

**CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS, CITY HALL  
612 N MAIN ST  
MARCH 28, 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 3-14-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 3-14-22.PDF](#)

**6. Schedule Next Meeting-4-11-22 @ 12:00 P.M.**

**7. Variance: Carey & Darlene Buhler, 600 Greenridge Lane (Tabled From 3-14-22).**

Carey & Darlene Buhler have applied for a Variance Permit for an attached garage and accessory building combination of 2,160 square feet vs 2,000 square feet and maximum height for an accessory building of 30' vs 22'; located at 600 Greenridge Lane, legally described as Lot 3, Block 2, Greenridge Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R1 Single Family Residential District.

Documents:

[BUHLER-APPLICATION.PDF](#)  
[BUHLER-PRELIMINARY SITE PLANS.PDF](#)  
[BUHLER-GIS.PDF](#)  
[BUHLER-NOTICE OF HEARING.PDF](#)  
[BUHLER-NEIGHBORS.PDF](#)  
[BUHLER-LETTERS FROM NEIGHBORS.PDF](#)

**8. Variance: Larry Weisser, 1510 & 1520 E 1st Ave.**

Robert D. Kummer of Infrastructure Design Group, Inc. representing Larry Weisser has applied for a Variance Permit for the following:

Lot A:

Minimum front yard setback of 19' vs 25' for an existing dwelling.

Lot B:

Minimum front yard setback of 19' vs 25' for an existing dwelling.

Minimum side yard corner setback of 12.2' vs 20' for an existing dwelling.

Minimum lot width of 67.06' vs 70'.

Minimum lot area of 9,580 square feet vs 10,000 square feet.

Located at 1510 and 1520 E 1<sup>st</sup> Ave, will be legally described as Lots A & B in Block 10

of S.T. Greene's Addition, a replat of Lots 10, 11 and 12 in Block 10 of S.T. Greene's Addition to the City of Mitchell, Davison County, South Dakota and is currently legally described as Lots 10, 11 & 12, Block 10 of S.T. Greene Addition, City of Mitchell, Davison County, South Dakota, The said real property is zoned R2 Single Family Residential District.

Documents:

[WEISSER-APPLICATION.PDF](#)  
[WEISSER-GIS.PDF](#)  
[WEISSER-SITE PLAN.PDF](#)  
[WEISSER-NOTICE OF HEARING.PDF](#)  
[WEISSER-NEIGHBORS.PDF](#)  
[WEISSER-LETTER FROM NEIGHBOR-THOMPSON.PDF](#)  
[WEISSER-LETTER FROM NEIGHBOR-MITCHELL CHURCH OF CHRIST.PDF](#)

- 9. Plat: Lots A & B In Block 10 Of S.T. Greene's Addition, A Replat Of Lots 10, 11 And 12 In Block 10 Of S.T. Greene's Addition To The City Of Mitchell, Davison County, South Dakota; As Requested By Robert Kummer Of Infrastructure Design Group, Inc Representing Larry Weisser.**

Documents:

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

- 10. Variance: Cory Marek, 710 N Kittridge St.**

Robert D. Kummer of Infrastructure Design Group, Inc. representing Cory Marek has applied for a Variance Permit for minimum front yard setback of 9' vs 25' for an existing dwelling. Located at 710 N Kittridge St, will be legally described as Lot A in Block 2 of Robert Wilkinson's Addition, a vacation and replat of Lot 5 and Lot 6 of Robert Wilkinson's Addition, to the City of Mitchell, Davison County, South Dakota and is currently legally described as Lots 5 & 6 in Block 2 & S ½ of Vacated 8<sup>th</sup> Ave & N ½ of Vacated Alley Abutting of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota, The said real property is zoned R4 High Density Residential District.

Documents:

[MAREK-APPLICATION.PDF](#)  
[MAREK-GIS.PDF](#)  
[MAREK-NOTICE OF HEARING.PDF](#)  
[MAREK-NEIGHBORS.PDF](#)  
[MAREK-LETTER FROM NEIGHBOR-WILCOX.PDF](#)

- 11. Plat: Lots A And B In Block 2 Of Robert Wilkinson's Addition, A Vacation And Replat Of Lot 5 And Lot 6, Block 2 Of Robert Wilkinson's Addition, To The City Of Mitchell, Davison County, South Dakota; As Requested By Robert Kummer Of Infrastructure Design Group, Inc Representing Cory Marek.**

Documents:

[MAREK-PLAT.PDF](#)

[MAREK-GIS.PDF](#)

**12. Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #27.**

Documents:

[TIF 27-PROJECT PLAN.PDF](#)  
[TIF 27- NOTICE OF HEARING.PDF](#)

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

Ethan Coop Lumber is requesting Lots 10-12, Block 5 of Woodland Heights Planned Development District be added to 10-9B-3 Subarea C. These 3 lots were never designated to a Subarea, the owner wishes to allow permitted uses of single-family dwellings and multi-family dwellings twelve (12) units or less (duplexes fit under multi-family dwellings).

Documents:

[ETHAN COOP-WOODLAND HEIGHTS PUD.PDF](#)  
[ETHAN COOP-GIS.PDF](#)  
[ETHAN COOP-ORDINANCE 02022-06-NOTICE OF HEARING.PDF](#)  
[ETHAN COOP-NEIGHBORS.PDF](#)

**14. Plat: Lot 4, Block 5 Of Woodland Heights First Addition, A Subdivision Of Lot 2, Crane's Addition In The SE 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Ethan Coop Lumber.**

Documents:

[ETHAN COOP LUMBER-PLAT.PDF](#)  
[ETHAN COOP LUMBER-GIS.PDF](#)

**15. Plat: Lots 1 And 2 Of Rocky Todd Addition, A Subdivision Of Lot 12A-3 In The SW 1/4 Of Section 10, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Todd Boyd.**

Documents:

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

**16. Plat: Lots 29-A, 30-A, 31-A And 32-A, Block 10, Sunnyside Addition To The City Of Mitchell, Davison County, South Dakota; As Requested By Jeff Larson**

Documents:

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

**17. Plat: Lots 6, 7, 8, 9, 10, 11 And 12, Block 2 MLC Addition, A Subdivision Of Block 3 And Lot 4B, Block 4, Morningview Addition To The City Of Mitchell, Davison County, South Dakota; As Requested By Mueller Lumber Company.**

Documents:

MLC-SURVEYORS AFFIDAVIT OF CORRECTION.PDF  
MLC-ORIGINAL PLAT.PDF  
MLC-GIS.PDF

**18. Plan Approval-Agronomy Plus Inc-2450 W Havens**

Documents:

[AGRONOMY PLUS-PLAN.PDF](#)

**19. Other Business:**

**20. 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.**

**21. 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."