

**CITY OF MITCHELL**  
**CITY PLANNING COMMISSION AGENDA**  
**COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST**  
**JANUARY 25, 2021; 12:00 PM (NOON)**

**1. CALL TO ORDER:**

**2. Welcome New Member, Jacob Sonne**

**3. ROLL CALL:**

**4. Declaration Of Conflicts Of Interests**

**5. APPROVE AGENDA:**

**6. Approval Of Minutes: January 11, 2021**

Documents:

[PLANNINGCOMMINUTES1112021.PDF](#)

**7. Schedule Next Meeting: February 8, 2021**

**8. OTHER BUSINESS:**

**9. Conditional Use Permit: Corn Palace Inn, 1001 S Burr St**

*Applicant Firesteel Capital LLC, owner Fredericksen Motels LLC have applied for a Conditional Use Permit to convert the buildings (Corn Palace Inn) to multi-family dwellings located at 1001 S Burr St, legally described as Weavers Squares Addition (NW ¼ 27), Squares 11 & 14 & vacated Ivy Ave and W 25 feet of vacated Burr St and Lot AB1, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District*

Documents:

[CORNPALACEAPPLETTER.PDF](#)  
[CORNPALACEINNAPP.PDF](#)  
[CORNPALACEINNNOH.PDF](#)  
[CORNPALACENEIGHBORS.PDF](#)  
[CORNPALACEINNLETTER.PDF](#)  
[CORNPALACEINNLETTER2.PDF](#)  
[AERIALCORNPALACEINN.PDF](#)

**10. Plan Approval: 319 N Main St (Formerly KORN Radio Building), Central Business District**

Documents:

[319NMAINPLAN.PDF](#)

**11. Plan Approval: Doug's Custom, 3115 W Havens, HB District**

Documents:

[DOUGCUSTOMPLAN.PDF](#)

**12. Plan Approval: Home Instead Senior Care, 211 E Havens, HB Highway Oriented Business District**

Documents:

[HOMESTEADPLAN.PDF](#)

**13. Plat Approval: Ron Petersen S Kay Street, Highway Oriented Business District**

*Construct a 3rd 40' X 64' Building south of existing buildings, concrete floor, 16' sidewalks, cold storage*

Documents:

[PETERSONAERIAL.PDF](#)  
[PETERSONDRAWING.PDF](#)  
[PETERSONPLAT.PDF](#)

**14. Plat: A Plat Of Lot 1-A, A Subdivision Of Lot 1 Of J.A. Spaans Addition In The West 1/2 Of The NE 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[SPAANSPLAT.PDF](#)  
[SPAANSARIALSPN.PDF](#)  
[SPAANSAERIAL.PDF](#)

**15. Plat: A Plat Of Tract 1-BB, A Subdivision Of Tract 1-B Of Starlite Estates, In The NE 1/4 Of The NW 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATTRACT1BB.PDF](#)  
[TRACT1BBAERIALSPN.PDF](#)  
[TRACT1BBAERIAL.PDF](#)

**16. PUBLIC INPUT: If You Need To Address The City Planning Commission 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.**

**17. 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."*