

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
APRIL 12, 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 March 22, 2021

Documents:

[PLANNINGCOMMINUTES3222021.PDF](#)

6. Schedule Next Meeting: April 26, 2021
7. Conditional Use Permit: Greg & Kerry Brosz, 409 S Wallace St

Gregory & Kerry Brosz has applied for a back yard variance of 7 feet vs 25 feet as required for construction on an attached garage at 409 S Wallace Street, legally described as Parcel A in Lot A of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota and Lot 3, Block 6, Sunnybrook Estates, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[BROSZAPP.PDF](#)
[BROZANNEXPETITION.PDF](#)
[BROSZANNEXEXHIBIT.PDF](#)
[BROSZNOH.PDF](#)
[BROSZNEIGHBORS.PDF](#)
[BROSZLETTER.PDF](#)
[BROSZAERIAL.PDF](#)

8. Variance: Darin Richey, 801 E Hanson Ave

Darin Richey has applied for a side-yard on a corner variance of 13 feet vs. 20 feet as required and a height variance of 25 feet vs 22 feet as required to construct a detached garage at 801 E Hanson Ave, legally described as Lot 6, Block 5, Applegate Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[RICHEYAPP.PDF](#)
[RICHEYPLAN.PDF](#)
[RICHEYNOH.PDF](#)
[RICHEYNEIGHBORS.PDF](#)
[RICHEYLETTER.PDF](#)
[RICHEYAERIAL.PDF](#)

9. Variance: Abbott House, 1001 S Main St,

Abbott House Inc. has applied for a side-yard on a corner variance of 8 feet vs. 20 feet as required to construct a detached garage at 1001 S. Main St, legally described as Lots 1, 2, and N 50 feet of Lot 3, Block 14, University Addition, City of Mitchell, Davison County,

South Dakota. The property is zoned R3 Medium Density Residential District.

Documents:

[ABBOTTHOUSEPLAN.PDF](#)
[ABBOTTHOUSEAPP.PDF](#)
[ABBOTTHOUSENOH.PDF](#)
[ABBOTTHOUSENEIGHBORS.PDF](#)
[ABBOTTHOUSELETTER.PDF](#)
[ABBOTTHOUSEVARAERIAL.PDF](#)

10. Variance: Mueller Lumber Company, 804 & 806 W Pine Ave

Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as Lot 5 & W 42' of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Planned Development District.

Documents:

[MLCAPP.PDF](#)
[MLCPLAN.PDF](#)
[MLCNOH.PDF](#)
[MLCLETTERS.PDF](#)
[MLCNEIGHBORS.PDF](#)
[MLC804806VAR2021.PDF](#)

11. Conditional Use Permit: Paul Groeneweg, 1101 Commerce Street

Paul Groeneweg has applied for a conditional use permit for construction of a building housing a childcare/preschool at 1101 Commerce Street, legally described as Lot 5-B, Block 7, Westwood First Addition, A Subdivision of SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned TWC Transportation, Warehousing, and Commercial District.

Documents:

[GROENEWEGAPP.PDF](#)
[GROENEWEGPLANS.PDF](#)
[GROENEWEGNOH.PDF](#)
[GROENEWEGNEIGHBORS.PDF](#)
[1101GROENEWEGCUPAERIAL.PDF](#)

12. A Plat Of Lot 8, Block 4A, A Subdivision Of Block 4 Of Westwood First Addition In The NW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT8B4AWESTWOOD.PDF](#)
[LOT8BL4WWESTWOOD.PDF](#)

13. Plat: Plat Of Lot 7 In The Replat Of Tract A, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL7TAWILDOAK.PDF](#)
[LOT7TRAWILDOAKAERIAL.PDF](#)

- 14. Plat: A Plat Of Blocks 1, 2, And 3, Hoppy Drive And Zeke Avenue Of Lakeridge Addition, A Subdivision Of Irregular Tracts Nos. 1 And 2 In NW 1/4 Of Section 10, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLAKERIDGEADDITION.PDF](#)
[AERIALETHANPROJECT2021.PDF](#)

- 15. Plan Approval: Holiday Gas Station, 1821 S Burr St, HB District**

Documents:

[HOLIDAYPLAN.PDF](#)

16. OTHER BUSINESS:

- 17. 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.**

18. 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."