

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
SEPTEMBER 12, 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 8-22-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 8-22-22.PDF](#)

- 6. Schedule Next Meeting-9-26-22 @ 12:00 P.M.**
- 7. Plat: Lots 1, 2, And 3 Of McCloud's Addition, In The N ½ Of The NW ¼ Of Section 14, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Request By Daniel & Chauna McCloud.**

Documents:

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

- 8. Plat; Tract 1 Of Devonne's Addition, In The NW 1/4 Of Section 19, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota, Except Lot H1, Thereof.; As Request By Glen & Devonne Sommer.**

Documents:

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

- 9. Plat: Lot 9, Block 5 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 Th 5th P.M., City Of Mitchell, Davison County, South Dakota.; As Requested By CJM Consulting Inc.**

Documents:

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

- 10. Approval Of Master Plan-Sharpstone Deuce LLC.**

Documents:

[SHARPSTONE DEUCE LLC-GIS.PDF](#)
[SHARPSTONE DEUCE LLC-ONE WAY LAYOUT.PDF](#)

11. Approval Of Master Plan-Mueller Lumber-Morningview.

Documents:

[MUELLER LUMBER-GIS.PDF](#)
[MUELLER LUMBER-MASTER PLAN.PDF](#)
[MUELLER LUMBER-UTILITY LAYOUT.PDF](#)

12. Approval Of Master Plan-Jensen Capital And Development LLC-Stardust.

Documents:

[JENSEN CAPITAL AND DEVELOPMENT LLC-GIS.PDF](#)
[JENSEN CAPITAL AND DEVELOPMENT LLC-MASTER PLAN.PDF](#)
[JENSEN CAPITAL AND DEVELOPMENT LLC-UTILITY LAYOUT.PDF](#)

13. Conditional Use Permit: Jacob & Jena Sonne-1120 Sunnyside Ct.

Jacob & Jena Sonne have applied for a conditional use permit to operate a Family Residential Daycare; located at 1120 Sunnyside Ct, legally described as Lot 10 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Documents:

[SONNE-APPLICATION.PDF](#)
[SONNE-GIS.PDF](#)
[SONNE-NOTICE OF HEARING.PDF](#)
[SONNE-NEIGHBORS.PDF](#)
[SONNE-LETTER FROM NEIGHBOR-KAUFMAN.PDF](#)
[SONNE-LETTER FROM NEIGHBOR-CARSON.PDF](#)

14. Conditional Use Permit: HiWings LLC-40580 250th St.

HiWings LLC has applied for a conditional use permit to operate an Assembly Hall; located at 40580 250th St, legally described as Kelley Tract 1, a subdivision of the Southwest ¼ of the Southeast ¼; Kelley Tracts 1A and 2, a subdivision of the South ½ of the Southeast ¼; West 208.75' of South 208.75' of the Southeast ¼ of the Southeast ¼; all in Section 36, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned UD Urban Development District.

Documents:

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

15. Conditional Use Permit: Flats On Havens LLC-1525 W Havens Ave.

Flats on Havens LLC has applied for a conditional use permit to operate a Multi-Family Dwelling; located at 1525 W Havens, legally described as Block 4, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota, except the E 175' thereof; except the N 151.45' of the W 167' thereof; except the N 50' of the W 50' of the S 165' of the E 55' of Block 4 thereof; and except Lots H-4 and H-5. The said real property is zoned HB Highway Business District.

Documents:

[FLATS ON HAVENS LLC-APPLICATION.PDF](#)
[FLATS ON HAVENS LLC-GIS.PDF](#)
[FLATS ON HAVENS LLC-NOTICE OF HEARING.PDF](#)
[FLATS ON HAVENS LLC-NEIGHBORS.PDF](#)

16. Plan Approval-Flats On Havens LLC-1525 W Havens Ave.

Documents:

[FLATS ON HAVENS LLC-GIS.PDF](#)
[FLATS ON HAVENS LLC-PLAN.PDF](#)

17. Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #28.

Documents:

[TIF 28-PROJECT PLAN.PDF](#)

18. Other Business:

19. 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.

20. 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."