

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD 57301
DATE: JANUARY 23, 2017

1. TIME: 12:00 PM NOON
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES: JANUARY 9, 2017

Documents:

[PLANNINGCOMMMINUTES010917.PDF](#)

6. SCHEDULE NEXT MEETING: FEBRUARY 13, 2017
7. CONDITIONAL USE PERMIT

Stephanie Kampshoff has applied for a conditional use to operate a family residential child care center in her home at 622 S Minnesota St, legally described as Lot 8 and S 46' of Lot 9, Block 7, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. Zoned R2

Documents:

[KAMPSHOFFMAP.PDF](#)
[KAMPSHOFFCUP.PDF](#)

8. OTHER BUSINESS:

9. ADJOURNMENT:

"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 605-995-8433 at least 24 hour prior to the scheduled meeting."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, January 9, 2017**

NOT APPROVED

Chairman Larson called the January 9, 2017 planning commission to order at 12:00 pm in the Council Chambers, City Hall, Mitchell, SD

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

Member Absent: Meyers

Others Present: Putnam, Ellwein, J. Johnson, W. London, J. Hegg, M. Laursen, McGannon, and Mayor Toomey

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

Approval of Minutes: Motion by Schmucker, seconded by Molumby to approve the minutes of November 28, 2016. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for January 23, 2017. All members present voting aye, motion carried.

Plat: Lots A-1C and A-1D of J.L. Oberembt's First Addition, A Subdivision of Government Lot 4 of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota.

This is outside the ETJ area, but within 3 miles of the city limits, so city approval is required. The county planning commission has approved the plat and the county commissioner is to approve it on Tuesday.

Motion by Everson, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 10, Block 2 of CJM Second Addition in NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

Putnam reported this appears to follow the master plan. Motion by Molumby, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Rezoning: AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; A Plat of Block 1 of Cadwell Park First Addition and Iowa Street, A Subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's First Addition, in the W ½ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's Second Addition, in the SW ¼ of 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to Public Lands and Institutions District (PL) AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

Putnam provided the commission a brief history this area and noted it is currently R4. Ellwein indicated the city has no intention to develop it for housing and supports the rezoning. Larson asked about the ROW of Iowa Street. Motion by Everson, seconded by Griffith to recommend rezoning the property. Roll Call: Larson yes, Fergen yes, Everson yes, Griffith yes, Schmucker yes, Molumby yes, Meyers absent. Motion passes 6-0.

Parking Determination: Dean Sadler, representing Mitchell Baseball Association, provided details about the proposed structure to be located in the Cadwell area. J. Johnson and Putnam referred to the zoning code specifically parking requirements, that provides some discretion to the commission in determining the appropriate parking in cases when a specific use is not listed. Motion by Molumby, seconded by Griffith to recommend that 30 spaces with two of them to be designated handicapped. Roll Call: Larson yes, Everson yes, Griffith yes, Fergen yes, Molumby yes, Schmucker yes. Motion carried 6-0.

Putnam reported the application for a conditional use permit at 1522 W Havens has been table indefinitely.

Chairman Larson adjourned the meeting at 12:25 pm.

Chairman

Date

APPLICATION FOR A CONDITIONAL USE PERMIT

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF ADJUSTMENT THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s), Stephanie Kampshoff hereby is submitting a conditional use permit to operate a family residential child care center in her residence pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 8 & S 46' of Lot 9, Block 7, Van Eps 2nd Addition, City of Mitchell, Davison County, SD, (622 S Minnesota Street). The said real property is R2 Single Family Residential District.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 4th of January, 2017.

Stephanie Kampshoff
APPLICANT

Stephanie Kampshoff
OWNER

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 Stephanie Kampshoff has applied for a conditional use to operate a family residential child care center in their home at 622 S Minnesota St, legally described at Lot 8 & S 46' of Lot 9, Block 7, Van Eps 2nd 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 January 23, 2017, 12:00 P.M and the Board of Adjustment on February 6, 2017 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 9th day of January, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: January 13 & 26, 2017

Approximate Cost:

BOBBI BEATCH
601 S WISCONSIN ST
MITCHELL SD 57301

PAUL KAPPEN
JULIE LAFORTUNE
605 S WISCONSIN ST
MITCHELL SD 57301

CLARKE COMPANIES
500 S ANDERSON ST
MITCHELL SD 57301

T & B RENTALS INC
116 E 3RD AVE
MITCHELL SD 57301

CHARLES & SHARON ISSAC
623 S WISCONSIN ST
MITCHELL SD 57301

GLEN & TAMARA LOWRIE
PO BOX 68
MITCHELL SD 57301

TYLER & STEPHANIE KAMPSHOFF
622 S MINNESOTA ST
MITCHELL SD 57301

LISA SCHRANK
614 S MINNESOTA ST
MITCHELL SD 57301

MICHAEL & PAMELA CATALANO
606 S MINNESOTA ST
MITCHELL SD 57301

RAYMON & GLORIA NICHOLSON
600 S MINNESOTA ST
MITCHELL SD 57301

PHIL & KATHY MIEDEMA
601 S MINNESOTA ST
MITCHELL SD 57301

ALICE MARTIN TRUST
BANKWEST
PO BOX 998
PIERRE SD 57501

DUANE LIPPERT
C/O ARNOLD & DELORES LIPPERT
615 S MINNESOTA ST
MITCHELL SD 57301

DUVALL PROPERTIES
PO BOX 221
MT VERNON SD 57363

FRANK JAEGER
621 S MINNESOTA ST
MITCHELL SD 57301

ROGER TIRNTER
701 S WISCONSIN ST
MITCHELL SD 57301

TARA TOLLEFSON
707 S WISCONSIN ST
MITCHELL SD 57301

KURTIS & ROSEMARY MENNING
709 S WISCONSIN ST
MITCHELL SD 57301

TREVOR & MARY DEAN
708 S MINNESOTA ST
MITCHELL SD 57301

DANIEL & AMY HONOMICHL
704 S MINNESOTA ST
MITCHELL SD 57301

SCOTT & BARBARA PHILLIPS
700 S MINNESOTA ST
MITCHELL SD 57301

RAVAYE MOLINE
701 S MINNESOTA ST
MITCHELL SD 57301

GARY & CARLA BENDER
PO BOX 362
MITCHELL SD 57301

JOHN WEGEHAUPT
2600 E 8TH ST #105
SIOUX FALLS SD 57103