

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
OCTOBER 25, 2021 @ 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 10-12-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 10-12-21.PDF](#)

- 6. Schedule Next Meeting-November 8, 2021 @ 12:00 P.M.**

- 7. Conditional Use Permit: Montessori School Mitchell-620 E 4th Ave**

Montessori School Mitchell has applied for a Conditional Use Permit for a childcare, preschool and nursery at 620 E 4th Ave, legally described as Lot 2, Block 31 Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[MONTESSORI SCHOOL MITCHELL-APPLICATION.PDF](#)
[MONTESSORI SCHOOL MITCHELL-GIS.PDF](#)
[MONTESSORI SCHOOL MITCHELL-NOTICE OF HEARING.PDF](#)
[MONTESSORI SCHOOL MITCHELL-NEIGHBORS.PDF](#)
[MONTESSORI SCHOOL MITCHELL-LETTER FORM NEIGHBOR-REIMNITZ.PDF](#)
[MONTESSORI SCHOOL MITCHELL-LETTER FROM NEIGHBOR-KITCHENS.PDF](#)

- 8. Variance: Ricardo Cruz-1320 S Rowley St**

Ricardo Cruz has applied for a side-yard on a corner variance of 0 feet vs 15 feet as required to construct carport at 1320 S Rowley St, legally described as Lot 7, Block 26, University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 Single-Family Residential District.

Documents:

[CRUZ-APPLICATION.PDF](#)
[CRUZ-GIS.PDF](#)
[CRUZ-PHOTOS.PDF](#)
[CRUZ-NOTICE OF HEARING.PDF](#)
[CRUZ-NEIGHBORS.PDF](#)
[CRUZ-LETTER TO NEIGHBORS-CRUZ.PDF](#)

- 9. Plan Approval-Long Brothers LLC-Lot 3 Of Koupal Brothers First Addition**

Long Brothers LLC are proposing to change Lot 3 of Koupal Brothers First Addition, City of Mitchell, Davison County South Dakota from a green space to a gravel parking facility.

The property is zoned Highway Business.

Documents:

[LONG-GIS.PDF](#)

- 10. Plat: Plat Of Lot 1-A, A Subdivision Of Lot 1 Of Circle K Ranch Third Addition In Government Lot 4 In The NW 1/4 Of Section 6, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Brandon Cazer.**

Documents:

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

- 11. Plat: Plat Of Lots 20 And 21, Block 7 Or Westwood First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 7-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 7-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 7-GIS.PDF](#)

- 12. Plat: Plat Of Lot 2, Block 4A, A Subdivision Of Block 4 Of Westwood First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 4A-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 4A-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 4A-GIS.PDF](#)

- 13. Plat: Plat Of Lot 9, Block 9 Of Westwood First Addition, A Subdivision Of Block 4 Of Westwood First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 9-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 9-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-WESTWOOD FIRST ADDITION-BLOCK 9-GIS.PDF](#)

- 14. Plat: Plat Of Lot 56 Of The Island First Addition, City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-ISLAND FIRST ADDITION-PLAT.PDF](#)
[CJM CONSULTING INC-ISLAND FIRST ADDITION-ELEVATION RECORD.PDF](#)
[CJM CONSULTING INC-ISLAND FIRST ADDITION-PLAT.PDF](#)

15. Other Business:

16. 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.

17. 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."