

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
APRIL 11, 2022 @ 12:00P.M. (NOON)**

- 1. Call To Order:**
- 2. Roll Call:**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda:**
- 5. Approval Of Previous Minutes 3-28-22**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 3-28-22.PDF](#)

- 6. Schedule Next Meeting-4-25-22 @ 12:00 P.M.**

- 7. Conditional Use Permit: Amy Hotz-708 E 2nd Ave**

Amy Hotz has applied for a conditional use permit to operate a Family Residential Daycare; located at 708 E 2nd Ave, legally described as Lot 9, Block 16 F M Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[HOTZ-APPLICATION.PDF](#)
[HOTZ-GIS.PDF](#)
[HOTZ-NOTICE OF HEARING.PDF](#)
[HOTZ-NEIGHBORS.PDF](#)
[HOTZ-LETTER FROM NEIGHBOR-HATWAN.PDF](#)
[HOTZ-LETTER FROM NEIGHBOR-ENCORE BUSINESS VENTURES LLC.PDF](#)
[HOTZ-LETTER FROM NEIGHBOR-STUDELSKA.PDF](#)

- 8. Conditional Use Permit: Jasmyn Lang-717 W Ash Ave**

Jasmyn Lang has applied for a conditional use permit to operate a Family Residential Daycare; located at 717 W Ash Ave, legally described as Lot 12, Block 10 of Railroad Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[LANG-APPLICATION.PDF](#)
[LANG-GIS.PDF](#)
[LANG-NOTICE OF HEARING.PDF](#)
[LANG-NEIGHBORS.PDF](#)

- 9. Variance: Mike Hauser-2021 W 23rd Ave**

Mike Hauser has applied for a variance for a combination of attached and detached accessory buildings of 3,270 square feet vs 2,000 square feet and height variance of 24' vs 22' for a new accessory building; located at 2021 W 23rd Ave, legally described as Lot A of Mason's Addition in the NE ¼ of Section 17, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density

Residential District.

Documents:

[HAUSER-APPLICATION.PDF](#)
[HAUSER-GIS.PDF](#)
[HAUSER-NOTICE OF HEARING.PDF](#)
[HAUSER-NEIGHBORS.PDF](#)

10. Variance: Mitchell Prehistoric Indian Village-3200 Indian Village Road.

Mitchell Prehistoric Indian Village has applied for a variance for a minimum front yard setback for a Historic Site building of 22' vs 30'; located at 3200 Indian Village Road, legally described as Mitchell Prehistoric Indian Village Site in the NE ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned PL Public Lands District.

Documents:

[MITCHELL PREHISTORIC INDIAN VILLAGE-APPLICATION.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-GIS.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-SITE PLAN.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-NOTICE OF HEARING.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-NEIGHBORS.PDF](#)

11. Plat: Plat Of Lot 1 Of Moore's Addition In The SE 1/4 Of Section 9, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Ashton Connell.

Documents:

[CONNELL-PLAT.PDF](#)
[CONNELL-GIS.PDF](#)

12. Plat: Lot 8-K, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.

Documents:

[CJM CONSULTING INC-PLAT.PDF](#)
[CJM CONSULTING INC-GIS.PDF](#)

13. Approval Of Master Plan-Groeneweg Construction.

Documents:

[GROENEWEG-GIS.PDF](#)
[GROENEWEG-MASTER PLAN.PDF](#)
[GROENEWEG-PLAT.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."