

PLANNING COMMISSION AGENDA

DATE: Monday, January 23, 2012

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting January 9, 2012

NEXT MEETING: February 13, 2012

Tabled from last meeting

REZONE: Scott & Michelle Studer on the matter of rezoning property described by Lots 1 & 2, Block 14, Van Eps 1st, which shall be known as the 601 & 603 S. Duff St from its present use and now designated R-3 District to HB District as defined by the ordinances of the City of Mitchell, South Dakota.

PLAN: John Iverson Addition 601 S Burr St. Zoned HB

OTHER BUSINESS:

ADJOURN:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodation are required, please notify the Public Works Department at 995-8433 at least 24 hours prior to the scheduled meeting."

PLANNING COMMISSION MINUTES

JANUARY 9, 2012

PRESIDING: Meyers

PRESENT: Meyers, Griffith, Schmucker, Everson, Larson, Molumby, Tracy

ABSENT: Fergen,

OTHERS: McGannon, Putnam, Hegg, Johnson, Lanning

AGENDA: Motion by Everson, seconded by Schmucker to approve the agenda. All members present voting aye, motion carried.

MINUTES:

Motion by Molumby, seconded by Everson to approve the minutes of the regular meeting of November 28, 2011. All members present voting aye, motion carried.

NEXT MEETING:

Motion by Griffith, seconded by Larson to schedule the next Planning Commission meeting for January 23, 2012 at 12:00 p.m. subject to chair for hearings on petitions for rezoning and applications for variances and conditional use permits for publication and Finance Officer be directed to give notice according to statute. All members present voting aye, motion carried.

CONDITIONAL USE: Greg Tilberg to construct a 50' X 174' storage building located at 105 W Elm Ave, legally described as Block 19, Van Eps 1st Addition to the City of Mitchell, Davison County, South Dakota. Zoned HB. A storage building requires a Conditional Use permit within the said District.

Putnam stated this did meet setbacks. Motion by Molumby, seconded by Griffith to recommend approving this conditional use. All members present voting aye, motion carried.

Motion by Larson, seconded by Griffith to approve the plan as submitted by applicant. All members present voting aye, motion carried.

CONDITIONAL USE: Pat Clark for a Conditional Use Permit to construct mini storage buildings located at 400 Block W Birch, legally described as Lots 1- 6, Block 13, RR Addition to the City of Mitchell, Davison County, South Dakota. Zoned HB. A mini storage requires a Conditional Use permit within the said District.

Pat Clark reviewed his plans for the storage buildings. Clark had plans for one building now and possibly one more at a later date. Clark asked that both buildings be approved at this time. Everson said as the lots are platted east and west from Sanborn Blvd., this should be side yard setback. Questions about drainage and if there was storm drainage in the area. After discussion, motion by

APPLICATION FOR A ZONING CHANGE

TO: THE MITCHELL MASTER PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned Applicant, Scott & Michelle Studer hereby makes application for a zoning change pursuant to the provisions of ARTICLE V and VI of the City of Mitchell's Zoning code as amended.

This Application is for the following described real property, to wit:

Lots 1 & 2, Block 14, Van Eps 1st, which shall be known as the 601 & 603 S. Duff St

Applicant, Scott and Michelle Studer are the owners of above described real estate and desires to zoning change.

The said real property is zoned R-3 and the applicant wishes to change the zoning designation to HB District.

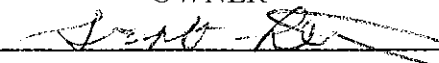
The names and addresses of the owners of record of all of the property lying within one hundred and fifty feet (150') of the tract, excluding street and alleys, are attached hereto as Exhibit A and by this reference incorporated herein.

Applicant requests that a date be set for a public hearing before the Mitchell Master Plan commission and request that the appropriate City Official mail notice thereof to each of the owners referred to on Exhibit A and publish such notice once not less than ten (10) nor more than fifteen (15) days prior to the hearing. Applicants further request that the Commission file its findings and recommendations in triplicate with the City Finance Officer within thirty (30) days after the hearing and that the Mitchell Board of Adjustment at its next meeting after such filing, act upon this Application.

Dated this 28 of December, 2011.



APPLICANT

OWNER


ORDINANCE NO. 2387

AN ORDINANCE OF THE CITY OF MITCHELL, SOUTH DAKOTA, REZONING REAL PROPERTY LEGALLY DESCRIBED LOTS ONE AND TWO, BLOCK FOURTEEN, VAN EPS 1ST ADDITION, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM MEDIUM DENSITY RESIDENTIAL (R-3) TO HIGHWAY ORIENTED BUSINESS DISTRICT (HB) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MITCHELL.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1. The real property legally described as Lots One and Two, Block Fourteen, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota is to be rezoned from Medium Density Residential (R-3) to Highway Oriented Business District (HB) and amend the Official Zoning Map of the City of Mitchell.

Section 2. The City Finance Officer shall publish notice of this ordinance, and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the 19th day of January, 2012.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING January 3, 2012
SECOND READING January 19, 2012
ADOPTION January 19, 2012

MARILYN VOLLBRACHT
519 S SANBORN BLVD
MITCHELL SD 57301

E & L PROPERTIES
58 S HARMON DR
MITCHELL SD 57301

BRENDA STUNES
1420 AUGUSTA
MITCHELL SD 57301

CLARK COMPANIES LLC
500 S ANDERSON
MITCHELL SD 57301

PORTER-HAINES
1704 N MAIN ST
MITCHELL SD 57301

ERICKSON OIL
1231 INDUSTRIAL RD
HUDSON WI 54016

KATHLEEN FEELDY
501 E 13TH AVE
MITCHELL SD 57301

DALE LONG
505 S BURR ST
MITCHELL SD 57301

LINDA CHRISTENSEN
210 W DOUGLAS AVE
MITCHELL SD 57301

JOHN & MONNA MCBRAYER
520 S DUFF ST
MITCHELL SD 57301

NWPS
PO BOX 1350
HURON SD 57350

LARRY GROMER
24750 405TH AVE
MITCHELL SD 57301

SHEENA VAWSER
211 W DOUGLAS AVE
MITCHELL SD 57301

BOYD & KAY REIMNITZ
410 W 2ND AVE
MITCHELL SD 57301

KENNETH & EDITH MCKENZIE
212 W ELM AVE
MITCHELL SD 57301

LARRY & JOSH PHILLIPS
615 S ROWLEY ST
MITCHELL SD 57301

TRISTEN SCHULZ
622 S DUFF ST
MITCHELL SD 57301

JOHNNY ZOBEL
612 S DUFF ST
MITCHELL SD 57301

WM & CHARLOTTE MAYER
608 S DUFF ST
MITCHELL SD 57301

DAVID THOMPSON
604 S DUFF ST
MITCHELL SD 57301

NORMA HEIDINGER
600 S DUFF ST
MITCHELL SD 57301

JAMES MONFORE
609 S DUFF ST
MITCHELL SD 57301

CLINT & BECKY STREET
613 S DUFF ST
MITCHELL SD 57301

GARY & BRENDA MAYER
619 S DUFF
MITCHELL SD 57301

D & S REAL ESTATE LLC
25197 413TH AVE
MITCHELL SD 57301

CHARLES VITASKA
612 S SANBORN BLVD
MITCHELL SD 57301

SCOTT STUDER
600 S SANBORN BLVD
MITCHELL SD 57301

LEONARD & LALAINYA LAMBRIGHT
1230 CHALKSTONE DR
MITCHELL SD 57301

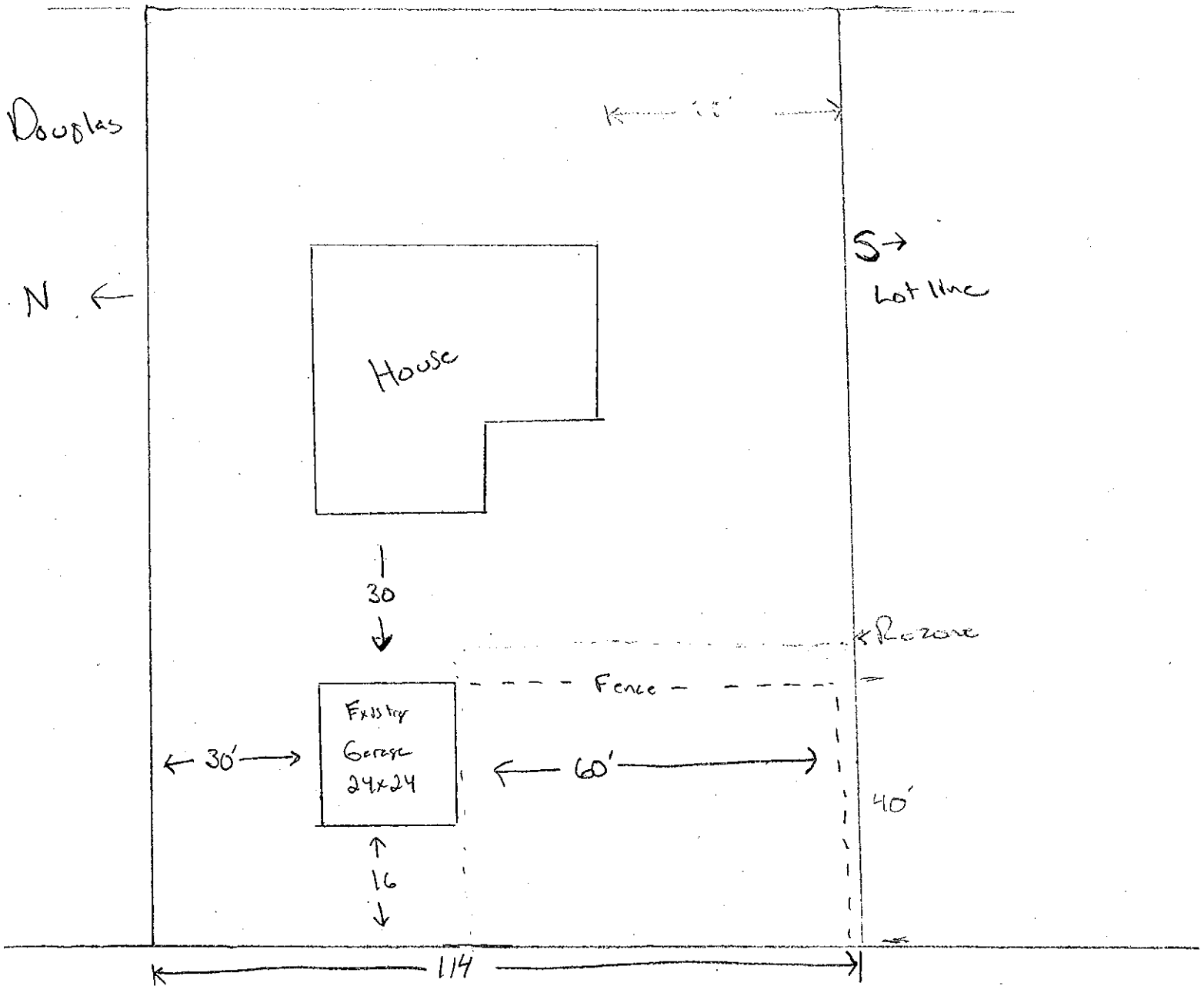
Step 1 ASAP

Studer

Rezone west 50' of South lot

New fence constructed for privacy and security

DUFF ST.

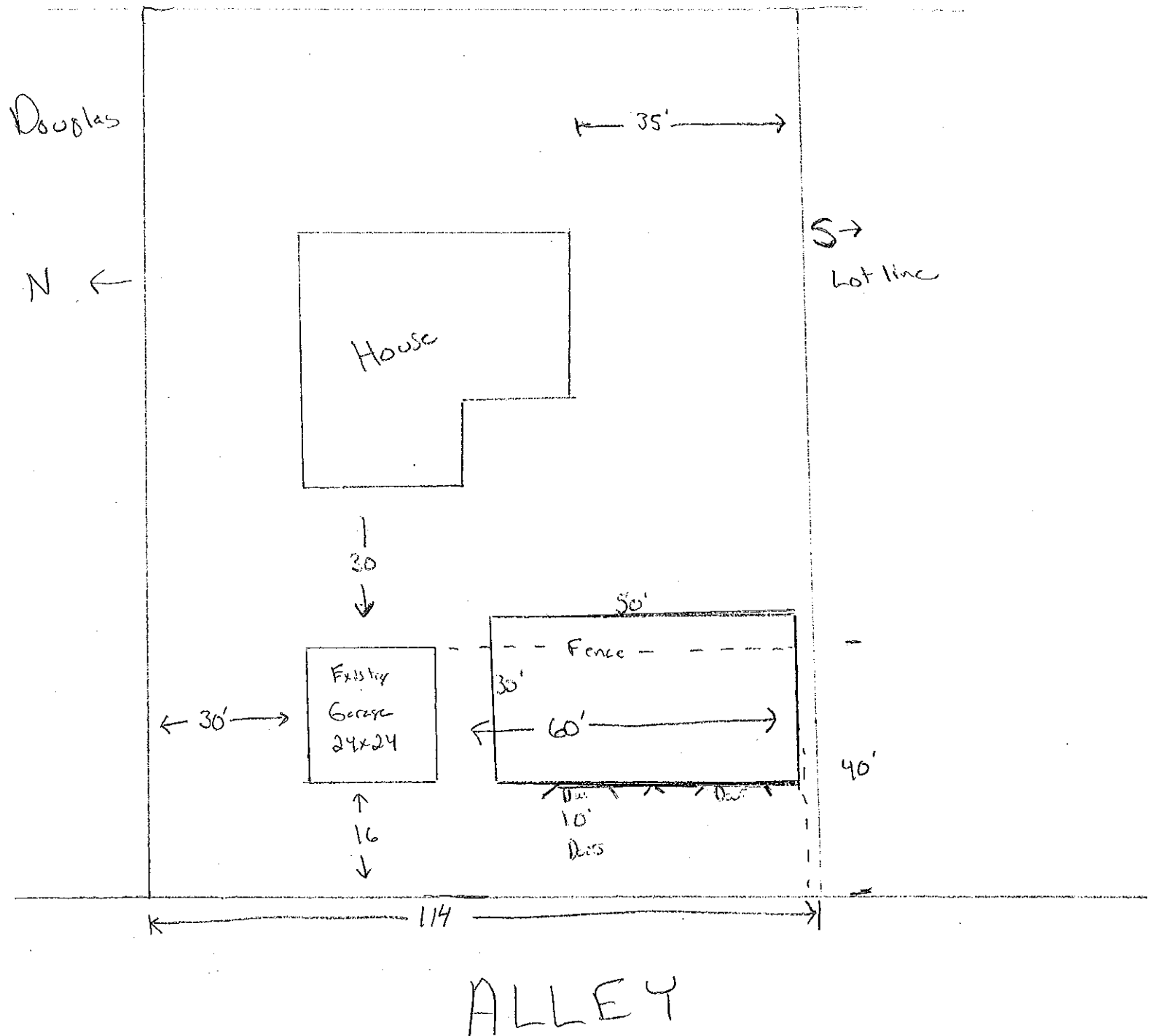


ALLEY

Step 2 5 years

Construct 30 x 50 Storage bldg. with West facing doors. Keeping 16' from alley

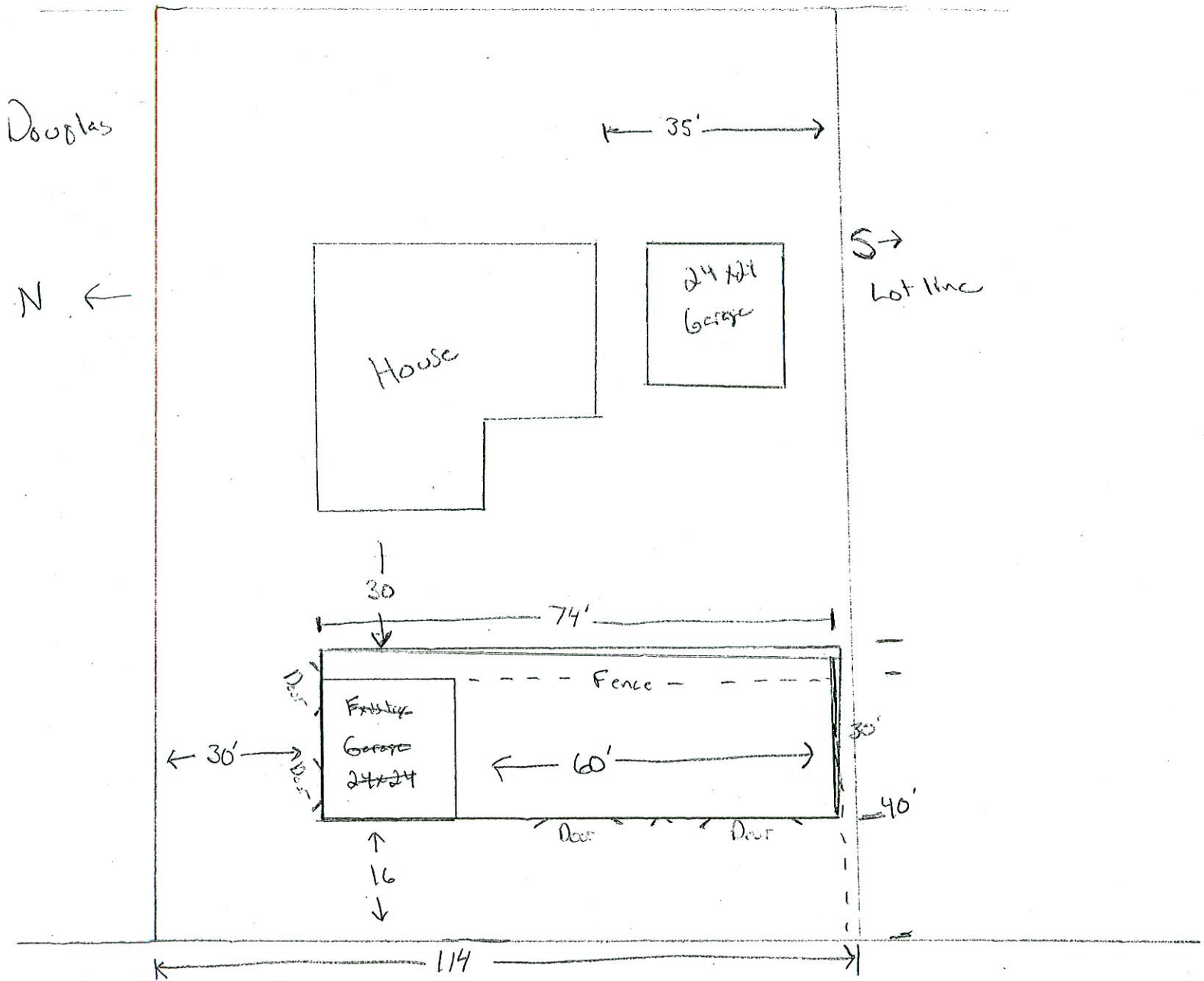
Duff St.



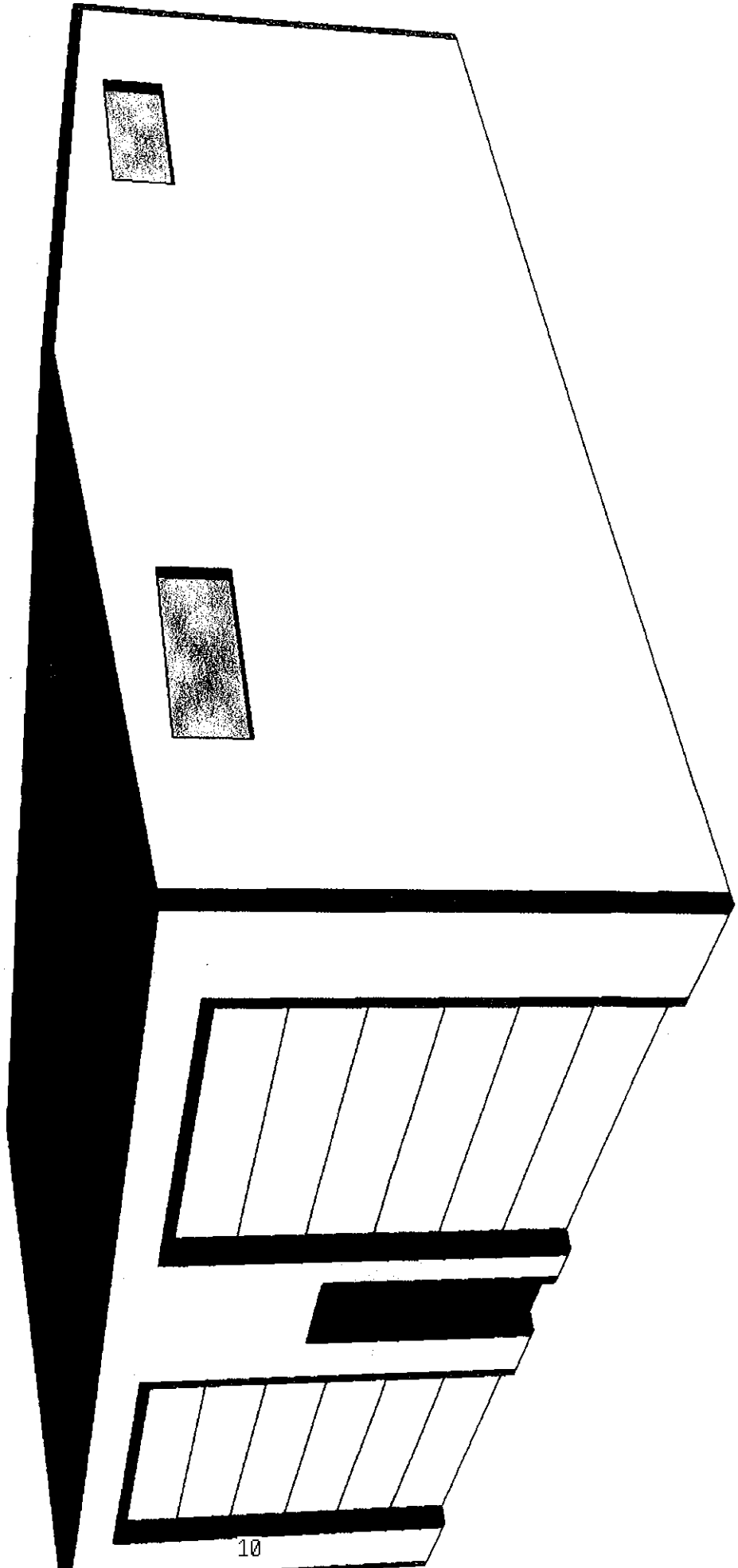
Step 3 10 years

Remove garage facing Douglas and replace facing Duff. Additional construction 34' Storage with North facing doors. Raze zone remains northwest portion of lot 1.

Duff St.



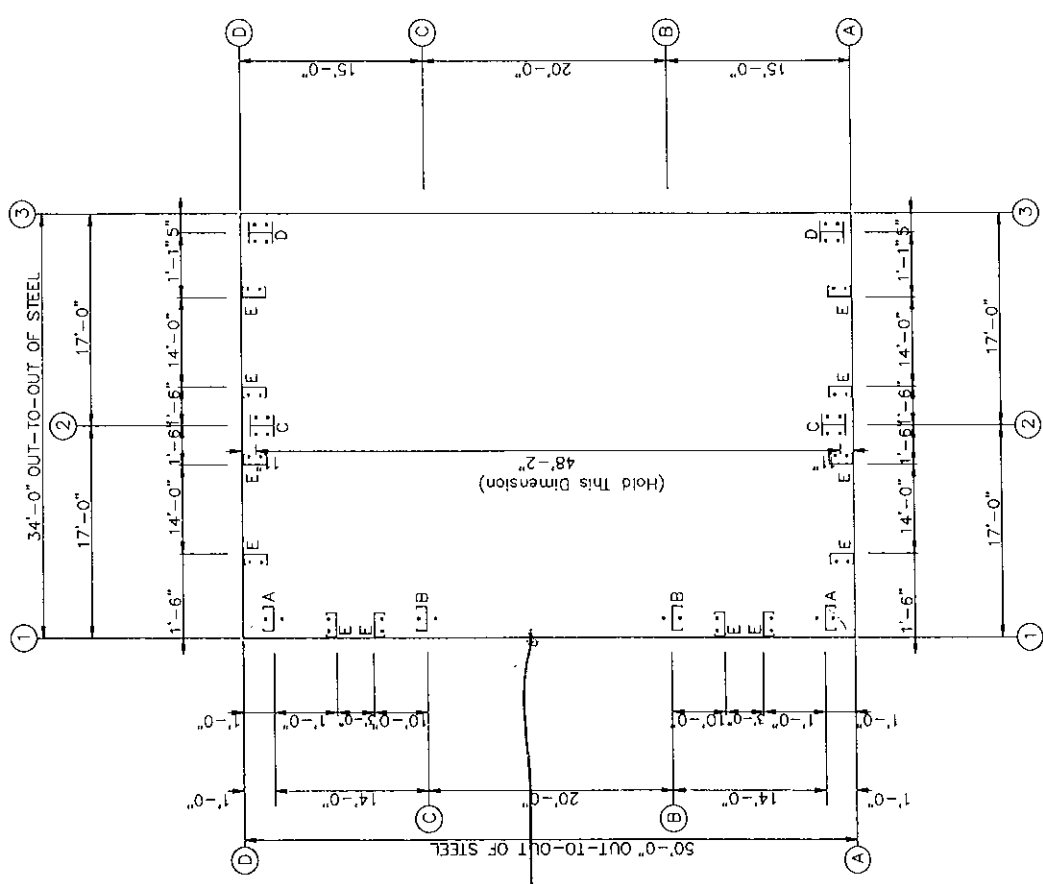
ALLEY



○ Dia= 1/2"
 ⊗ Dia= 3/4"

*open shop -
 100' x 100' building
 - column locations*

Col 100' Building



ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.M.)

NOT FOR CONSTRUCTION

Behlen Mfg. Co.		AREA STEEL	
PROJECT	Iverson, Chrysler Center, #2	DESIGN:	ANCHOR BOLT PLAN
ID	3990089A	DRAFT:	
PROJECT		DATE:	10/10/11
ADDRESS	Mitchell, SD 57301	CHECK:	
		SHEET	OF

Exhibitory Building