

1. Agenda

Documents: [11-23-15 AGENDA.PDF](#)

2. Packet

Documents: [11-23-15 PACKET.PDF](#)

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, November 23, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting November 9, 2015

NEXT MEETING: Monday, December 14, 2015

VARIANCE: Dean & Kimberly Knutson for an oversize variance of 3,200 square feet vs. 2,000 square feet for construction of an accessory building at 701 N Blair, legally described as Block 4, Home Park Addition, Davison County, South Dakota. Zoned R4.

PLAN APPROVAL: (tabled from 11-09-15) DRJ Contracting - 2200 W Havens – addition. Zoned HB.

PLAN APPROVAL: (tabled from 11-09-15) Hart – 2350 W Spruce – ag. building. Zoned HB.

PLAN APPROVAL: Doug Dailey – 501 S Sanborn – remodel. Zoned HB.

PLAN APPROVAL: Interstate Tire – 1501 S Ohlman – new building. Zoned HB.

PLAT: Lots 1, 2, 3, 4 & 5, Block 2, MLC Addition, a subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota

PLAT: Lots 1 & 2 of Brig Addition, a subdivision of Irregular Tract 12 in the SW ¼ of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAN APPROVAL: Brig – 2700 N Main – addition. Zoned HB.

PLAN APPROVAL: Coborn's – 1800 N Main – remodel. Zoned HB.

ALLEY VACATION: Iverson – 515 E Ash – SW corner of Burr/Ash.

DISCUSSION: Zoning Code Amendments

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."

PLANNING COMMISSION AGENDA

City Council Chambers

DATE: Monday, November 23, 2015

TIME: 12:00 NOON

CALL TO ORDER:

ROLL CALL:

APPROVE AGENDA:

MINUTES: Regular Meeting November 9, 2015

NEXT MEETING: Monday, December 14, 2015

VARIANCE: Dean & Kimberly Knutson for an oversize variance of 3,200 square feet vs. 2,000 square feet for construction of an accessory building at 701 N Blair, legally described as Block 4, Home Park Addition, Davison County, South Dakota. Zoned R4.

PLAN APPROVAL: (tabled from 11-09-15) DRJ Contracting - 2200 W Havens – addition. Zoned HB.

PLAN APPROVAL: (tabled from 11-09-15) Hart – 2350 W Spruce – ag. building. Zoned HB.

PLAN APPROVAL: Doug Dailey – 501 S Sanborn – remodel. Zoned HB.

PLAN APPROVAL: Interstate Tire – 1501 S Ohlman – new building. Zoned HB.

PLAT: Lots 1, 2, 3, 4 & 5, Block 2, MLC Addition, a subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota

PLAT: Lots 1 & 2 of Brig Addition, a subdivision of Irregular Tract 12 in the SW ¼ of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

PLAN APPROVAL: Brig – 2700 N Main – addition. Zoned HB.

PLAN APPROVAL: Coborn's – 1800 N Main – remodel. Zoned HB.

ALLEY VACATION: Iverson – 515 E Ash – SW corner of Burr/Ash.

DISCUSSION: Zoning Code Amendments

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."

**CITY OF MITCHELL
CITY PLANNING COMMISSION**

MINUTES, November 9, 2015

NOT APPROVED

Call to Order: Chairman Larson called the November 9, 2015 meeting to order at 12:00 pm, Council Chambers, City Hall, Mitchell, SD

Members Present: Larson, Griffith, Meyers, Schmucker, and Doescher

Members Absent: Fergen, Everson, Molumby

Others Present: Putnam, Hegg, Johnson, Overweg, London, Koch, Ellwein, and Mayor Toomey

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

Minutes: Motion by Griffith, seconded by Schmucker to approve the minutes of the October 26, 2015 minutes. All members present voting aye, motion carried.

Next Meeting: Motion by Griffith, seconded by Schmucker to schedule the next meeting for November 23, 2015, all members present voting aye, motion carried.

Conditional Use: Marilee Johnson-Geary for home occupation that provides counseling services at 1321 E 2nd Avenue, legally described as Lot 1 ad E ½ Lot 2, Block 12, ST Greene Addition, City of Mitchell, Davison County, SD. Property is zoned R2.

The applicant was present to answer questions. No written objections were received. No one testified in opposition of the application.

Letters to the neighbors were sent October 29, 2015 and the public notice was published in the *Mitchell Daily Republic* on October 30 & November 5, 2015.

The applicant indicated that she operates at another location, but would like the opportunity to have clients visit her home.

Motion by Meyers, seconded by Griffith to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1) not more than 6 visits per day, 2) hours 8 am to 9 pm Monday thru Saturday. All members present voting aye, motion carried.

Plan Approval: B & R Leasing, 1222 W Havens, Highway Oriented Business District. Motion by Griffith, seconded by Meyers to approve the plan. Griffith, Meyers, Larson aye, and Schmucker no. Motion passes 3 to 1.

Plan Approval: DRJ Contracting, 2200 W Havens, addition, HB Zoning. The commission would like additional information. Motion by Griffith, seconded by Schmucker to table the plan approval until next meeting. All members present voting aye, motion carried.

Plan Approval: Hart, 2350 W Spruce, new building, zoned HB. The commission would like additional information. Motion by Schmucker, seconded by Meyers to table the plan approval until the next meeting. All members present voting aye, motion carried.

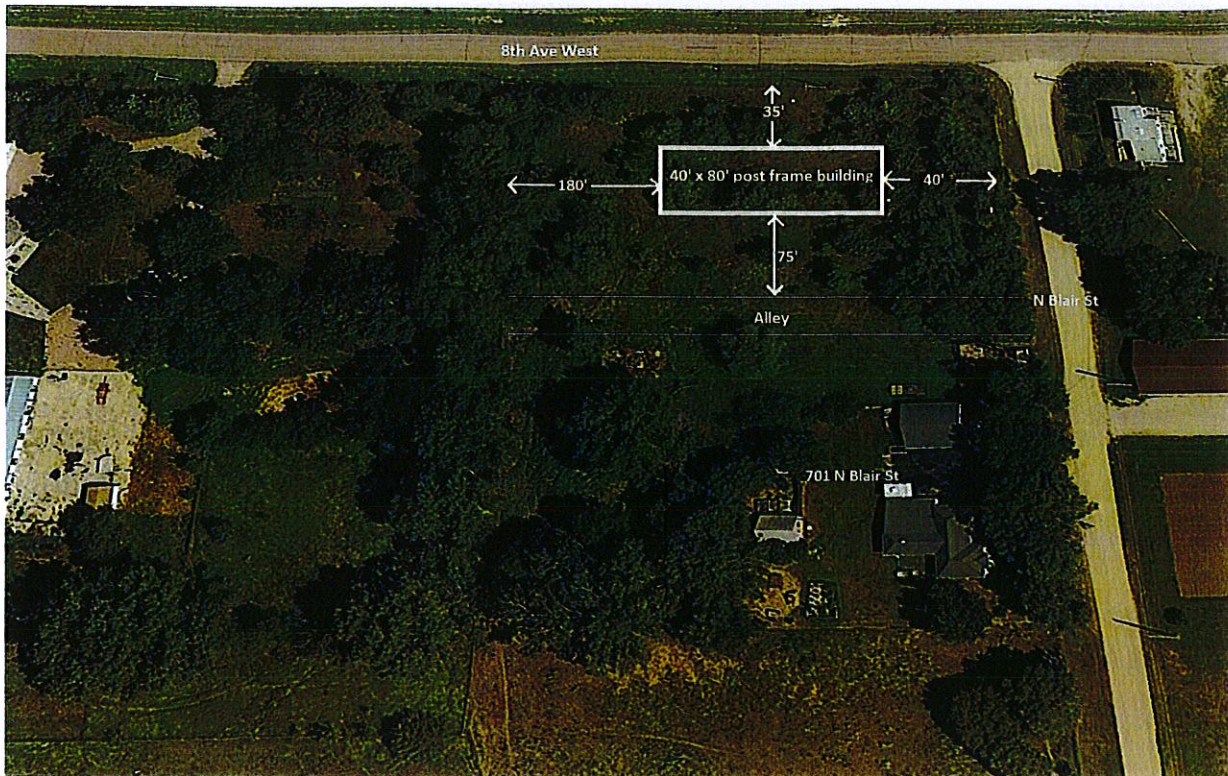
Plat: Torrey Pines Avenue in Lakeview 2nd Addition, a Subdivision of the NW ¼ of the SW ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD. Dean Sadler, Manager Pro Build, was present to answer questions. This is part of the Pro Build Development and Tax Incremental District # 15. The new street is nearly complete. Motion by Griffith, seconded by Meyers to approve the plat. All members present voting aye, motion carried.

Other Business: Putnam informed the commission at a future date the planning commission will hold a hearing and recommend possible amendments to the zoning code. The council is recommending an amendment that would allow conditional uses of Indoor Recreational Facility that are converted from existing buildings in some residential districts. Putnam may also have some additional recommendations. No action taken.

Chairman Larson adjourned the meeting at 12:40 pm.

Chairman

Date





TR. #9

14

WEST

WEST

WEST

WEST

WEST

WEST

WEST

WEST

WEST

WEST

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 Dean & Kimberly Knutson have requested an oversize variance of 3,200 square feet vs. 2,000 square feet for construction of an accessory building locate on Block 4, Home Park Original Addition, Davison County, South Dakota (701 N Blair St, Mitchell, SD). The property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on November 23, 2015 at 12:00 P.M and the Board of Adjustment on December 7, 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 2nd day of November, 2015.

Michelle Bathke

FINANCE OFFICER

Publish once: November 13, 2015

Approximate Cost:

KNUTSON

CHRISTOPHER CARPENTER
1821 W 8TH AVE
MITCHELL SD 57301

WARNER & VERYLIS BOYD
920 W NORWAY AVE #205
MITCHELL SD 57301

BRIAN & LANA LOKEN
2019 W 8TH AVE
MITCHELL SD 57301

WAYNE TIETZ
1900 W 6TH AVE
MITCHELL SD 57301

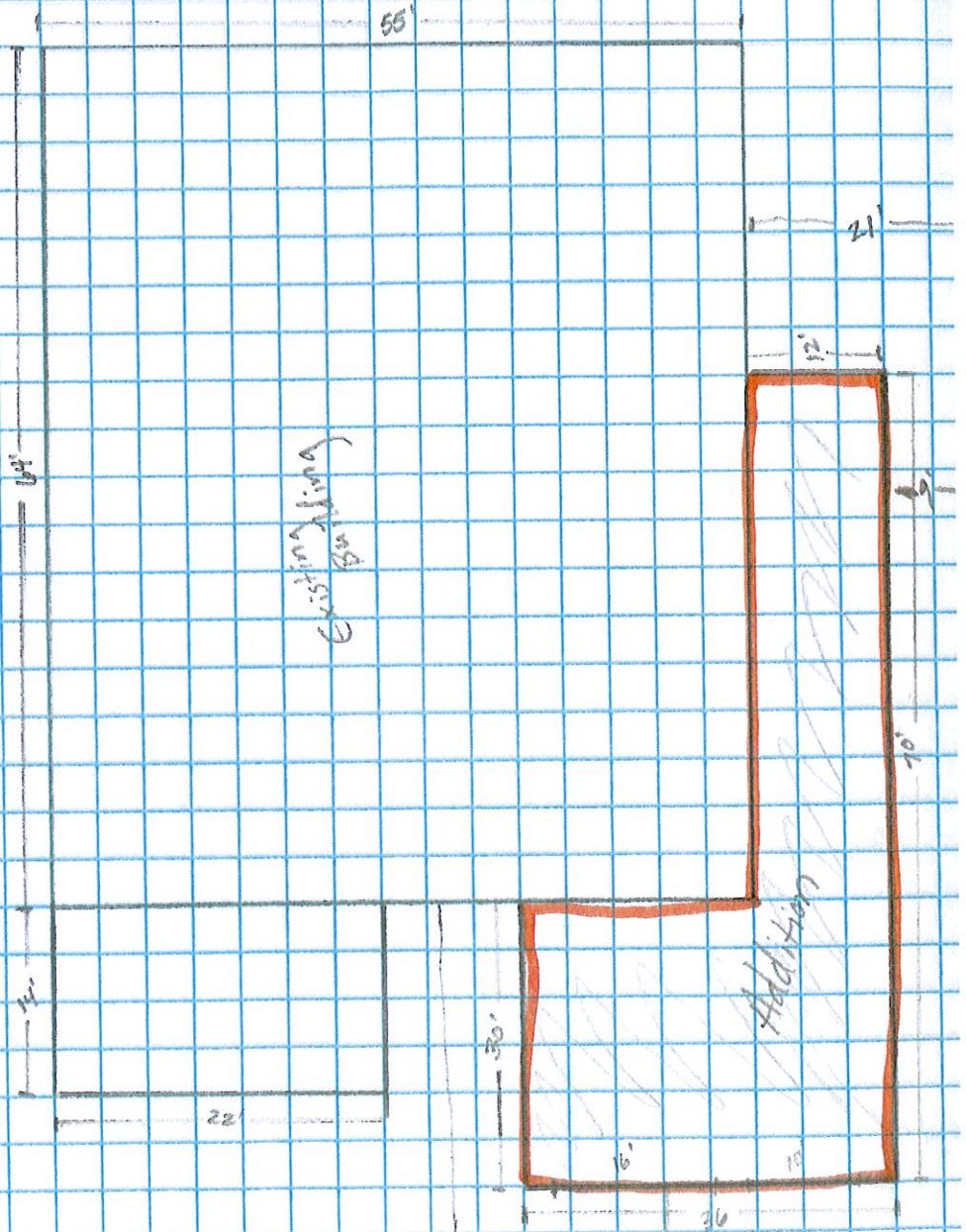
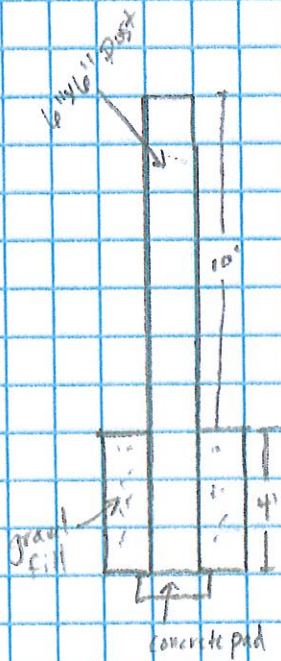
BERTHA JEAN KING
2124 W 8TH AVE
MITCHELL SD 57301

DEAN & KIM KNUTSON
701 N BLAIR
MITCHELL SD 57301

DRJ Contracting
2200 W Havens
Mitchell SD 57301

S

← Havens →



N



Google earth

feet 10
meters 4

2200 W Stevens





999-3520 Lanna Hoyt

© 2013 Pictometry

Building Plan for 2350 West Spruce

16 x 85 Barn will be made of wood with a metal roof, to be used as an office and storage for both Great Plains Fencing Supply, and Great Plains Performance Horses. Access will be on the existing road up the middle of the lot driving to the North. There will be horse pens to the North of the building. The office will be on the west end of the building. Storage for skid loader will be on the east end of building. A Water line has been brought out to the site.

DAILEY

501 S SANBORN

(OLD SUBWAY)

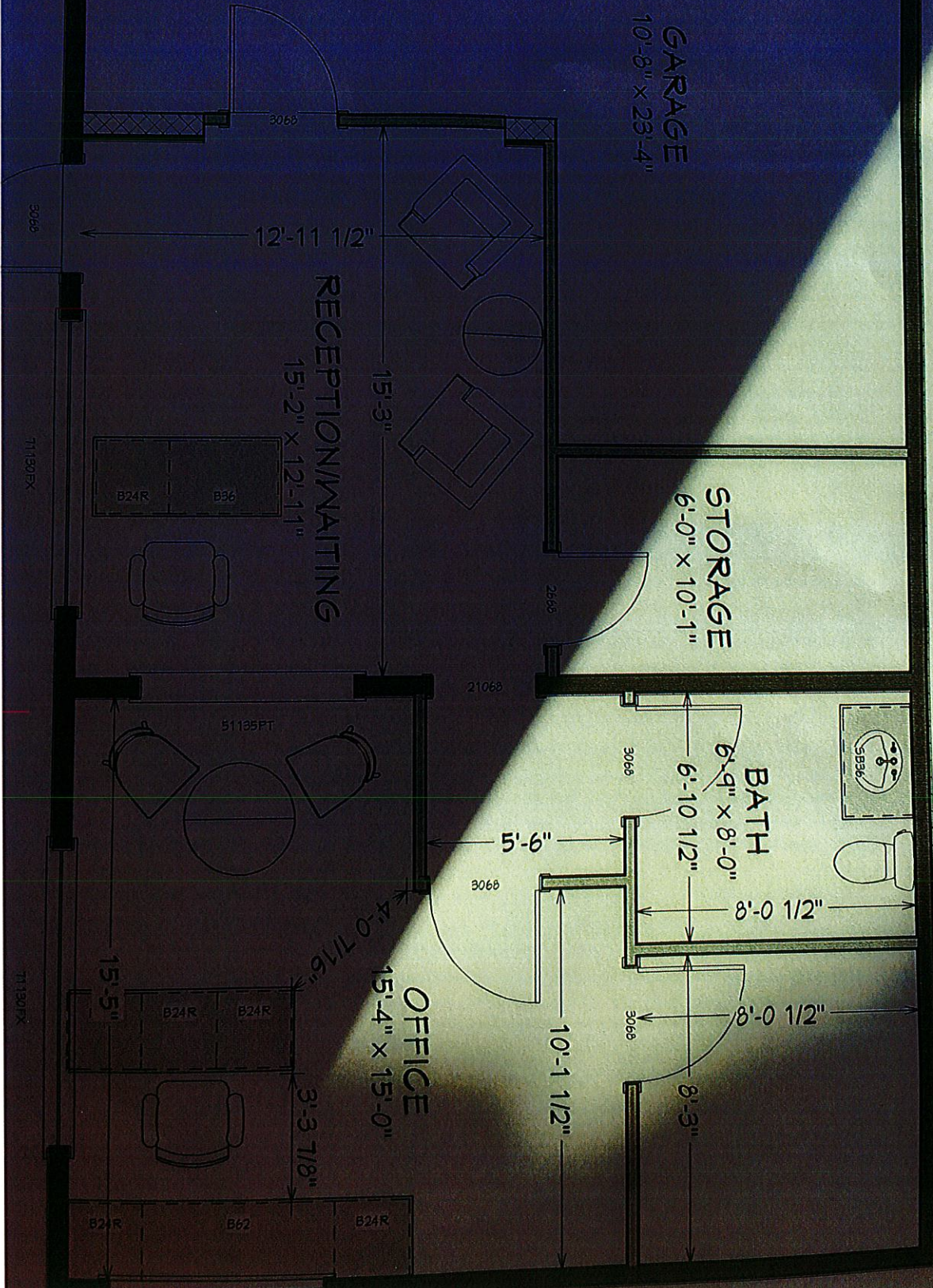
GARAGE
10'-8" x 23'-4"

STORAGE
6'-0" x 10'-1"

BATH
6'-9" x 8'-0"

OFFICE
15'-4" x 15'-0"

RECEPTION/WAITING
15'-2" x 12'-11"



INTERSTATE TIRE

NORTH

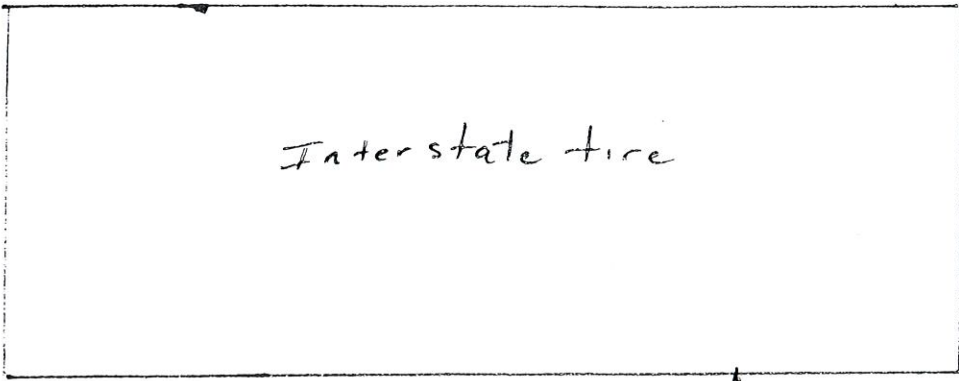
ROAD

UT/MTN

EAST

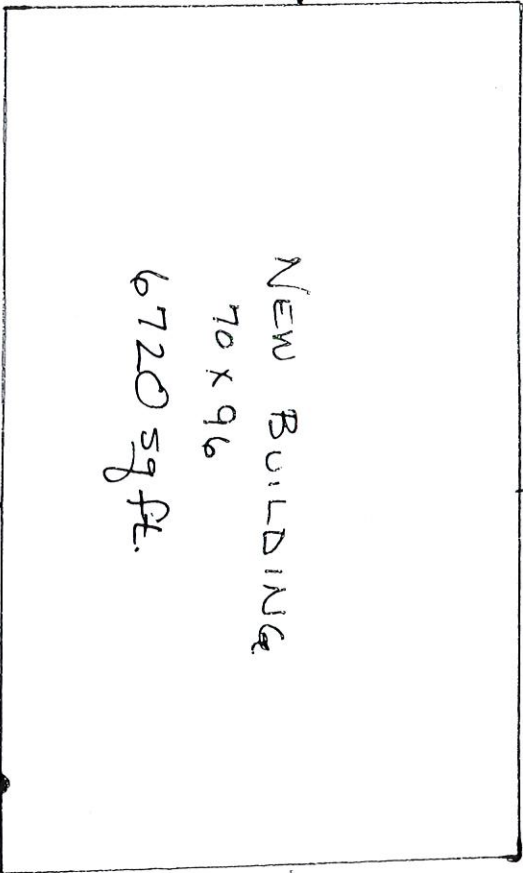
Prop Line

EXISTING
Approach



1501 SOHLMAN

150'



130'

120'

Drainage

DRAINAGE

160'

V

MERLIN TINGLY

+351 N Main

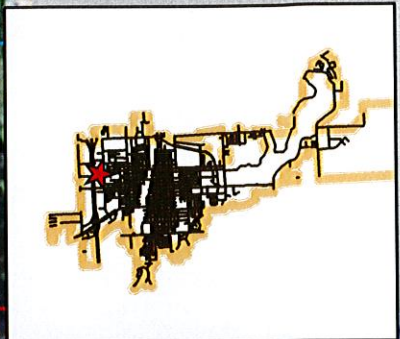
MITCHELL S.D. T7201

Building Information

look like shop

INTERSTATE TIRE

- 1.) wood siding
- 2.) shingled Roof
- 3.) stone 4' up sides - and front
- 4.) Alum. Door - windows
5. concrete floor
- 6.) Alum Soffit + Fascial
- 7.) Approx 6700 - 7000 sq ft.



W NORWAY AVE

S MINNESOTA ST

W PINE AVE

S WISCONSIN ST

**MLC
ADDITION**

**MORNINGVIEW
ADDITION**



-  Subdivision
-  Blocks
-  Lots

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



GRAPHIC SCALE



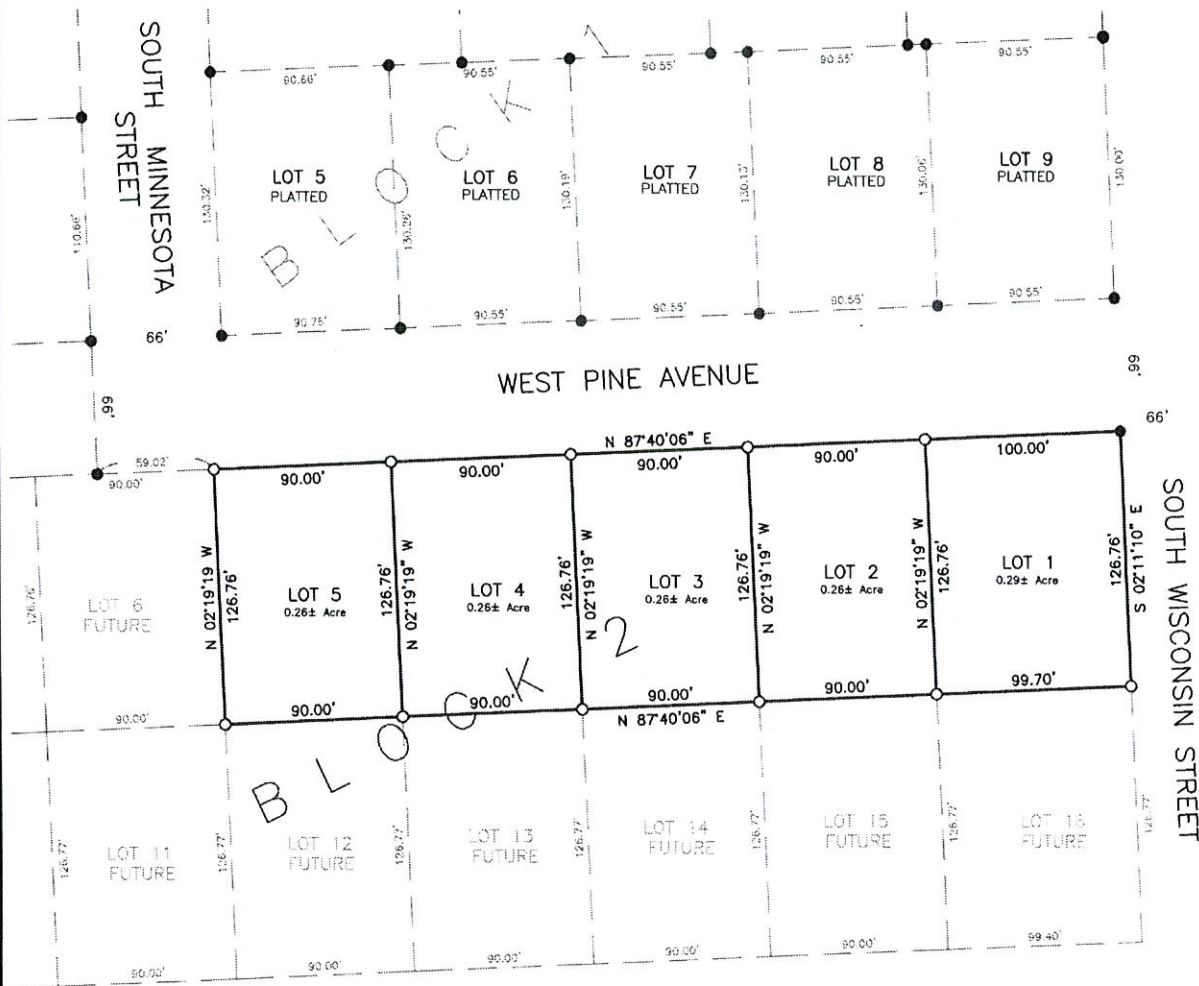
(IN FEET)
1 inch = 60 ft.

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
ASSIGNED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES

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 P.R.-8702
- WM = WITNESS MONUMENT



A PLAT OF LOTS 1, 2, 3, 4 AND 5, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, 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 Mueller Lumber Company, a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to November 9, 2015, survey those parcels of land described as follows: LOTS 1, 2, 3, 4 AND 5, BLOCK 2, MLC ADDITION, A SUBDIVISION OF BLOCK 3, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, 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 November, 2015.

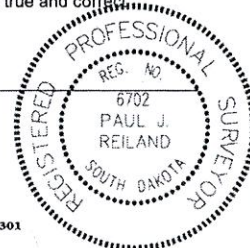
Registered Land Surveyor #SD6702

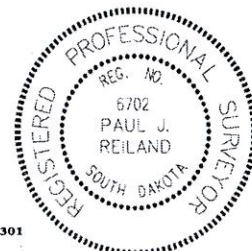
SPN

& 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





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



Subdivision

Blocks

Lots

SD HWY 37

10A

10f13A

13A

13A-1B

12B

1T-12

BRIG
ADDITION

1

2

LAKE
PARK

9

8

6

7

LAKEVIEW LN

5

10

12A-1A

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

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



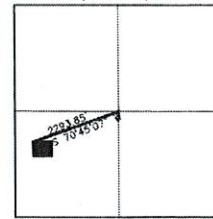
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 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 PCK-8296
- WM = WITNESS MONUMENT

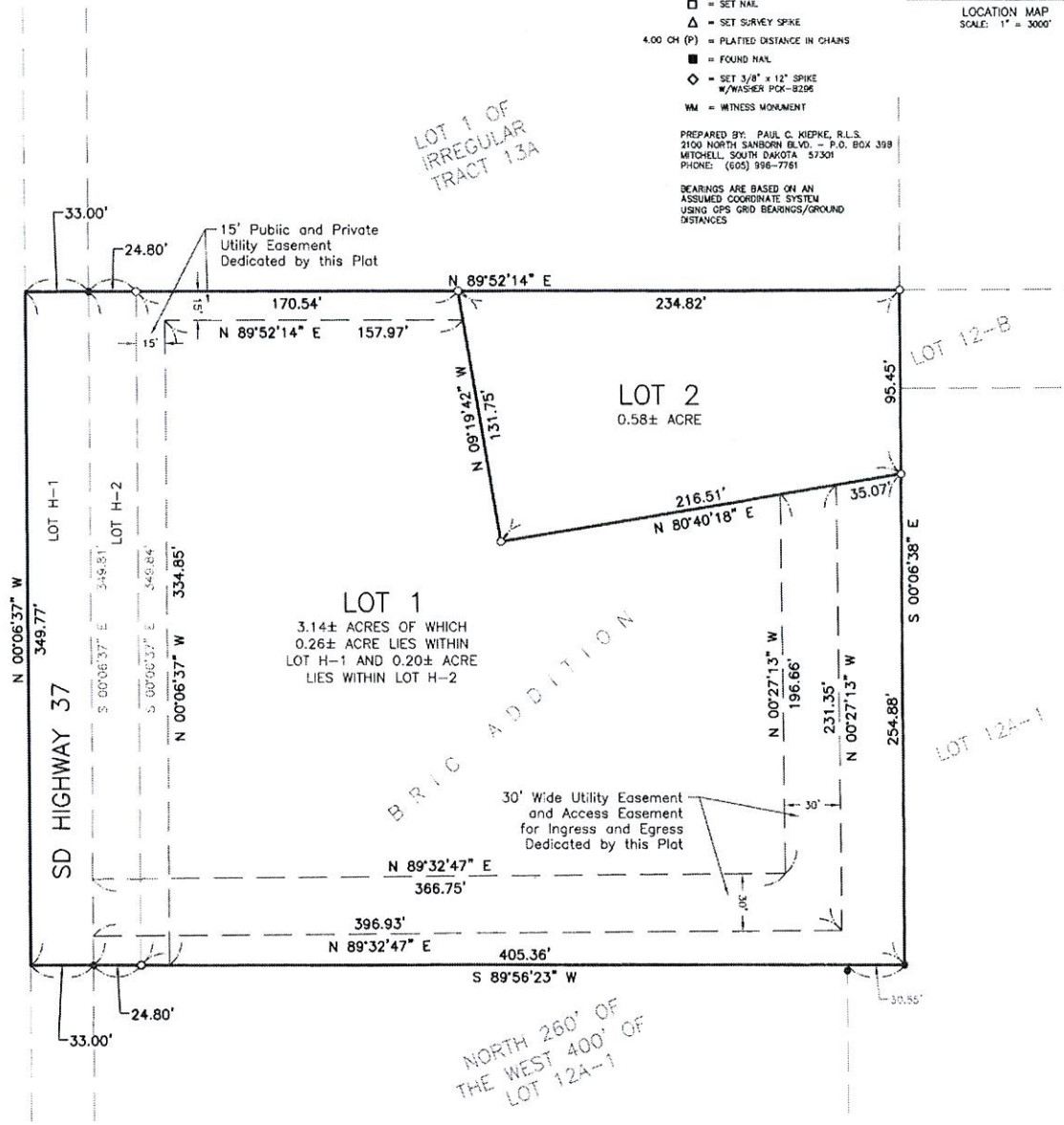
PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

SEC. 10, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 1 AND 2 OF BRIG ADDITION, A SUBDIVISION OF IRREGULAR TRACT 12 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Todd Dikoff, as owner, and under his direction for purposes indicated therein, I did on or prior to October 21, 2015, survey those parcels of land described as follows: LOTS 1 AND 2 OF BRIG ADDITION, A SUBDIVISION OF IRREGULAR TRACT 12 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 18th day of November, 2015.

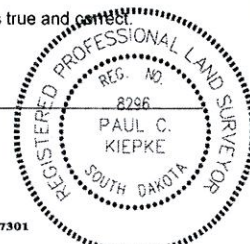
Registered Land Surveyor #SD8296

SPN

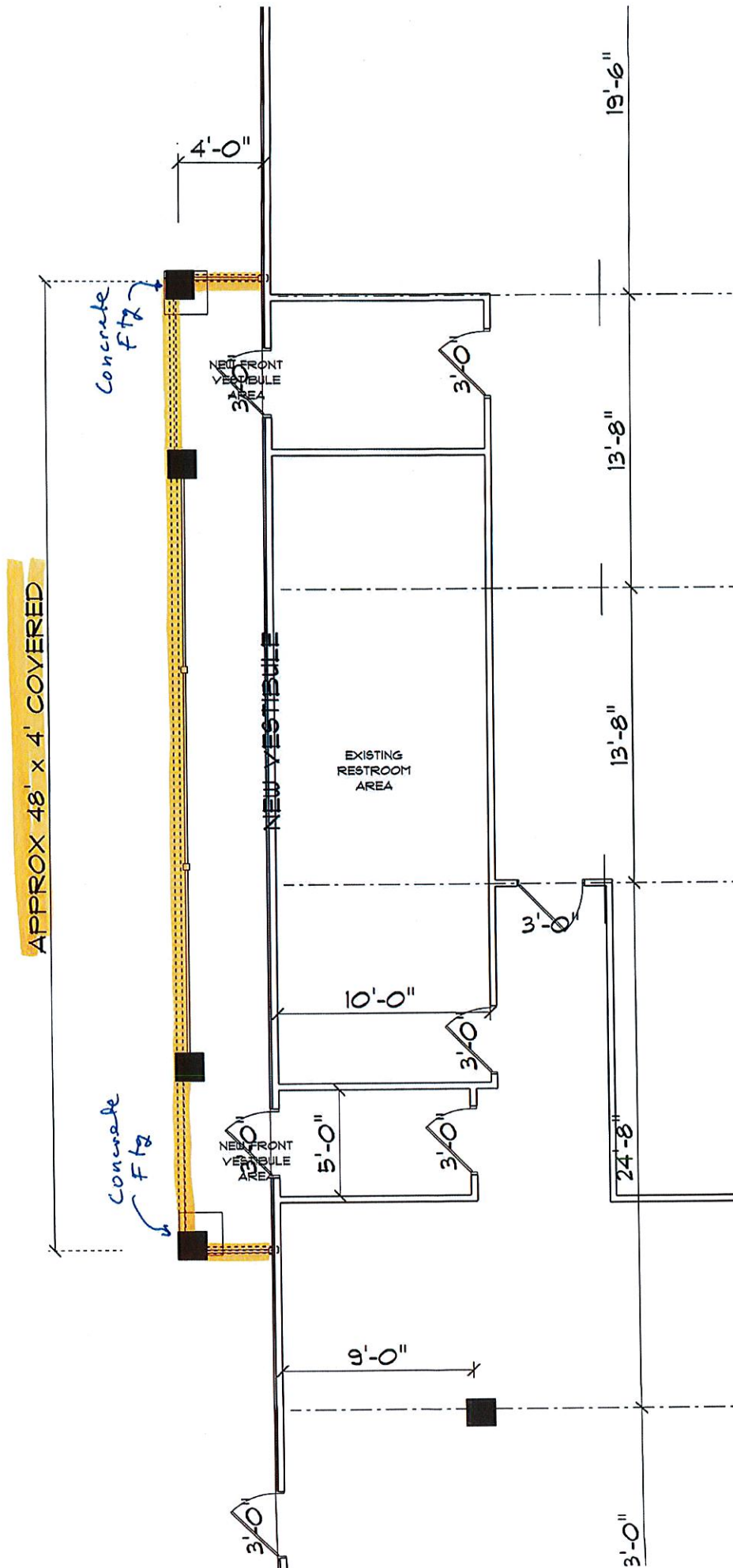
& Associates

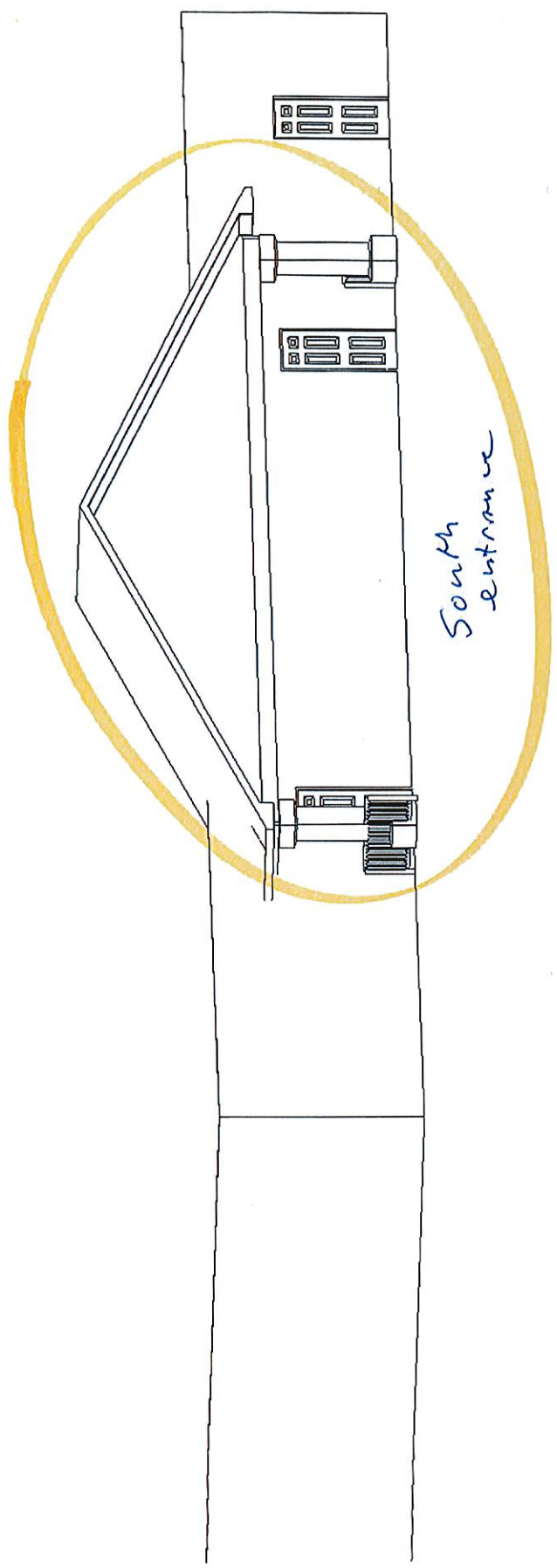
Engineers, Planners and Surveyors

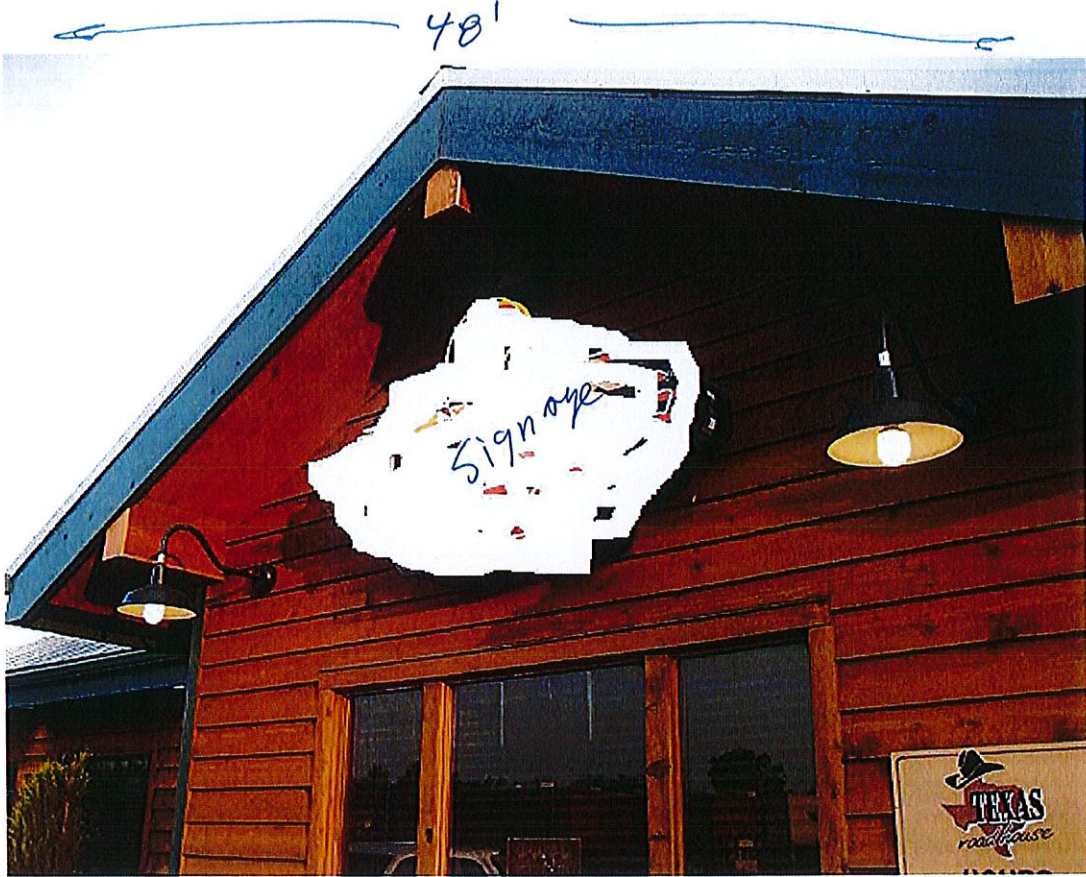
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



7301







similar idea..

From: Steve Hage [<mailto:steveh@millerab.com>]
Sent: Wednesday, November 18, 2015 3:37 PM
To: Neil Putnam
Cc: Brett Ulen
Subject: Coborn's Remodel

Neil,

Attached is a copy of the remodel plan for the Mitchell Coborn's Super Store.

Please place this project on the agenda for the Monday November 23 Planning Commission agenda.

The basic scope is:

1. Close the video section and convert to team member office space
2. Expand the liquor store
3. Remodel the convenience store and casino space
4. Relocate the liquor store entrance

I will stop by your office tomorrow around 11 am.

STEVE HAGE

320.251.4109 | 320.249.0873 c | 320.251.4693 fx

PO Box 1228 | St. Cloud, MN | 56302

www.millerab.com



Confidentiality Notice: This E-mail (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, is confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please contact the sender by reply email and destroy all copies of the original message.



**1800 NORTH MAIN
MITCHELL, SOUTH DAKOTA 57301**

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of NORTH DAKOTA.

Signature: BRADLEY A. THORSON
 Reg. No.: L.A.C. # 10001 : SNAKE RIVER

Miller
ARCHITECTURE, INC.

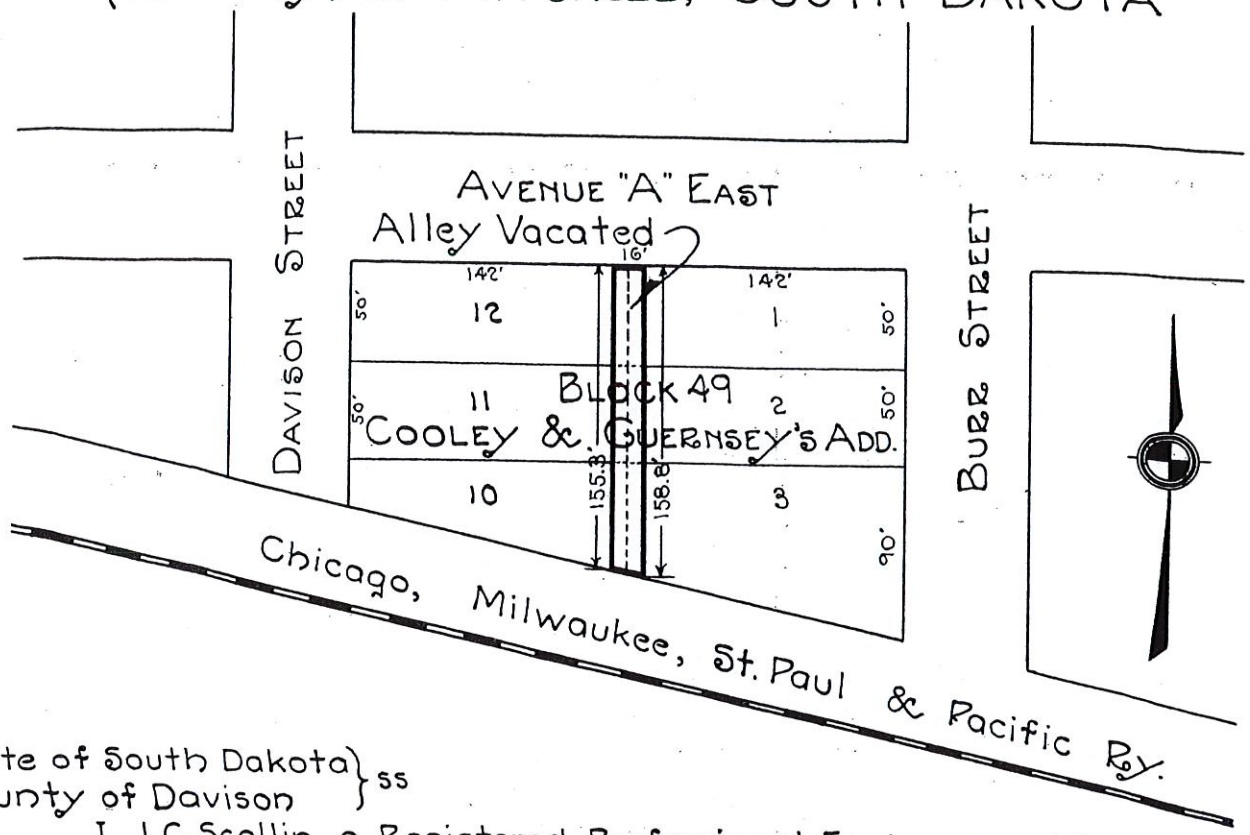
2000 S. ALBION | SUITE 200 | AUSTIN, TX 78705
3601 West Loop South, Suite 200
PO Box 12786
Dallas, Texas 75212



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

PLAT OF
THE ALLEY (VACATED) IN BLOCK 49
COOLEY & GUERNSEY'S ADDITION TO THE TOWN
(NOW CITY) OF MITCHELL, SOUTH DAKOTA

IVERSON



State of South Dakota } ss
County of Davison

I, J.C. Scallin, a Registered Professional Engineer and Land Surveyor in and for the State of South Dakota, do hereby certify that I did plat the Alley (Vacated) through Block 49, Cooley & Guernsey's Addition to the Town (now city) of Mitchell, South Dakota, said Alley having reverted to the abutting property as designated by dotted lines, in accordance with and as shown on the above plat. I further certify that I have shown said Alley on the above plat together with the dimensions and relative location of same.

In witness whereof I have hereunto set my hand and seal this 13th. day of February, 1929.

[Redacted Signature]
Registered Land Surveyor

State of South Dakota } ss
County of Davison

Be it well remembered that on this 13th. day of February, 1929, personally appeared before me J.C. Scallin well known to me to be the person who is described in and who acknowledges that he executed the foregoing certificate of his own free will and accord on the day and year above written.

[Redacted Signature]
Notary Public

State of South Dakota } ss
County of Davison

I, W. L. Comstock, Treasurer of Davison County, do hereby

PETITION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA:

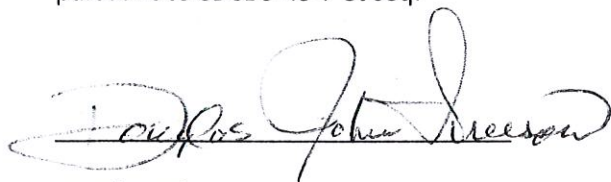
The undersigned, being owners of real property abutting the alley right-of-way hereafter described, hereby petitions this governing body to vacate the portion of said alley right-of-way set forth below pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. Seq., and the Petitioners respectfully shows and represents the following:

1. The portion of the subject right-of-way to be vacated is as follows:

Lying between Lots One (1), Two (2) and Three (3) on the East and Lots Ten (10), Eleven (11), and Twelve (12) on the West in said Block Forty-nine (49), Cooley and Guernsey's Addition, City of Mitchell, Davison County, South Dakota.

2. An illustration of the portion of the alley right-of-way proposed to be vacated is attached hereto, marked "Exhibit A" and by this reference is incorporated herein.
3. The portion of the street sought to be vacated is a portion of the public right-of-way and not an improved alley.
4. The above property constitutes all of the land adjoining the portion of the street sought to be vacated.

WHEREFORE, Petitioners respectfully prays that the governing body order this Petition to be filed with the City Finance Officer, and directs that notice of the time and place when the Petition will be considered be given by publication once each week for two successive weeks; and that upon said hearing, the governing body adopt a resolution vacating the alley right-of-way set forth in this Petition pursuant to SDCL 9-45-7 et seq.



Douglas John Iverson

11/13/15

Date



Austen Iverson

11/13/15

Date

NOTICE OF HEARING

TO: CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA AND THE PUBLIC:

YOU ARE HEREBY NOTIFIED that Douglas John Iverson and Austen Iverson has petitioned the City Council of the City of Mitchell, South Dakota requesting the vacation an alley right-of-way located within the City of Mitchell, Davison County with the same being particularly described as the following:

Lying between Lots One (1), Two (2) and Three (3) on the East and Lots Ten (10), Eleven (11), and Twelve (12) on the West in said Block Forty-nine (49), Cooley and Guernsey's Addition, City of Mitchell, Davison County, South Dakota.

The petitioners are the sole owners of the property and request the vacation of the alley public right-of-way as described above.

The City of Mitchell Planning Commission will review the request at their meeting scheduled for 12:00 pm, November 23, 2015, Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

You are hereby notified that a public hearing will be held by the said City Council on December 7, 2015 at 7:30 p.m., at the Council Chambers, City Hall, 612 N. Main St, Mitchell, South Dakota to consider said matter and to determine whether or not the request should be granted at which time and place any and all interested parties may appear and be heard with reference thereto.

Dated this the 10th day of November, 2015.

Michelle Bathke
City Finance Officer

Published twice: Friday, November 13, 2015 and Friday November 20, 2015

Approximate Costs:

ORDINANCE NO.

AN ORDINANCE TO AMEND TITLE TEN, ZONING REGULATIONS, CITY OF MITCHELL MUNICIPAL CODE

NOW be it ordained by the City Council, City of Mitchell, Davison County, South Dakota:

Section 1. That Section 10-4-5 GENERAL STANDARDS to be amended with the following changes.

D. Accessory Buildings and Uses:

1. In the R-L, R-1, R-2, R-3, R-4, R-5 and UD Districts consisting of residential properties...

3. The total square footage of all accessory buildings on a zoning lot used for residential in the R-L, R-1, R-2, R-3, R-4, R-5 and UD districts shall not exceed the standards set forth in the respective districts descriptions. Exceptions are as follows.

Section 2. That Section 10-5A-3 R-L Lake Residential District Conditional Uses be amended with the following changes.

Childcare (Family Residential); however not ~~permitted~~ allowed on properties on the shoreline of Lake Mitchell.

Home Occupations that comply with article G of this chapter, with the exception noted in subsection 10-5G-3A of this chapter.

10-5A-4 ACCESSORY USES:

~~Home occupations. Childcare family residential is prohibited on properties with a shoreline on Lake Mitchell. Home occupations that comply with article G of this chapter, with the exception noted in subsection 10-5G-3A of this chapter.~~

Section 3. That Chapter 8 Other Districts be amended with the following changes. Article A. Public Lands and Institutions District.

10-8A-2: Permitted Uses:

~~Shooting Range~~

Section 4. That Section 10-5C-3 CONDITIONAL USES:

Indoor Recreational Facility uses of existing building

Section 5. That Section 10-5D-3 CONDITIONAL USES:

Indoor Recreational Facility uses of existing building

Section 6. That Section 10-5E-3 CONDITIONAL USES:

Indoor Recreational Facility uses of existing building

Section 7. That Ordinance No. 2512 to be amended by deleting the following from Ordinance No. 2512 the following, which was inadvertently listed and no changes were intended to be made.

~~10-7A-5: Density, Area and Height Regulations:~~

~~That 10-7B-A Conditional Uses:~~

~~10-7B-A Conditional Uses:~~

Section 8. The City Finance Officer shall publish notice of this ordinance and the same shall become effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this _____ day of _____, _____.

MAYOR

ATTEST: