm.

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Chairman

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Date

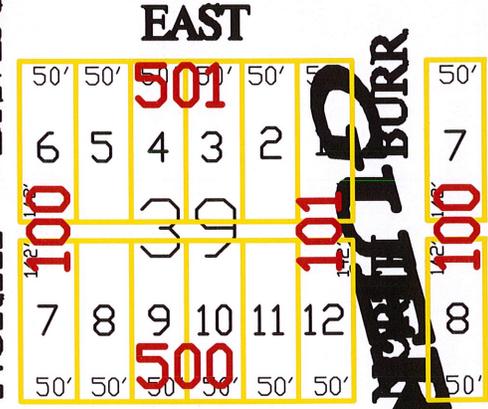
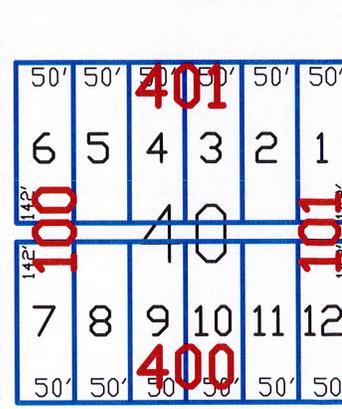
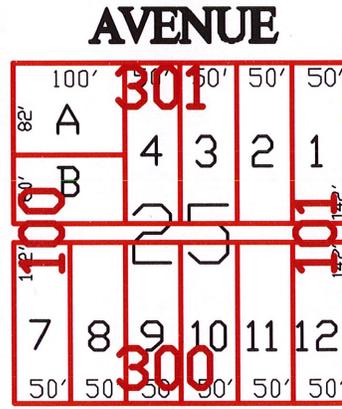
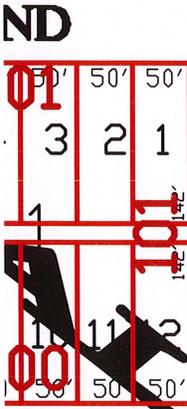
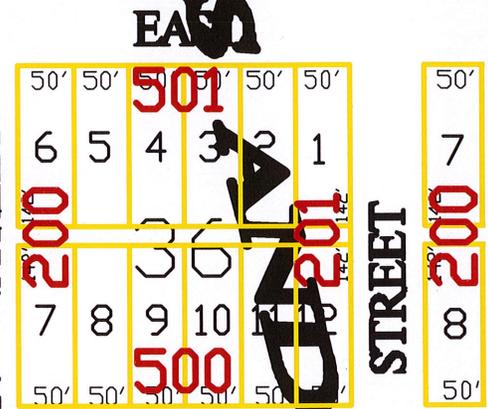
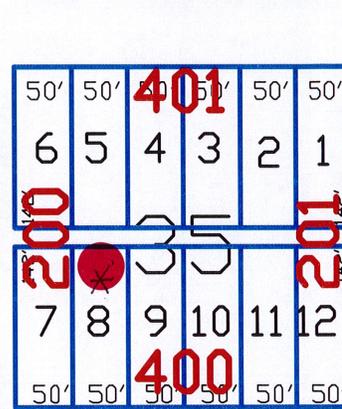
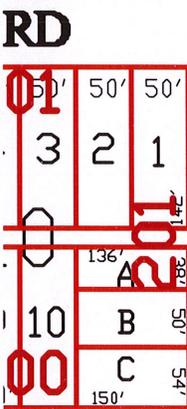
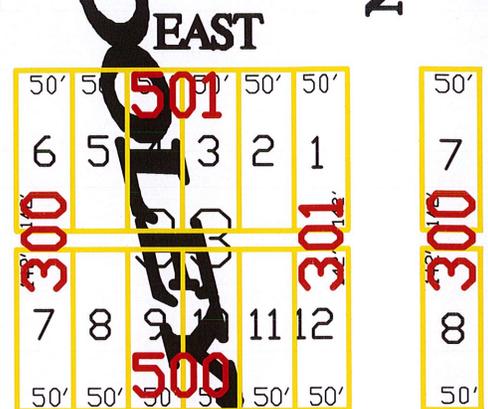
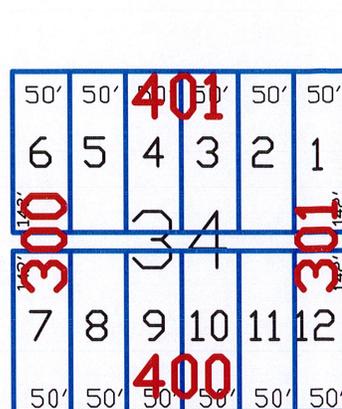
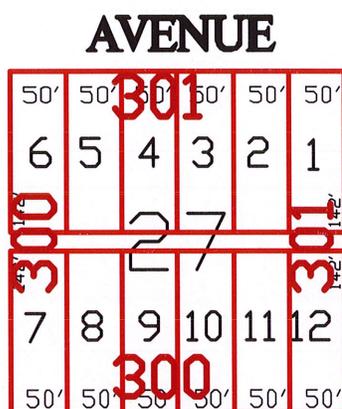
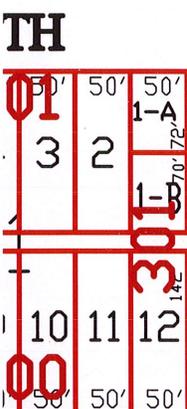


**COOLEY'S AND GUERNSEY'S**

**LAWLERS 1ST**

- Subdivision
- Blocks
- Lots

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**NORTH KIMBALL STREET**

**NORTH LANGDON STREET**

**NORTH DAVISON STREET**

**STREET**

**NORTH BURR STREET**

**301 HOLY**  
**26 FAMILY**  
**300**

**401**  
**200**  
**400**

**501**  
**200**  
**500**

## 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 Tawny Williams is applying for a conditional use to operate a family residential child care center in her home at 404 E 2<sup>nd</sup> Ave legally described at Lot 8, Block 35, Lawler's First 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 Planning Commission on February 22, 2016, 12:00 P.M and the Board of Adjustment on March 7, 2016 at 7:30 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 4<sup>th</sup> day of February, 2016.

Michelle Bathke

---

FINANCE OFFICER

Publish twice: February 11 & February 25, 2016

**Approximate Cost:**

**WILLIAMS**

RONALD & MONA EMMETT  
723 E 7<sup>TH</sup> AVE  
MITCHELL SD 57301

AMY WILLIAMS  
417 E 3<sup>RD</sup> AVE  
MITCHELL SD 57301

TARA & KATE KRAMER  
413 E 3<sup>RD</sup> AVE  
MITCHELL SD 57301

ROGER & PAMELA BEINLICH  
PO BOX 148  
PRESHO SD 57568

HOLY FAMILY CHURCH  
222 N KIMBALL ST  
MITCHELL SD 57301

LEROY & SUSAN PUNT  
400 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

TAWNY WILLIAMS  
404 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

MATTHEW & BOBBI SCHELSKE  
408 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

DUSTIN & KRISTI THILL  
412 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

CHARLES CARLSON  
420 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

SALLY WISE  
211 N DAVISON ST  
MITCHELL SD 57301

RONALD & ELIZABETH HANSING  
4311 S PINEBROOK LN  
COLUMBIA MO 65203

SARAH & MICHAEL DEAKINS  
417 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

TAMERA REIMNITZ  
413 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

KYLE NIEHUS  
409 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

MARGARET TOBIN  
41140 265<sup>TH</sup> ST  
ETHAN SD 57334

FREDERICK & BONNIE ELLIS  
1523 S MILLER  
MITCHELL SD 57301

CB RENTALS  
417 SWITCH GRASS TRAIL  
BRANDON SD 57005

TAMMY BARNES  
115 N LANGDON ST  
MITCHELL SD 57301

MIKE SCHLADWEILER  
317 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

SCOTT APPLETOFT  
DONNA WALTON  
315 E 2<sup>ND</sup> AVE  
MITCHELL SD 57301

LOT 1, BLOCK 2, ROSELANDER RIDGE ADDN.

5' Roof to Roof

Proposed  
Building

80.00'

60.00'

19.00'

BRIDLE DRIVE

Existing Access Easement

30' Access Easement  
PROPOSED

15.00'

15.00'

LOT 1  
D&D LONG'S  
FIRST ADDN.

171.98'

209.00'

44.50'

80.00'

9.99'

PROPOSED  
BUILDING

120.00'

209.00'

10.15'

209.00'

44.50'

163.64'

209.00'

PROPOSED LOT 2  
1.00± ACRES

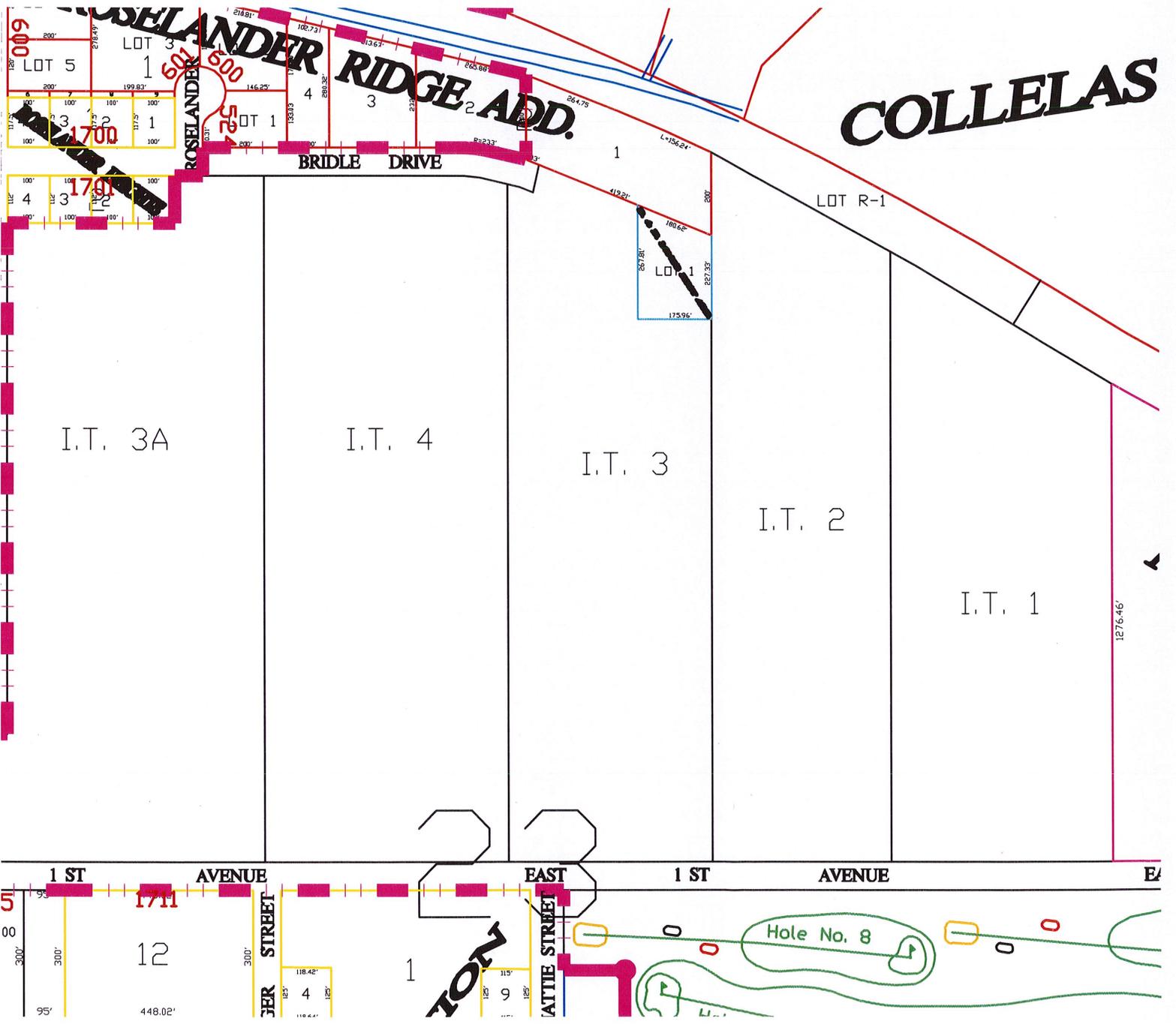


Scale: 1" = 60'

**SPN**

**& Associates**  
Engineers, Planners and Surveyors  
2100 North Santee Street, Suite 200, Rapid City, South Dakota 57301  
Phone: (605) 994-7364 Fax: (605) 994-7365

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## NOTICE OF HEARING

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**YOU ARE HEREBY NOTIFIED**, that Daren & Lisa Jo Long are applying for an oversize variance of 4,800 vs 2,000 square feet for construction of an accessory building to be located at 1920 Bridle Drive, legally described as Lot 1, Block 2, Roselander Ridge Addition, IT # 3, NW ¼ of Section 23, T 103 N, R 60 W, Davison County, South Dakota. The said real property is zoned ~~(R2)~~ Single-Family Residential District.

(R4)

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Michelle Bathke

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**Approximate Cost:**

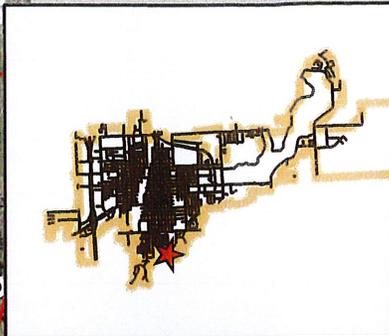
KEVIN & MICHELE DEVRIES  
1717 BRIDLE DR  
MITCHELL SD 57301

**APPROVED**

BARBARA & WILLIAM GOLDAMMER  
PO BOX 394  
MITCHELL SD 57301

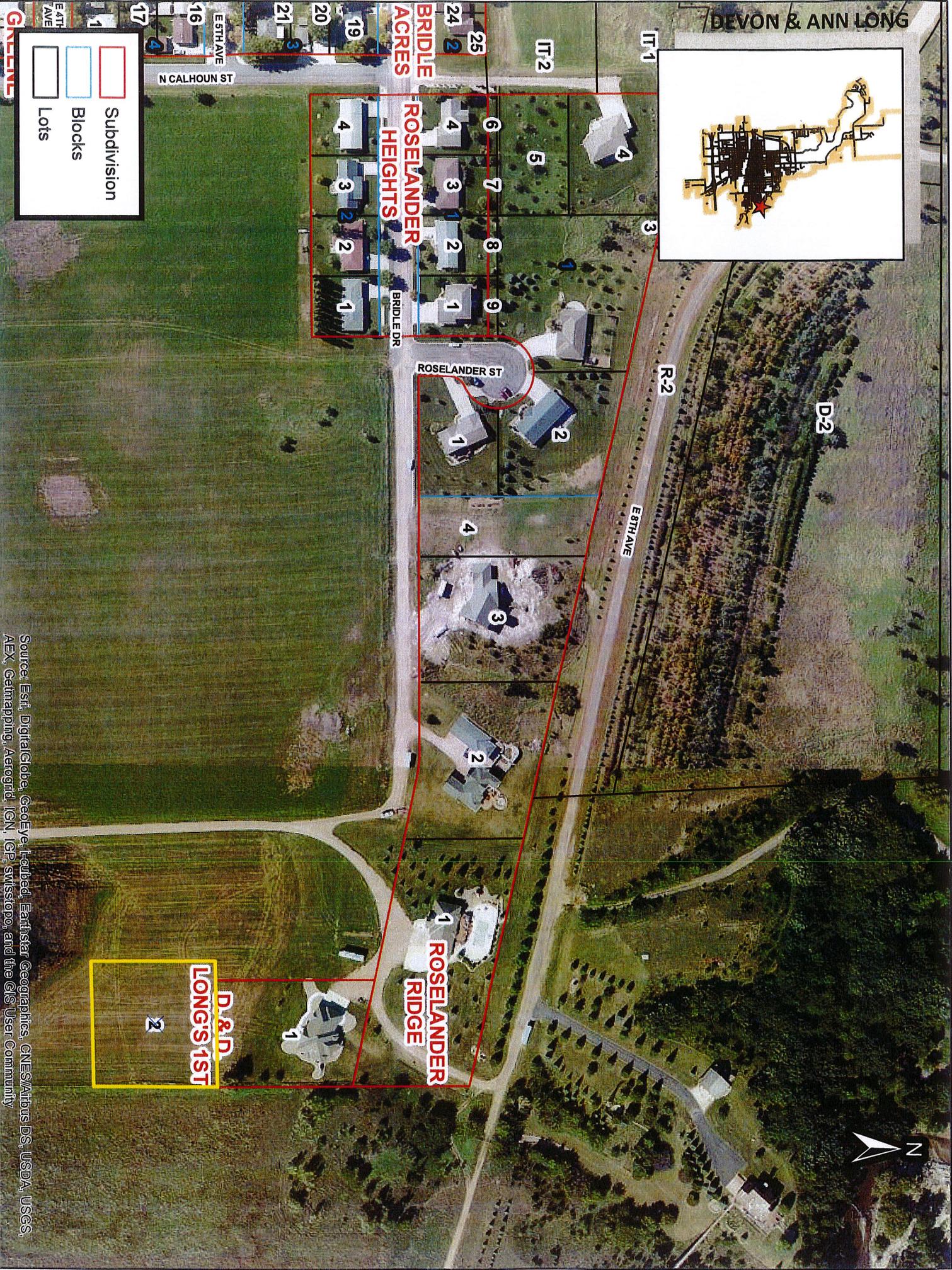
**DAREN & LISA JO LONG**  
ROLAND & NOREEN YOUNG  
1620 E 1<sup>ST</sup> AVE  
MITCHELL SD 57301

DEVON & ANN LONG

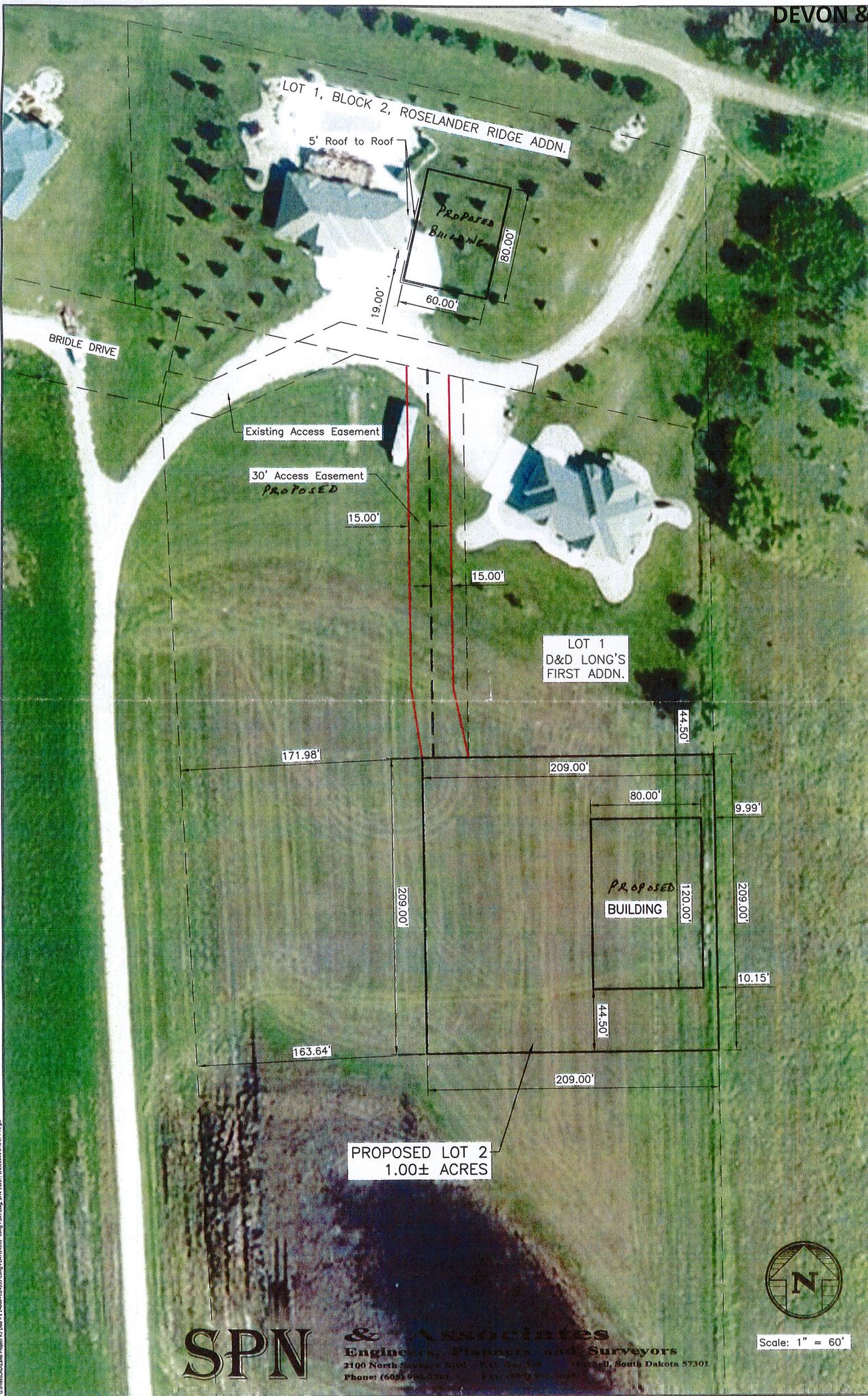


**GREENL**

	Subdivision
	Blocks
	Lots



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerognd, IGN, IGP, Swisstopo, and the GIS User Community



LOT 1, BLOCK 2, ROSELANDER RIDGE ADDN.  
5' Roof to Roof

PROPOSED BUILDING  
80.00'  
60.00'

BRIDLE DRIVE

Existing Access Easement

30' Access Easement  
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LOT 1  
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209.00'  
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120.00'

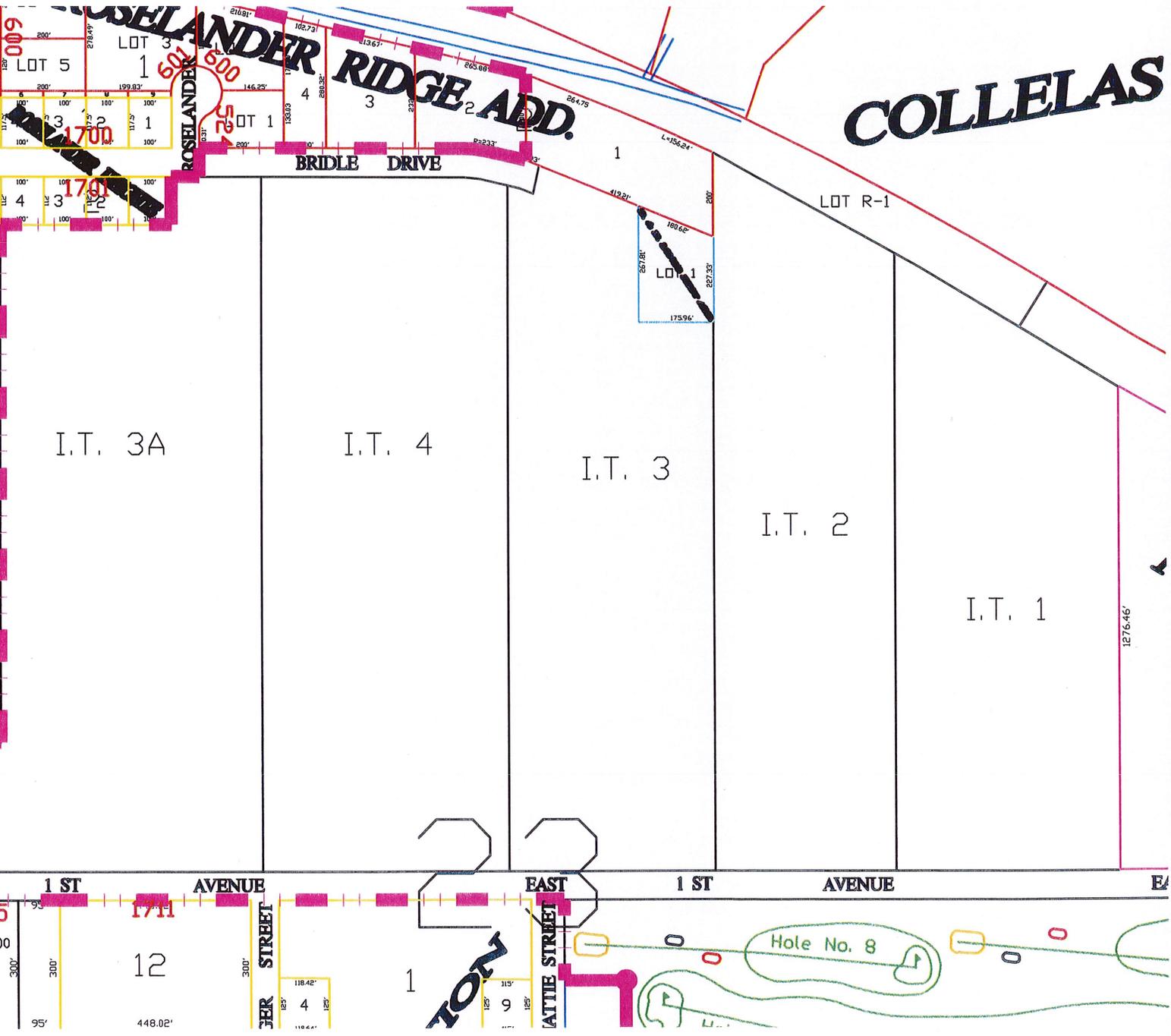
PROPOSED LOT 2  
1.00± ACRES



Scale: 1" = 60'

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**COLLELAS**



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KEVIN & MICHELE DEVRIES  
1717 BRIDLE DR **APPROVED**  
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BARBARA & WILLIAM GOLDAMMER  
PO BOX 394  
MITCHELL SD 57301

**DEVON & ANN LONG**  
ROLAND & NOREEN YOUNG  
1620 E 1<sup>ST</sup> AVE  
MITCHELL SD 57301