

**CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS  
612 N MAIN ST, MITCHELL, SD 57301  
DATE: FEBRUARY 27, 2017**

- 1. TIME: 12:00 PM NOON**
- 2. CALL TO ORDER:**
- 3. ROLL CALL:**
- 4. APPROVE AGENDA:**
- 5. APPROVAL OF MINUTES OF FEBRUARY 13, 2017**

Documents:

[PLANNINGCOMMMIN2132017.PDF](#)

- 6. SCHEDULE NEXT MEETING: March 13, 2017**
- 7. Plan Approval: Cortrust Bank 100 E. Havens Ave, Zoned HB**

Documents:

[CORTRUSTBANKPLANHAVENS.PDF](#)

- 8. Plan Approval: Dr. Lucky's, 205 N Main St, Zoned CB Interior Remodel**

- 9. CONDITIONAL USE PERMIT:**

*McPeek Properties LLC has applied for a conditional use permit for a parking facility at W 47' of Lot 2, Block 2, Rowleys 2nd Addition, City of Mitchell, Davison County, SD Zoned R4*

Documents:

[MCPPEEKNOH.PDF](#)

- 10. Variance:**

*McPeek Properties LLC has applied for a back yard variance of 10' vs 20', sideyard on a corner of 15' vs 20' and an oversize of 5,550 vs 5,000 to construct a retail and trade business to be located at 700 N Sanborn Blvd., legally described as Lot 3, Block 2, Rowley's 2nd Addition, Lot 4, Block 2, Rowley's Addition, City of Mitchell, Davison County, SD and S 6' of Lot 6, Block 2, Crider's 1st Addition, City of Mitchell, Davison County, SD. Zoned NS.*

- 11. OTHER BUSINESS:**

- 12. 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."*

**CITY OF MITCHELL, SOUTH DAKOTA  
CITY PLANNING COMMISSION  
MINUTES, February 13, 2017**

**NOT APPROVED**

Chairman Larson called the February 13, 2017 city planning commission meeting to order at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Everson, Griffith, Schmucker, and Allen

Members Absent: Meyers, Molumby, and Fergen

Others Present: Putnam, McGannon, Hegg, London, Overweg, Laursen

Approval of Agenda: Motion by Everson, seconded by Griffith to approve the agenda as presented. All members present voting aye, motion carried.

Approval of Minutes: Motion by Everson, seconded by Schmucker to approve the minutes of the January 23, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Schucker to schedule the next meeting for February 27, 2017. All members present voting aye, motion carried.

Plat: A Plat of Lot 17 and 18, Block 9 of CJM Second Addition, A Subdivision of a Portion of Block 9 and 9A of CJM Second Addition in the NW ¼ and a portion of Irregular Tract No. 3 in the SW ¼, all in Section 32, T 104 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, SD. Motion by Everson, seconded by Griffith to approve the plat with a minor correction of adding language to the certification. All members present voting aye, motion carried.

Plat: A Plat of Cottowood Circle of Woodland Heights First Addition, a Subdivision of Lots 2 and 3, and Tracts 1 and 2, Block 1, all in Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, SD. Griffith asked if the road meets standards, McGannon responded yes. Motion by Griffith, seconded by Everson to approve the plat with a minor correction showing a directional, per Register of Deeds. All members present voting aye, motion carried.

Plat: A Plat of Lot 5, Block 6 of the Woods First Addition, A Subdivision of the E ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, SD. McGannon asked if it is necessary to identify a drainage easement. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Discussion Only: Putnam has received an inquiry about a possible project on the NE corner of 7<sup>th</sup> and Sanborn. The proposal is to construct a retail building. The property is currently zoned NS and the project being proposed would need a few variances. Another idea is to rezone the property to TWC, which would eliminate variances. However, then many other uses would be permitted. By consensus the planning commission thought it best to leave the existing zoning and the applicant seek variances. No official action taken.

Other Business: It was reported that Don Meyers has resigned his seat on the planning commission. The mayor will have to appoint a replacement.

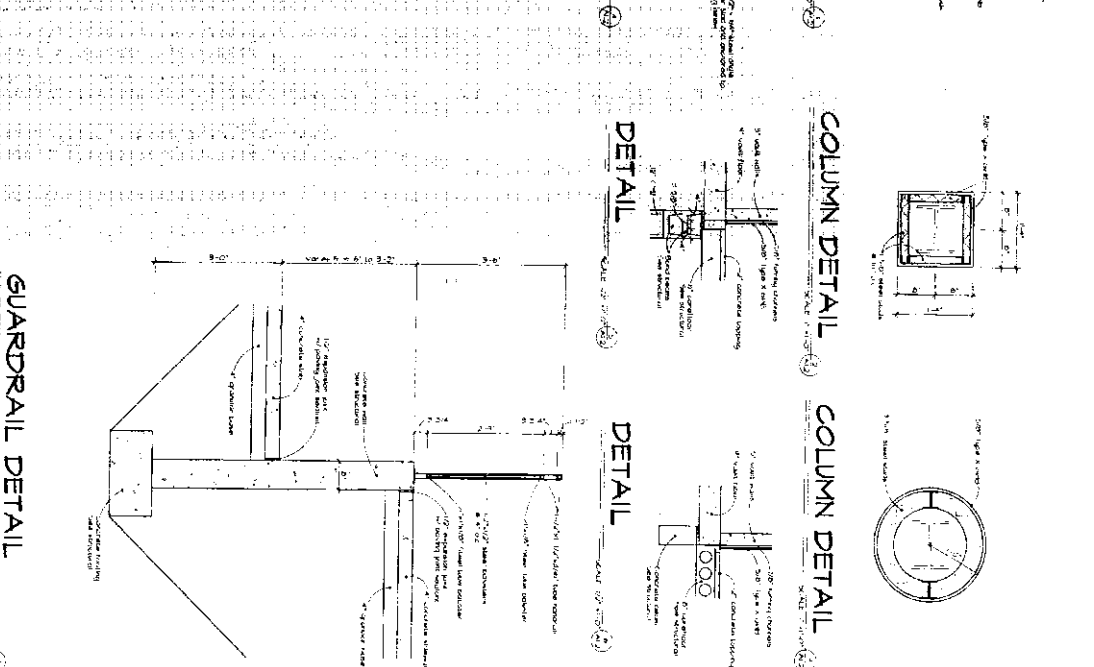
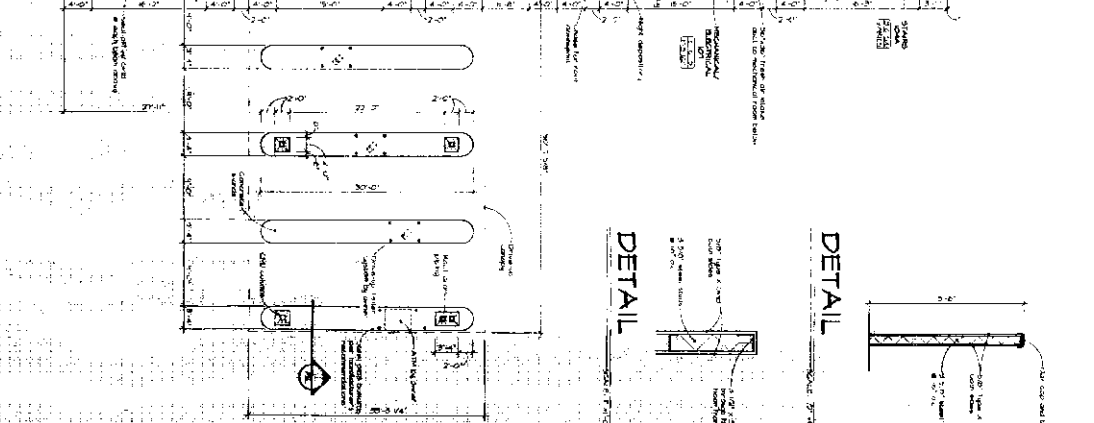
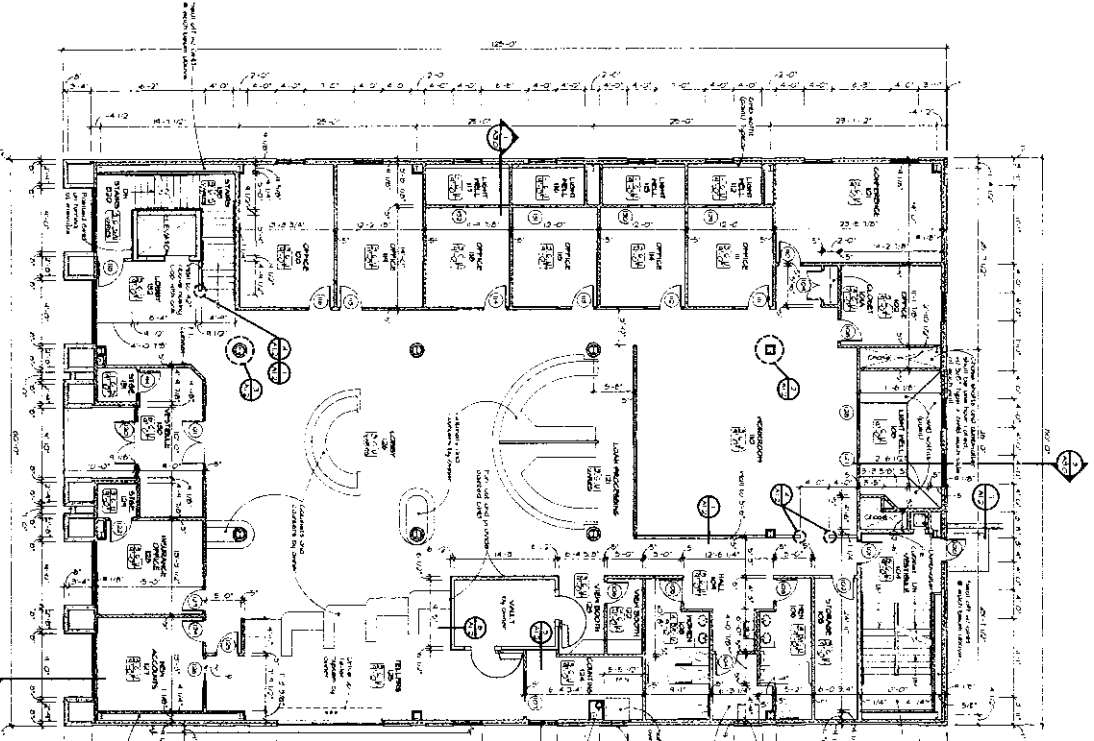
Chairman Larson adjourned the meeting at 12:25 pm.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

# MAIN FLOOR PLAN

1. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



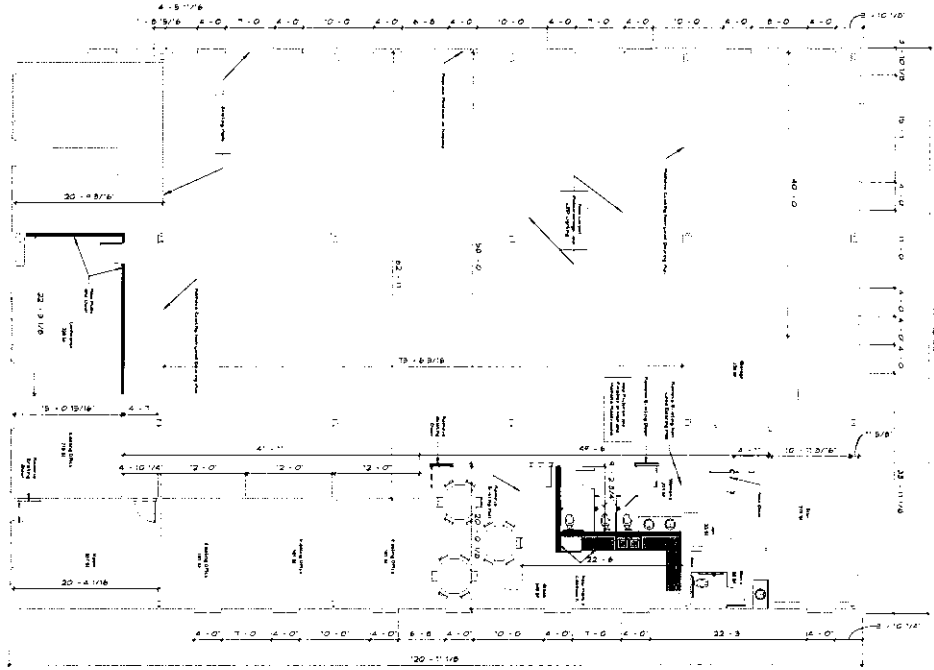
NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

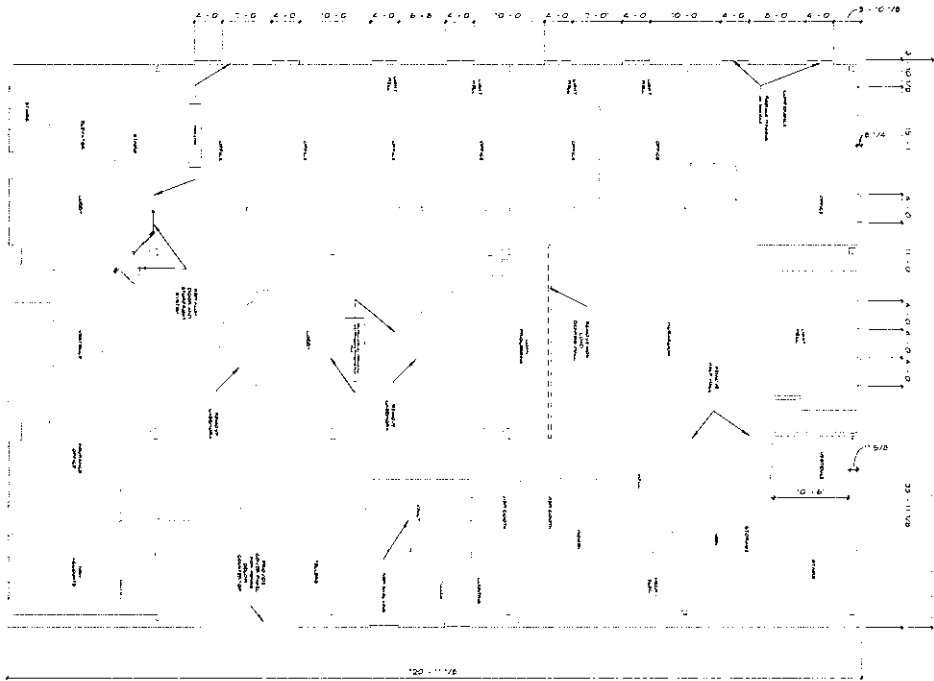
<p><b>PROJECT:</b> CORNUST BANK                  EAST AVENUE STREET                  MINNEAPOLIS, SOUTH DAKOTA</p> <p><b>ARCHITECT:</b> WILKINS                  1000 BROADWAY                  MINNEAPOLIS, MN 55402                  PHONE: 612-338-1111                  FAX: 612-338-1112</p>	<p><b>DATE:</b> 11/11/00</p> <p><b>SCALE:</b> 1/8" = 1'-0"</p> <p><b>PROJECT NO.:</b> 00-0000</p> <p><b>DATE PLOTTED:</b> 11/11/00</p> <p><b>PLotted BY:</b> [Name]</p>
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## GUARDRAIL DETAIL

2nd Floor  
1/8" = 1'-0"



First Floor  
1/8" = 1'-0"



PLAN NOTES

GENERAL FLOOR PLAN NOTES

- 1. ALL ROOMS SHALL BE FINISHED TO MATCH EXISTING CONDITIONS.
- 2. SEE SHEET A-1 FOR ROOM SCHEDULES.



CorTrust Corporate Office Remodel  
Address  
Mitchell, SD  
Floor Plans

Revision Schedule  
No. Description Date

Check Set  
01/10/16



Consulting • Development  
Architecture • Construction

800 N Kimball Street  
Mitchell, SD 57301  
P: 605.996.2276  
F: 605.996.9126

Scale: A2.0  
Date: 01/10/16

## NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

**YOU ARE HEREBY NOTIFIED**, that McPeek Properties LLC has applied for a conditional use for a parking facility at W 47' of Lot 2, Block 2, Rowley's 2<sup>nd</sup> Addition, City of Mitchell, Davison County (zoned R4) and a back yard variance of 10' vs 20', side-yard on a corner of 15' vs 20' and an oversize of 5,550 square feet vs 5,000 to construct a retail and trade business, to be located at 700 N Sanborn Blvd the legal descriptions are as follows Lot 3, Block 2, Rowley's 2<sup>nd</sup> Addition, Lot 4, Block 2, Rowley's 2<sup>nd</sup> Addition, City of Mitchell, Davison County, SD and S 6' of Lot 6, Block 2, Crider's 1<sup>st</sup> Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (NS) Neighborhood Shopping District.

**YOU ARE FURTHER NOTIFIED**, that public hearings will be held by the Planning Commission on February 27, 2017, 12:00 P.M and the Board of Adjustment on March 6, 2017 at 6:30 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 10<sup>th</sup> day of February, 2017.

Michelle Bathke

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FINANCE OFFICER

Publish twice: February 16 & February 23, 2017

**Approximate Cost:**

DEAN ROBIDEAU  
2500 SHANARD RD  
MITCHELL SD 57301

MIDWEST MEXICAN FOOD INC  
100 N KROHN PL SUITE 301  
SIOUX FALLS SD 57103

DAKOTA DISTRICT OF THE  
WESLEYAN CHURCH  
13790 APPALOOSA LANE  
RAPID CITY SD 57702-7348

ARLENE STANGE  
622 N SANBORN BLVD  
MITCHELL SD 57301

DANIEL & RENEE NIEHUS  
1216 E 11<sup>TH</sup> AVE  
MITCHELL SD 57301

JASON & ALLISON HOHN  
1500 E ASH AVE  
MITCHELL SD 57301

DELBERT & MARGARET TOBEN  
619 N DUFF ST  
MITCHELL SD 57301

THOMAS & ELIZABETH KIPPES  
613 N DUFF ST  
MITCHELL SD 57301

SALVATION ARMY  
724 N SANBORN BLVD  
MITCHELL SD 57301

RONALD & AUDREY BEUKELMAN  
2809 DAILEY DR  
MITCHELL SD 57301

TIMOTHY & LINDA DIANE CHRISTENSEN  
34 W HARMON DR  
MITCHELL SD 57301

MITCHELL AREA PROPERTIES LLC  
1218 E 1<sup>ST</sup> AVE  
MITCHELL SD 57301

RIESIDE PROPERTIES LLC  
37786 2622<sup>ND</sup> ST  
WHITE LAKE SD 57383

PAUL & CHERI CLAGGETT  
24314 393<sup>RD</sup> AVE  
LETCHER SD 57395