

**CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS, CITY HALL  
612 N MAIN ST  
FEBRUARY 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 2-3-21.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 2-3-22.PDF](#)

- 6. Schedule Next Meeting-2-28-22 @ 12:00 P.M.**

- 7. Variance: Gold Key Properties LLC-707 S Davison St.**

Gold Key Properties LLC has applied for a Variance Permit for a front-yard variance of 23' vs 25' to construct a duplex; located at 707 S Davison St, legally described as Lot 55 of Overlook Addition, City of Mitchell, South Dakota. The said real property is zoned R3 Medium Family Residential District.

Documents:

[GOLD KEY PROPERTIES LLC-APPLICATION.PDF](#)  
[GOLD KEY PROPERTIES LLC-SITE PLAN.PDF](#)  
[GOLD KEY PROPERTIES LLC-GIS.PDF](#)  
[GOLD KEY PROPERTIES LLC-NOTICE OF HEARING.PDF](#)  
[GOLD KEY PROPERTIES LLC-NEIGHBORS.PDF](#)  
[GOLD KEY PROPERTIES LLC-LETTER FROM NEIGHBOR-HILL.PDF](#)

- 8. Conditional Use Permit: Erika Zilla-1105 Chalkstone Drive.**

Erika Zilla has applied for a Conditional Use Permit to operate a childcare, family residential; located at 1105 Chalkstone Drive, legally described as Lot 4, Block 4, Northridge Park Subdivision, City of Mitchell, South Dakota. The said real property is zoned R1 Single Family Residential District.

Documents:

[ZILLA-APPLICATION.PDF](#)  
[ZILLA-GIS.PDF](#)  
[ZILLA-NOTICE OF HEARING.PDF](#)  
[ZILLA-NEIGHBORS.PDF](#)  
[ZILLA-LETTER FROM NEIGHBOR-VANOVERSCHELDE.PDF](#)  
[ZILLA-LETTER FROM NEIGHBOR-CHRISTENSEN.PDF](#)  
[ZILLA-LETTER FROM NEIGHBOR-HEEMSTRA.PDF](#)  
[ZILLA-LETTER FROM NEIGHBOR-POWERS.PDF](#)

**9. Variance: Rockwell-5213 Fiala Rd**

That Nick and Hilary Rockwell have applied for a Variance Permit for an oversized garage and accessory building combination of 4,560 square feet vs 2,000 square feet and maximum height for an accessory building of 27' vs 22'; located at 5213 Fiala Rd, legally described as Lot 4 of Fiala's Addition in the NW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

Documents:

[ROCKWELL-APPLICATION.PDF](#)  
[ROCKWELL-PLANS.PDF](#)  
[ROCKWELL-GIS.PDF](#)  
[ROCKWELL-NOTICE OF HEARING.PDF](#)  
[ROCKWELL-NEIGHBORS.PDF](#)

**10. Rezoning: Jensen Capital And Development LLC-Area Of S Miller St And Quincy St.**

Jensen Capital and Development LLC is requesting the following property legally described as Block 12 Ex S 395' of N 490' of W 231' of Morningview Addition in the SE ¼ of Section 28, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota be changed from UD Urban Development District to I Industrial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (Area of S Miller St and Quincy St) For the purpose of moving his business to that location.

Documents:

[JENSEN CAPITAL AND DEVELOPMENT LLC-APPLICATION.PDF](#)  
[JENSEN CAPITAL AND DEVELOPMENT LLC-GIS.PDF](#)  
[JENSEN CAPITAL AND DEVELOPMENT LLC-NOTICE OF HEARING.PDF](#)  
[JENSEN CAPITAL AND DEVELOPMENT LLC-NEIGHBORS.PDF](#)  
[JENSEN CAPITAL AND DEVELOPMENT LLC-LETTER FROM NEIGHBOR-SCHNABEL.PDF](#)  
[JENSEN CAPITAL AND DEVELOPMENT LLC-LETTER FROM NEIGHBOR-REIMNITZ.PDF](#)

**11. Other Business:**

**12. 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.**

**13. 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."