

**CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MARCH 8, 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 22, 2021 Meeting**

Documents:

[PLANNINGCOMMINUTES2222021.PDF](#)

6. **Schedule Next Meeting: March 22, 2021**

7. **Variance/Plan Approval: Pizza Ranch, 502 E Norway Ave, HB District**

MPR Real Estate Holdings LLC. (Pizza Ranch) has applied for parking space variance, 73 spaces vs. 78 spaces as required at the property located at 502 E Norway Ave, legally described as Lot S-11, Replat of Lot S, NW ¼ Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota. The owner wishes to construct an addition. The said real property is zoned HB Highway Oriented Business District.

Documents:

[PIZZAAPP.PDF](#)
[PIZZARANCHPLANS.PDF](#)
[PZZARANCHNOH.PDF](#)
[PIZZARANCHNEIGHBORS.PDF](#)
[AERIALPIZZARANCH.PDF](#)

8. **Variance: David Baker, 400 W 14th Ave**

David Baker has applied for a side-yard on a corner variance of 8 feet vs 15 feet as required, a back-yard variance of 24 feet v 25 feet as required and a height variance on an attached accessory building of 25 feet vs 22 feet as required for construction of an attached garage at 400 W 14th Ave, legally described as Lot 12, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Documents:

[BAKERAPP.PDF](#)
[BAKERPLAN.PDF](#)
[BAKERNOH.PDF](#)
[BAKERNEIGHBORS.PDF](#)
[BAKERLETTER.PDF](#)

9. **Plat: A Plat Of Tract 2 Of Amy's Addition In The SW 1/4 Of The SE 1/4 Of Section 35, T 104 N, R 61 W Of The 5th P.M., Davison County, South Dakota**

Documents:

PLATAMYSADDITION.PDF
AERIALAMYSPLAT.PDF

- 10. Plat: A Plat Of Lot 6, Block 6 Of Woodland Heights First Addition, A Subdivision Of Lot 3, Crane's Addition In The SE 1/4 Of Section 34, T103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

PLATL6B6WOODHEIGHTS.PDF
AERIALL6B6WOODLANDPLAT.PDF

- 11. Plat: A Plat Of Lot 5-B, Block 7 Of Westwood First Addition, A Subdivision Of SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

PLATLOT5BB7WESTWOOD.PDF
AERIALLOT5B7WESTWOODPLAT.PDF

- 12. Plat: Lot 1 In Tract H, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota**

Documents:

PLATLOT1TRHWILDOAK.PDF
AERIALLOT1TRHWILDOAK.PDF

- 13. Approval Of Master Plan. Ethan Lumber Coop.**

Documents:

PRELIM LAYOUT 3.04.21.PDF
AERIALETHANPROJECT2021.PDF

- 14. OTHER BUSINESS:**

- 15. 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.**

- 16. 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."