

CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST  
DATE: OCTOBER 22, 2018 TIME: 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES OF OCTOBER 9, 2018

Documents:

[PLANNINGCOMM10092018.PDF](#)

6. SCHEDULE NEXT MEETING NOVEMBER 13, 2018 TUESDAY
7. Plan Approval: 901 N Main St, Central Business District

Documents:

[901NMAIN.PDF](#)  
[901NMAINPLAN.PDF](#)

8. PLAT: A Plat Of Lots 7-A And 7-B, Block 92, John Lawler's Second Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLAT7A7BB92LAWLER2ND.PDF](#)  
[L7A7BB92LAWLER2NDAERIAL.PDF](#)

9. Conditional Use Permit:

*John & Lisa Mentele has applied for a conditional use permit/massage business/home occupation at their home located at 1206 W Hanson Ave, legally described as Lot 9, Western Heights Addition, City of Mitchell, Davison County, South Dakota. Zoned R3 Medium Density Residential District.*

Documents:

[MENTELENH.PDF](#)  
[MENTELECUPNEIGHBORSLETTER.PDF](#)  
[MENTELENIGHBORS.PDF](#)  
[MENTELECUPMAP.PDF](#)  
[MENTELECUPAERIAL.PDF](#)

10. VARIANCE:

*Bill & Pamela Wittstruck have requested a front yard variance of 0 feet vs 35 feet as required to construct an unenclosed front porch at their home at 316 E Hackberry Ave, legally described as Lots 10 & 11, Block 4, Weaver's Squares Addition, City of Mitchell, Davison County, South Dakota. Zoned HB Highway Oriented Business District.*

Documents:

WITTSTRUCKPLAN.PDF  
NOHWITTSTRUCKVAR2018.PDF  
WITTSTRUCKNEIGHBORS.PDF  
WITTSTRUCKLETTERS.PDF  
WITTSTRUCKVARAERIAL.PDF

**11. Rezoning: Bechen & Mitchell Concrete Applicants**

*Changing the Zoning District Classification of the real property legally described as: Lots 1, 2, 3, 4, 13 & 14 & N 200 feet of the alley in Block 24, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family Residential District to TWC Transportation, Warehousing, and Commercial District and the official zoning map be changed to reflect the same.*

Documents:

BECHENAPP.PDF  
BECHENNOH.PDF  
BECHENNEIGHBORS.PDF  
BECHENNEIGHBORLETTERS.PDF  
BECHENPETITIONS.PDF  
BECHENREZONE.PDF  
BECHENPLANS.PDF  
BECHENMISC.PDF

**12. Rezone:**

*AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Block 52, Block 53, Lots 6-10, Block 54, Capital Addition, City of Mitchell, Davison County, South Dakota from TWC Transportation Warehousing and Commercial to R4 High Density Residential District and the official zoning map be changed to reflect the same.*

Documents:

W9THZONINGNOH.PDF  
W9THZONINGNEIGHBORLETTERS.PDF  
W9THNEIGHBORSLETTER.PDF  
W9THNEIGHBORS.PDF  
W9THZONINGMAP.PDF  
W9THZONINGAERIAL.PDF

**13. OTHER BUSINESS:**

**14. 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 Actin Will Be Taken At This Time.**

**15. 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."*