1. Agenda

   Documents: 09-28-15 AGENDA.PDF

2. Packet

   Documents: 09-28-15 PACKET.PDF

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, September 28, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting September 14, 2015

NEXT MEETING: TUESDAY, October 13, 2015

CONDITIONAL USE: Laura Picek (applicant) and Avera Queen of Peace (owner) for a family residential child care at 1209 E 5th Ave, legally described as Lot 4, Block 6, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. Zoned R4.

PLAT: Lots 1, 2 and 3 of Raml First Addition in the West ½ of the East ½ of the NW ¼ of Section 4, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota

PLAN APPROVAL: Wagner - 505 E Juniper – addition. Zoned HB

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, September 14, 2015

Not Approved

Call to Order: Chairman Larson called to order the September 14, 2015 Planning Commission meeting at 12:00 pm in the Council Chambers, City Hall, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Schmucker, Meyers

Members Absent: Molumby, Fergen, and Doescher

Others Present: Putnam, Laursen, Ellwein, Hegg, London, McGannon, Overweg, Koch, Johnson

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

Minutes: Motion by Schmucker, seconded by Everson to approve the minutes of the August 25, 2015 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for September 28, 2015. All members present voting aye, motion carried.

Variance: Tara Volesky has requested a back yard variance of 10' vs 25' and a front yard variance of 19.5' vs. 25' for construction of a 4 unit family dwelling at 404 Homer Court, legally described as Lot 19, Tract 1, Wild Oak Golf Club Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R-4 High Density Residential District.

Volesky was present to explain her request. No one else other than staff and commissioners provided comments on the application.

The commissioners reviewed written comments.

Letters to the neighboring property owners were sent September 3, 2015 and the public notice was published in the *Mitchell Daily Republic* on September 3, 2015.

Volesky said she bought the lot in March, 2015.

Volesky indicated she has received approval from the Wild Oak Golf Club Committee and she is aware of the covenants on the lot. She indicated there is a 'cart path' on her property. She explained why the variances meet the 'hardship' criteria, specifically irregular lot. The building will be two stories; each unit will have garages, and no basements.

Motion by Everson, seconded by Meyers to recommend the Board of Adjustment deny the variances. All members present voting aye, except Schmucker who abstained. Motion passes 4 to 0.

Plat: (Tabled from 8/25/15) Lots 1 & 2 of R.L. Decker 1st Addition in the West ½ of the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Paul Reiland of SPN & Associates was present to explain the plat. He addressed the access issues.

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

Plat: Lot 51 of Maui Farms 1st Addition, a subdivision of the SE ¼ of Section 31, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

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

Other Business: Putnam presented the agenda and registration form for the South Dakota Planners Association Annual Planning and Zoning Conference, which will be in Mitchell.

Chairman adjourned the meeting at approximately 12:30 pm.

_____ _____

Chairman Date

SLACK'S
IT 1
IT 2
N
N HUNTER ST
N KITTRIDGE ST
N FOSTER ST
E 5TH AVE
E 4TH AVE
BRIDLE DR
1209 E 5th Ave.
GLEASONS
BRIDLE ACRES
S.T. GREENE
N MARSHALL ST
N TAYLOR ST
B-1
B-2
Subdivision
Blocks
Lots
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, 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, Laura Picek (applicant) Avera Queen of Peace (owner) are seeking a conditional use for a family residential child care in the residence at 1209 E. 5th Ave, legally described as Lot 4, Block 6, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 28, 2015at 12:00 P.M and the Board of Adjustment on October 5, 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.

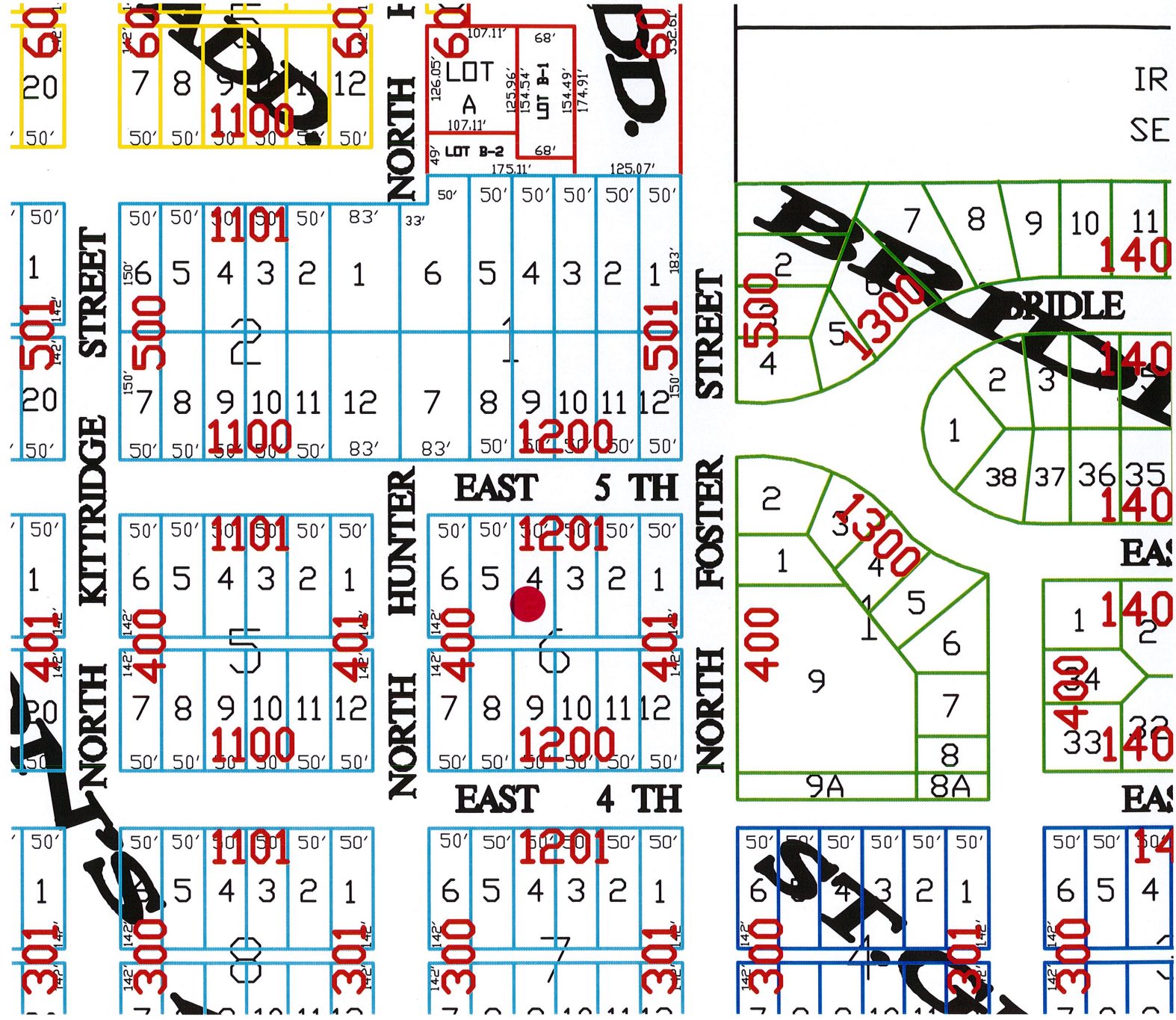
Dated at Mitchell, South Dakota, this 15th day of September, 2015.

Michelle Bathke

FINANCE OFFICER

Publish twice: September 18 and September 23, 2015
Approximate Cost:

PICEK


NORTH KITTRIDGE STREET
NORTH HUNTER STREET
NORTH FOSTER STREET
EAST 5 TH
EAST 4 TH
LOT A
LOT B-1
LOT B-2
BRIDLE
1100
1101
1200
1201
1300
1400
500
501
400
401
300
301

PICEK

AVERA QUEEN OF PEACE
525 N FOSTER
MITCHELL SD 57301

RONALD TWEDT
905 E 1ST AVE
MITCHELL SD 57301

JASON BATES
1200 E 4TH AVE
MITCHELL SD 57301

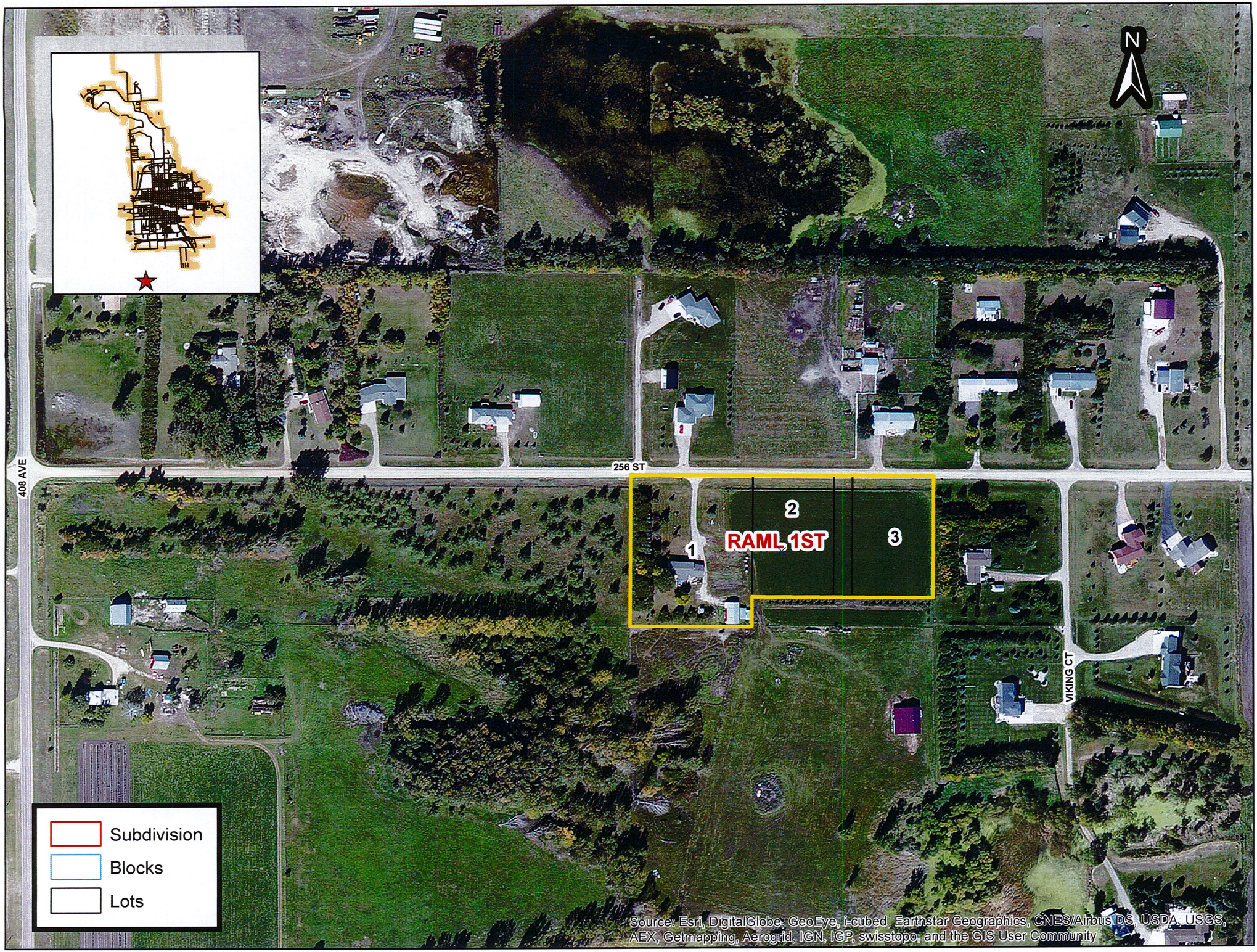
BETH & GAIL NORWICK
1204 E 4TH AVE
MITCHELL SD 57301

DAVID, MARIA, MICHAEL MILLER
1208 E 4TH AVE
MITCHELL SD 57301

KYLE & ASHLEY SCHULZ
1212 E 4TH AVE
MITCHELL SD 57301

ROBERT & DOROTHY HOSCHEID
411 N FOSTER
MITCHELL SD 57301

DARREN SWENSON
1220 E 4TH AVE
MITCHELL SD 57301


N
256 ST
408 AVE
VIKING CT
1
2
3
RAML 1ST
Subdivision
Blocks
Lots
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

SEC. 4, T 102 N, R 60 W

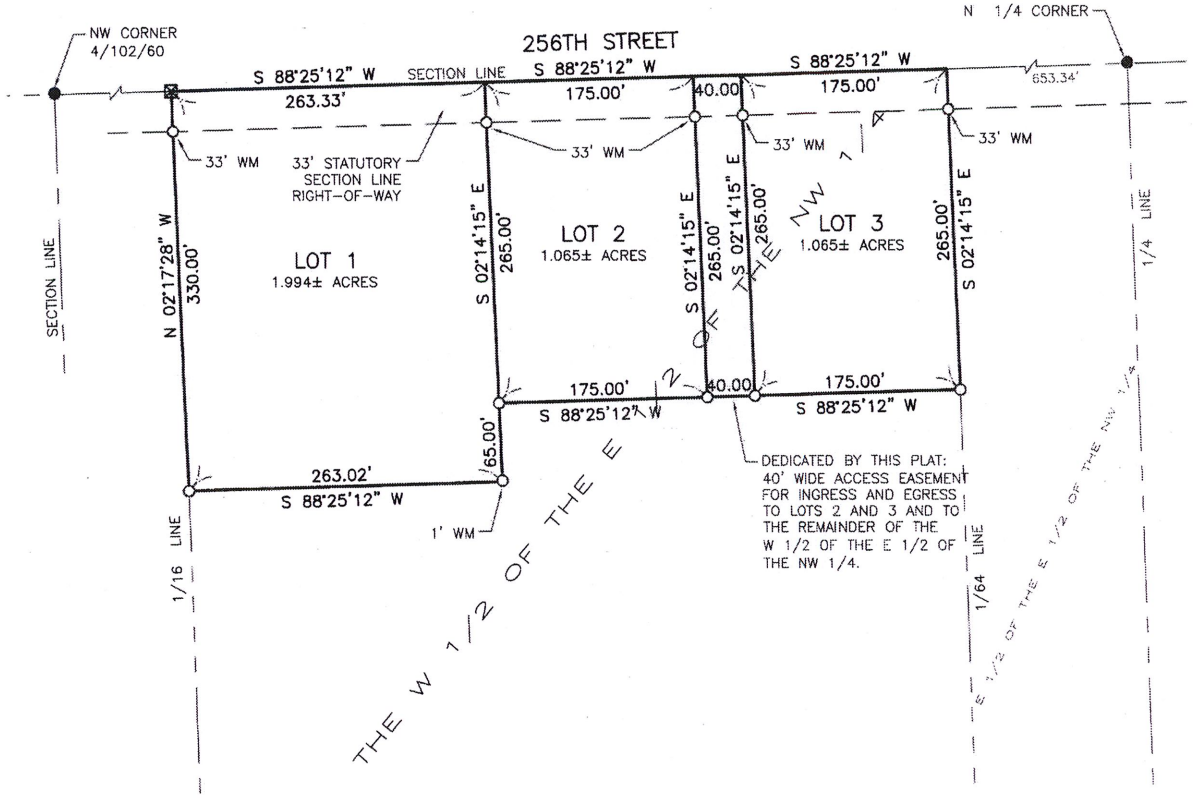
LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PJR-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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 Daniel M. Raml and Janice C. Raml, and under their direction for purposes indicated therein, I did on or prior to September 9, 2015, survey those parcels of land described as follows: LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this _____ day of September, 2015.

Registered Land Surveyor #SD6702

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots 1, 2 and 3 of Raml First Addition shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 256th 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, we have hereunto set our hands this _____ day of _____, 2015.

_____ Daniel M. Raml

_____ Janice C. Raml

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2015, before me, _____, the undersigned officer, personally appeared Daniel M. Raml and Janice C. Raml, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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:_____

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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 HIGHWAY AUTHORITY

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

By:_____ Title:_____ Date:_____
Highway Authority

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

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J.
REILAND
SOUTH DAKOTA

SPN & Associates
Engineers, Planners and Surveyors
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DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOTS 1, 2 AND 3 OF RAML FIRST ADDITION IN THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 102 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)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2015, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO.
6702
PAUL J.
REILAND
SOUTH DAKOTA

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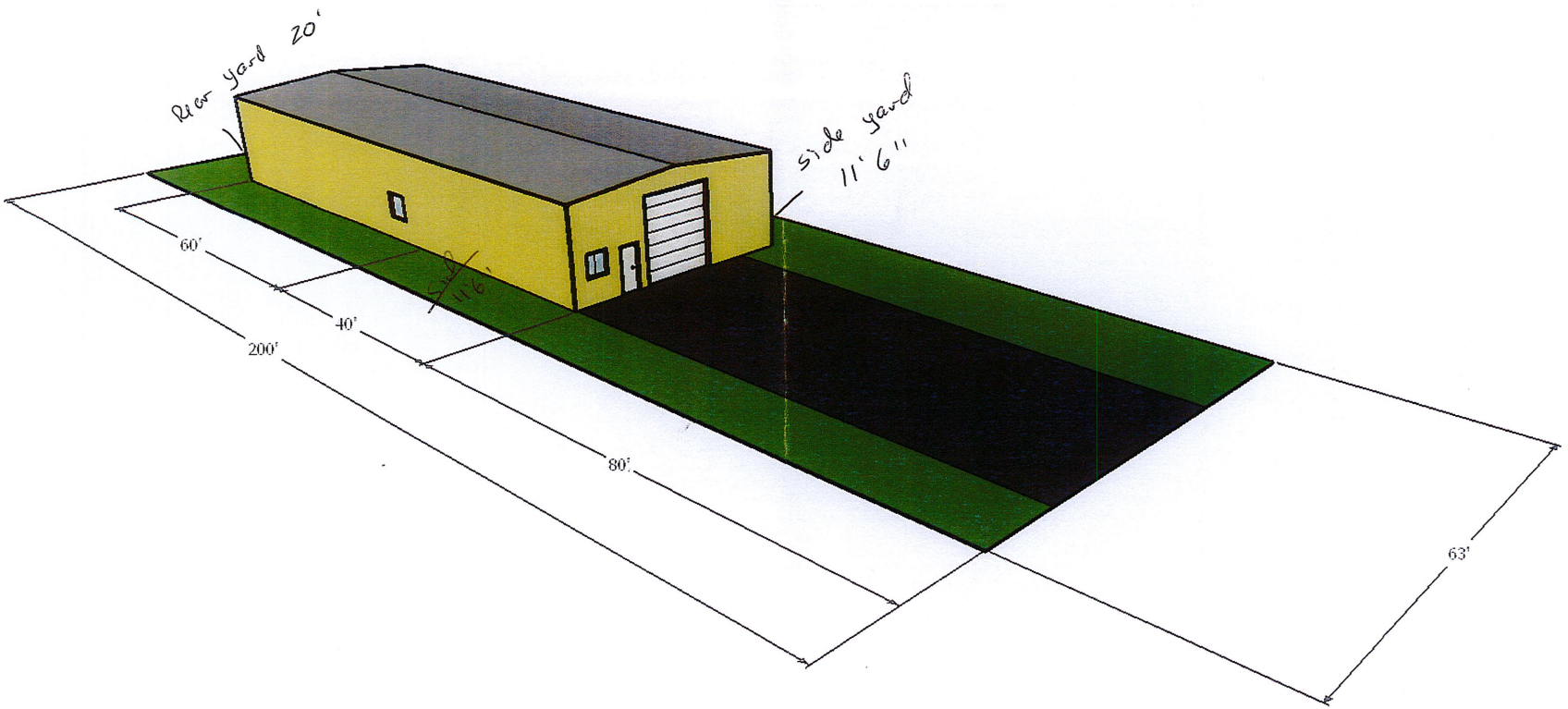


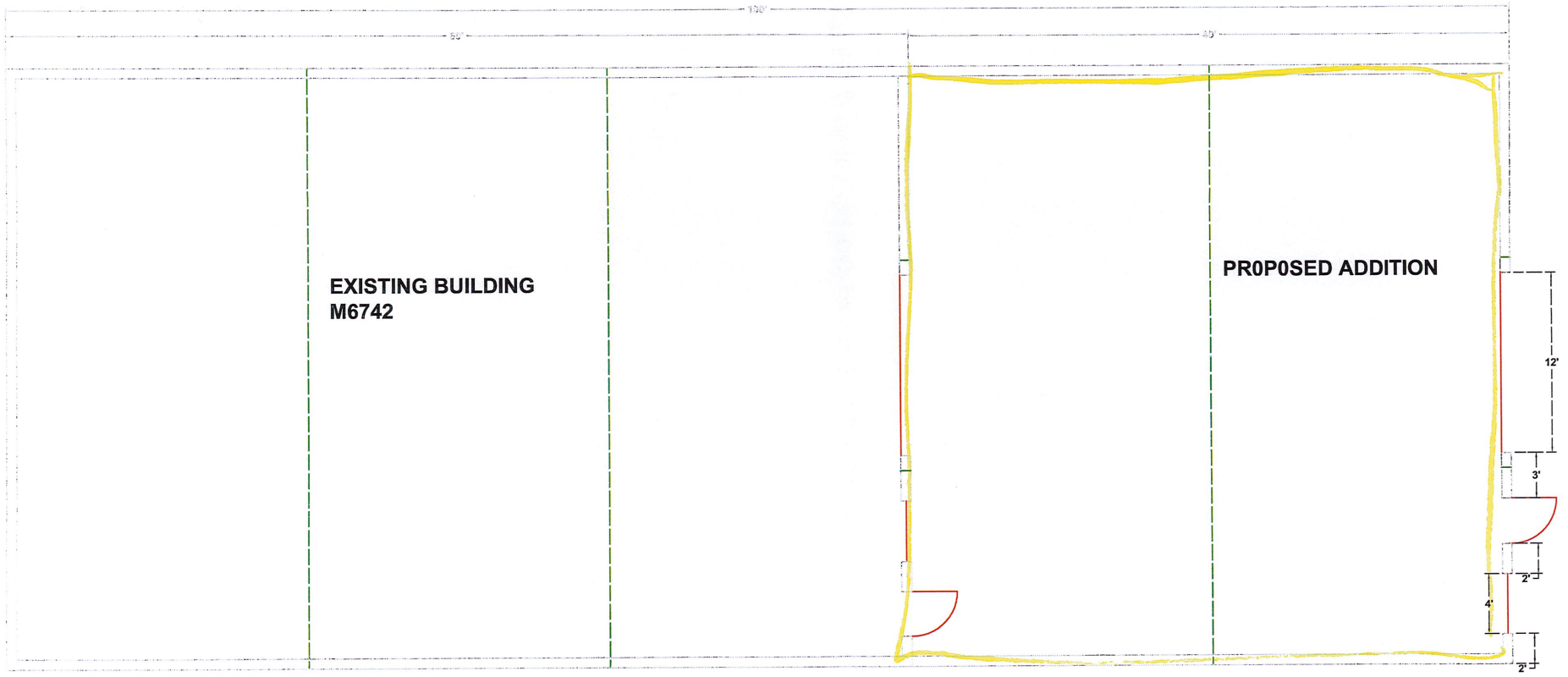
(Jason Area Steel 656-0015) (Const Type ~~III~~ B)

Cost - $39,400

Zone HB (Occ U)

Dennis Wagner
505 East Juniper

E 63' of Lt. S-3A
in replat of Lt. S Davison Co. SD.



AREA STEEL
GENERAL CONTRACTOR
DESIGN / BUILD SERVICES

40730 247TH STREET- MITCHELL, SD
PHONE: (605-996-5745) FAX: (605-996-1545)
E-MAIL: areasteel@santel.net

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PROJECT: DENNIS WAGER
MITCHELL,SD

OWNERS SIGNATURE: