

**CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS, CITY HALL  
612 N MAIN ST  
MARCH 14, 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 2-28-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 2-28-22.PDF](#)

6. **Schedule Next Meeting-3-28-22 @ 12:00 P.M.**
7. **Plat: Lots 1 Thru 15 And 22 Thru 28 Of Airport Addition, A Subdivision Of Previously Platted Lots 2 And 3 Of Fiala's Addition In The East 1/2 Of The NW 1/4 Of Section 4, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By PSG Properties LLC.**

Documents:

[PSG PROPERTIES LLC-PLAT.PDF](#)  
[PSG PROPERTIES LLC-GIS.PDF](#)

8. **Plat: Tract 1 In The West 626.84 Feet Of Lot 5 Of Crane's Addition, In The SE 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Ronald & Michele Riggs.**

Documents:

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

9. **Variance: Carey & Darlene Buhler, 600 Greenridge Lane**

*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-LETTER FROM NEIGHBOR-HUBER.PDF](#)

**10. Variance: DLJ LLC-501 E Juniper Ave.**

DLJ LLC has applied for a variance of approximately 867 feet vs 1,000 feet as required to be from another medical cannabis dispensary; located at 501 E Juniper Ave, legally described as Lot S-3A Ex E 63' in the Replat of Lot S in the NW ¼ of Section 27, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Business District.

Documents:

[DLJ LLC-APPLICATION.PDF](#)  
[DLJ LLC-GIS.PDF](#)  
[DLJ LLC-NEIGHBORS.PDF](#)  
[DLJ LLC-NOTICE OF HEARING.PDF](#)  
[DLJ LLC-LETTER FROM NEIGHBOR-PATZER.PDF](#)  
[DLJ LLC-LETTER-MCENTEE.PDF](#)  
[DLJ LLC-LETTER FROM NEIGHBOR-KUMMER AND LEE.PDF](#)  
[DLJ LLC-LETTER FROM NEIGHBOR-LEE-II.PDF](#)

**11. Conditional Use Permit: Genesis Farms LLC-106 W 5th Ave.**

Genesis Farms LLC has applied for a Conditional Use Permit to operate a Medical Cannabis Dispensary; located at 106 W 5<sup>th</sup> Ave, legally described as Lots 11 and 12, Block 12, Rowley's 1<sup>st</sup> Addition, City of Mitchell, South Dakota. The said real property is zoned CB Central Business District.

Documents:

[GENESIS FARMS LLC-APPLICATION-CUP.PDF](#)  
[GENESIS FARMS LLC-GIS.PDF](#)  
[GENESIS FARMS LLC-NEIGHBORS.PDF](#)  
[GENESIS FARMS LLC-NOTICE OF HEARING-CUP.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-VOLESKY.PDF](#)  
[GENESIS FARMS LLC-LETTER-MCENTEE.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-WEISSER.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-REIMNITZ.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-VOLESKY II.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-HAUSER.PDF](#)

**12. Variance: Genesis Farms LLC-106 W 5th Ave.**

Genesis Farms LLC has applied for a variance of 101 feet vs 300 feet as required to be from religious institution; located at 106 W 5<sup>th</sup> Ave, legally described as Lots 11 and 12, Block 12, Rowley's 1<sup>st</sup> Addition, City of Mitchell, South Dakota. The said real property is zoned CB Central Business District.

Documents:

[GENESIS FARMS LLC-APPLICATION-VARIANCE.PDF](#)  
[GENESIS FARMS LLC-GIS.PDF](#)  
[GENESIS FARMS LLC-NEIGHBORS.PDF](#)  
[GENESIS FARMS LLC-NOTICE OF HEARING-VARIANCE.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-VOLESKY.PDF](#)  
[GENESIS FARMS LLC-LETTER FROM NEIGHBOR-YOUNG.PDF](#)  
[GENESIS FARMS LLC-LETTER-MCENTEE.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."