

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, April 25, 2016

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting March 28, 2016

NEXT MEETING: Monday, May 9, 2016

PLAN APPROVAL: Marco's Pizza - 605 S Sanborn - Zoned HB.

PLAN APPROVAL: Steve Schladweiler – 1315 W Spruce – Zoned HB.

PLAT: Lot C, Block 4 of Westwood First Addition, a subdivision of a portion of Tract A-2 and Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

CONDITIONAL USE: Michelle Semmler to operate a family residential child care center in her home at 821 E 4th, legally described as Lot 1, Block 14, F.M. Greene's Addition, City of Mitchell, Davison County, South Dakota. Zoned R2.

CONDITIONAL USE: Delvin and Delana Schelske to construct a retail building in the 1701 Block of Rew Place, legally described as Lots 5 and 6, Knollwood Heights 2nd subdivision, City of Mitchell, Davison County, South Dakota. Zoned R4 (pending).

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, March 28, 2016**

Not Approved

Call to Order: Chairman Larson called the March 28, 2016 planning commission meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD.

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

Members Absent: Fergen, Molumby, and Schmucker

Others Present: Putnam, McGannon, T. Johnson, J. Johnson, Laursen, Overweg, Hegg, London, J. Bathke, Jenniges, and Mayor Toomey.

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

Minutes: Motion by Everson, seconded by Griffith to approve the minutes of the March 14, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Meyers, seconded by Everson to schedule the next meeting for April 11, 2016. All members present voting aye, motion carried.

Variance: G & O Properties LLC have requested a front yard variance of 20' vs 25' for construction of a new residence in the 201 Block of North Marshall, legally described as Lots 11 & 12, Block 5, S.T. Greene Addition, City of Mitchell, Davison County. The property is zoned R2 Single Family Residential District.

The applicants were present to answer questions. No one testified in opposition of the variance. No written opposition was received.

The public notice was published in the *Mitchell Daily Republic* on March 17 & March 24, 2016 and letters to the neighboring property owners were sent March 16, 2016.

Larson indicated that he was very familiar with this area and it appears the proposed new house will line up with existing homes.

Motion by Griffith, seconded by Meyers to recommend approval of the variance to the Board of Adjustment. Larson, Griffith, Meyers voting yes, Everson voting no. Motion carried 3 to 1.

Rezoning: Delvin and Delana Schelske have made an application to rezone the property legally described as Lots 3 thru 8, Knollwoods Heights 2nd Subdivision, City of Mitchell, Davison County, South Dakota.

Delana Schelske and Nicki Letcher were present to answer questions. No one testified in opposition of the applicant. No written opposition was received.

The public notice was published in the *Mitchell Daily Republic* on March 18, 24, and April 6, 2016. Letters to the neighboring property owners were sent March 16, 2016.

Putnam indicated the applicants will be applying for a conditional use permit for a retail building at later date.

Motion by Meyers, seconded by Everson to recommend approval of the rezoning request to the City Council. All members present voting aye, motion carried.

Plat: Lot 13 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat as presented. All members present voting aye, motion carried.

Plat: Lot 19, Block 9 of CJM 2nd Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plan Approval: Hard Drive Central- 318 N Main Street, Mitchell, SD. Zoned CB Central Business District. Putnam indicated the owner wishes to add some square footage to the front and try to make the building 'flush'. They are also updating the awnings. The building addition may be reviewed by Mitchell Main Street and the Historic Preservation Commission. Motion by Everson, seconded by Meyers to approve the plan. All members present voting aye.

Tax Incremental Financing District #22 known as Kustom Cycles, Inc.

Don Petersen, Attorney representing the developers, provided the planning commission an overview of the proposed project plan. He talked about the various phases and aspects of the economic feasibility study. He stated this is a 'city' TIF District, which means it is city funded and the public infrastructure improvements will city projects. Therefore, the bonds will be tax-exempt and will result in a lower interest rate. He mentioned that various private construction projects are providing increment, include; Klockwerks, Patzer, Roger Klock, and Valor LLC. Petersen also mentioned this project will improve some city gravel roads, which was a goal of Focus 2020. He reminded the commission of the statutory requirements of TIF Districts. This project has been reviewed by the city's TIF Review Committee and Toby Morris, a financial consultant that the city has retained. He also provided scenarios if the construction does not progress as planned. He briefly touched on the 'blight' definition set forth in state statute and the city's ordinance.

T. Johnson and McGannon provided an overview of infrastructure needs and the drainage issues in this area of town. Dave Sietsema, representative of Klockwerks, provided a description of their new construction and possible expanded employment. Mike Miiller, Valor LLC, provided a brief description of the proposed apartments that his group in planning in TIF district. Mayor Toomey indicated that he supports this project.

Larson provided an opportunity for anyone from the public to provide comments or to pose questions to the developers and city staff. No one other than the developers, staff and commission members commented.

Putnam noted the notice of hearing in the agenda packet and that notification requirements have been completed.

Motion by Griffith, seconded by Everson to approved the project plan as submitted. Roll Call: Everson yes, Griffith yes, Meyers yes, and Larson yes. 4 yes 0 no, motion carried.

Motion by Meyers, seconded by Everson to establish the boundaries of Tax Incremental Financing District # 22 legally described as the following:

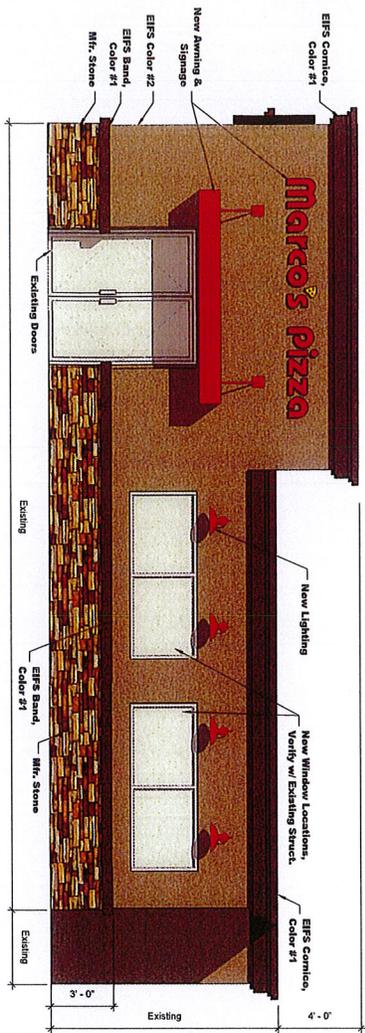
1. South One Hundred Fifty-eight Feet (S.158') of Block Five (5), Weavers Square Addition to the City of Mitchell, Davison County, South Dakota; and
2. Block Seventeen (17), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
3. Block Fifteen (15), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
4. Block Twenty (20), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
5. Lot X and the North Half (N ½) of Kay Avenue and Lawler Avenue, Block Nineteen (19), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
6. Lots Six (6), Seven (7) and Eight (8), Block Eighteen (18), Weavers Squares Addition to the City of Mitchell, Davison County, South Dakota; and
7. Lots One (1), Two (2) and Three (3), Square 21 of Weaver's Squares Addition to the City of Mitchell, Davison County, South Dakota; and
8. In addition to the above parcels, the TID boundaries shall include the East Hackberry Avenue right-of-way from its intersection with South Main Street through its intersection with South Kimball Street; East Ivy Avenue right-of-way from its intersection with South Lawler Street through its intersection with South Kimball Street; East Juniper right-of-way from its intersection with South Main Street through its intersection with South Davison Street; South Lawler Street Right-of-way from its intersection with East Hackberry Avenue to its dead end; and South Kimball Street from its intersection with East Hackberry Avenue to its dead end.

Roll Call Vote: Larson yes, Meyers yes, Griffith yes, and Everson yes. 4 Yes 0 No, motion carried.

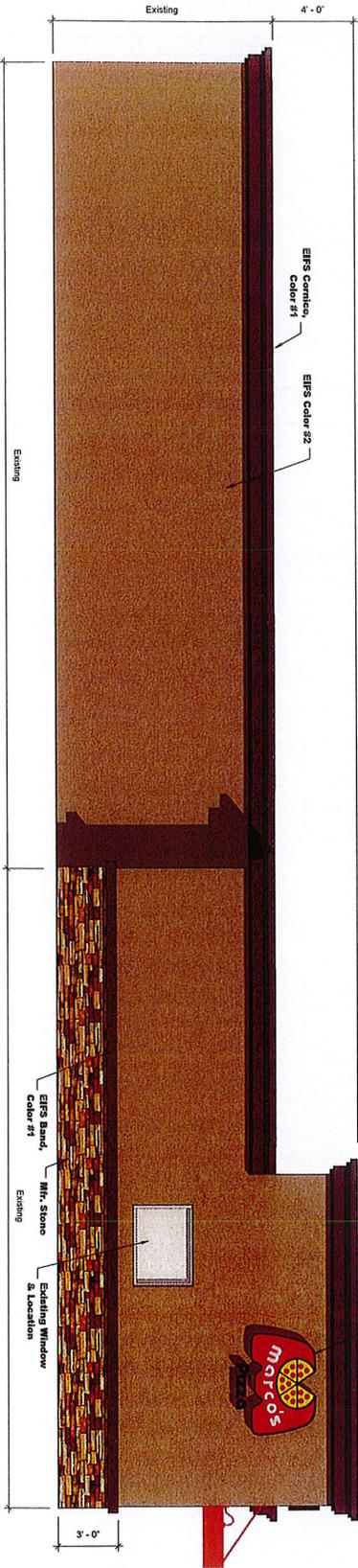
Chairman Larson adjourned the meeting at 12:50 pm.

Chairman

Date



1 East Elevation
Scale: 3/8" = 1'-0"



2 South Elevation
Scale: 3/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

W
VANDERWALD ARCHITECTS, LLC
3000 W. 10th Street, Suite 200
Tulsa, Oklahoma 74107
Phone: 918.492.1111
Fax: 918.492.1112
www.vanderwald.com

Josh Holdinghausen

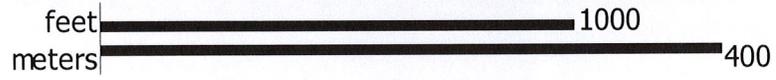
Marco's Pizza Renovation
Michael South Dakota

Exterior Elevations

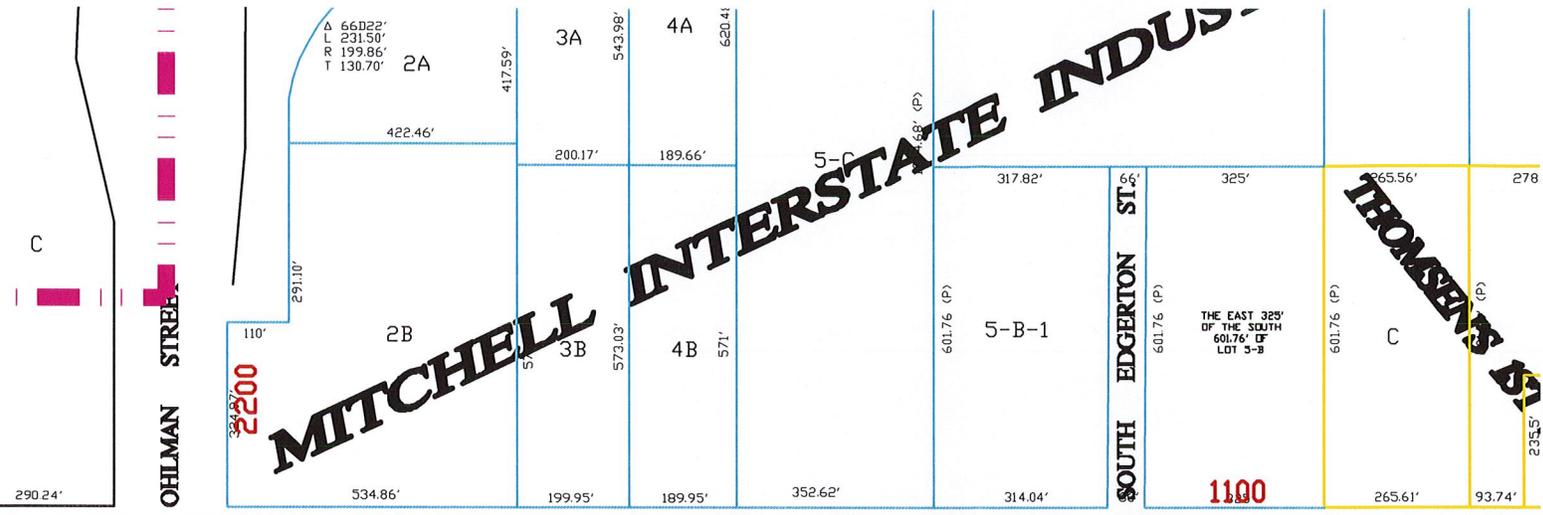
Project No.	161019	Revision	
Date	04/20/16	Drawn By	MAA
<p>COMPILED 2/24/16 This plan is a preliminary drawing and is not for construction. It is subject to change without notice. The user assumes all liability for any errors or omissions. No warranty is made by the architect for the use of this drawing for any purpose other than that intended. The user agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that intended.</p>			<p>A3.0</p>



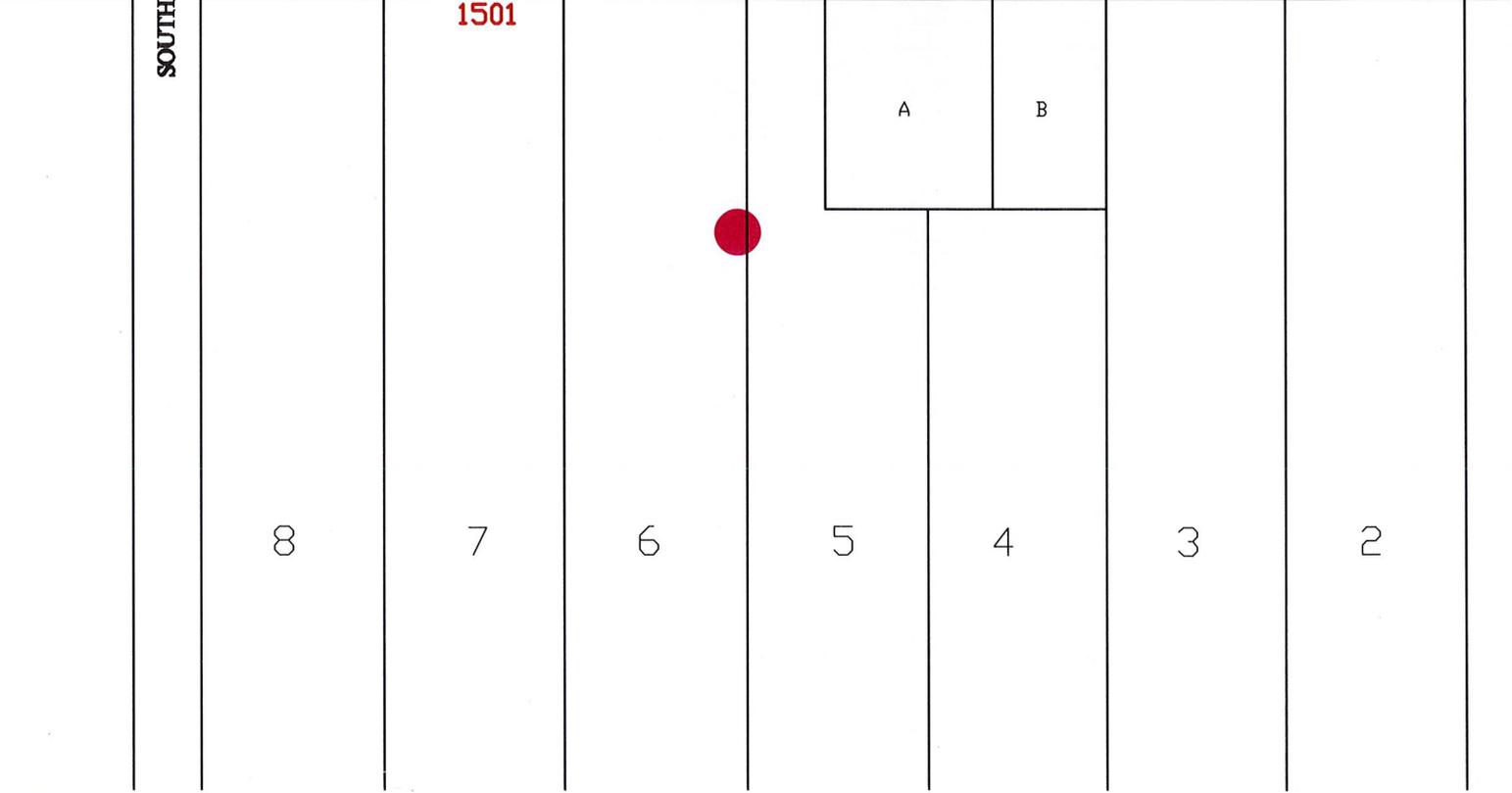
Google earth



SCHADWEILER

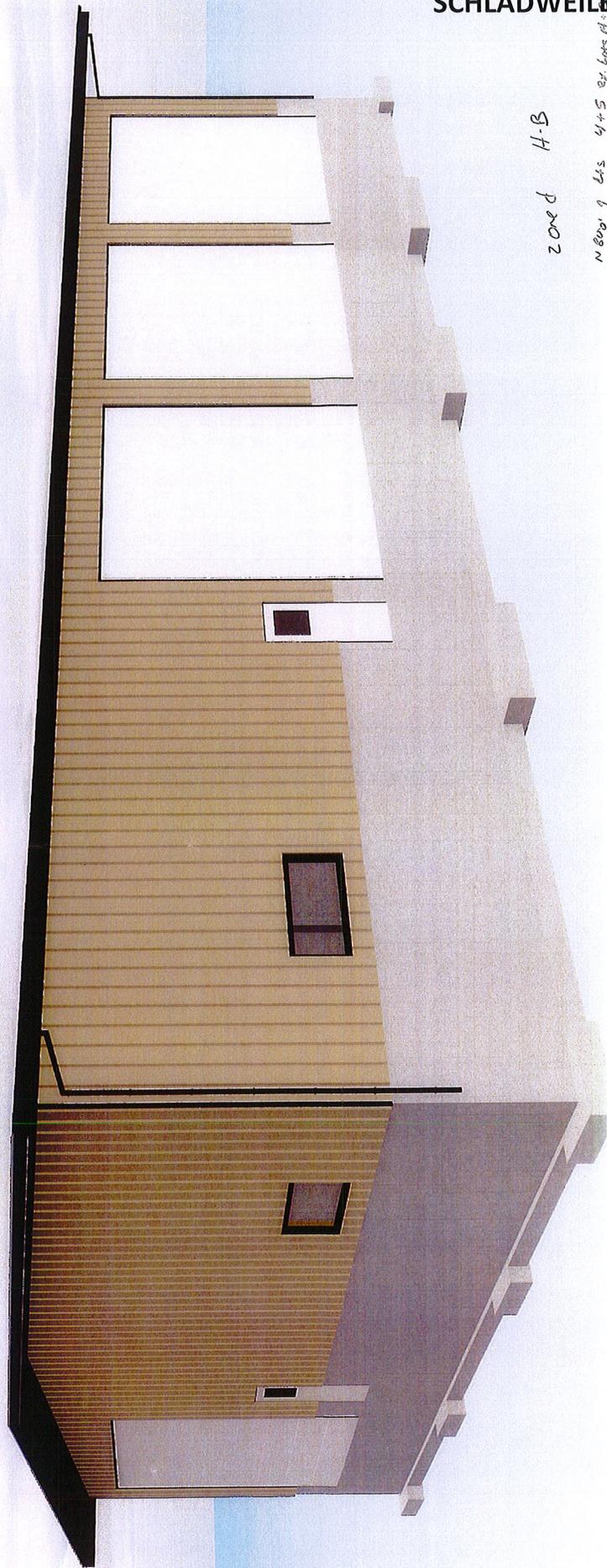


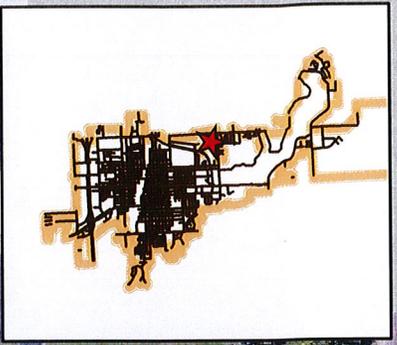
SPRUC STR SPRUCE STREET



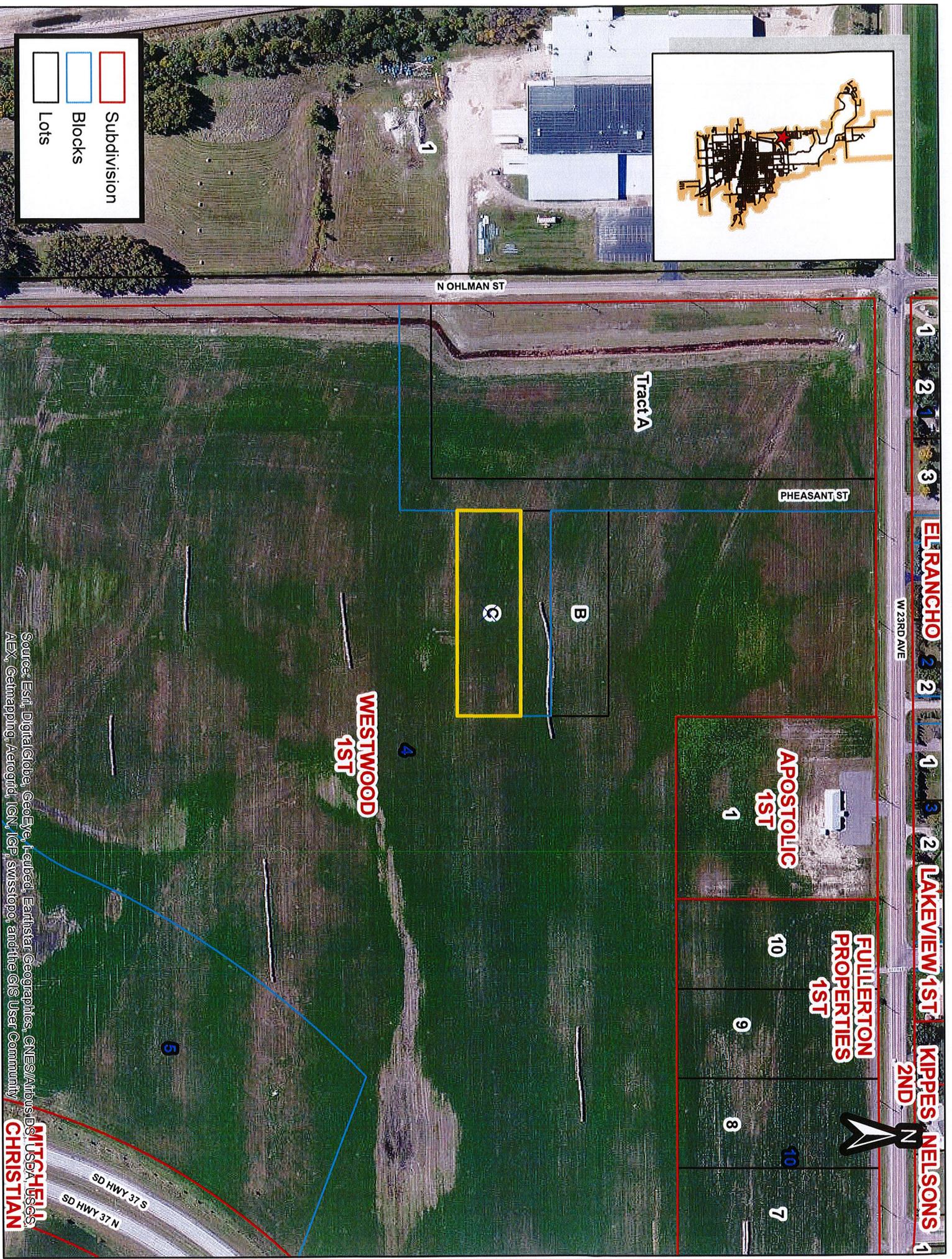
zone d H-B

N 800' of L&S 4+5 ex. 2003 H. i.
thru B + N 800' of E 1/2 of L&S
NW 1/4 33-103-60
Dawson Co, GA
5700 sq ft



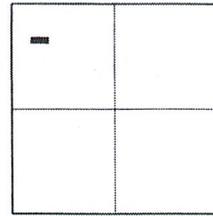
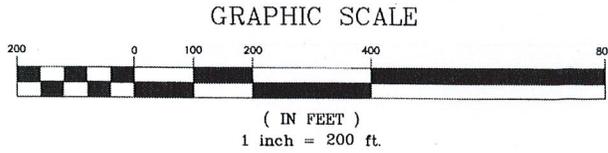


Subdivision
 Blocks
 Lots



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

MITCHELL CHRISTIAN

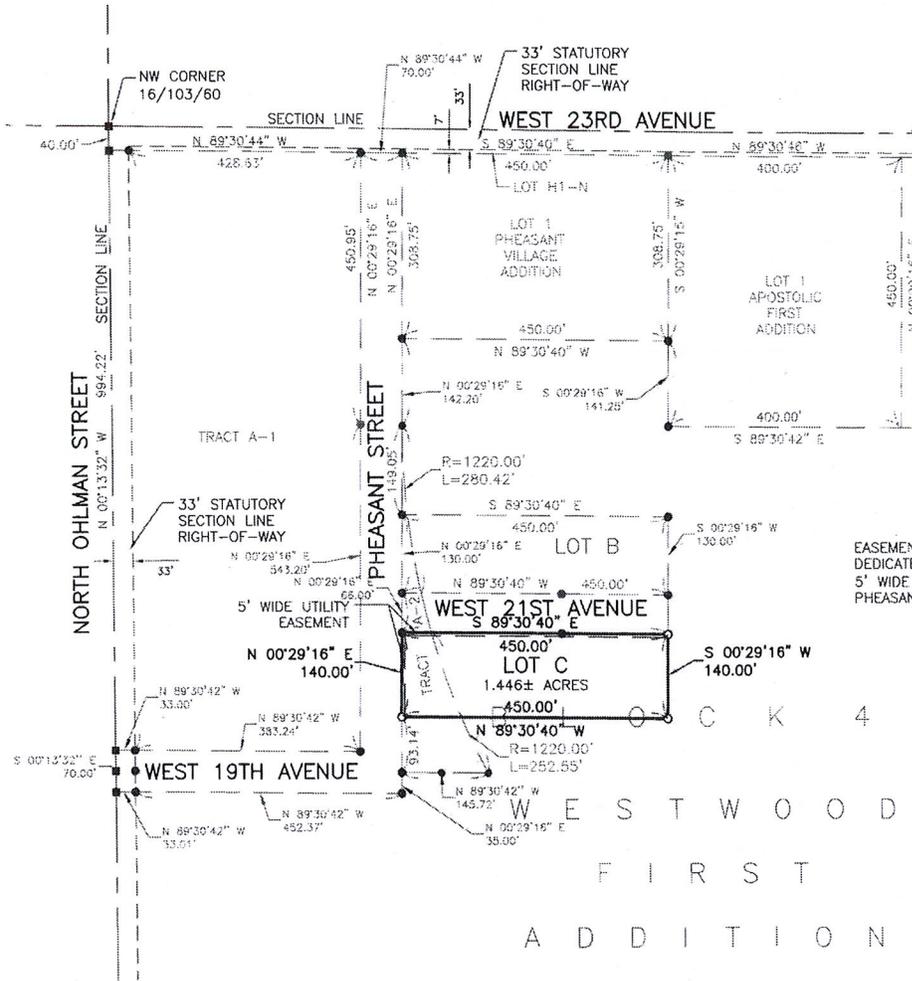


LOCATION MAP
SCALE: 1" = 3000'

- 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
 - △ (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◇ = SET 3/8" X 12" SPIKE W/WASHER P.R.-6702
 - WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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



EASEMENT WITHIN LOT C, BLOCK 4 DEDICATED BY THIS PLAT:
5' WIDE UTILITY EASEMENT ALONG PHEASANT STREET AND WEST 21ST AVENUE

A PLAT OF LOT C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, as owners, and under their direction for purposes indicated therein, I did on or prior to April 5, 2016, survey those parcels of land described as follows: LOT C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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 #6702



& 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 C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota Corporation, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 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 the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, and under their direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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, and the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, hereby dedicate to the public, for public use forever as such, the streets and alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot C, Block 4 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Pheasant Street and West 21st Avenue.

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: _____

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

Jerald L. Toomey, Mayor of the City of Mitchell, South Dakota,
a South Dakota Municipal Corporation

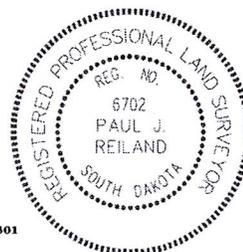
CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016 , before me, _____, the undersigned officer, personally appeared Jerald L. Toomey, Mayor of the City of Mitchell, South Dakota, a South Dakota Municipal Corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the City of Mitchell by himself as Mayor.

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

Notary Public, South Dakota
My Commission Expires: _____



& 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 C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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 PLANNING COMMISSION

WHEREAS, the plat of LOT C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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 C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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: _____

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 C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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 C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 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 C, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

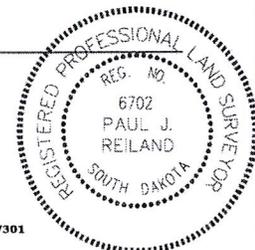
Director of Equalization, Davison County _____ Date _____

REGISTER OF DEEDS

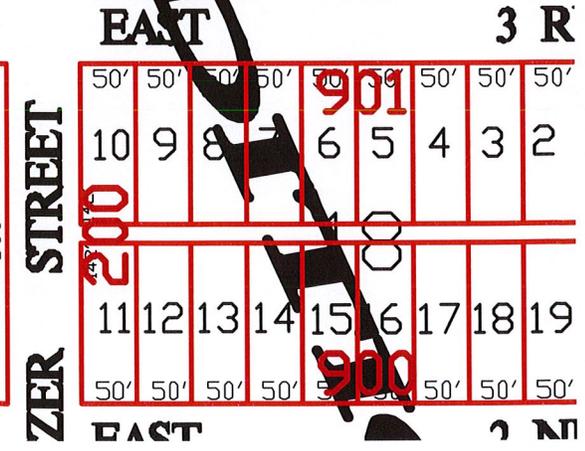
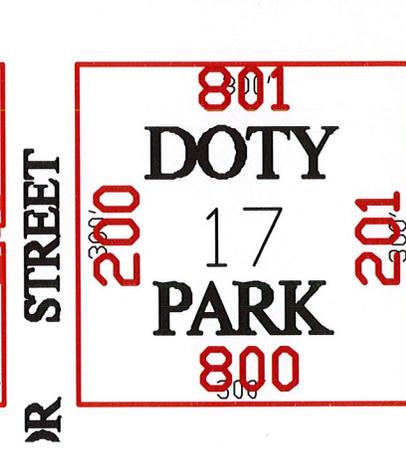
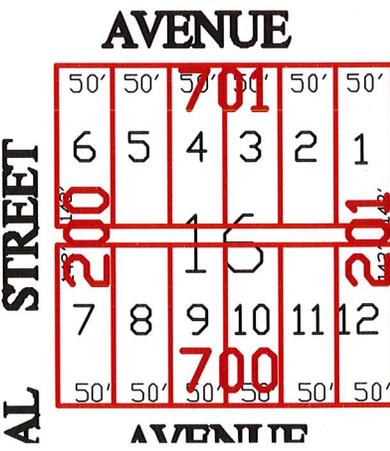
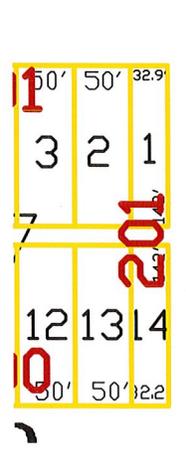
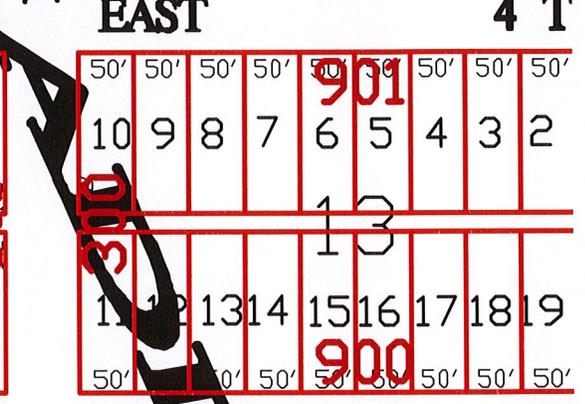
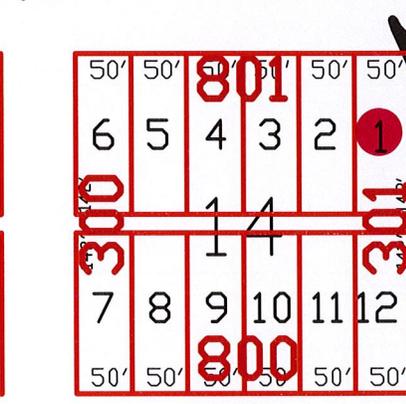
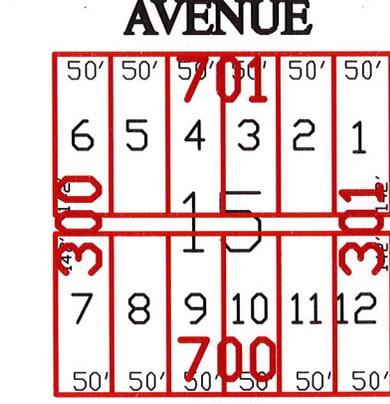
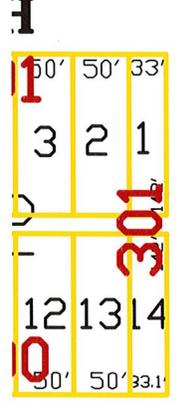
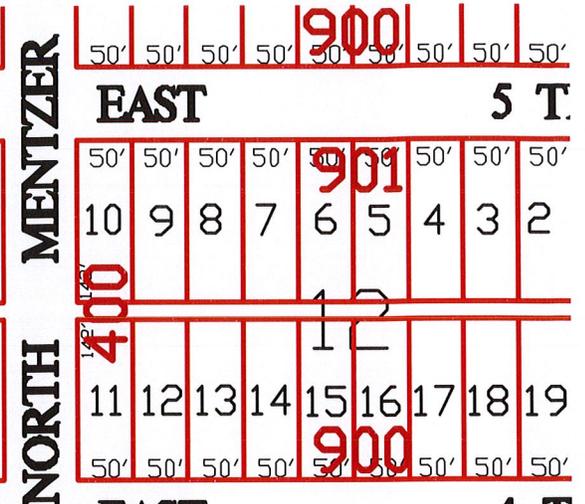
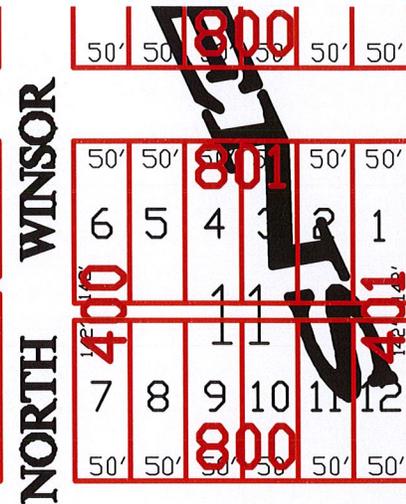
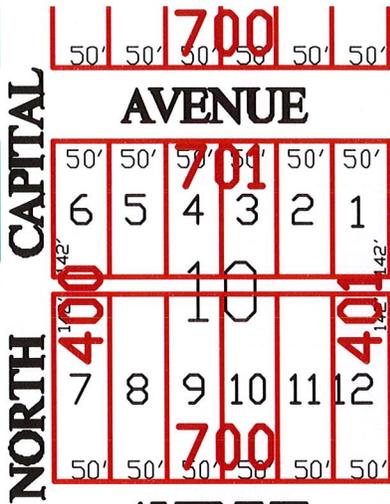
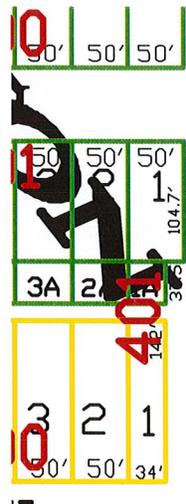
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

By _____ Deputy
Register of Deeds, Davison County



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



CAPITAL AVENUE

WINSOR AVENUE

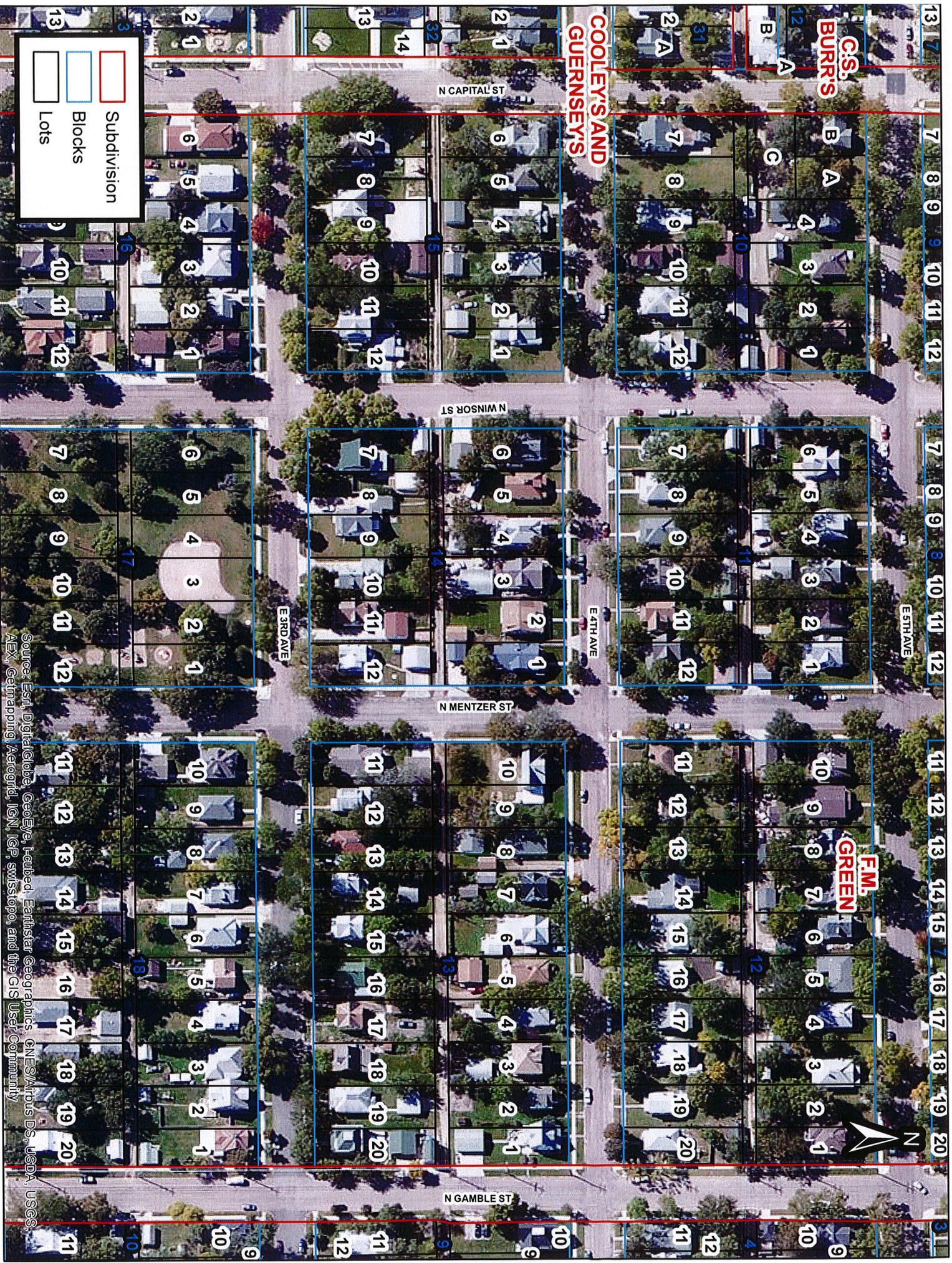
MENTZER AVENUE

AL STREET

IR STREET

ZER STREET

801
DOTY
17
PARK
800



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

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 Michelle Semmler has applied for a conditional use to operate a family residential child care center in her home at 821 E 4th Ave, legally described as Lot 1, Block 14 F.M. Greene'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 Planning Commission on April 26, 2016, 12:00 P.M and the Board of Adjustment on May 2, 2016 at 6:30 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 1st day of April, 2016.

Michelle Bathke

FINANCE OFFICER

Publish twice: April 14 and April 25, 2016

Approximate Cost:

SEMMLER

EUGENE & DONNA FARRIS
900 E 4TH AVE
MITCHELL SD 57301

GEORGE & CHRISTINA HENDERSON
904 E 4TH AVE
MITCHELL SD 57301

DARRYL GRAHAM
909 E 4TH AVE
MITCHELL SD 57301

JORDAN & MASONDRA METZGER
901 E 4TH AVE
MITCHELL SD 57301

PAULA LARSON
900 E 3RD AVE
MITCHELL SD 57301

ADAM & JULIE KAUS
902 E 3RD AVE
MITCHELL SD 57301

LELAND & LINDA JAMES
40534 254TH ST
MITCHELL SD 57301

DAVID BOOS
821 E 4TH AVE
MITCHELL SD 57301

CLYDE GOIN EXEMPTION TRUST
817 E 4TH AVE
MITCHELL SD 57301

JOHN & BRENDA WEISSER
815 E 4TH AVE
MITCHELL SD 57301

BRUCE & JILL DEJONG
809 E 4TH AVE
MITCHELL SD 57301

BRENT & MELISSA CULVER
805 E 4TH AVE
MITCHELL SD 57301

SHARON NOBLE
801 E 4TH AVE
MITCHELL SD 57301

JAMES CRAIG
BITEROLFSTRASSE 11
MUNICH GERMANY 80634

WILLIAM MAESCHEN
RACHEL HIEB
808 E 3RD AVE
MITCHELL SD 57301

DANIEL RANG
814 E 3RD AVE
MITCHELL SD 57301

HENRY BOS
816 E 3RD AVE
MITCHELL SD 57301

JAMES WILLEMS
820 E 3RD AVE
MITCHELL SD 57301

KELLY ANNE WESSELS
CRAIG KELLY
808 E 4TH AVE
MITCHELL SD 57301

JODI ZASTROW
812 E 4TH AVE
MITCHELL SD 57301

MERCEDES DALTON
816 E 4TH AVE
MITCHELL SD 57301

EARL & BARBARA VANDEVER
820 E 4TH AVE
MITCHELL SD 57301

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 Delvin and Delana Schelske have applied for a conditional use to construct a retail building on the property legally described as Lots 3-8, Knollwood Heights 2nd Subdivision, City of Mitchell, Davison County, South Dakota (1701 Block of Rew Place). The said real property is currently zoned (R2) Single Family Residential District, but will soon be R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on April 25, 2016, 12:00 P.M and the Board of Adjustment on May 2, 2016 at 6:30 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 5th day of April, 2016.

Michelle Bathke

FINANCE OFFICER

Publish twice: April 14 and April 21, 2016

Approximate Cost:

The request:

We (Delvin and Delana Schelske) are looking to obtain a conditional use permit to have a retail business on Lots 5 & 6 of Knollwood Heights 2nd Subdivision.

Currently:

In 2014, there was an accessory building built on leased site on Lot 5 by Ben and Nikki Letcher (applicant's daughter). This building is currently being used for a woodworking shop which deals in refinishing and repurposing of furniture. This is a new business so 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.

Future plans:

There are future plans of constructing a building for retail business on Lot 6 which would allow two businesses to grow and expand. The new retail building would have regular store hours Monday through Saturday.

Nature's Impressions (currently located in the applicant's home) has outgrown its current location and is in need of a larger space. An expansion of Nature's Impressions would also allow Nikki to have items for sale in the new building. We are looking to keep Nature's Impressions in the same vicinity of where it's currently located and Nikki would also prefer to be close to the new retail building so she could go back and forth between the two buildings. There would also be the possibility of using some of Nikki's current building as additional retail space in the future if needed.

When building the accessory building, Ben and Nikki kept in mind this is zoned residential and built it to look like a barn. If we are able to construct a retail building, the structure would resemble a house which you have drawings of in your packet. We chose this look so it would fit in and could continue to be a light commercial property or be converted into a residential home and garage, if so desired. We are trying to do what we can to make the structures have multiple future uses all while maintaining the integrity of the neighborhood.

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).

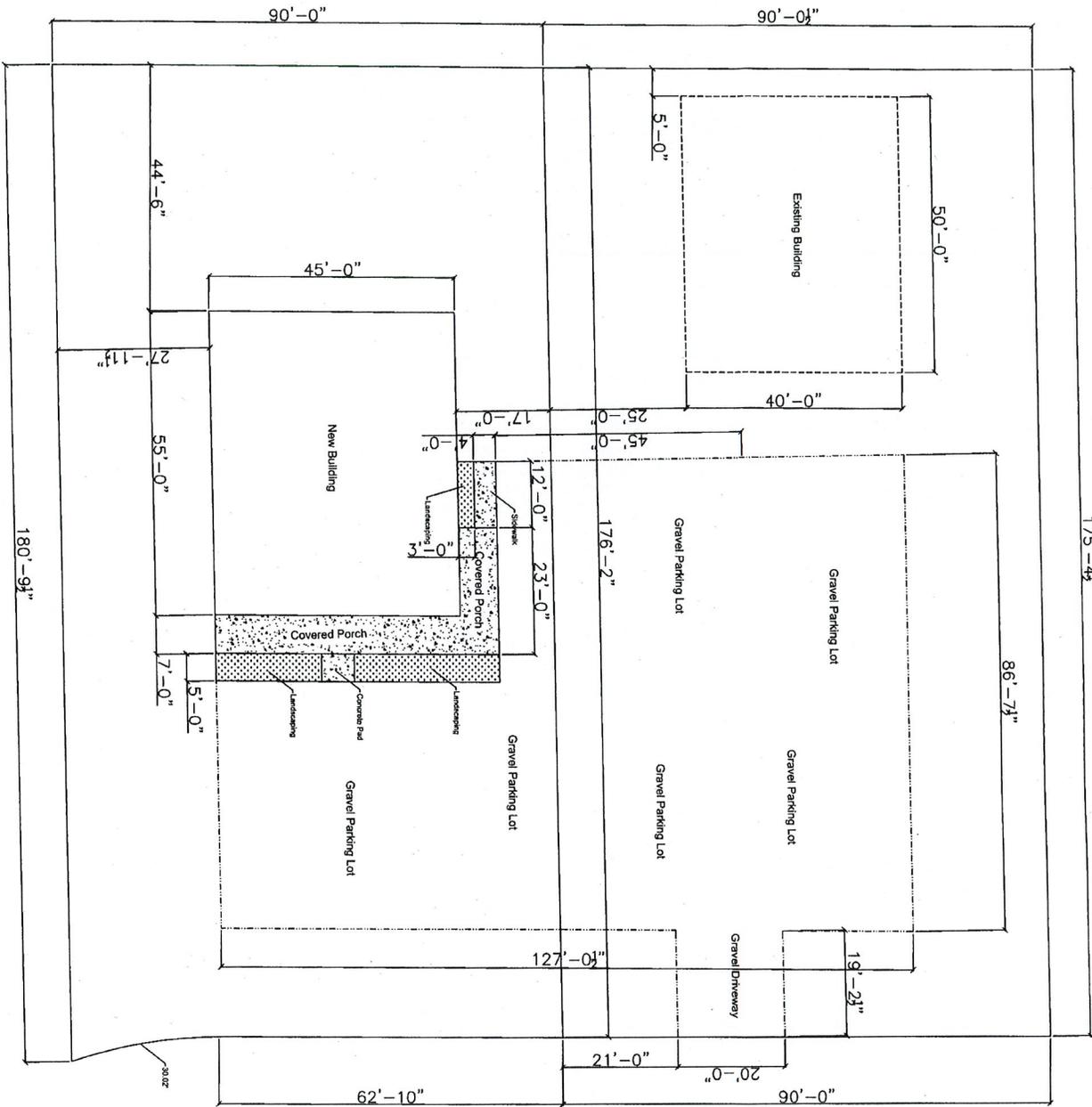
We feel obtaining a conditional use permit for a retail business on lots 5 & 6 would not disturb the area since these lots are surrounded by a variety of different types of properties.

Thank you for your time and consideration of this request.

Aerial Map

Delvin & Delana Schelske – Request for a conditional use permit on Lots 5 & 6 of Knollwood Heights 2nd Subdivision

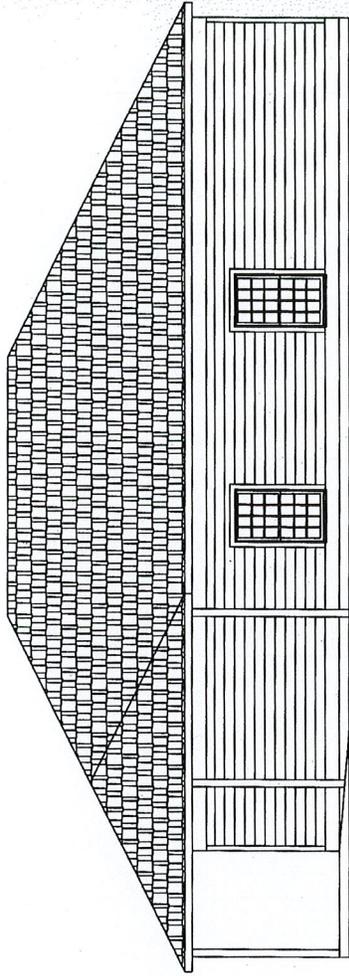




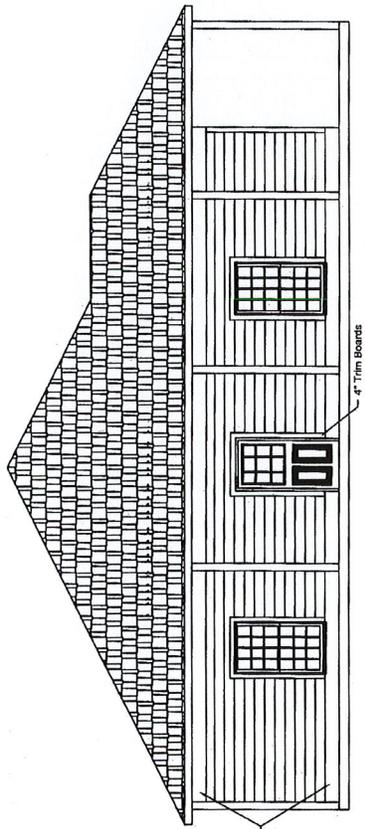
Rew Place

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