

**CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS, CITY HALL  
612 N MAIN ST  
SEPTEMBER 13, 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: 8-23-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 8-23-21.PDF](#)

- 6. Approval Of Previous Minutes: 8-26-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 8-26-21.PDF](#)

- 7. Schedule Next Meeting: September 27, 2021 @ 12:00 P.M.**

- 8. Variance: Boyd Reimnitz-719 S Edmonds**

*Boyd Reimnitz applied for a front-yard variance of 7 feet vs 25 feet as required for construction of an attached garage at 719 S Edmunds St and the application was tabled at the July 26th Planning Commission meeting. Boyd Reimnitz has changed his application to a front-yard variance of 19 feet vs 25 feet for a front entry addition, legally described as Lots 5 & 6 Block 9 Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.*

Documents:

[REIMNITZ-APPLICATION REVISED.PDF](#)  
[REIMNITZ-GIS.PDF](#)  
[REIMNITZ-NOTICE OF HEARING.PDF](#)  
[REIMNITZ-NEIGHBORS.PDF](#)  
[REIMNITZ-LETTERS FROM NEIGHBORS-ORIGINAL.PDF](#)

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

All for an addition of a 38' x 57' crossing parcels lines located at 1025 E 6<sup>th</sup> St legally described as Lot 4 except the E 33' & Lot 5 in Block 3 of Gleesons Addition, City of Mitchell, Davison County South Dakota and Lot 3 & E 33' of Lot 4 in Block 3 of Gleesons Addition, 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-DEED.PDF](#)  
[FAITH MISSIONARY CHURCH-NEIGHBORS.PDF](#)  
[FAITH MISSIONARY CHURCH-NOTICE OF HEARING.PDF](#)  
[FAITH MISSIONARY CHURCH-LETTERS FROM NEIGHBORS.PDF](#)

**10. Conditional Use Permit: Brooke Hartman-317 E 4th Ave**

*Brooke Hartman has applied for a conditional use permit to operate a family residential daycare center in her home at 317 E 4<sup>th</sup> Ave, legally described as Lot 2 Block 27 Original Mitchell, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.*

Documents:

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

**11. Variance: Stacy Nettinga-204 W 11th Ave**

*Stacy Nettinga has applied for a rear-yard variance of 0 feet vs 3 feet as required for construction of a garage addition at 204 W 11<sup>th</sup> Ave, legally described as Lot 11, Block 29 of Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.*

Documents:

[NETTINGA-APPLICATION.PDF](#)  
[NETTINGA-GIS.PDF](#)  
[NETTINGA-PLAN.PDF](#)  
[NETTINGA-NOTICE OF HEARING.PDF](#)  
[NETTINGA-NEIGHBORS.PDF](#)  
[NETTINGA-LETTER FROM NEIGHBOR-OLSON.PDF](#)

**12. Variance: George Morgan-414 N Davison**

George Morgan has applied for a side-yard variance of 0 feet vs 3 feet as required for enclosing an existing non-conforming carport at 414 N Davison St, legally described as Lot 6A & W ½ of Lot 5A, Block 30 of Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[MORGAN-APPLICATION.PDF](#)  
[MORGAN-GIS.PDF](#)  
[MORGAN-PHOTOS.PDF](#)  
[MORGAN-EASEMENT AGREEMENT.PDF](#)  
[MORGAN-NOTICE OF HEARING.PDF](#)  
[MORGAN-NEIGHBORS.PDF](#)  
[MORGAN-LETTER FROM NEIGHBORS-MORGAN.PDF](#)

**13. Rezoning: Jack Earl D/B/A Oh My Carpet, 715 S Rowley St**

Jack Earl D/B/A Oh My Carpet is requesting the following property legally described as E 71' of Lot 5 & Lot 6, Block 18 of Van Eps 1<sup>st</sup> Addition in the SE ¼ of Section 21, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (715 S Rowley St). For the purpose of moving his business to that location.

Documents:

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

**14. Plat: Plat Of Lot 3 Of Mirky's Addition, An Addition In The S 1/2 Of The SE 1/4 Of Section 11, T 102 N, R 60 W Of The 5th P.M., Davison County South Dakota.**

Documents:

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

**15. Plan Approval-Budget Inn-1518 W Havens**

Budget Inn is proposing to change their flat roof to a pitched roof due to damages from a storm earlier this summer. The business is located at 1518 W Havens and is zoned Highway Business.

Documents:

[BUDGET INN-GIS.PDF](#)  
[BUDGET INN-ROOF PHOTOS.PDF](#)

**16. Plat: Plat Of Lot 2, Block 1 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota.**

Documents:

[CJM CONSULTING-PLAT.PDF](#)  
[CJM CONSULTING-GIS.PDF](#)

**17. Plan Approval-215 Market Place-215 N Lawler St**

*Lynda Price is proposing to remodel the interior of the old BPI building located at 215 N*

*Lawler St, it is zone Central Business.*

Documents:

[215 MARKET PLACE-GIS.PDF](#)  
[215 MARKET PLACE-PLANS.PDF](#)

**18. Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #26**

Documents:

[TIF 26-PROJECT 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."