

**CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS, CITY HALL  
612 N MAIN ST  
JUNE 13, 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 5-23-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 5-23-22.PDF](#)

- 6. Schedule Next Meeting-6-27-22 @ 12:00 P.M.**

- 7. Conditional Use Permit: Thiesse Chiropractic-317 W 13th Ave.**

*Thiesse Chiropractic has applied for a Conditional Use Permit for a Parking Facility located at 317 W 13<sup>th</sup> Ave, legally described as Lot 5, Block 27, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.*

Documents:

[THIESSE CHIROPRACTIC-APPLICATION.PDF](#)  
[THIESSE CHIROPRACTIC-GIS.PDF](#)  
[THIESSE CHIROPRACTIC-NOTICE OF HEARING.PDF](#)  
[THIESSE CHIROPRACTIC-NEIGHBORS.PDF](#)  
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-STRATTON.PDF](#)  
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-LEMER.PDF](#)  
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-OSTER.PDF](#)  
[THIESSE CHIROPRACTIC-LETTER FROM NEIGHBOR-TRAUTMAN.PDF](#)

- 8. Variance: DAK Properties LLC-1001 E 4th Ave.**

*DAK Properties LLC has applied for a variance for side corner yard setback of 12' vs 20' to construct an unattached 24' x 24' garage on a 43' wide lot located at 1001 E 4<sup>th</sup> Ave, legally described as the W 7 ½' of Lot 9 and all of Lot 10, Block 9, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.*

Documents:

[DAK PROPERTIES LLC-APPLICATION.PDF](#)  
[DAK PROPERTIES LLC-GIS.PDF](#)  
[DAK PROPERTIES LLC-NOTICE OF HEARING.PDF](#)  
[DAK PROPERTIES LLC-NEIGHBORS.PDF](#)  
[DAK PROPERTIES LLC-LETTER FROM NEIGHBOR-GRINDHEIM.PDF](#)  
[DAK PROPERTIES LLC-LETTER FROM NEIGHBOR-BRUSKE.PDF](#)

- 9. Conditional Use Permit: Krall Eye Clinic-1415 N Sanborn Blvd.**

*Maxwell Rysdon of Watchfire Signs on behalf of Krall Eye Clinic has applied for a*

*conditional use permit to install and operate a electric message center in a residential district located at 1415 N Sanborn Blvd, legally described as the Lots 1 thru 6 & E ½ of Vacated Edmunds Street, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District and R4 High Density Residential District.*

Documents:

[KRALL EYE CLINIC-APPLICATION.PDF](#)  
[KRALL EYE CLINIC-GIS.PDF](#)  
[KRALL EYE CLINIC-SITE LOCATION.PDF](#)  
[KRALL EYE CLINIC-NOTICE OF HEARING.PDF](#)  
[KRALL EYE CLINIC-NEIGHBORS.PDF](#)

**10. Variance: Jason Bates -1112 N Rowley.**

Jason Bates has applied for a variance for maximum lot coverage of 50% vs 45% to construct a detached garage located at 1112 N Rowley St, legally described as the Lot 16, Block 4, D.A. Scotts Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[BATES-APPLICATION.PDF](#)  
[BATES-GIS.PDF](#)  
[BATES-SITE PLAN.PDF](#)  
[BATES-NOTICE OF HEARING.PDF](#)  
[BATES-NEIGHBORS.PDF](#)  
[BATES-LETTER FROM NEIGHBOR-JTZ PROPERTIES LLC.PDF](#)  
[BATES-LETTER FROM NEIGHBOR-TITZE.PDF](#)

**11. Plat: Lots A 1, A2 And A3, A Subdivision Of Lot A Of Mommer's Subdivision In The NE 1/4 Of Section 14, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Keith & Carrie Young.**

Documents:

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

**12. Plat: Lot O-2 Of Titze's Addition, In The South Half Of The Southwest Quarter (S ½, SW ¼) Of Section 24, T 103 N, R 61 W Of The 5th P.M., Davison County, South Dakota; As Requested By Keith & Bonnie Struble.**

Documents:

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

**13. Plat: Lot 2, Block 5 Of Woodland Heights First Addition, A Subdivision Of Lot 2, And Tracts 2 And 3, Block 1, All In Crane's Addition In The Se 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Ethan Coop Lumber.**

Documents:

[ETHAN COOP LUMBER-PLAT.PDF](#)

- 14. Plat: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; Apache, Cheyenne, Sioux And Dakota Avenues; All Of South Lake Estates Subdivision To The City Of Mitchell, In The SW 1/4 Of Section 4, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

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

- 15. Plan Approval-Mya's Teriyaki-503 N Sanborn Blvd-Neighborhood Shopping District.**

Documents:

[MYAS TERIYAKI-GIS.PDF](#)  
[MYAS TERIYAKI-FLOOR PLAN.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."