

1. Agenda

Documents: [08-25-15 AGENDA.PDF](#)

2. Packet

Documents: [08-25-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

DATE: TUESDAY, August 25, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting August 10, 2015

NEXT MEETING: September 14, 2015

PLAN APPROVAL: Avera Queen of Peace has requested a variance to the Commercial Landscaping Ordinance for their project on Lot 5, Cabela's First Addition, SW ¼, Section 27, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (201 W Cabela Drive). Zoned I.

VARIANCE: Kristi Thill for lot size variances to separate one lot into two with the following frontages 49.84 feet and 31.76 feet, 60 feet is required. The two lots are legally described at Lots 2-A and 2-B, a subdivision of the previously platted Lot 2, Block 22, Van Eps First Addition to the City of Mitchell, Davison County, South Dakota (800 & 806 S Rowley St). Zoned HB.

CONDITIONAL USE: (Tabled from 08-10-15) EVI Prairie LLC to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE 1/4 of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District to construct a 60 unit living facility in which more than 24 units require a conditional use.

PLAT: Decker Tracts 1 & 2 in the West ½ of the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAN APPROVAL: Little Caesars – 1007 N Main St – Zoned CB.

PLAN APPROVAL: Masonic Temple – 112 E 5th Ave – Zoned CB.

OTHER BUSINESS:

ADJOURN:

"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 995-8433 at least 24 hours prior to the scheduled meeting."

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**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, August 10, 2015**

NOT APPROVED

Chairman Larson called the August 10, 2015 meeting to order at 12:00 pm, in the Council Chambers, City Hall, Mitchell, SD.

Members Present: Larson, Everson, Fergen, Griffith, Schmucker, Meyers, Molumby, and Doescher

Members Absent: none

Others Present: Putnam, Hegg, London, Ellwein, Koch, Overweg, McGannon, Bathke, Laursen, and Mayor Toomey.

Agenda: Motion by Schmucker, seconded by Fergen to approve the August 10, 2015 agenda as presented. All members present voting aye, motion carried.

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the July 27, 2015. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Fergen to schedule the next meeting for Tuesday August 25, 2015. All members present voting aye, motion carried.

Variance: Lou & Carol Sebert have requested an oversize variance of 3,680 square feet vs. 2,000 square feet, adding an additional 480 square feet to an existing 3,200 square feet for the purpose of adding to an existing accessory building. The property is legally described as Sebert Tract 1, a subdivision of Lot A, SW1/4 SW1/4, Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (513 Charles Street). Zoned R4 High Density Residential District.

Mr. & Mrs. Sebert were present to answer questions about their request. No written comments were received. No one testified in opposition of the application. Mr. Sebert explained his proposal and indicated he informed his neighboring property owners of his plans.

The public notice was published in the *Mitchell Daily Republic* on July 30, 2015 and letters to the neighbor property owners were sent on July 30, 2015.

Motions by Everson, seconded by Molumby to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Rezone: (tabled from 7/27/2015 meeting) EVI Prairie LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, and Tract 1-F, Starlite Estates in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from South Point Village Planned Development District and HB Highway Oriented Business District to R4 High Density Residential District.

Letters to the neighboring property owners were mailed July 15 & July 24, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 16, 23 and July 30, 2015.

Representatives of EVI were in attendance and neighboring property owners were also present. The commission reviewed the written correspondence they received.

Rex Carlson of Edgewood Properties indicated that he was available to answer questions of the commission.

Ken Blaaid an adjoining property owner indicated that he provide 14' of right-of-way on his property for the South Village ROW. He questioned the rezoning from to residential from commercial for the frontage property, because of the growth in the area.

Russ Kubick of EVI responded that they choose the area because of its vicinity to commercial areas and they have other developments in 7 states and 55 communities that are in similar areas. The project is for assisted living housing.

Schmucker questioned if the South Village Street should be the standard 66' of right-of-way rather than the 28' as indicated on the plat.

Everson indicated the plat and plan for South Point Project was previously approved.

Laursen indicated the South Village Street was to be planned as another access when the South Point Village Project starts going west and there was to be no parking on the street.

Motion by Schmucker, seconded by Molumby to recommend not rezone the property due to the ROW width of South Village Street: Roll Call: Schmucker aye, Everson no, Fergen no, Molumby aye, Griffith no, Larson aye, Meyers abstain. Motion lost 3 to 3 with one abstaining.

Conditional Use: (tabled from 7/27/2015 meeting) EVI Prairie LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, and Tract 1-F, Starlite Estates in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from South Point Village Planned Development District and HB Highway Oriented Business District to R4 High Density Residential District. They wish to construct an assisted living facility for 60 units whereas more than 24 units require a conditional use permit.

Letters to the neighboring property owners were mailed July 15 & July 24, 2015 and the public notice was published in the *Mitchell Daily Republic* on July 16, 23 and July 30, 2015.

Motion by Everson, seconded by Molumby to table the conditional use permit. All members voting yes, except Meyers abstaining. Motion carried.

Plat: Lot 13, Block 3, Woods 1st Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W, of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Meyers asked about the status of the various streets abutting these plats. Chuck Mauszycki, Sr was available to answer questions.

Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: Lot 14m Block 3, Woods 1st Addition, a subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W, of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Adjournment: Chairman Larson adjourned the meeting at 12:30 pm.

Chairman

Date

To:

City Planning Commission
612 North Main Street
Mitchell, SD 57301

From:

Jacob T. Bunde AIA
1325 S Cliff Ave
Sioux Falls, SD 57117
O: 605-322-7802
C: 605-929-8111

Avera Grassland Clinic Landscaping Letter of Intent

This letter will shed light on our Vision for the Avera Grassland Clinic site. Avera has master planning hopes for this track of land to be a future Avera Grassland Campus. The long term goal will be to add several additional Avera buildings to this site. The Grassland Campus as we hope to coin it has gone through intensive master planning studies on what we plan to accomplish here.

The vision is to create a comfortable campus feel to the grounds. We want to tie into South Dakota's "Prairie Grass" heritage and natural beauty. The idea is to create adequately spaced aesthetic buildings with scenic-educational walking paths and ponds. We want to avoid the typical large building and sea of parking scenario.

The landscape plan you will see attached is the first/north portion of the campus. The plan shows several different species of prairie grasses and wild flowers. This is not to be mistaken for the many "LEED" native grass installations that we have seen fail terribly. This will not look like an unkempt grass lot. This plan has been carefully designed to look like a natural piece of art or garden if you will. The plan will flow from one variety of grass to another to give a unique change in height and color giving an aesthetic of direct planting implementation. The landscape will be very well groomed and kempt. We are hoping to entertain a variance to the 6" grasses once you have had a chance to hear us speak about the design and vision. Avera is hoping this project will bring a great deal of pride and beauty to the City of Mitchell. The building and site is a key focal point to passerby's on the interstate and has been designed for those views. We would like to have further conversations with the city about our walking paths through the site that could connect with the city bike path and be open to the public.

Trees are the next item you will notice on the site. The plan is a few shy of the required number. We would like the chance to discuss this at our meeting. All the islands have been filled with trees to help the parking lot. Trees are not normally found in higher numbers on the prairie. We intent to leave the natural bunches of trees farther south on the site for the walking path and would like to discuss what our options may be at the meeting.



Avera Facility Development

1325 S. Cliff Ave
Sioux Falls, SD 57117

In conclusion the "Prairie" theme ties into Avera's branding and marketing. The grass blade mullions seen on our buildings have come to be our brand. We are hoping to take that theme into the landscape of this great location.

We appreciate your time and look forward to meeting with you on the 27th,

Sincerely,

Jacob T Bunde AIA

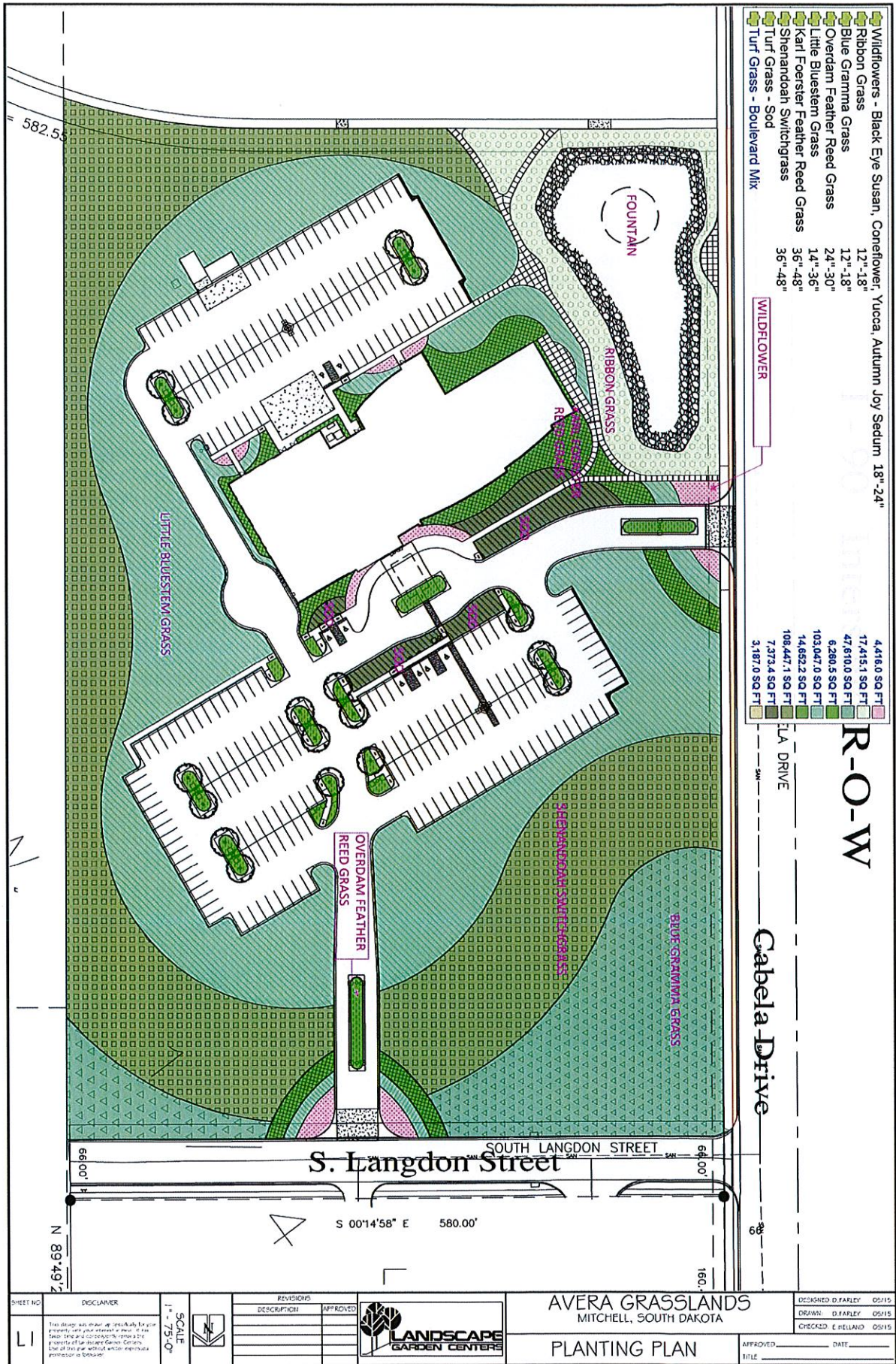
A handwritten signature in black ink, appearing to read "Jacob T Bunde", with a long, sweeping horizontal line extending to the right.

GRASSLAND CLINIC

LANDSCAPE DESIGN



Planting Plan

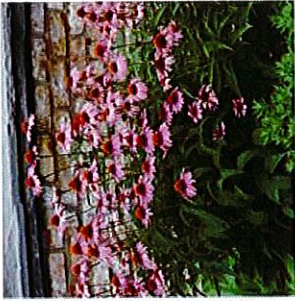




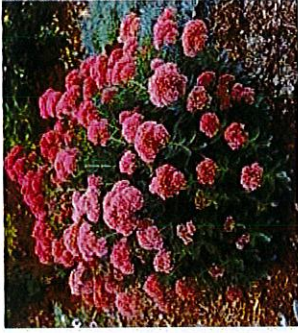
RIBBON GRASS



**BLUE GRAMA
GRASS**



MAGNUS CONEFLOWER



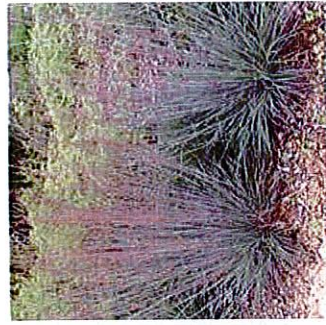
AUTUMN JOY SEDUM



YUCCA



**KARL FOERSTER
FEATHER REED GRASS**



LITTLE BLUESTEM



**OVERDAM FEATHER
REED GRASS**



**SHENANDOAH
SWITCHGRASS**



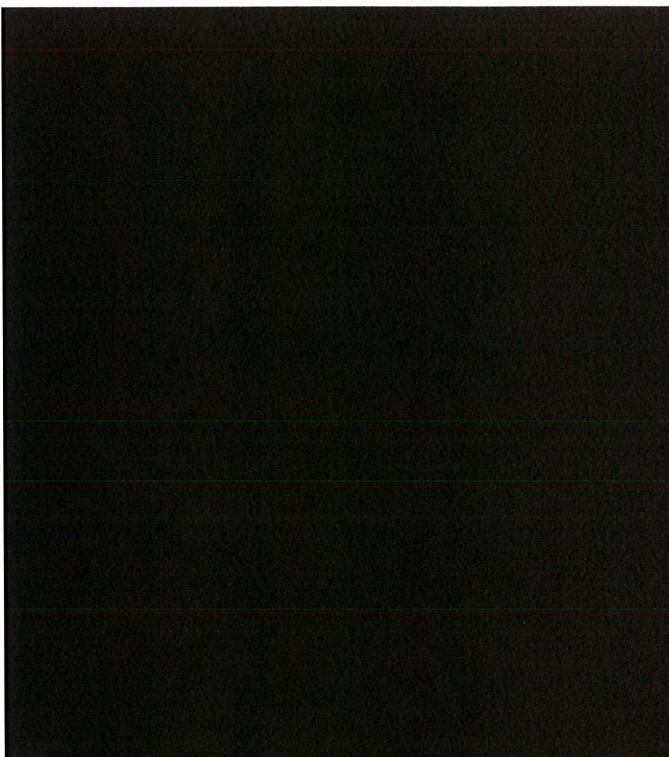
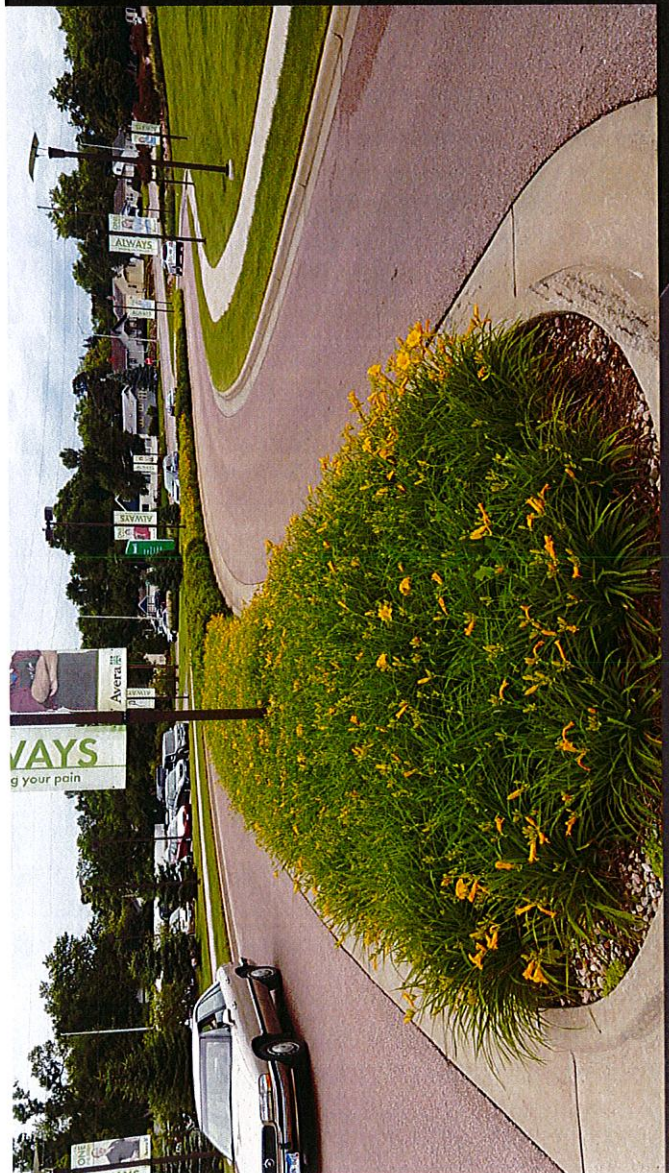
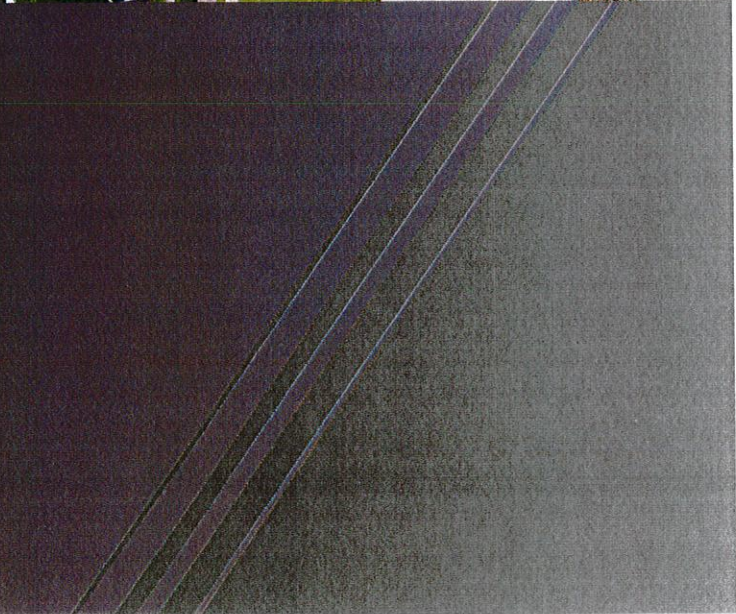
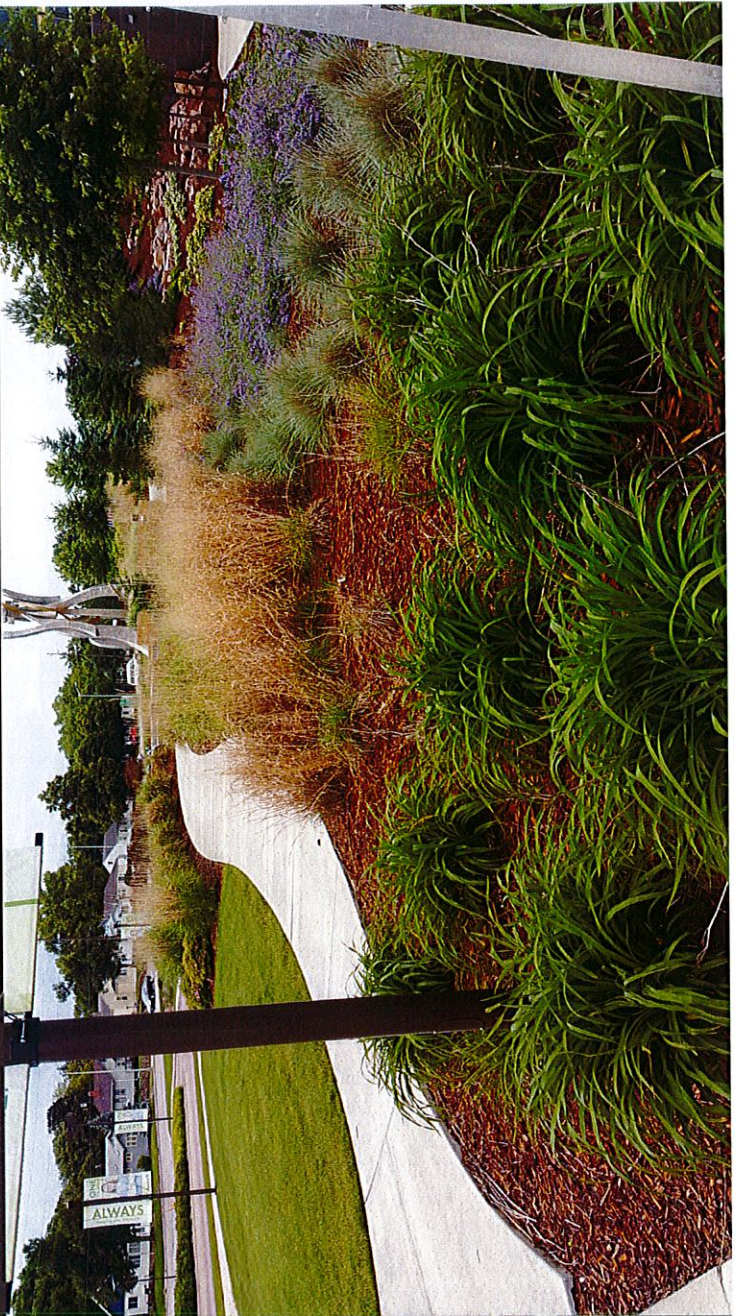
BLACK EYE SUSAN

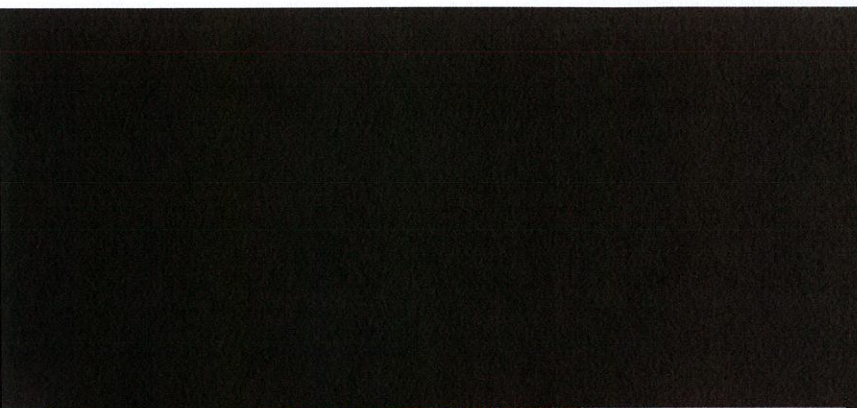
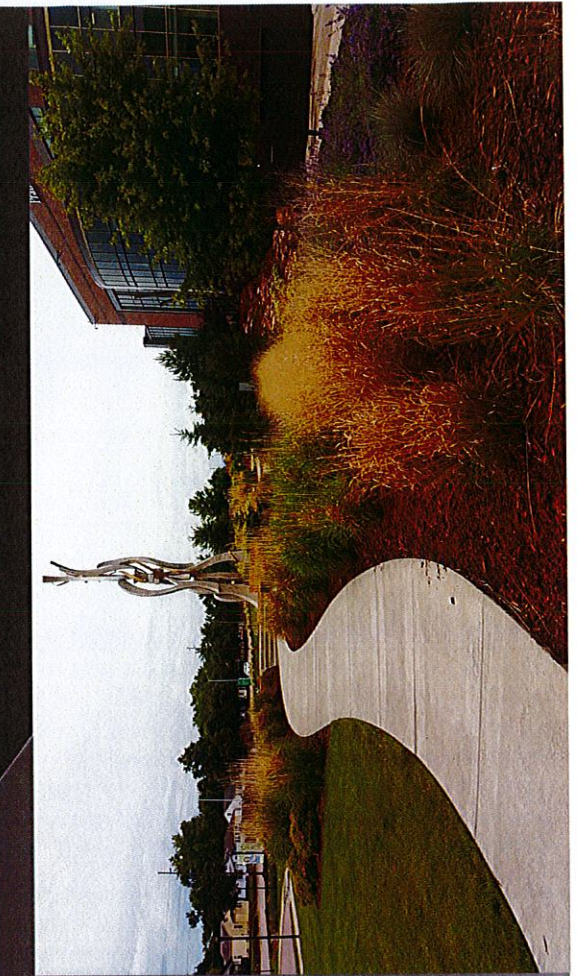
AVERA GRASSLANDS

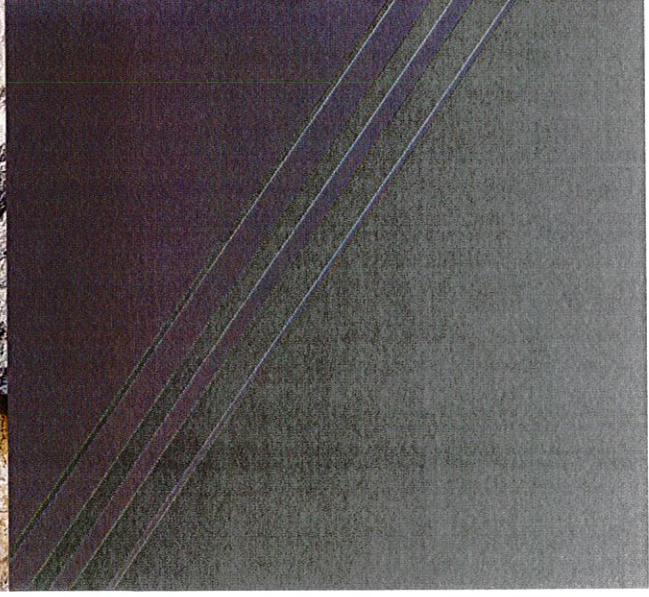
PROPOSED GRASSES & WILDFLOWERS

DATE 05.28.15 | SHEET 1 OF 1



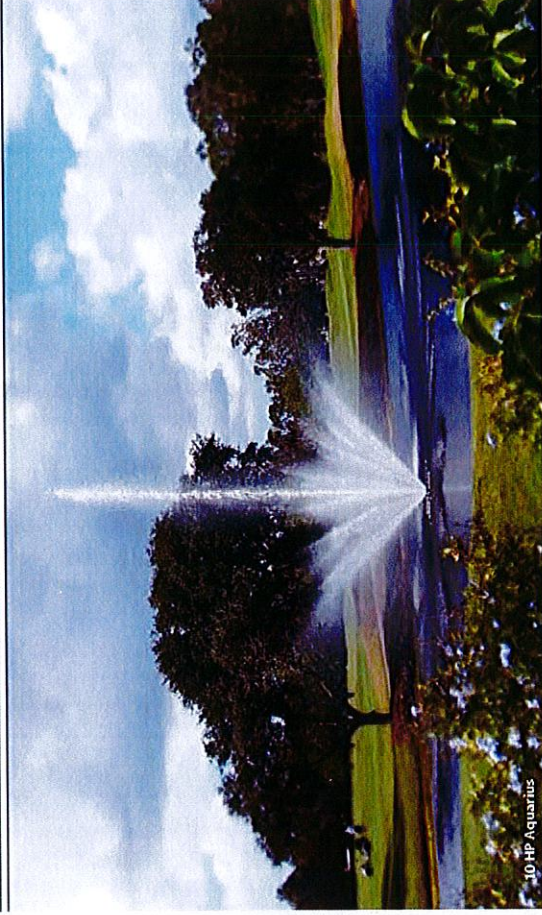




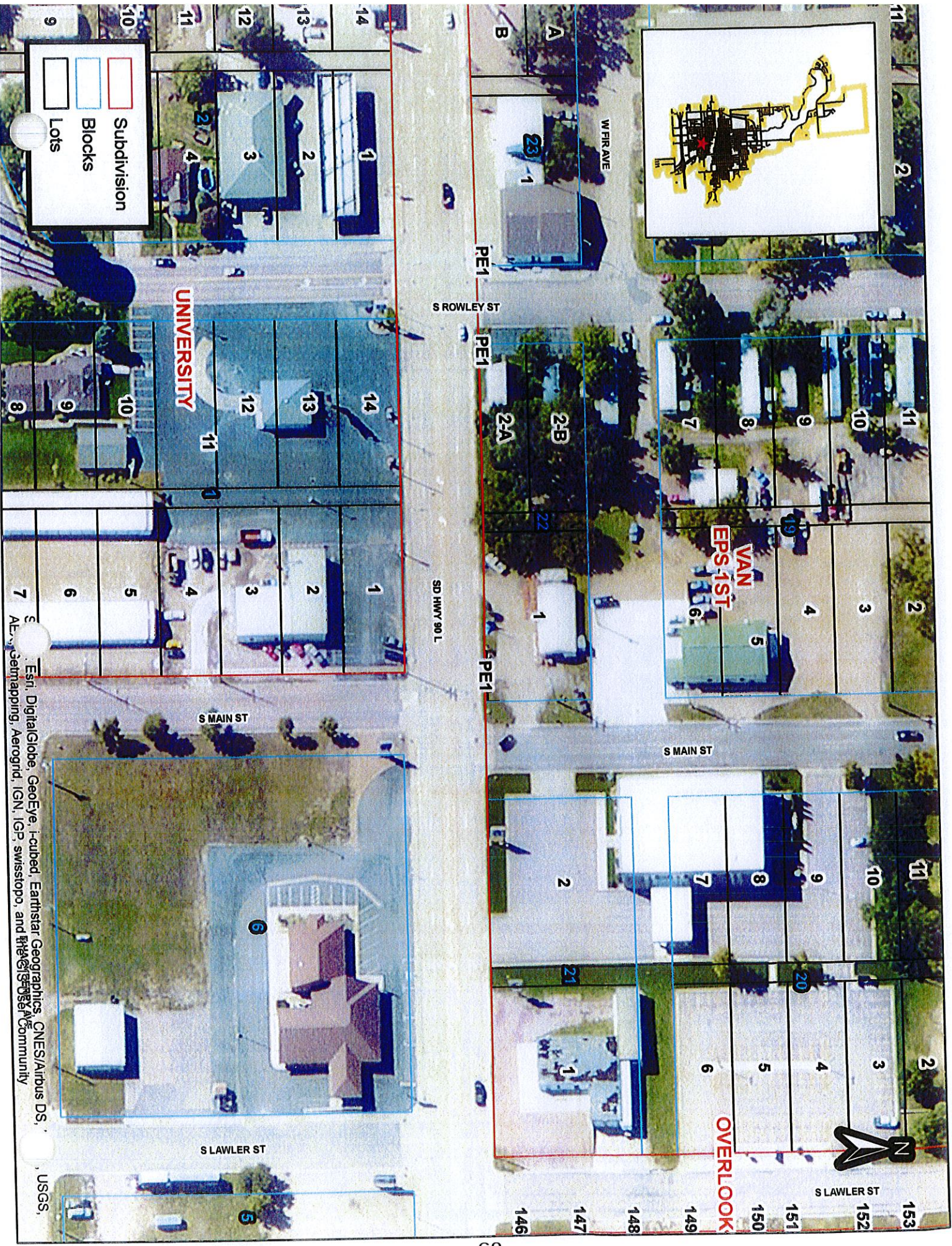


AQUARIUS

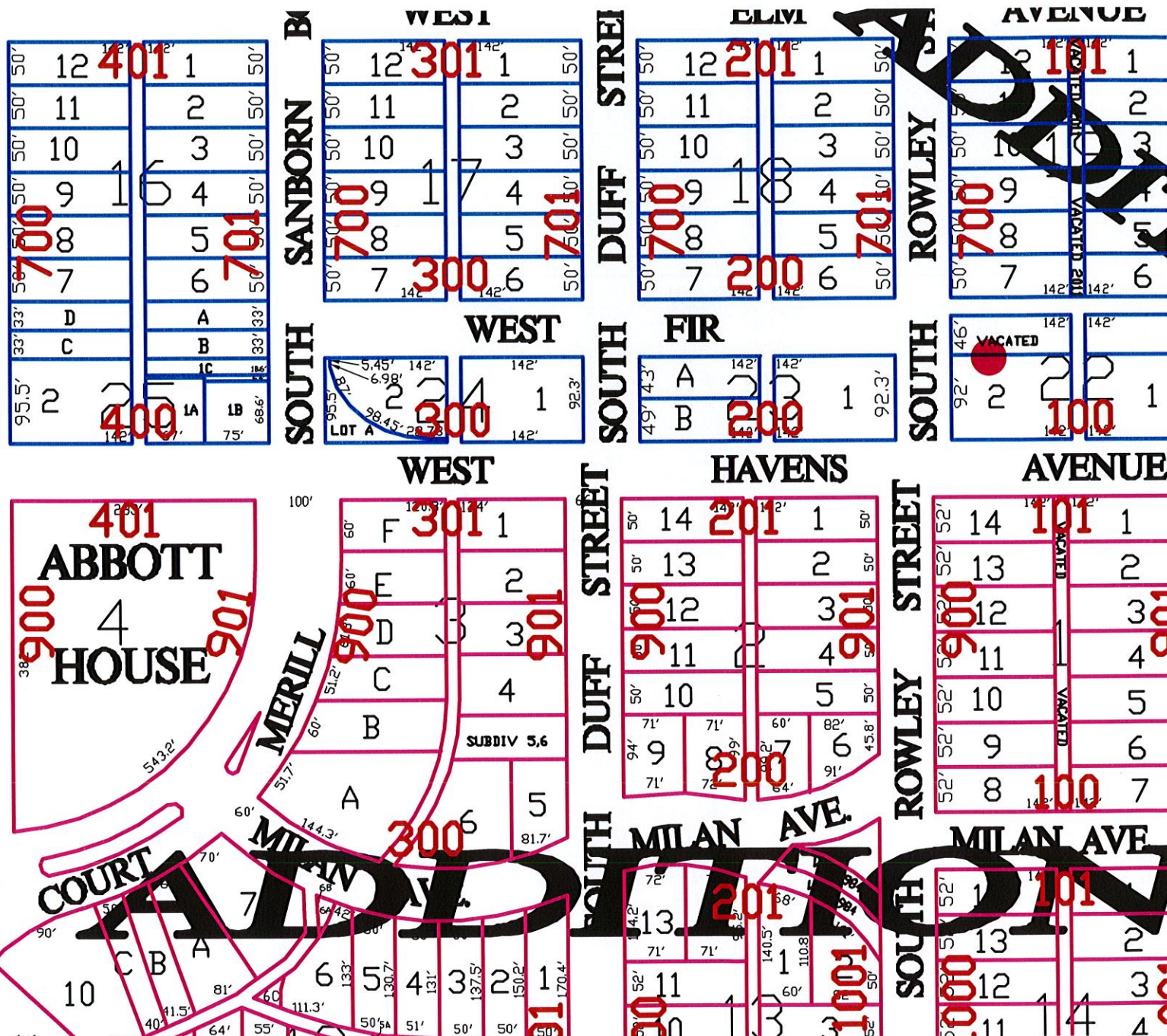
Magnificent two-tiered fountain combining a Gemini geyser rising through a perfect, lower circle.



	10	15	20	25
Horsepower				
HT x DIA t UPPER	32	42	48	56
HT x DIA t LOWER	10 x 40	14 x 44	16 x 52	18 x 68
Horsepower				
HT x DIA m UPPER	9.8	12.8	14.6	17.1
HT x DIA m LOWER	3.1 x 12.2	4.5 x 13.4	4.9 x 16.8	5.6 x 17.7



Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



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, Kristy Thill has requested an application for lot size variances in order to separate one lot into two with the following frontages 49.84 feet and 31.76 feet, 60 feet is required. The two lots are legally described as Lots 2-A and 2-B, A Subdivision of Previously Platted Lot 2, Block 22, Van Eps First Addition to the City of Mitchell, Davison County, South Dakota (800 & 806 S. Rowley Street). The property is zoned HB Highway Oriented Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on August 25, 2015 at 12:00 P.M and the Board of Adjustment on September 8, 2015 at 7:30 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 the 11th day of August, 2015.

Michelle Bathke

FINANCE OFFICER

Publish once: August 14, 2015

Approximate Cost:

& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

August 13, 2015

To Whom It May Concern:

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I/We

Address

Boyd A. A.
212 West Fir
____ APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

THILL

ELMER ZOSS
25715 414TH AVE
MITCHELL SD 57301

GREG & MARGE TILBERG
40526 254TH ST
MITCHELL SD 57301

ALLEN & DORIS BRUNSEN
41000 259TH ST
MITCHELL SD 57301

S & M LOGISTICS
PO BOX 100
ALPENA SD 57312

KRISTI THILL
40732 245TH ST
LETCHER SD 57359

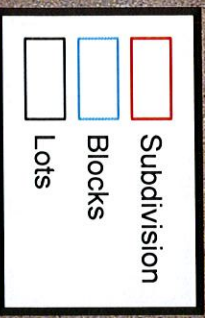
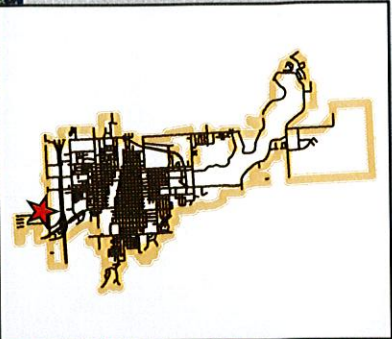
CARL & MARLYCE KNOCK
713 S ROWLEY ST
MITCHELL SD 57301

BOYD REIMNITZ
116 E 3RD AVE **APPROVED**
MITCHELL SD 57301

RONALD & MONA EMMETT
723 E 7TH AVE
MITCHELL SD 57301

MILLER & HOLMES INC
2311 O'NEIL RD
HUDSON WI 54016

JAY BIGGE
% SUZZANE
101 W HAVENS AVE
MITCHELL SD 57301



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council (Board of Adjustment) and to the general public:

EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District.

The applicant is also requesting a conditional use permit to constructed a 60 unit assisted living facility, in which more than 24 units require a conditional use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on August 10, 2015 at 12:00 P.M. and City Council will hold first reading of the rezoning on August 3, 2015, 7:30 P.M., and second reading and adoption of the rezoning ordinance on August 17, 2015. The Board of Adjustment will consider the conditional use permit on August 17, 2015, 7:30 P.M... All meetings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St., Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

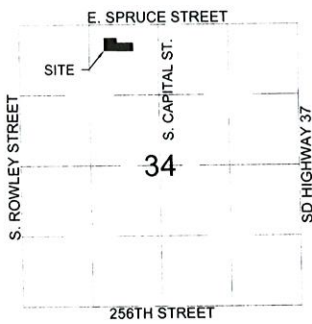
Dated this the 27^h day of July, 2015.

Michelle Bathke

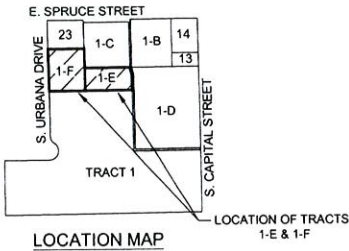
Finance Officer

Publish three times: July 16, 23, 29, and 30, 2015

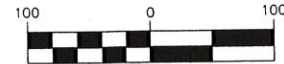
At the approximate cost of:



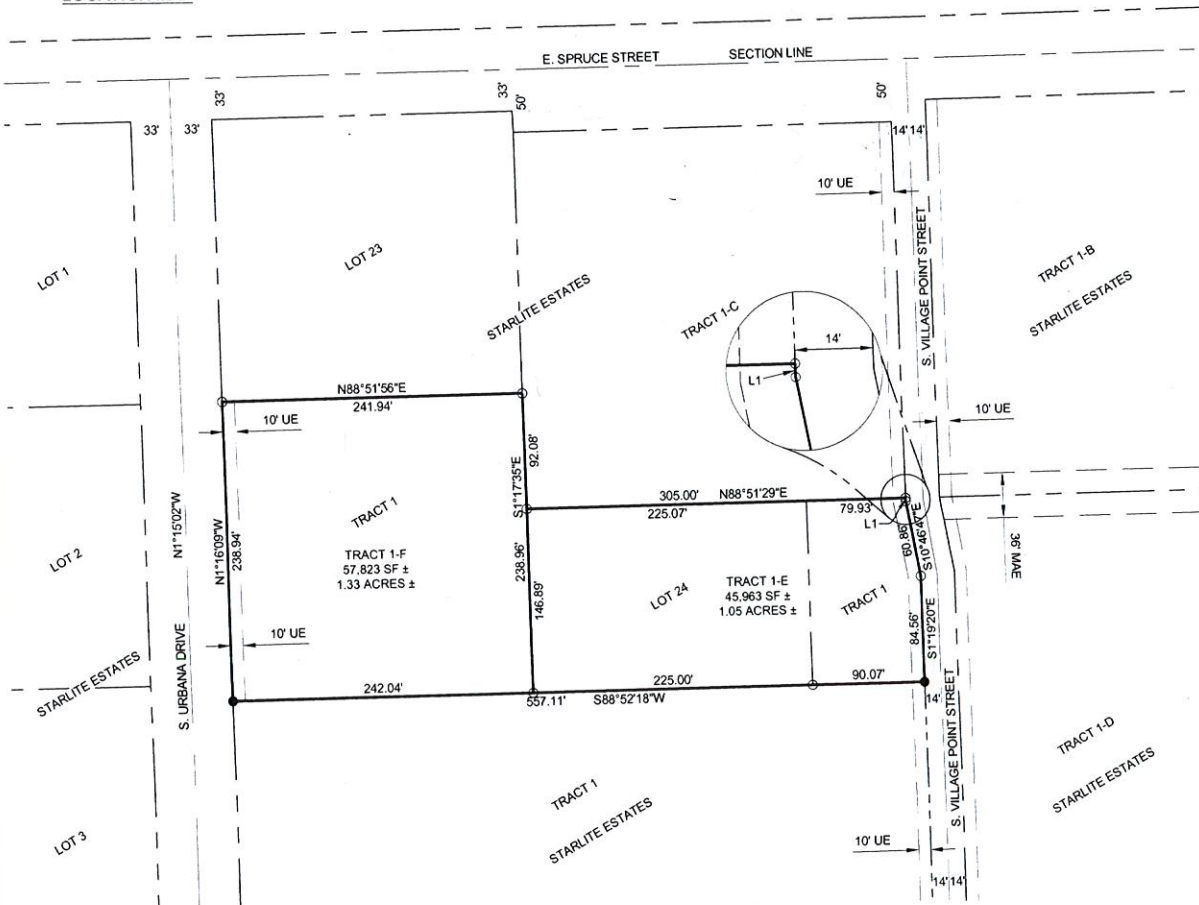
VICINITY MAP
SEC 34, T103N, R60W



Line Table		
Line #	Length	Direction
L1	2.40	N1°19'20"W



- = FOUND MONUMENT
- = SET 5/8" REBAR W/CAP #8295
- UE = UTILITY EASEMENT
- MAE = MUTUAL ACCESS EASEMENT



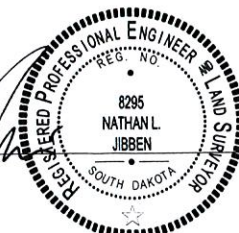
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE FEBRUARY 2, 2015, SURVEY A PORTION OF TRACT 1 AND ALL OF THE REMAINING PORTION OF LOT 24 OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS TRACT 1-E AND TRACT 1-F OF STARLITE ESTATES, IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 2.38± ACRES MORE OR LESS.

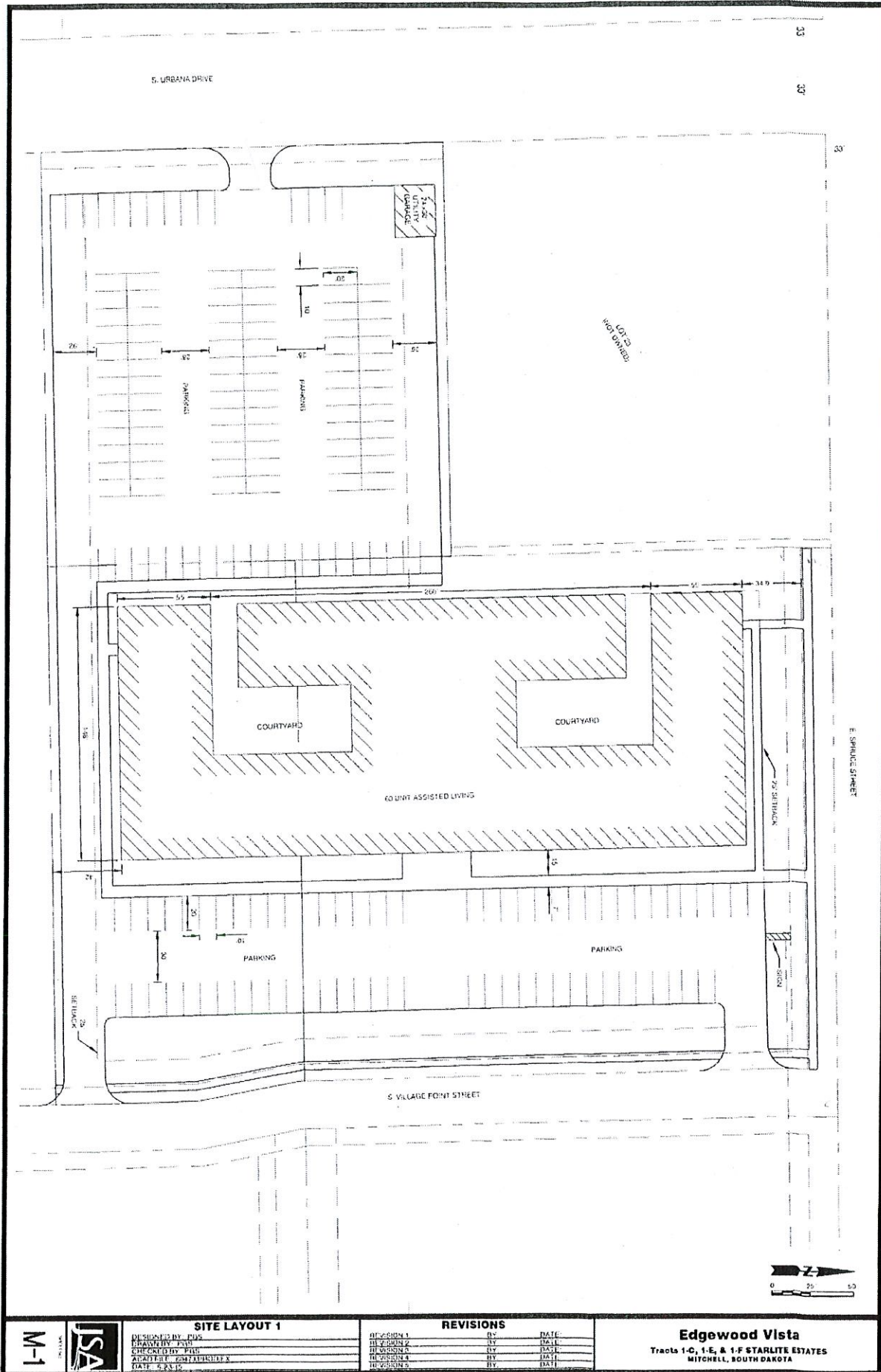
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS 27th DAY OF February, 2015

NATHAN L. JIBBEN, RLS 8295







M-1



SITE LAYOUT 1
 DESIGNED BY: JWS
 DRAWN BY: JWS
 CHECKED BY: JWS
 APPROVED: [Signature]
 DATE: 5.24.10

REVISIONS		
REVISION 1	BY	DATE
REVISION 2	BY	DATE
REVISION 3	BY	DATE
REVISION 4	BY	DATE
REVISION 5	BY	DATE

Edgewood Vista
 Tracts 1-C, 1-E, & 1-F STARLITE ESTATES
 MITCHELL, SOUTH DAKOTA

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
 ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
 WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 15, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District. The applicant is also requesting a conditional use permit to constructed a 60 unit assisted living facility, in which more than 24 units require a conditional use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on June 27, 2015 at 12:00 P.M. and City Council will hold first reading of the rezoning on August 3, 2015, 7:30 P.M., and second reading and adoption of the rezoning ordinance on August 17, 2015. The Board of Adjustment will consider the conditional use permit on August 17, 2015, 7:30 P.M... All meetings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St., Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We

Michael Parrish / Connie Parrish
 OWNER

321 East Spruce Ave.

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
 ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
 WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 27, 2015

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED EVI Prairie Crossing LLC has made an application to rezone the following real property legally described as: Tract 1-C, Tract 1-E, Tract 1-F, Starlite Estates in the NE ¼ of the NW ¼ of Section 34, T 103 N, R 60 W, West of the 5th P.M., to the City of Mitchell, Davison County, South Dakota from South Point Village Planned Development and Highway Oriented Business District to R4 High Density Residential District.

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I/We Lyndon & Jana Overmeyer
 OWNER

1512 Deerfield Lane Mitchell SD
 ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
 ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
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I/We Basil & Sandra Kelley
 OWNER

2319 Urbana Dr. Mitchell, SD

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
 ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
 WATER/UTILITIES (605) 995-8498 • PUBLIC WORKS/PLANNING/ZONING/INSPECTOR (605) 995-8433
www.cityofmitchell.org

July 15, 2015

TO WHOM IT MAY CONCERN:

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I/We Ken + Joanne Bleasid
 OWNER

800 W Spruce Mitchell, SD 57301
 ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell

612 NORTH MAIN STREET • MITCHELL, SOUTH DAKOTA 57301 • (605) 995-8420 • FAX (605) 995-8410
ENGINEER (605) 995-8435 • WATER PLANT (605) 995-8449 • STREET (605) 995-8465 • WASTE WATER (605) 995-8446
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I/We DuBois Family Trust
Deborah Tenken, ^{OWNER} trustee
16165 Tucker Plaza
Bennington Ne 68007
^{ADDRESS}

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

MICHAEL & CONSTANCE PARRISH
321 E SPRUCE ST
MITCHELL SD 57301

DISAPPROVED

LYNDON & JANA OVERWEG
1517 DEERFIELD LN
MITCHELL SD 57301

APPROVED

BASIL & SANDRA KELLEY
2319 URBANA DR
MITCHELL SD 57301

DISAPPROVED

GLADYS A BALDWIN
1212 S MILLER
MITCHELL SD 57301

KENNETH & JEANNE BLAALID
800 W SPRUCE
MITCHELL SD 57301

APPROVED

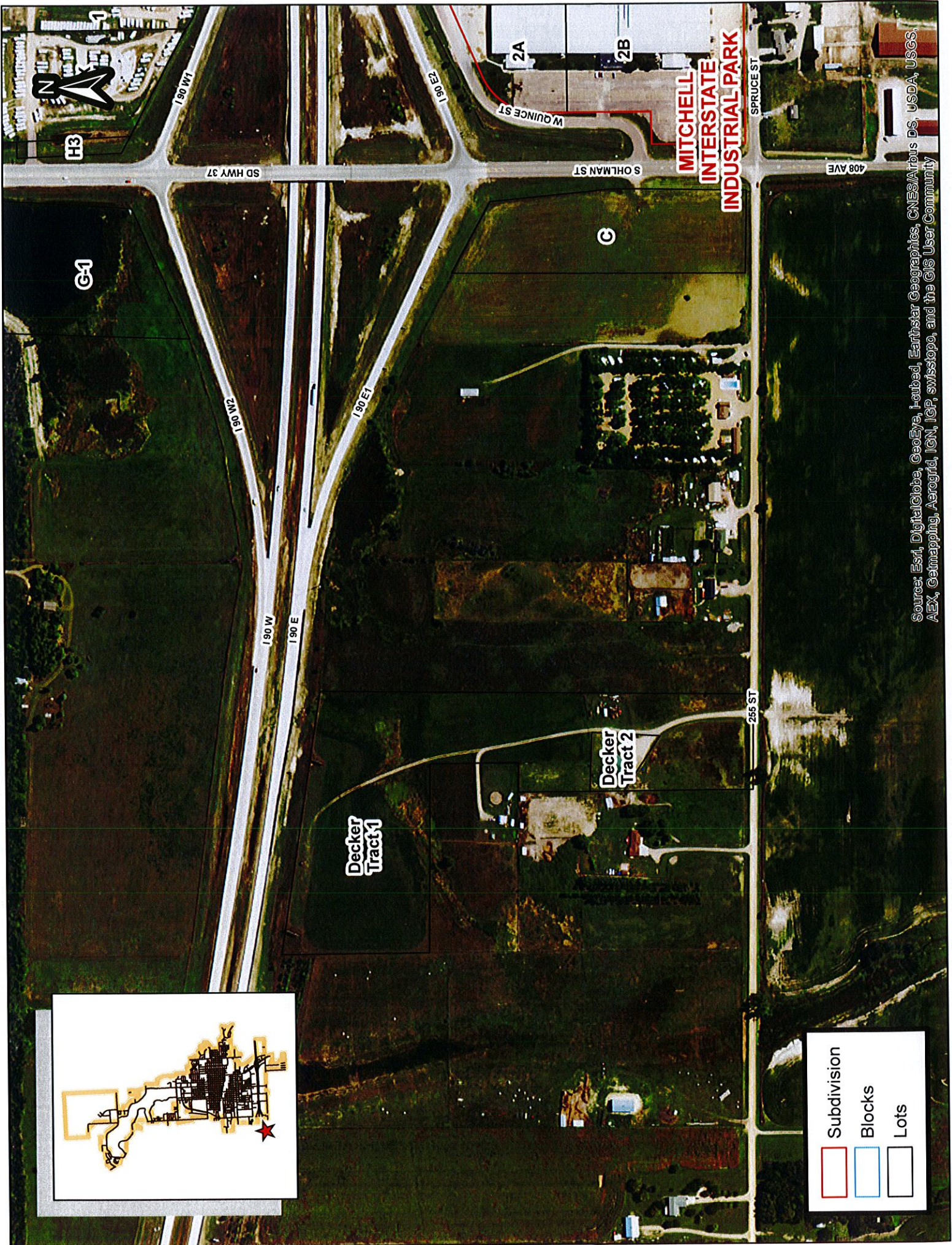
SOUTH POINT VILLAGE LLC
PO BOX 1384
MITCHELL SD 57301

DUBOIS FAMILY LIVING TRUST
C/O DEBERAH TERVEEN
16165 TUCKER PLAZA
BENNINGTON NE 68007-1907

APPROVED

AVERA QUEEN OF PEACE
525 N FOSTER ST
MITCHELL SD 57301

CABELA'S
1 CABELA DR
SYDNEY NE 69160-1004



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

SEC. 29, T 103 N, R 60 W

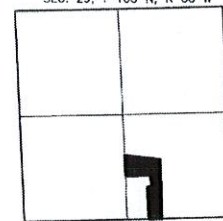


GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

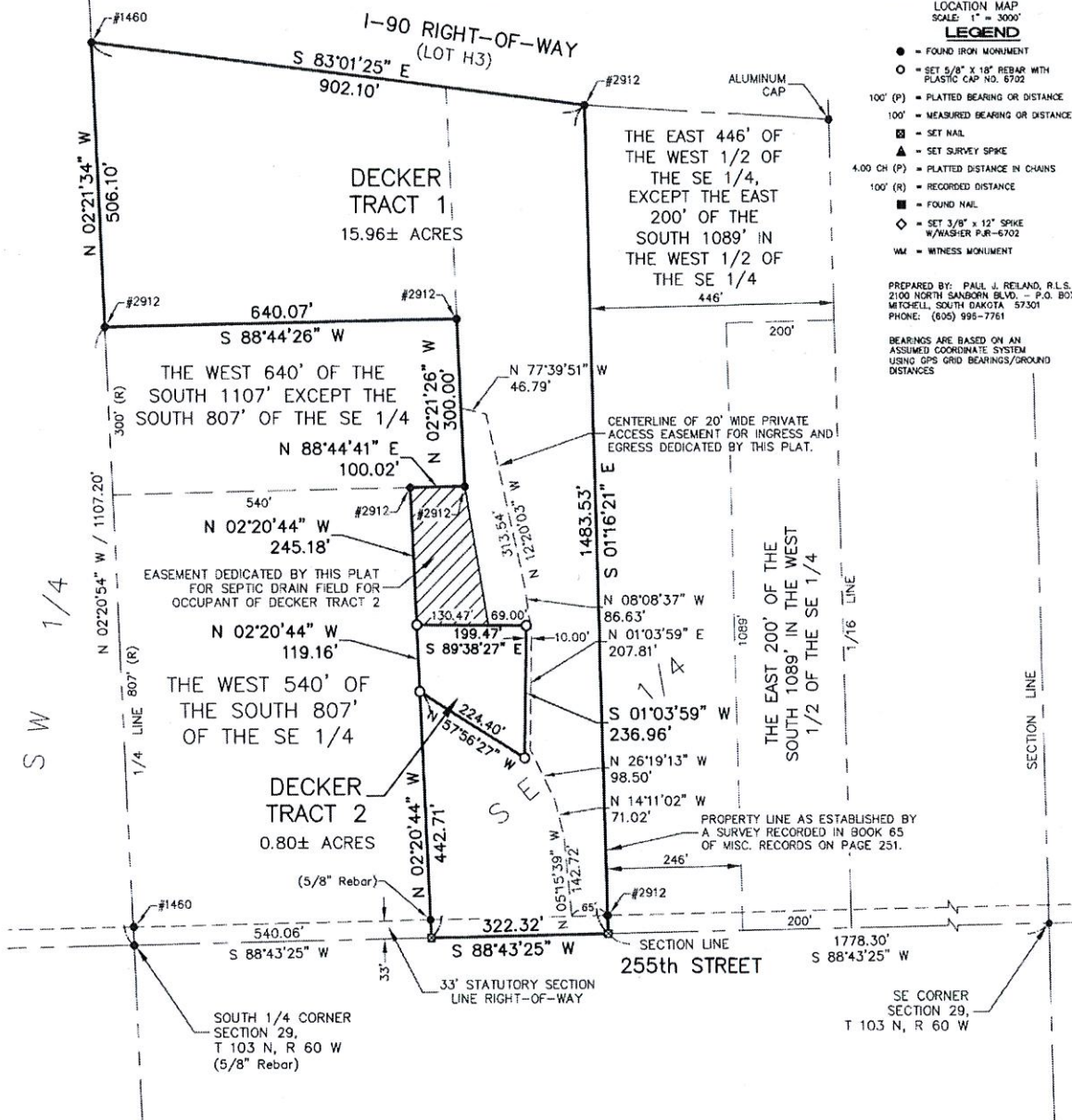
LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' (M) = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- 100' (R) = RECORDED DISTANCE
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.R.-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES



A PLAT OF DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Raquel L. Decker, as Personal Representative for the Estate of Ricky Lynn Decker, and under her direction for purposes indicated therein, I did on or prior to August 7, 2015, survey those parcels of land described as follows: DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this ____ day of ____, 2015.

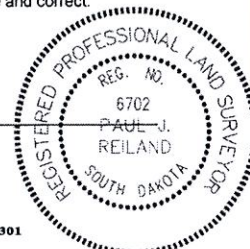
Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



A PLAT OF DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that I, Raquel L. Decker, hereby certify that I am the Personal Representative for the Estate of Ricky Lynn Decker; the plat is of a parcel of ground located in THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Decker Tracts 1 and 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 255th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2015.

Raquel L. Decker, as Personal Representative
for the Estate of Ricky Lynn Decker

ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Raquel L. Decker, as Personal Representative of the Estate of Ricky Lynn Decker, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

I, _____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2015.

CITY PLANNING COMMISSION --- BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2015; and

WHEREAS, it appears from an examination of the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

I, _____, Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2015.

FINANCE OFFICER --- BY: _____



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2015.

COUNTY PLANNING COMMISSION --- BY: _____

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2015.

Chairperson, Board of County Commissioners
Davison County

AUDITOR'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified, and acting County Auditor of Davison County, South Dakota, and that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2015, approving the above named plat.

Auditor, Davison County

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer, Davison County

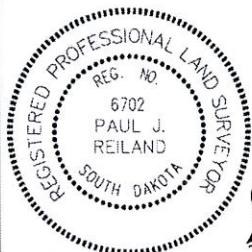
CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approaches is hereby approved. Any change in the location of the existing approaches shall require additional approval.

By: _____
Highway Authority

Title: _____

Date: _____



SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of DECKER TRACTS 1 AND 2 IN THE WEST 1/2 OF THE SE 1/4 OF SECTION 29, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

DIRECTOR OF EQUALIZATION: _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on

Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____
Deputy



SPN

& Associates

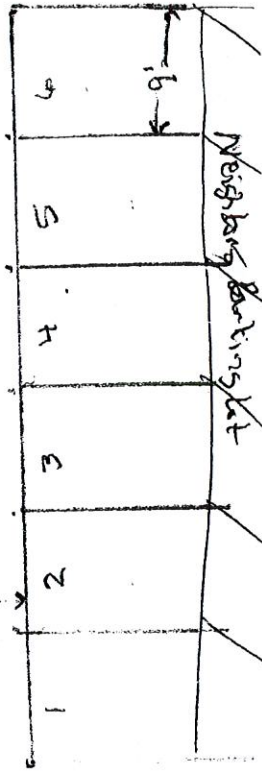
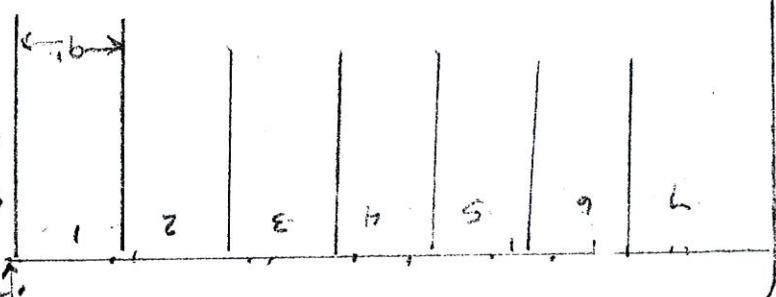
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

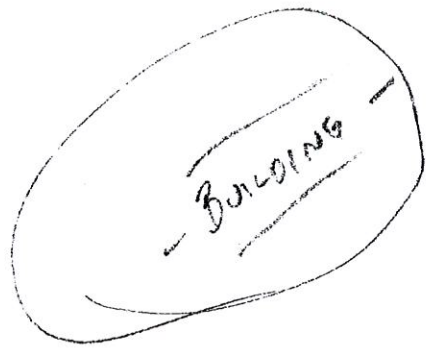
ALLEY

Lot Line

PAVED
COULD BE
Bike Parking
space

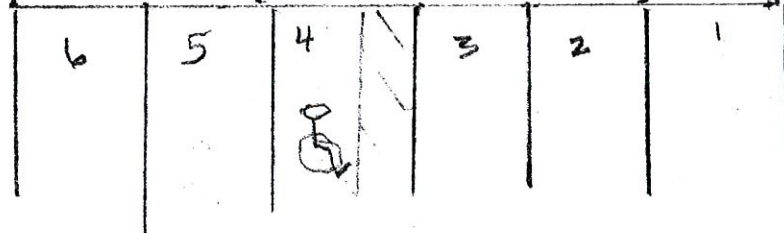


12'



67'

SIDE WALK



Drive thru Pickup



Lot Line



DRIVE WAY

MAIN STREET

Side Walk

North
to Neighbor
Parking lot

DRIVE WAY

[illegible]

807 NORTH ROWLEY
MITCHELL, SD 57301



SHOP 996-4306
FAX 996-6748

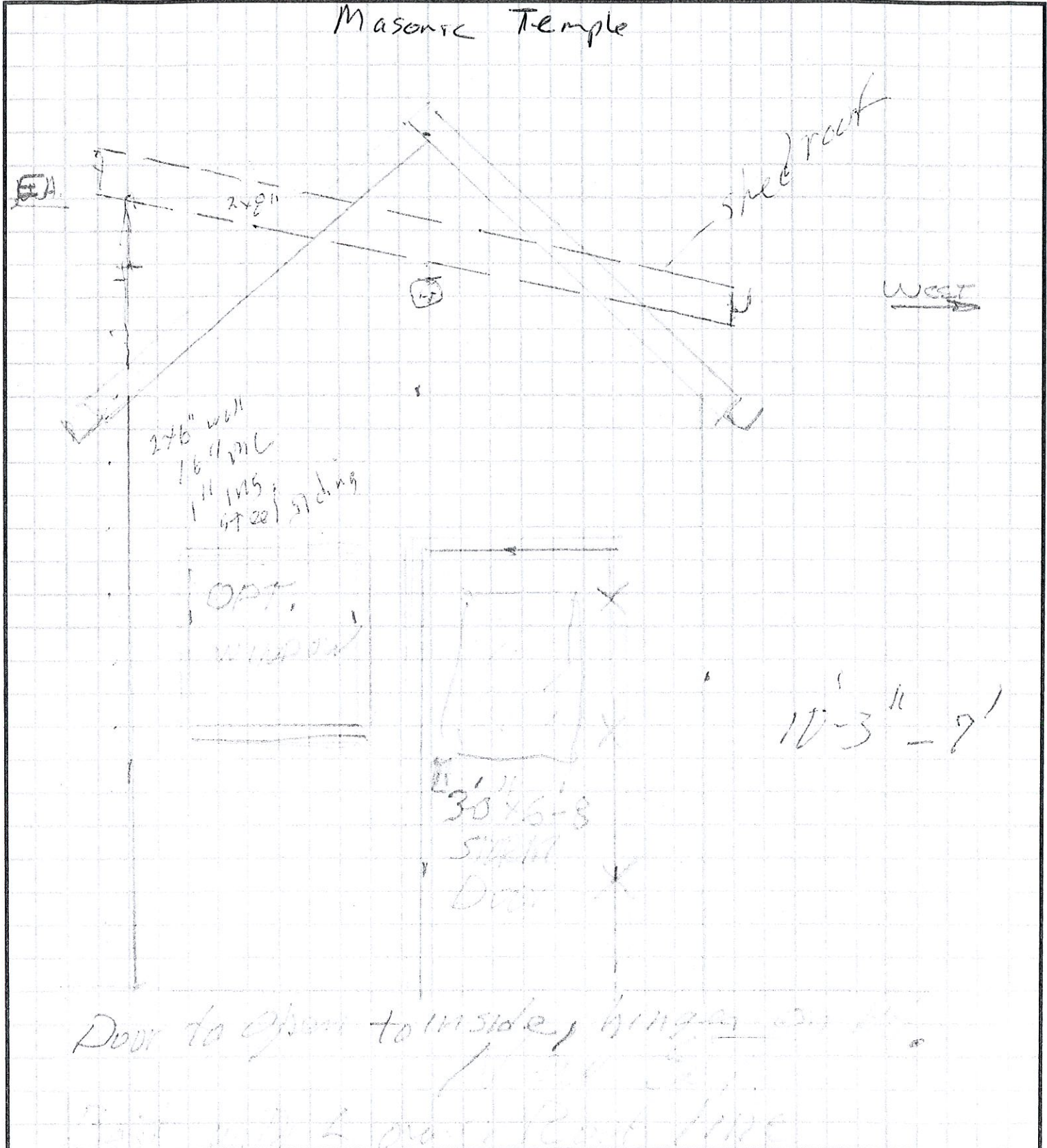
Customer MASONIC TEMPLE

Address _____

Phone _____

PROJECT 112 E. 5th DATE _____

Masonic Temple



807 NORTH ROWLEY
MITCHELL, SD 57301

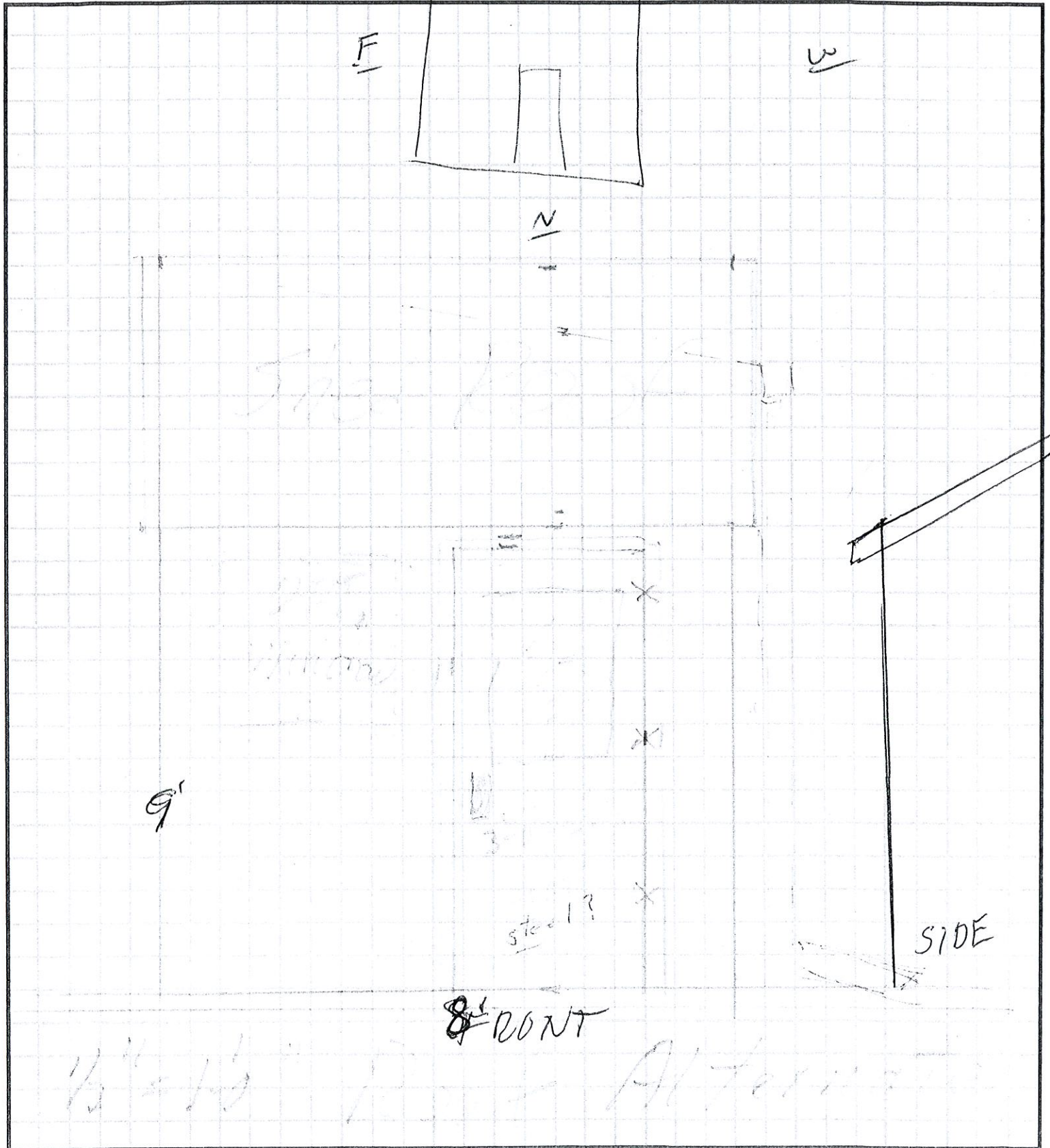


SHOP 996-4306
FAX 996-6748

Entry N. Side
Customer _____
Address _____
Phone _____

MASONIC TEMPLE

PROJECT _____ DATE _____



807 NORTH ROWLEY
MITCHELL, SD 57301



SHOP 996-4306
FAX 996-6748

Customer MASONIC TEMPLE

Address _____

Phone _____

PROJECT _____ DATE _____

