

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
AUGUST 23, 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: 8-9-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 8-9-21.PDF](#)

- 6. Schedule Next Meeting: September 13, 2021 @ 12:00 P.M.**

- 7. Variance: John & Lisa Mentele-1206 W Hanson Ave**

John & Lisa Mentele have applied for a front-yard variance of 21 feet vs 25 feet as required for construction of a house addition at 1206 W Hanson Ave, legally described as Lot 9 of Western Heights Addition in the W 1/2 of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R3 Medium Density Residential District.

Documents:

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

- 8. Variance: Faith Missionary Church-1025 E 6th Ave**

Faith Missionary Church has applied for a variance of the following:

1. West side yard setback of 0' vs 3' on Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition.
2. East side yard setback of 0' vs 3' on Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition.
3. Rear yard setback of 20' vs 25' on both above parcels.

All for an addition of a 38' x 57' building crossing parcels lines located at 1025 E 6th Ave legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleasons Addition in the NE ¼ of Section 22, T 103 N, R 60 W of the 5th P.M., city of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleasons Addition in the NE ¼ of Section 22, T 103 N, R 50 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Documents:

[FAITH MISSIONARY CHURCH-APPLICATION.PDF](#)

[FAITH MISSIONARY CHURCH-GIS.PDF](#)
[FAITH MISSIONARY CHURCH-PLANS.PDF](#)
[FAITH MISSIONARY CHURCH-NOTICE OF HEARING.PDF](#)
[FAITH MISSIONARY CHURCH-NEIGHBORS.PDF](#)
[FAITH MISSIONARY CHURCH-LETTER TO NEIGHBOR-AQOP.PDF](#)
[FAITH MISSIONARY CHURCH-LETTER TO NEIGHBOR-MITCHELL
TELECOM.PDF](#)
[FAITH MISSIONARY CHURCH-LETTER TO NEIGHBOR-SCHULZ.PDF](#)

9. Conditional Use Permit: Timaysha Enfield-1318 W Ash Ave

Timaysha Enfield has applied for a conditional use permit to operate a family residential daycare center in her home located at 1318 W Ash Ave, legally described Lots 7 & 8 Block 6 of Potters Addition in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[ENFIELD-APPLICATION.PDF](#)
[ENFIELD-GIS.PDF](#)
[ENFIELD-NOTICE OF HEARING.PDF](#)
[ENFIELD-NEIGHBORS.PDF](#)
[ENFIELD-LETTER TO NEIGHBOR-SINCLAIR.PDF](#)
[ENFIELD-LETTER TO NEIGHBOR-NESSAN.PDF](#)

10. Plan Approval: Western Building-223 N Main

MADC and John Adamo are proposing to remodel 223 N Main St, the building formally known as the Crafty Fox. The property is currently zoned Central Business.

Documents:

[WESTERN BUILDING-223 N MAIN-GIS.PDF](#)
[WESTERN BUILDING-223 N MAIN-PLAN UPDATED.PDF](#)

11. Plan Approval: Cat's Meow-701 S Sanborn Blvd

Cat's Meow is proposing to add an addition onto their business located at 701 S Sanborn Blvd. The property is currently zoned Highway Business.

Documents:

[CATS MEOW-GIS.PDF](#)
[CATS MEOW-PLAN.PDF](#)

12. Discussion Only: 701 N Main St

Documents:

[701 N MAIN-GIS.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 Action 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."