

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
NOVEMBER 14, 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 11-7-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 11-7-22.PDF](#)

- 6. Schedule Next Meeting-11-28-22 @ 12:00 P.M.**

- 7. Variance: Josh And Joni Rasmussen-322 S Wisconsin.**

Joni and Josh Rasmussen have applied for a variance in minimum front yard setback of 8' vs 25' and side corner yard setback of 16' vs 20' to construct a wraparound porch and move the existing front door from the southwest corner of the house to the south side located at 322 S Wisconsin St, legally described as Lots 7 & 8, Block 12, Railroad Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Single Family Residential District (R2).

Documents:

[RASMUSSEN-APPLICATION.PDF](#)
[RASMUSSEN-GIS.PDF](#)
[RASMUSSEN-NOTICE OF HEARING.PDF](#)
[RASMUSSEN-NEIGHBORS.PDF](#)
[RASMUSSEN-LETTER FROM NEIGHBOR-MELMER.PDF](#)
[RASMUSSEN-LETTER FROM NEIGHBOR-DEINERT.PDF](#)
[RASMUSSEN-LETTER FROM NEIGHBOR-REIMNITZ.PDF](#)
[RASMUSSEN-LETTER FROM NEIGHBOR-REIMNITZ II.PDF](#)
[RASMUSSEN-LETTER FROM NEIGHBOR-MILLER.PDF](#)

- 8. Conditional Use Permit: Gold Key Properties LLC-705, 707 And 711 S Davison St.**

Gold Key Properties LLC has applied for a conditional use permit for multi-family dwelling units between 5 and 12 (7 dwelling units total on combined lots) located at 705,707 and 711 S Davison St, legally described as Lots 54-56 of Overlook Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Medium Density Family Residential District (R3).

Documents:

[GOLD KEY PROPERTIES LLC-APPLICATION.PDF](#)
[GOLD KEY PROPERTIES LLC-GIS.PDF](#)

[GOLD KEY PROPERTIES LLC-SITE LAYOUT.PDF](#)
[GOLD KEY PROPERTIES LLC-707 S DAVISON-PHOTOS.PDF](#)
[GOLD KEY PROPERTIES LLC-NOTICE OF HEARING.PDF](#)
[GOLD KEY PROPERTIES LLC-NEIGHBORS.PDF](#)

9. Variance: Gold Key Properties LLC-705 S Davison St.

Gold Key Properties LLC has applied for a variance in minimum front and rear yard setback of 22' vs 25' for construction of a four-plex with attached garages located at 705 S Davison St, legally described as Lots 54-56 of Overlook Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned Medium Density Family Residential District (R3).

Documents:

[GOLD KEY PROPERTIES LLC-APPLICATION.PDF](#)
[GOLD KEY PROPERTIES LLC-GIS.PDF](#)
[GOLD KEY PROPERTIES LLC-SITE LAYOUT.PDF](#)
[GOLD KEY PROPERTIES LLC-NOTICE OF HEARING.PDF](#)
[GOLD KEY PROPERTIES LLC-NEIGHBORS.PDF](#)

10. Hearing And Recommendation: An Ordinance Amending 10-9B-3, Woodland Heights Planned Development District.

Ethan Coop Lumber is requesting Lot 1, Block 5 of Woodland Heights Planned Development District (see enclosed map) be removed from 10-9B-3 Subarea B and be added to 10-9B-3 Subarea C. The owner wishes to allow a duplex be built on this location.

Documents:

[ETHAN COOP-WOODLAND HEIGHTS PUD.PDF](#)
[ETHAN COOP-GIS.PDF](#)
[ETHAN COOP-ORDINANCE 02022-18-NOTICE OF HEARING.PDF](#)
[ETHAN COOP-NEIGHBORS.PDF](#)
[ETHAN COOP-LETTER FROM NEIGHBOR-WORTH.PDF](#)
[ETHAN COOP-LETTER FROM NEIGHBOR-HOWARD.PDF](#)

11. Plan Approval-Western Building Parking-NW Corner Of 3rd And Main.

Don Dahl on behalf of John Adamo is proposing a parking facility located at the NW corner of 3rd and Main. The property is zone Central Business.

Documents:

[WESTERN BUILDING PARKING-GIS.PDF](#)
[WESTERN BUILDING PARKING-SITE PLAN.PDF](#)

12. Other Business:

13. 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.

14. 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."