

CITY OF MITCHELL  
CITY PLANNING COMMISSION  
COUNCIL CHAMBERS, 612 N MAIN ST  
TIME: 12:00 PM DATE: MAY 14, 2018

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVE AGENDA:
4. APPROVAL OF MINUTES OF APRIL 9, 2018 MEETING

Documents:

[PLANNINGCOMMMIN492018.PDF](#)

5. SCHEDULE NEXT MEETING TUESDAY, MAY 29, 2018
6. Plat: A Plat Of Lot 9, Block 3 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:

[PLATL9B3WOODS.PDF](#)  
[L9B3WOODSAERIAL.PDF](#)

7. Plat: A Plat Of Lots 1 And 2 Of AJB Subdivision In The NE 1/4 Of Section 12, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATL1 2AJB.PDF](#)  
[PLATAJBAERIAL.PDF](#)

8. Plat: Lots 1 And 2 Of Goldsteel Addition An Addition In The Northeast Quarter (NE1/4) Of Section 23, T 103 N, R 60 W Of The 5th P.M., Davison County, SD

Documents:

[PLATGOLDSTEELADDN.PDF](#)  
[GOLDSTEELARIAL.PDF](#)

9. PLAT: Plat Of Lots 1 And 2 In The Replat Of Tract E, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[L12TRACTEWILDOAK.PDF](#)  
[PLATL1 2WILDOAK.PDF](#)

10. Variance:

*Joseph & Heidi Geppert have applied for a side yard on a corner variance of 18 feet vs 20 feet and a 2 feet 6" variance as required to construct a detached garage at their home*

located at 700 E. 2nd Ave, legally described as Lot 7, Block 16, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[GEPPARTAPP.PDF](#)  
[GEPPARTMAP.PDF](#)  
[GEPPARTNOH.PDF](#)  
[GEPPARTNEIGHBORLETTER.PDF](#)  
[GEPPARTPLAN.PDF](#)  
[700E2NDAERIAL.PDF](#)

**11. CONDITIONAL USE PERMIT:**

*Danielle Bultje has applied for a conditional use permit to operate a family residential child care center in her home at 508 E. 12th Ave, legally described as Lot 5, Block 1, Shepards Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.*

Documents:

[BULTJEAPP.PDF](#)  
[BULTJEFIREINSPECTION.PDF](#)  
[BULTJENEIGHBORLETTER.PDF](#)  
[BULTJENEIGHBORS.PDF](#)  
[BULTJENOH.PDF](#)  
[BULTJEMAP.PDF](#)  
[508E12THAERIAL.PDF](#)

**12. Plan Approval: 300 N Main St, Central Business District**

Documents:

[300NMAIN.PDF](#)  
[300NMAINPHOTO.PDF](#)

**13. Hearing & Action: Zoning Code Amendment In UD District**

Documents:

[NOHZONINGAMDT2018.PDF](#)  
[SULLIVANSUMMARY.PDF](#)  
[SULLIVANPLAN.PDF](#)  
[SULLIVANKANGASMAP.PDF](#)  
[SULLIVANPLAT.PDF](#)  
[AERIALSULLIVAN.PDF](#)  
[FLOODPLAINSULLIVAN.PDF](#)  
[SULLIVANMAP.PDF](#)

**14. Discussion Only: Proposed Subdivision On W. 23rd Ave**

*Proposed, A 5 lot subdivision in the NE 1/4 of Section 17, T 103 N, R 60 W on W. 23rd Avenue, West of the RR tracks. Outside the City Limits, but within the ETJ area.*

Documents:

[MASONPLAN2018.PDF](#)

**15. OTHER BUSINESS:**

**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."*