

1. Agenda

Documents: [03-14-16 AGENDA.PDF](#)

2. Packet

Documents: [03-14-16 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, March 14, 2016

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting February 22, 2016

NEXT MEETING: Monday, March 28, 2016

PLAT: Lot 2, Block 7 of Westwood First Addition, a subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 12, Block 2 of the Woods First Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

DISCUSSION ONLY: Delvin and Delana Schelske, Lots 5 and 6 of Knollwood Heights 2nd Subdivision from R2 to 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."

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, March 14, 2016

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting February 22, 2016

NEXT MEETING: Monday, March 28, 2016

PLAT: Lot 2, Block 7 of Westwood First Addition, a subdivision of the SW $\frac{1}{4}$ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAT: Lot 12, Block 2 of the Woods First Addition, a subdivision of the East $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

DISCUSSION ONLY: Delvin and Delana Schelske, Lots 5 and 6 of Knollwood Heights 2nd Subdivision from R2 to 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."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, FEBRUARY 22, 2016**

NOT APPROVED

Chairman Larson called the February 22, 2016 meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

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

Member Absent: Fergen

Others Present: Putnam, Hegg, McGannon, London, and Laursen

Approval of Agenda: Motion by Everson, seconded by Molumby to approve the agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Griffith to approve the minutes of the February 8, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Schmucker to schedule the next meeting for March 14, 2016 meeting. All members present voting aye, motion carried.

Conditional Use: Tawny Williams has made an application for a conditional use permit for a family residential child care center in her home at 404 E 2nd Ave, legally described at Lot 8, Block 35, Lawler's 1st Addition, City of Mitchell, Davison County, SD. The property is zoned R2 Single Family Residential District.

The applicant was not in attendance. No written correspondence was received. No one testified in opposition of the application.

Letters to the neighbors were mailed February 10, 2016 and the public notice was published February 11 & 25, 2016 in the *Mitchell Daily Republic*.

Laursen indicated he has fire inspection scheduled for Tuesday February 23, 2016.

Motion by Everson, seconded by Griffith to recommend the Board of Adjustment approved the conditional use permit with three conditions: 1) the applicant passes a fire inspection, 2) the permit is not transferable, 3) that if the operation ceases for a period of six months or longer then a new application must be secure. All members present voting aye, motion carried.

Variance: Daren and Lisa Jo Long has made an application for an oversize variance of 4,800 square feet vs 2,000 square feet for the 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, SD. The property is zoned R4 High Density Residential District.

Mr. Long was present to answer questions. The commission asked about other distances from the principal building.

Letters to the neighboring property owners were sent February 10, 2016 and the public notice was published February 11 & 25, 2016 in the *Mitchell Daily Republic*.

One neighbor sent a positive response, another initially objected but after visiting with the applicant withdrew his objection.

Motion by Everson, seconded by Molumby to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Variance: Devon and Ann Long have requested an oversize variance of 9,600 square feet vs. 2,000 square feet and a height variance of 31' vs 22' for construction of an accessory building 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 5th P.M., Davison County, SD. The property is zoned R4 High Density Residential District.

Mr. Long was present to answer questions from the commission.

Letters to the neighboring property owners were sent February 10, 2016 and the public notice was published February 11 & 25, 2016 in the *Mitchell Daily Republic*.

One neighbor sent a positive response, another initially objected but after visiting with the applicant withdrew his objection.

Motion by Molumby, seconded by Griffith to recommend to the Board of Adjustment that both variances be approved. All members present voting aye, motion carried.

Adjournment: Chairman Larson adjourned the meeting at approximately 12:30 pm.

Chairman

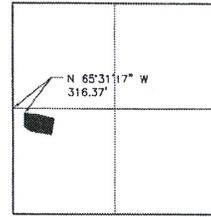
Date



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



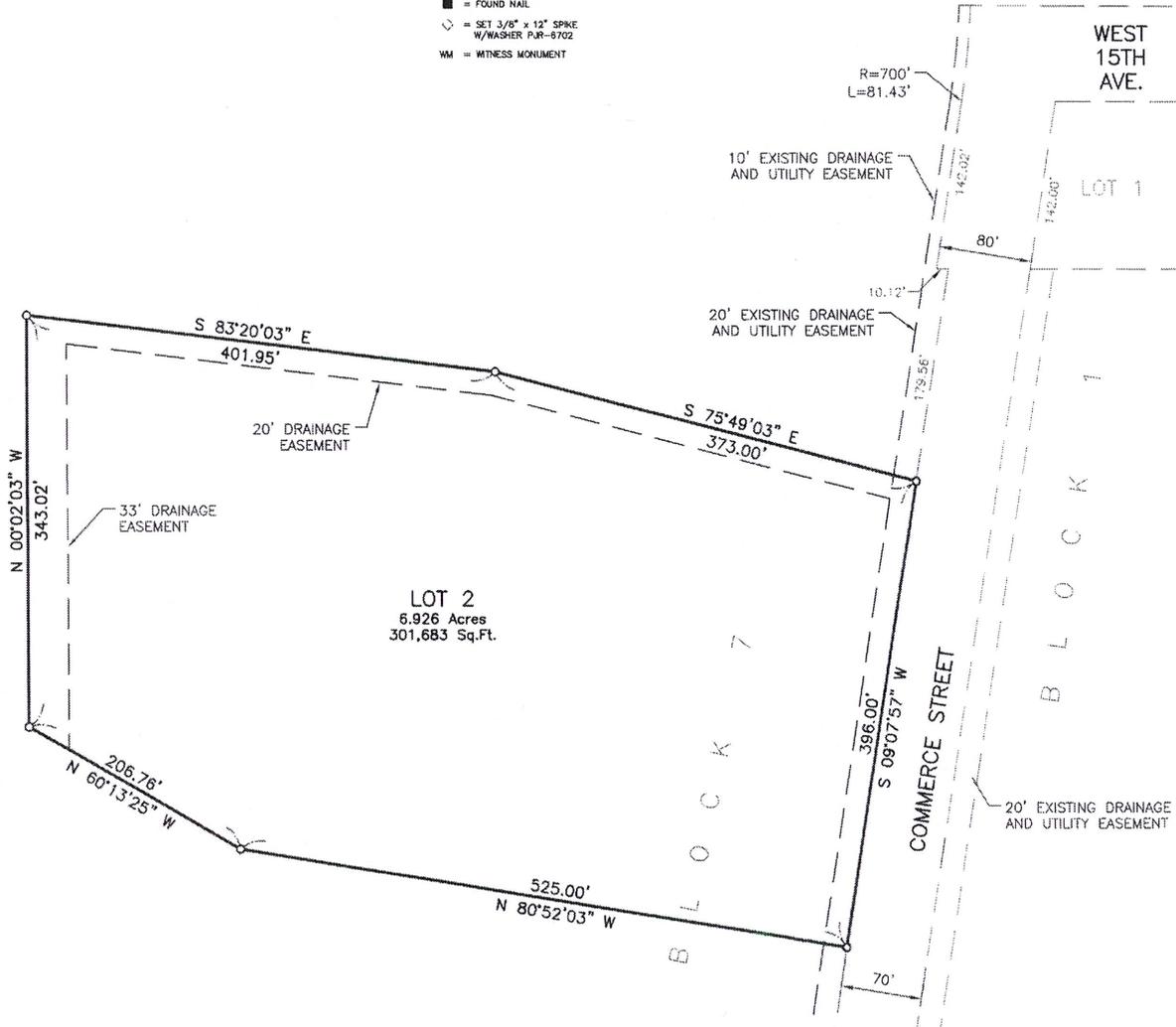
EASEMENTS WITHIN LOT 2, BLOCK 7 DEDICATED BY THIS PLAT:
20' DRAINAGE EASEMENT AS SHOWN AND
33' DRAINAGE EASEMENT AS SHOWN

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ▲ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PUR-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES



A PLAT OF LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 4, 2016, survey those parcels of land described as follows: LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2016.

Registered Land Surveyor #SD6702



& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 2, Block 7 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Commerce Street.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2016.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc., a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, _____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2016.

CITY PLANNING COMMISSION -- BY: _____



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2016; and

WHEREAS, it appears from an examination of the plat of LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2016.

FINANCE OFFICER --- BY: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 2, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

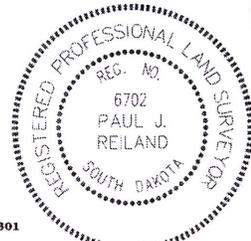
Director of Equalization, Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2016, at _____ and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County By _____ Deputy



GRAPHIC SCALE

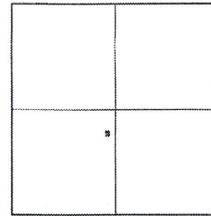


(IN FEET)
1 inch = 50 ft.

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: T = 800'

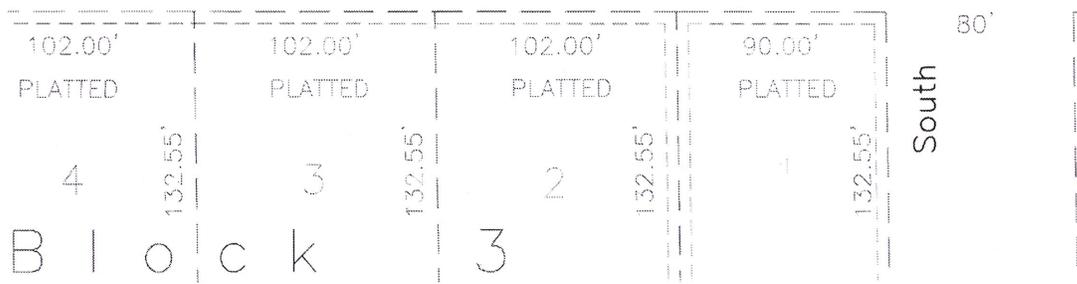
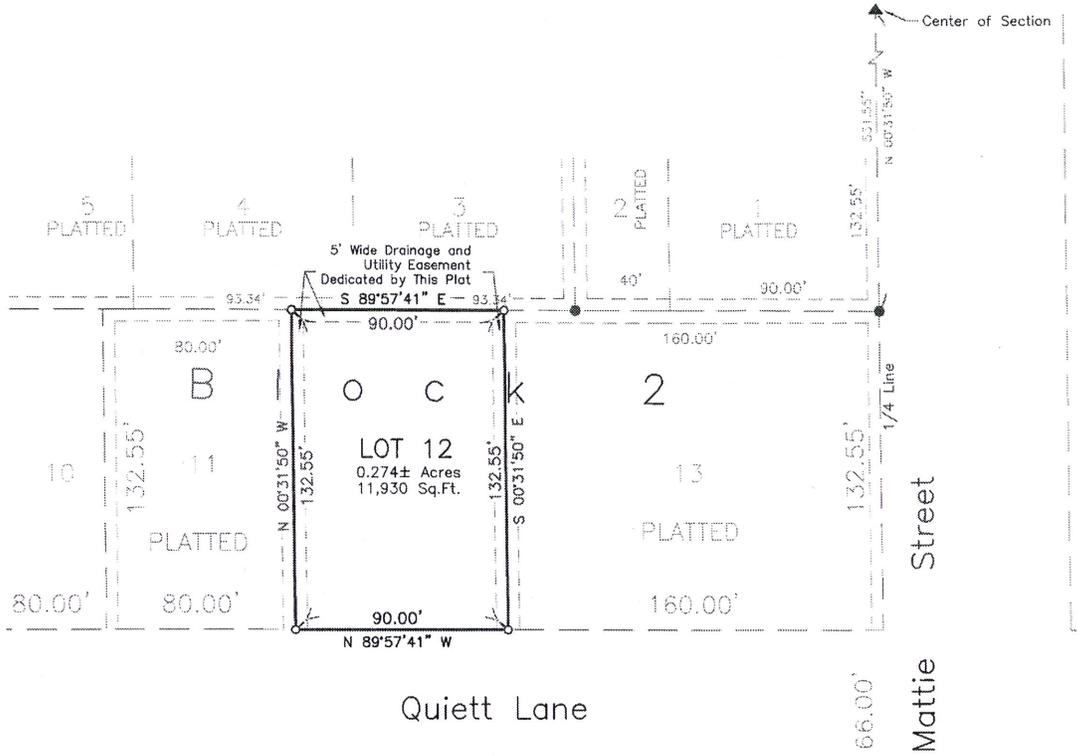


EASEMENTS WITHIN LOT 12, BLOCK 2 DEDICATED BY THIS PLAT

REAR AND SIDES = 5' DRAINAGE AND UTILITY EASEMENTS

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM



A PLAT OF LOT 12, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 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.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 7, 2016, survey those parcels of land described as follows: LOT 12, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 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.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of March, 2016.

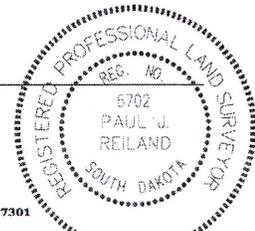
Registered Land Surveyor #SD6702



& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF LOT 12, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 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.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE EAST 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 12, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 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, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 12, Block 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Quiet Lane.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2016.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 12, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 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, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

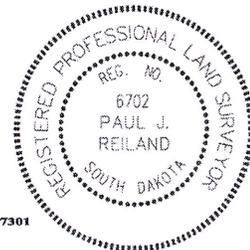
NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 12, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, _____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2016.

CITY PLANNING COMMISSION -- BY: _____



& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



The request:

We (Delvin and Delana Schelske) are looking to rezone lots 3 through 8 of Knollwood Heights 2nd Subdivision from R-2 to R-4 with a conditional use to have a retail business on lots 5 & 6 only. We chose R-4 because the permitted & conditional uses are more conducive to what we are trying to achieve by blending in with the current neighborhood.

The plan:

In 2014, there was an accessory building built on leased site on Lot 5 by Ben and Nikki Letcher. This building is currently being used for a woodworking shop which deals in refinishing and repurposing of furniture. Ben and Nikki would like to be able to conduct business from this building allowing clients to bring items to the building and to view items for sale. This is a new business and they would like to advertise to expand the business. There would not be regular store hours at this point. It would be by appointment only and possibly some open houses throughout the year.

Future plans:

There is a request to rezone with a conditional use permit on two lots because there is a plan for expansion. There are future plans of constructing a building for retail business on Lot 6. Nature's Impressions (currently located in the applicant's home) would like to expand and we would combine the two businesses into one space. This building would have regular store hours Monday through Saturday.

When building the accessory building, Ben and Nikki kept in mind this is currently zoned residential and built it to look like a barn. If we are able to construct a retail building, it would resemble a house. We chose this look so it would fit in and could be later converted into a residential home and garage, if so desired. We are trying to do what we can to make the structures an easy transition and not look out of place.

Additional notes in regards to the conditional use permit for lots 5 & 6:

If you refer to the aerial map, you will see lots 5 & 6 are not currently surrounded by any residential homes. To the west is Jacks Campers which is zoned Industry and Transportation, Warehouse Commercial District. To the north are two bare lots owned by the applicant and then there are 2 homes north of that along Norway Ave. Also, across Norway Ave are apartments, storage units, and property owned by DOT. To the east is a church. And last, to the south is the applicant's house and business (currently located in the home).

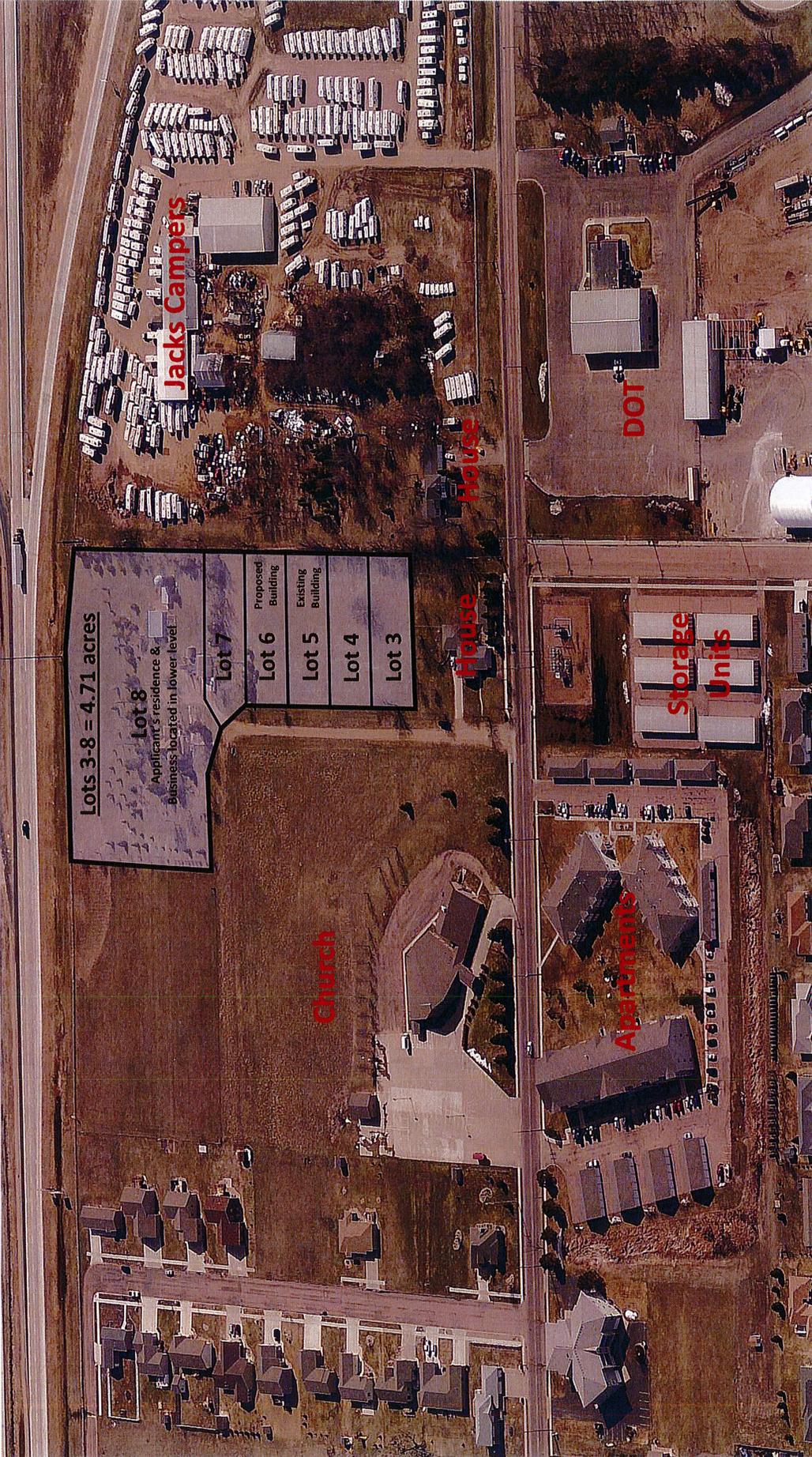
We feel rezoning lots 3 through 8 to R-4 with a conditional use for a retail business on lots 5 & 6 would not disturb the area since they are adjacent to lots zoned both commercial & residential. And, as you can see on the attached documents, there is currently a variety of zoning and properties in this area.

Thank you for your time and consideration of this request.



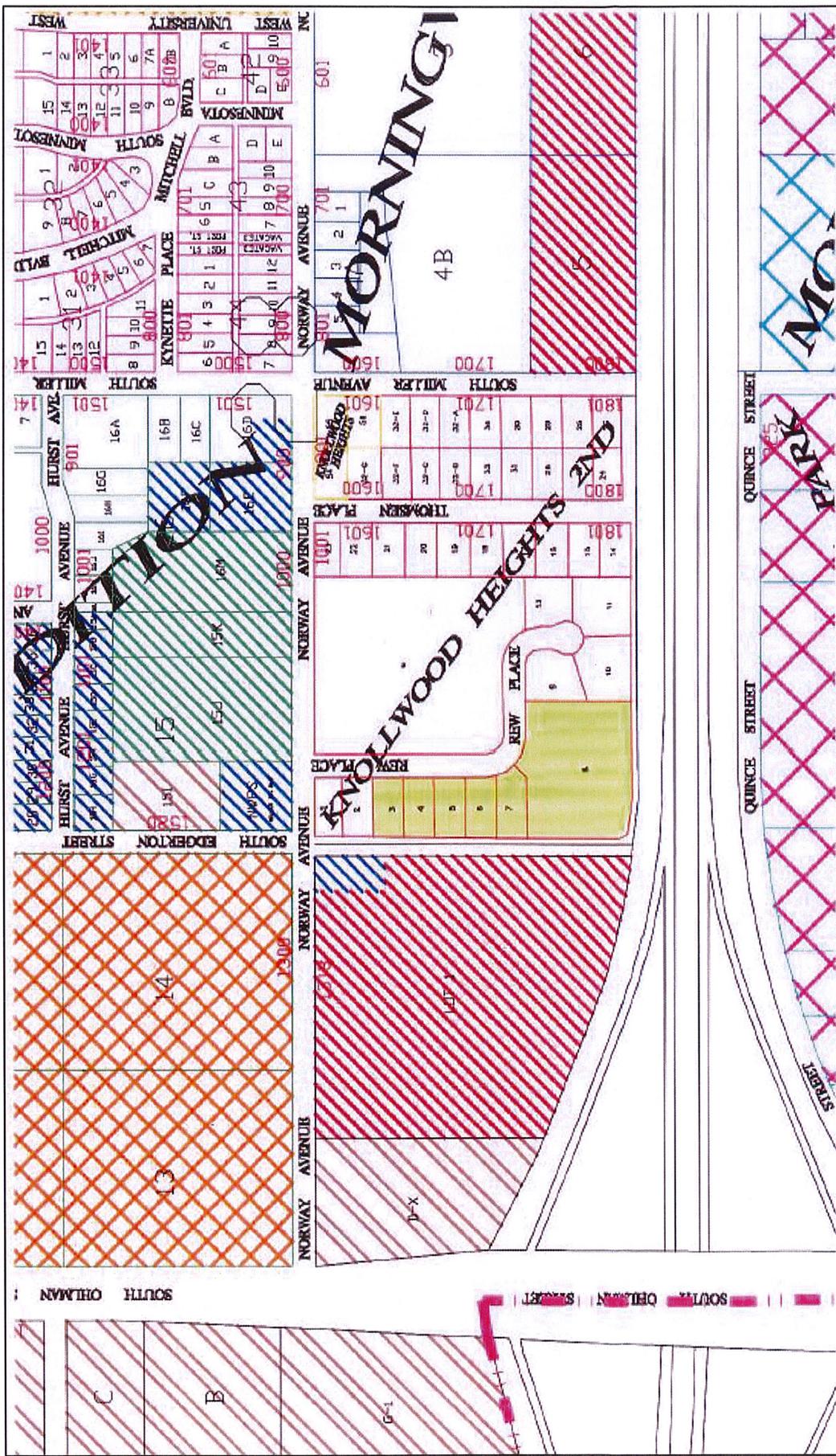
Aerial Map

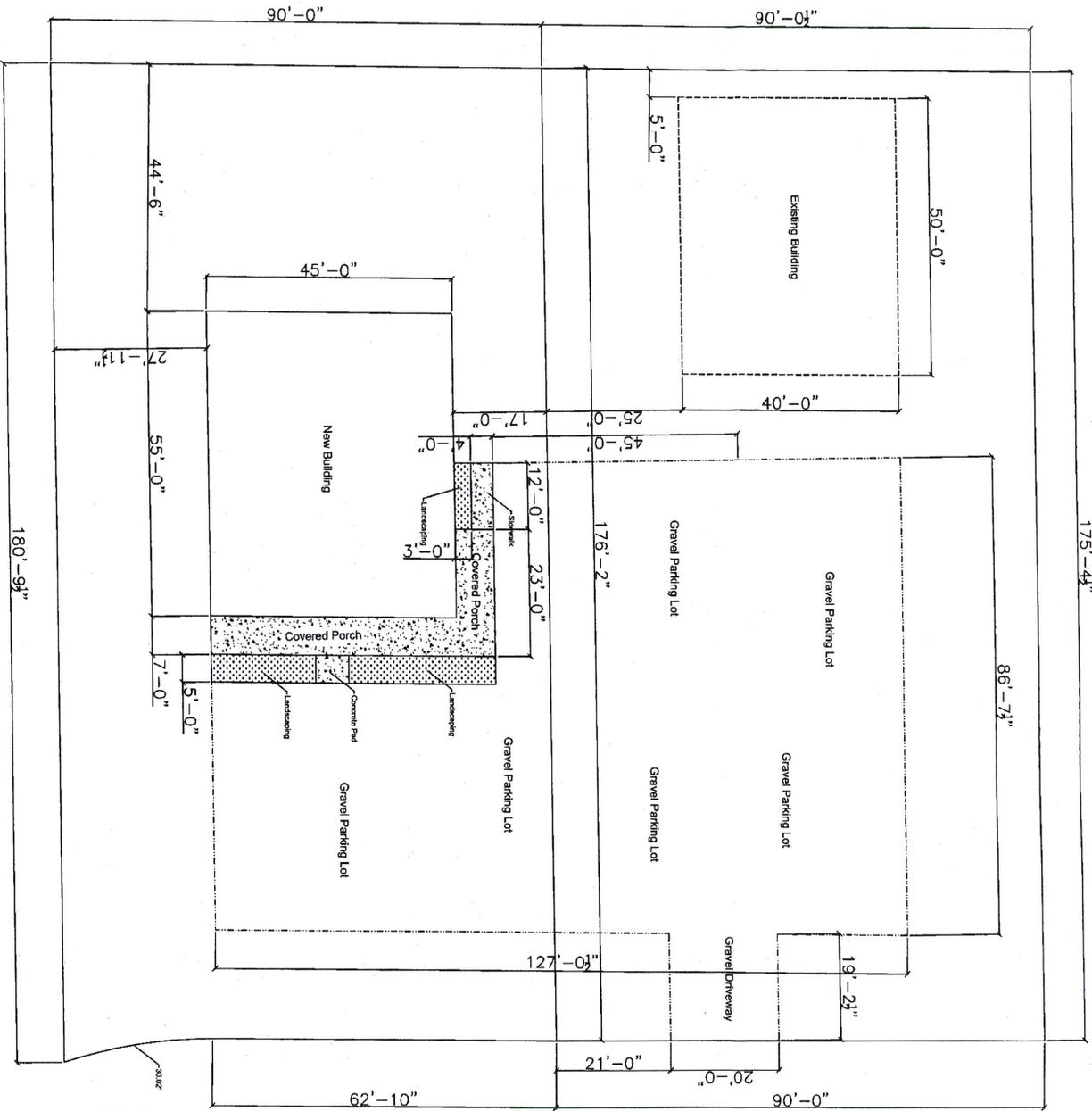
Delvin & Delana Schelske – Request to rezone Lots 3-8 Knollwood Heights 2nd Subdivision



Zoning Map

Delvin & Delana Schelske – Request to rezone Lots 3-8 Knollwood Heights 2nd Subdivision

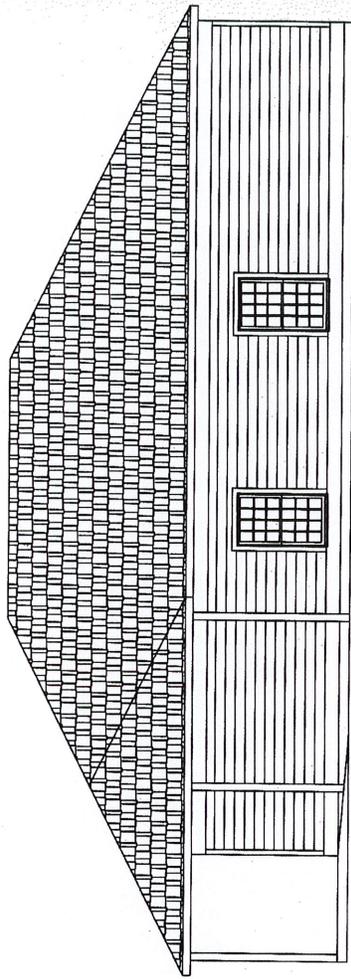




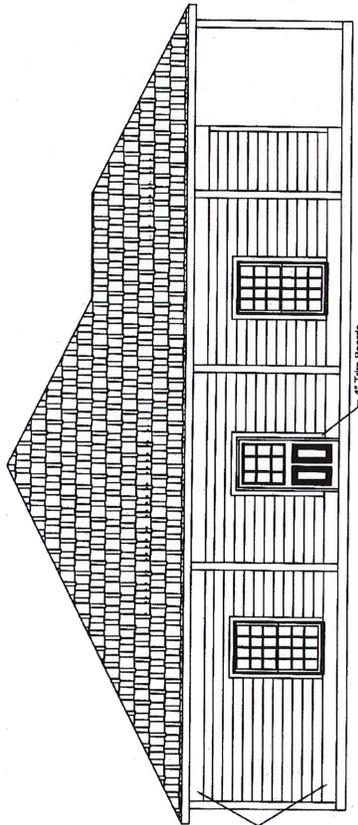
Rew Place

Legal Description

Lot 5 and 6 Knollwood Heights 2nd Subdivision to the City of Mitchell, Davison County, South Dakota



North side



East side

12" Trim Board

4" Trim Boards