

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MONDAY, FEBRUARY 22, 2021; 12:00 PM (NOON)**

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: February 8, 2021 Meeting

Documents:

[PLANNINGCOMMINUTES282021.PDF](#)

6. Schedule Next Meeting: March 8, 2021
7. Plat: Tract 1 Of Backash Addition In The Southwest Quarter Of The Southwest Quarter (SW 1/4SW1/4) Of Section 24, Township 103 North, Range 60 West Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATBACKASH.PDF](#)
[AERIALBACKASHPLAT.PDF](#)

8. Plat: A Plat Of Lot 8, Block 7 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

Documents:

[PLATLOT8B7WOODS.PDF](#)
[AERIALLOT8B7WOODS.PDF](#)

9. Plan Approval: Ruby Tuesday, 1900 Highland Way, Highway Oriented Business District

Documents:

[RUBYTUESDAYPLAN.PDF](#)

10. Variance: Russell & Teresa Quist, Across From 5 W Harmon

Russell & Teresa Quist have applied for a non-conforming lot size variance of 7,149 square feet vs 7,500 square feet to construct an accessory building not located adjacent to a principal building located across the street from 5 W Harmon Dr, legally described as West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Jensen Subdivision, Lake Development Plan, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District.

Documents:

[QUISTAPPL.PDF](#)
[QUISTPLANS.PDF](#)
[NOHQUIST.PDF](#)
[QUISTNEIGHBORS.PDF](#)
[AERIALQUIST.PDF](#)

11. Conditional Use Permit: Russell & Teresa Quist

Russell & Teresa Quist have applied for a conditional use permit to construct an accessory building not located adjacent to a principal building located across the street from 5 W Harmon Dr, legally described as West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Jensen Subdivision, Lake Development Plan, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District

12. Variance: Groeneweg Construction, 3209 Canal Circle

Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family house. The property is zoned UD Urban Development District.

Documents:

[GROENEWEGAPP.PDF](#)
[GROENEWEGGPLANS.PDF](#)
[GROENEWEGNOH.PDF](#)
[GROENEWEGNEIGHBORS.PDF](#)
[GROENEWEGLETTERS.PDF](#)
[AERIALGROENEWEG.PDF](#)

13. Rezoning: Certain Lots Platted And Unplatted Within The Island Addition From UD Urban Development To R1 Single Family Residential District

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential District and THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Documents:

[ISLANDREZONEAPP.PDF](#)
[NOHISLANDREZONE.PDF](#)
[ISLANDREZONENEIGHBORS.PDF](#)
[ISLANDREZONELETTERS.PDF](#)
[ISLANDMAP.PDF](#)
[AERIALISLAND.PDF](#)

14. Rezoning: William & Chris D/B/A Core Athletics, 113 E Douglas Ave

William and Chris Duba, d/b/a Core Athletics are requesting the following property legally described as Lots 9, 10 and the East ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (113 E Douglas). For the purpose of expanding their facility.

Documents:

DUBAAPP.PDF
DUBAPLANS.PDF
DUBANOH.PDF
DUBANEIGHBORS.PDF
DUBALETTERS.PDF
AERIALDUBA.PDF

15. OTHER BUSINESS:

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."