

**CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS, CITY HALL  
612 N MAIN ST  
AUGUST 8, 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 7-25-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 7-25-22.PDF](#)

- 6. Schedule Next Meeting-8-22-22 @ 12:00 P.M.**
- 7. Rezoning: Van Buskirk-SW Corner At The Intersection Of 255th St And 411th Ave.**  
VanBuskirk Companies representing Trent Johnson of Jim River Ridge Farms LLP is requesting the following property legally described as; NE ¼ Ex Lot A of C Andersons First Addition of Section 35, T 103 N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; be changed from UD Urban Development District to I Industrial District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of 255<sup>th</sup> St and 411<sup>th</sup> Ave).

Documents:

[VAN BUSKIRK-APP.PDF](#)  
[VAN BUSKIRK-GIS.PDF](#)  
[VAN BUSKIRK-NOTICE OF HEARING.PDF](#)  
[VAN BUSKIRK-NEIGHBORS.PDF](#)

- 8. Rezoning: Ron Peterson-SW Corner At The Intersection Of E Ivy Ave And S Lawler St**  
Ronald Peterson is requesting the following property legally described as; Lots 6, 7, and 8, Block 18, Weavers Squares Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SW corner at the intersection of E Ivy Ave and S Lawler St).

Documents:

[PETERSON-APP.PDF](#)  
[PETERSON-GIS.PDF](#)  
[PETERSON-NOTICE OF HEARING.PDF](#)  
[PETERSON-NEIGHBORS.PDF](#)  
[PETERSON-LETTER FROM NEIGHBOR-REIMNITZ.PDF](#)  
[PETERSON-LETTER FROM NEIGHBOR-REIMNITZ II.PDF](#)

**9. Plan Approval-Jensen Design Build LLC-1001 N Sanborn.**

Jensen Design Build LLC intends to remodel hotel space into COPA Room, Lounge & Casino. Located at 1001 S Burr. The property is zoned Highway Business.

Documents:

[JENSEN DESIGN BUILD-COPA-GIS.PDF](#)  
[JENSEN DESIGN BUILD-COPA-PLANS.PDF](#)

**10. Other Business:**

**11. 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.**

**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."