

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD 57301
DATE: JANUARY 9, 2017

1. TIME: 12:00 PM NOON

2. CALL TO ORDER:

3. ROLL CALL:

4. APPROVE AGENDA:

A. APPROVAL OF MINUTES: November 28, 2016

Documents:

[PLANNINGCOMMMIN11282016.PDF](#)

5. SCHEDULE NEXT MEETING: January 23, 2017

6. PLAT

Lots A-1C and A-1D of J.L. Oberembt's First Addition, A Subdivision of Government Lot 4 of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota

Documents:

[PLATOBREMBT.PDF](#)
[GISOBREMBTPLAT.PDF](#)

7. PLAT

A Plat of Lot 10, Block 2 of CJM 2nd Addition in NW 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATL10B2CJM2ND.PDF](#)
[GISPLATL10B2CJM2ND.PDF](#)

8. REZONE AND PARKING DETERMINATION:

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; A Plat of Block 1 of Cadwell Park First Addition and Iowa Street, A Subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's First Addition, in the W ½ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's Second Addition, in the SW ¼ of 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to Public Lands and Institutions District (PL) AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

Parking Requirement Recommendation

Documents:

[CADWELLREZONE.PDF](#)

[AERIAL 1.PDF](#)
[AERIAL 2.PDF](#)
[SITE PLAN.PDF](#)
[PARKINGORD.PDF](#)

9. OTHER BUSINESS:

10. 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."

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, November 28, 2016**

NOT APPROVED

Chairman Larson called the November 28, 2016 planning commission meeting to order at 12:00 pm in the Council Chambers, City Hall, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Meyers, Molumby, Schmucker, and Allen

Members Absent: Fergen

Others Present: Putnam, McGannon, Hegg, London, Laursen, J. Johnson, T. Johnson, and Mayor Toomey

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

Approval of Minutes: Motion by Molumby, seconded by Griffith to approve the minutes of the November 14, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Schmucker to schedule the next meeting for December 12, 2016. All members present voting aye, motion carried.

Conditional Use/Plan Approval in HB District:

West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W Havens, legally described as the E 140' of Irregular Tract 4A located in the SW ¼, Section 21, T 103 N, R 60 W of the 5th P.M., less PE-1, Platted Various, City of Mitchell, Davison County, SD.T.

Johnson and Putnam indicated they have had conversations with the applicants and SPN about the commission's request for a drainage plan. The plan has not been prepared. Motion by Everson, seconded by Molumby to table the application until a plan is submitted. All members present voting aye, motion carried.

Conditional Use:

Brianna Blom (applicant) and Curtis and Sandra Melor have applied for a conditional use permit to operate a family residential child care center in the applicant's home at 912 E 7th Ave, legally described as Lot 14, Block 1, F.M. Greene's Addition, City of Mitchell, Davison County, SD. Zoned R2.

The applicant was not present. No one testified in opposition of the application. No written comments were submitted. The applicant has passed a fire inspection. Letters to the neighbors were sent on November 16, 2016 and the public notice was published in the *Mitchell Daily Republic* on November 17 & 23, 2016.

Motion by Molumby, seconded by Griffith to recommend the Board of Adjustment approve the application with two conditions: 1) the permit is non-transferable 2) if the operation ceases for a period of 6 months or longer, then a new application is required. All members present voting aye, motion carried.

Other Business: Putnam reminded the commission that sometime after the year, we will review the zoning code and recommend possible changes. No action taken.

Chairman Larson adjourned the meeting at 12:10 pm.

Chairman

Date

LOTS A-1C AND A-1D OF J. L. OBEREMBT'S FIRST ADDITION

A SUBDIVISION OF GOVERNMENT LOT 4 OF SECTION 3,
T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

THIS PLAT VACATES PREVIOUSLY PLATTED LOT A-1B OF J. L. OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF
GOVERNMENT LOT 4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY,
SOUTH DAKOTA, AS RECORDED IN BOOK 32 OF PLATS ON PAGE 44.

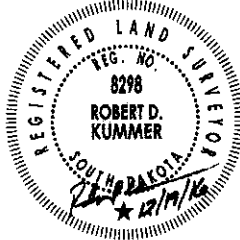
SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO
HEREBY CERTIFY THAT I DID ON OR BEFORE DECEMBER 8, 2016, FOR THE PURPOSE OF
RE-PLATTING FOR CONVEYANCE, SURVEY LOT A-1B OF J. L. OBEREMBT'S FIRST ADDITION, A
SUBDIVISION OF GOVERNMENT LOT 4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 3, T 102 N, R
60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT.
THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS A-1C AND A-1D OF J. L.
OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 IN SECTION 3, T 102 N,
R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

THIS PLAT HEREBY VACATES SAID PLAT OF LOT A-1B OF J. L. OBEREMBT'S FIRST ADDITION, A
SUBDIVISION OF GOVERNMENT LOT 4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 3, T 102 N, R
60 W OF THE 5TH P.M., DAVISON COUNTY AS RECORDED IN BOOK 32 OF PLATS ON PAGE 44.

DATED THIS 17TH DAY OF December, 2016

Robert D. Kummer
ROBERT KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I/WE DO HEREBY CERTIFY THAT I/WE AM/ARE THE
OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE
AT MY/OUR REQUEST AND IN ACCORDANCE WITH MY/OUR INSTRUCTIONS FOR THE PURPOSE
OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL
EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS,
ORDINANCES, AND REGULATIONS, 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 WATER 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 REGULATION 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.

I/WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS
AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT,
INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS,
AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC
GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT
EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC,
TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE
STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

I/WE FURTHER CERTIFY THAT THIS PLATTING OF SAID LOTS A-1C AND A-1D OF J. L.
OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 IN SECTION 3, T 102 N,
R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, DOES HEREBY VACATE THE
FOLLOWING PLATTING:

LOT A-1B OF J. L. OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 AND
THE SW 1/4 OF THE NW 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY
AS RECORDED IN BOOK 32 OF PLATS ON PAGE 44.

DATED THIS ____ DAY OF _____, 20____.

JAMES OBEREMBT (OWNER)

ADELINE OBEREMBT (OWNER)

STATE OF: SOUTH DAKOTA)

:SS

COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 20____, BEFORE ME, _____, THE
UNDERSIGNED OFFICER, PERSONALLY APPEARED, JAMES OBEREMBT AND ADELINE
OBEREMBT, 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 THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

____ DAY OF _____, 20____.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS A-1C AND A-1D OF J. L. OBEREMBT'S FIRST
ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 IN SECTION 3, T 102 N, R 60 W
OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN SUBMITTED TO
THE CITY PLANNING COMMISSION OF 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 A-1C AND A-1D OF J. L.
OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 IN
SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH
DAKOTA, 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/VICE 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 _____, 20____.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

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 _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS A-1C
AND A-1D OF J. L. OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF
GOVERNMENT LOT 4 IN SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON
COUNTY, 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 TRACTS K THRU O, WILD OAK GOLF CLUB
ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE
AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND
THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF
THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE
FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH
DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 20____.

FINANCE OFFICER/DEP. FINANCE OFFICER

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS A-1C AND A-1D OF J. L. OBEREMBT'S FIRST
ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 IN SECTION 3, T 102 N, R 60 W
OF THE 5TH P.M., DAVISON COUNTY, 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 A-1C AND A-1D OF J.
L. OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF GOVERNMENT LOT 4 IN
SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA,
PREPARED BY ROBERT D. KUMMER, 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 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 _____, 20____.

COUNTY PLANNING COMMISSION

PREPARED BY:

infrastructure
design group, inc.

1111 N. LAKE AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-271-5527
EMAIL: infrastructure@dg.com

LOTS A-1C AND A-1D OF J. L. OBEREMBT'S FIRST ADDITION
A SUBDIVISION OF GOVERNMENT LOT 4 OF SECTION 3,
T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 16193
DATE: 12/19/2016
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 2 OF 3

LOTS A-1C AND A-1D OF J. L. OBEREMBT'S FIRST ADDITION

A SUBDIVISION OF GOVERNMENT LOT 4 OF SECTION 3,
T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

THIS PLAT VACATES PREVIOUSLY PLATTED LOT A-1B OF J. L. OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF
GOVERNMENT LOT 4 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY,
SOUTH DAKOTA, AS RECORDED IN BOOK 32 OF PLATS ON PAGE 44.

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 A-1C AND A-1D OF J. L. OBEREMBT'S FIRST ADDITION, A SUBDIVISION OF
GOVERNMENT LOT 4 IN SECTION 3, 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 _____, 20____.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

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 _____, 20____, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF HIGHWAY AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE
LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY _____ TITLE _____ DATE _____

COUNTY TREASURER'S CERTIFICATE

I, _____, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY,
SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY
LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLATS, AS SHOWN BY THE
RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 20____.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I, _____, DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A
COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT _____
O'CLOCK ____ M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

infrstructure
design group, inc.

1111 N. LAKE AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-271-5527
EMAIL: infrastructure@dg.com

LOTS A-1C AND A-1D OF J. L. OBEREMBT'S FIRST ADDITION
A SUBDIVISION OF GOVERNMENT LOT 4 OF SECTION 3,
T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

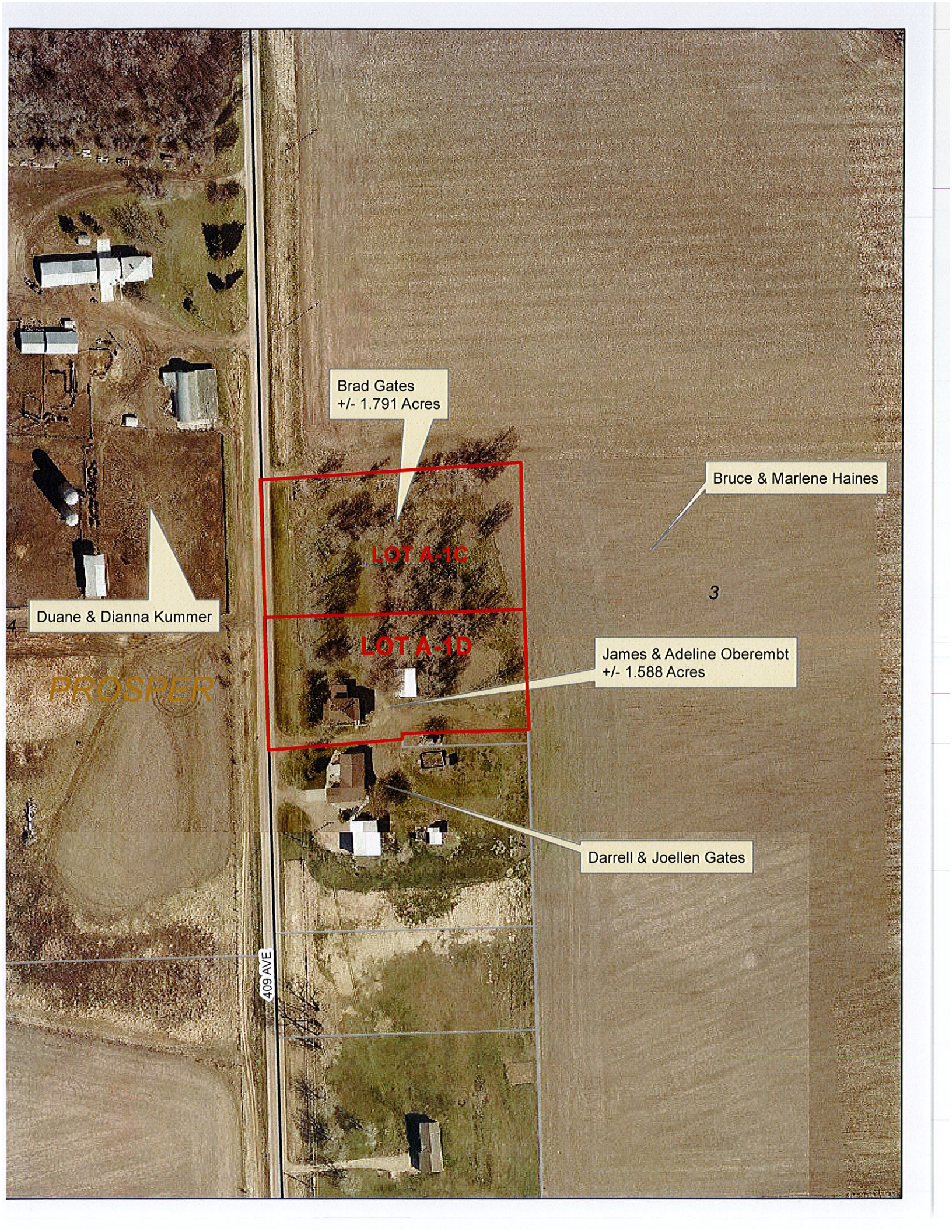
PROJ. NO.: 16199

DATE: 12/19/2016

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO. 3 OF 3



Brad Gates
+/- 1.791 Acres

Bruce & Marlene Haines

LOT A-1C

3

Duane & Dianna Kummer

LOT A-1D

James & Adeline Oberembt
+/- 1.588 Acres

PROSPER

Darrell & Joellen Gates

409 AVE



GRAPHIC SCALE



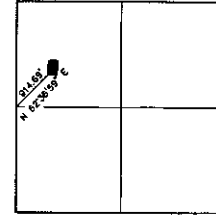
(IN FEET)

1 inch = 100 ft.

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.U.R.-6702
- WM = WITNESS MONUMENT

SEC. 32, T 104 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'

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

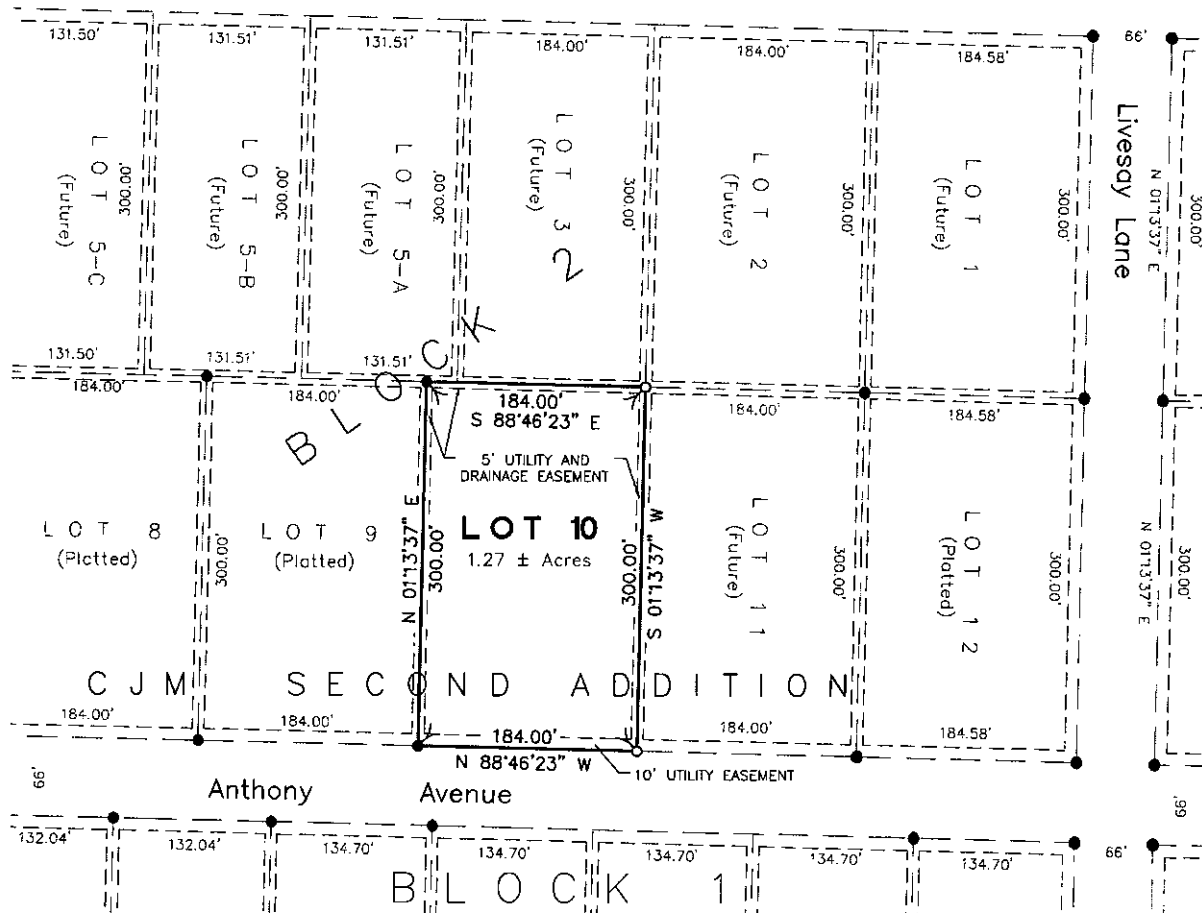
BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM

EASEMENTS WITHIN LOT 10, BLOCK 2 DEDICATED BY THIS PLAT:

5' DRAINAGE AND UTILITY EASEMENT ALONG THE NORTH, EAST AND WEST SIDES.

10' UTILITY EASEMENT ALONG THE SOUTH SIDE.

Michael Avenue



A PLAT OF LOT 10, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 3, 2017, survey those parcels of land described as follows: LOT 10, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 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.

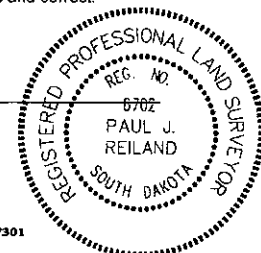
Dated this _____ day of January, 2017.

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



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

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2017.

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

A PLAT OF LOT 10, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 _____, 2017; and

WHEREAS, it appears from an examination of the plat of LOT 10, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 LOT 10, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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/Deputy 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 _____, 2017.

Finance Officer/Deputy Finance Officer: _____

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer/Deputy 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/Deputy Treasurer, Davison County

Date _____

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization/Deputy Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 10, BLOCK 2 OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

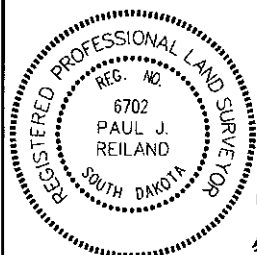
FILED for record this _____ day of _____, 2017, at _____, and recorded in Book _____ of Plats on Page

_____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____

Deputy Register of Deeds



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



MAUI FARMS

Subdivision

Blocks

Lots

7A 6A 5A

B4

A A-1

B

C

12

11

10

CJM'S 1ST

7 6 5 4 3 2 1

1A

LIVESAY LN

20-B 20-A 19 18 17 16 15

9A

ANTHONY AVE

407 AVE

N HARMON DR

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

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; A Plat of Block 1 of Cadwell Park First Addition and Iowa Street, A Subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's First Addition, in the W ½ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's Second Addition, in the SW ¼ of 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to Public Lands and Institutions District (PL) AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; A Plat of Block 1 of Cadwell Park First Addition and Iowa Street, A Subdivision of the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's First Addition, in the W ½ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; A Plat of Shevlin's Second Addition, in the SW ¼ of 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota from High Density Residential District (R4) to Public Lands and Institutions District (PL) AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the 6th day of February, 2017.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

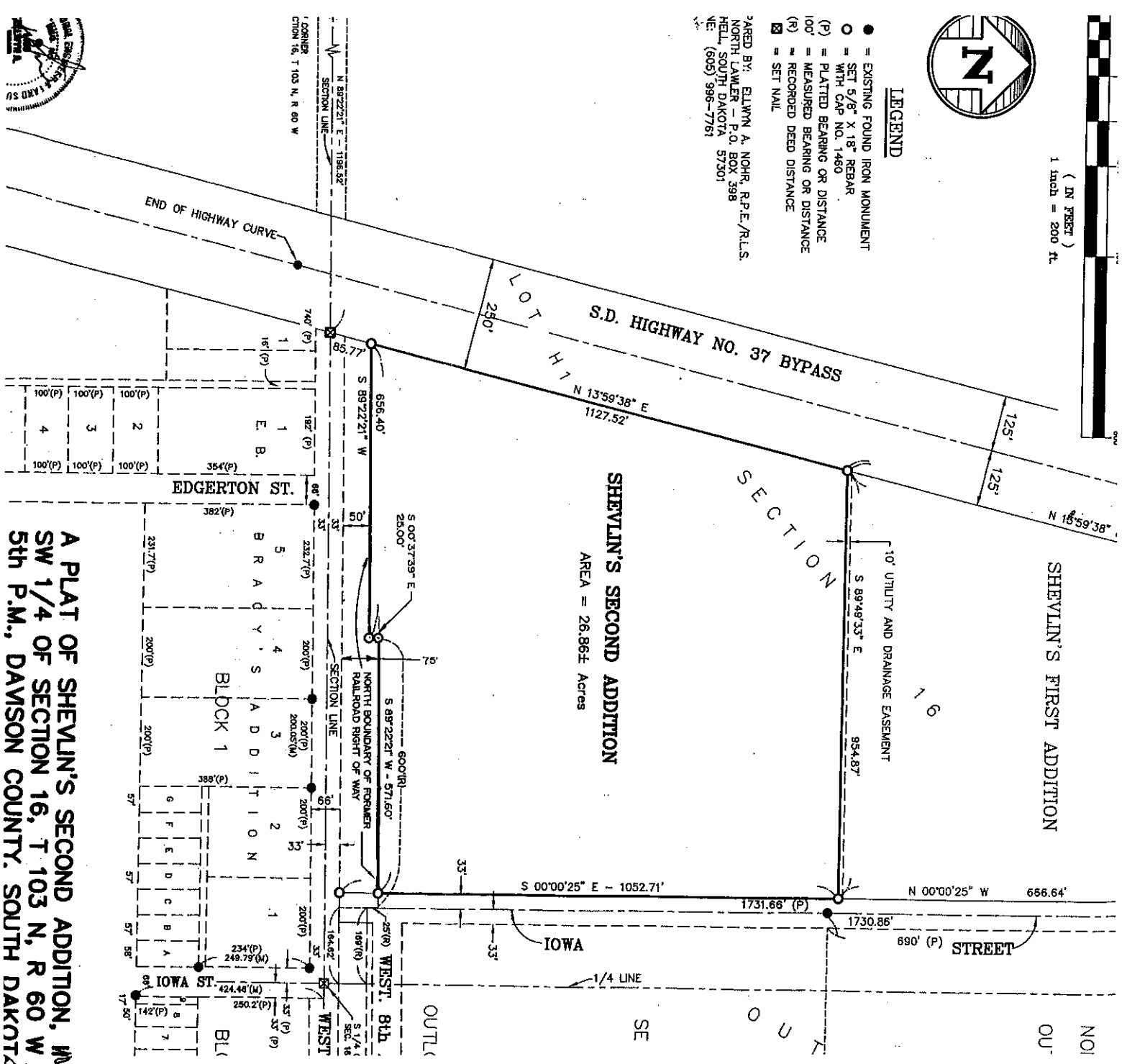
FIRST READING: January 17, 2017
SECOND READING: February 6, 2017
ADOPTION: February 6, 2017



LEGEND

- = EXISTING FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH CAP NO. 1460
- (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- (R) = RECORDED DEED DISTANCE
- = SET NAIL

PREPARED BY: ELLIOTT A. NOHR, R.P.E./R.L.S.
NORTH LAWYER - P.O. BOX 398
HELL, SOUTH DAKOTA 57301
TEL: (605) 996-7761



A PLAT OF SHEVLIN'S SECOND ADDITION, IN THE
SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE
5th P.M., DAVISON COUNTY, SOUTH DAKOTA

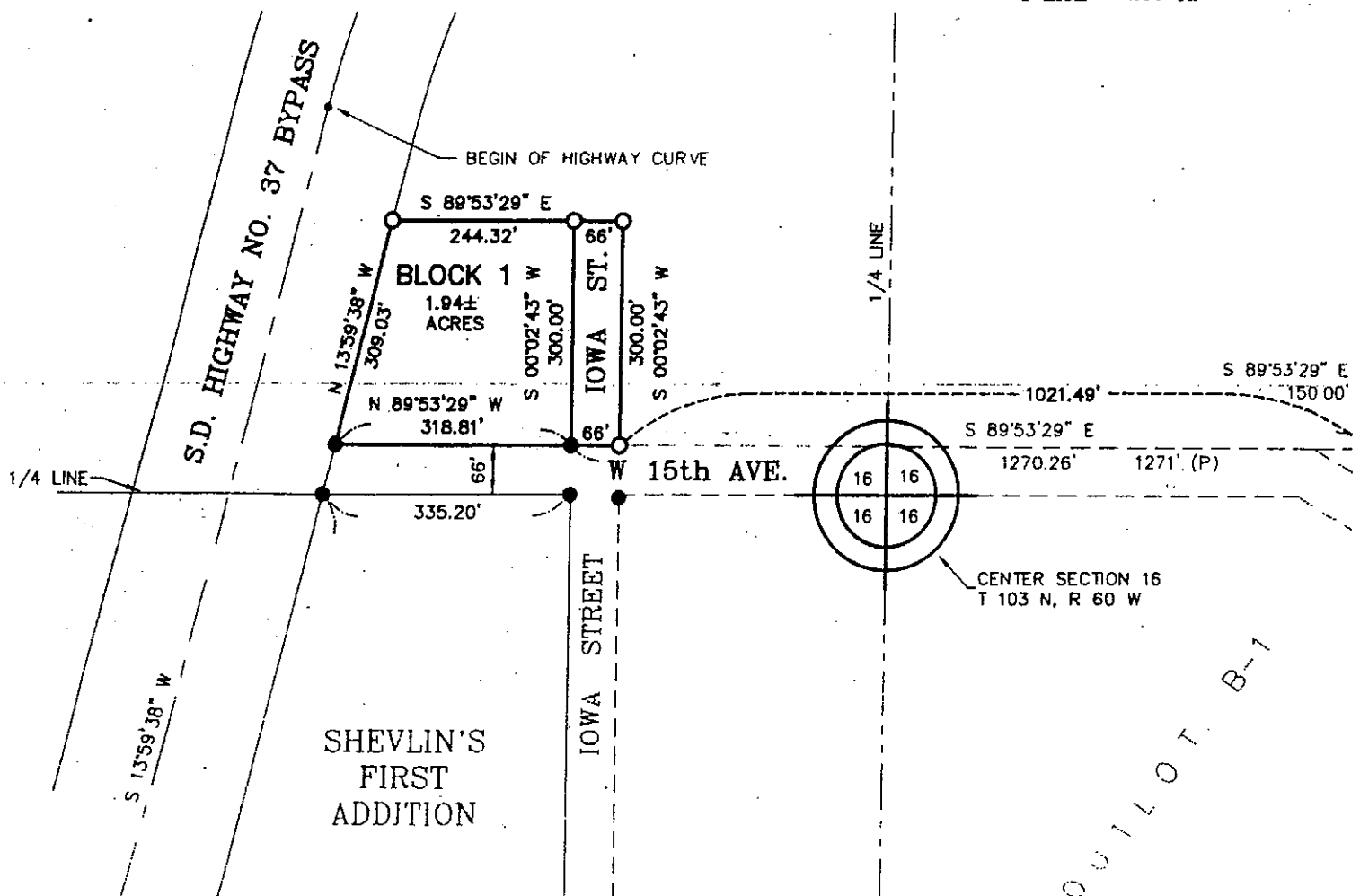


**A PLAT OF BLOCK 1 OF CADWELL PARK FIRST ADDITION
AND IOWA STREET, A SUBDIVISION OF THE NW 1/4 OF
SECTION 16, T 103 N, R 60 W OF THE 5th P.M.,
DAVISON COUNTY, SOUTH DAKOTA.**

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



A PLAT OF SHEVLIN'S FIRST ADDITION, IN THE
W 1/2 OF SECTION 16, T 103 N, R 60 W OF
THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

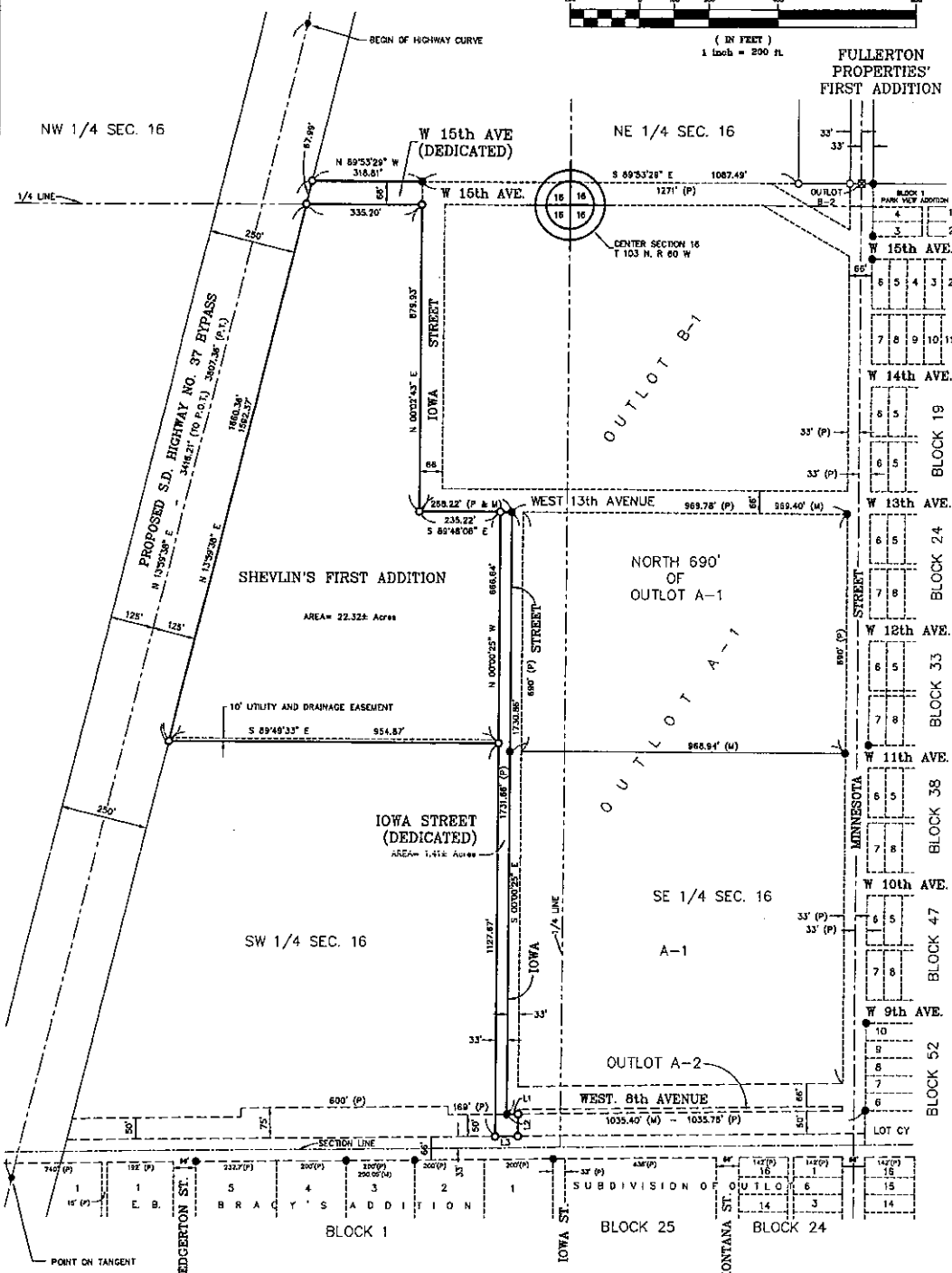
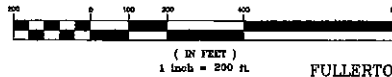
LINE	DIRECTION	DISTANCE
L1	S 89°15'34" W	33.00'
L2	N 00°00'25" W	63.05'
L3	N 89°22'58" E	61.00'

LEGEND

- = EXISTING FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH CAP NO. 1460
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL

PREPARED BY: ELLIOTT A. NOHR, R.P.E./R.L.S.
520 NORTH LAWLER - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

GRAPHIC SCALE



ORIGINAL SIZE
OF THIS PLAT
UPON FILING
IS 15x26

PB
BOOK 15 PAGE 27



schmucker, paul, nohr & associates

ENGINEERS-PLANNERS-SURVEYORS
620 north lawler p.o. box 398

MITCHELL SOUTH DAKOTA, zip 57301
PHONE 605-996-7761 FAX 605-996-0015

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MITCHELL SD 57301

SIDNEY & LINDA SHOEMAKER
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MITCHELL SD 57301

VICKIE SIGMUND
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MITCHELL SD 57301

MADC
1308 W 15TH AVE
MITCHELL SD 57301

RANDALL & MARY STOTZ
1301 W 15TH AVE
MITCHELL SD 57301

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1050 N HARMON DR
MITCHELL SD 57301

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MITCHELL SD 57301

JOSH & RACHEL GEBEL
1300 SHAWD RD
MITCHELL SD 57301

RYAN SHAWD
950 COMMERCE ST
MITCHELL SD 57301

DAVISON COUNTY
200 E 4TH AVE
MITCHELL SD 57301

CHAD ANDREE
1200 W 7TH AVE
MITCHELL SD 57301

RC HOLDINGS LLC
PO BOX 1108
MITCHELL SD 57301

WILLIAM KINDER
924 W 7TH AVE
MITCHELL SD 57301

PALACE APARTMENTS LLC
901 W 8TH AVE
MITCHELL SD 57301

MITCHELL SCHOOL DISTRICT
800 W 10TH AVE
MITCHELL SD 57301

MITCHELL TOWN HOMES LLC
710 N IOWA ST
MITCHELL SD 57301

Scott Pollareisz +
Katie Peugh - 916 W 15th Ave

Daniel Bannwarth
908 W 15th Ave

Kevin & Danielle Erdman
916 W 16th Ave

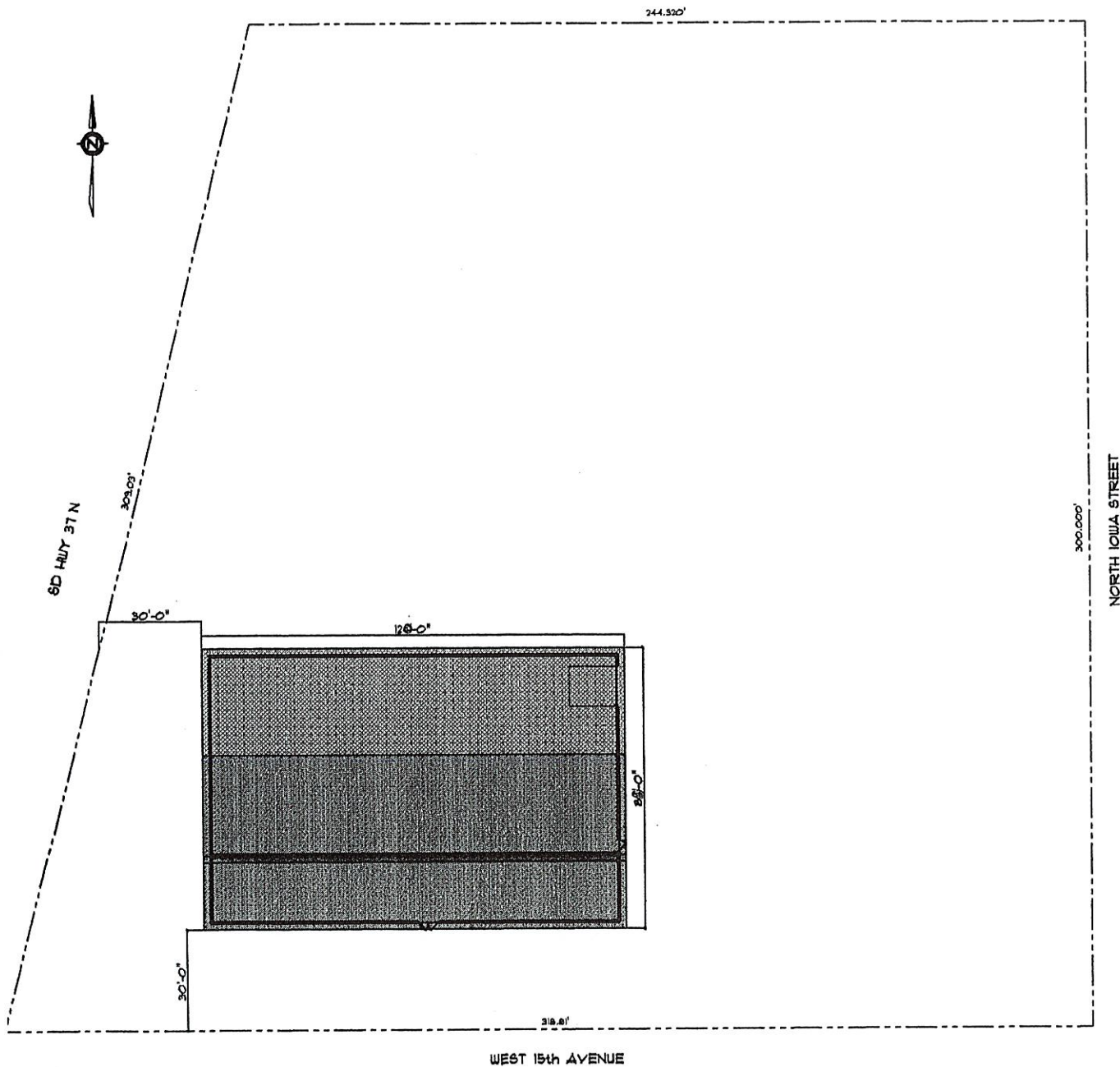
Arlan & Barbara Selland
908 W 16th Ave

Matthew Foley
919 E 1st Ave

Dennis & Cheryl Kunkel
1516 Deerfield Lane







LEGAL DESCRIPTION

BLOCK #1 OF CADWELL PARK 1ST ADDITION,
TO THE CITY OF MITCHELL,
DAVISON, SOUTH DAKOTA

PLOT PLAN

SCALE: 1" = 20'

ARTICLE A. OFF STREET PARKING

10-11A-1: INTENT:

10-11A-2: GENERAL REQUIREMENTS AND DESIGN STANDARDS:

10-11A-3: SCHEDULE OF OFF STREET PARKING REQUIREMENTS:

10-11A-1: INTENT:

This article is intended to reduce the need for parking on the streets and highways and the traffic congestion and hazards caused thereby and to provide for off street parking adequate to each type of development in terms of both amount and location. (Ord. 2408, 10-1-2012)

10-11A-2: GENERAL REQUIREMENTS AND DESIGN STANDARDS:

- A. Accessory off street parking required for the uses specified therein shall only be for use by automobiles of employees, customers and residents of the activity served and shall be in addition to provisions for parking for the public at large.

- B. Off street parking requirements shall be met on the same zoning lot as the building served or on a zoning lot within three hundred feet (300') thereof especially reserved for such uses; except, that off street parking facilities for separate uses may be provided collectively on a separate lot if the total spaces are not less than the total requirements of the separate uses and if other requirements are met.

- C. An off street parking space shall be at least nine feet (9') in width and at least twenty feet (20') in length, exclusive of access drive and ramps, and have a vertical clearance of at least seven feet (7'). (Ord. 2408, 10-1-2012)

- D. Off street parking spaces may be located in any required yards except front yards. Residences may provide a driveway for parking purposes not to exceed twenty four feet (24') in width in the front yard. (Ord. 2408, 10-1-2012; amd. Ord. 2512, 4-6-2015)

- E. All off street parking spaces and access areas shall be improved and maintained with an asphaltic or portland cement binder material pavement or such other surface as may be approved by the director of public works, to provide a durable and dust free surface and shall be so graded and drained as to dispose of all surface water accumulation within the area and shall be so arranged and marked as to provide for orderly and safe parking and storage.

F. Any lighting used to illuminate an off street parking area shall be so arranged as to reflect light away from adjoining premises in any residential district or from any public or institutional uses.

G. Every off street parking area shall be provided with adequate access of eight feet (8') if a residence and sixteen feet (16') if a nonresidential use from a public street or alley.

H. All or any part of off street parking requirements may be met within the building. (Ord. 2408, 10-1-2012)

I. Installation of electric vehicle parking spaces shall comply with the design standards in subsections A through H of this section. Such parking spaces shall comply with the schedule of off street parking requirements as provided in section 10-11A-3 of this article. Parking spaces utilized for electric charging stations shall not be included in the number of spaces required in section 10-11A-3 of this article. (Ord. 2454, 11-4-2013)

10-11A-3: SCHEDULE OF OFF STREET PARKING REQUIREMENTS:

The following numbers of off street parking spaces are required in all districts:

Automobile sales and service garages	1 square foot of parking area for each 2 square feet of gross floor area
Banks and business and professional offices	1 square foot of parking area for each 4 square feet of floor area or 1 space per 2 employees, whichever provides the greater number of spaces
Bowling alleys	5 spaces for each alley
Churches and elementary schools	1 space for each 5 seats in a principal auditorium, and if there is no auditorium, 1 space for each classroom and office room
Dance halls and assembly halls	2 square feet of parking area for each square foot of floor area used for dancing in a dance hall and 1 space for each 4 seats in an assembly hall
Dwellings	1 parking space for each dwelling unit, plus 1 additional space for each 2 dwelling units in a building
Funeral homes and mortuaries	1 space for each 5 seats in the principal auditorium

Furniture and appliance stores	2 spaces for each 1,000 square feet of ground floor area, plus 1 space for each 1 ¹ / ₂ regular employees
High school and vocational high school	1 space for each full time employee, plus 1 space for each 5 permanent seats in classroom
Hospitals, clinics and care institutions	1 space for each 4 beds, plus 1 space for each staff doctor
Hotels, motels and lodging houses	1 space for each room or suite or each lodging unit plus 1 space for each full time employee
Manufacturing establishments	1 space for each 2 employees on the maximum shift
Restaurants, beer taverns and nightclubs	1 space for each 3 seats
Retail stores and shops (up to 2,000 square feet of floor area)	1 space for each 250 square feet of floor area
Retail stores and supermarkets (2,000 square feet of floor area or over)	1 space for each 500 square feet of floor area
Sports arenas, auditoriums, stadiums or theaters	1 parking space for each 4 seats
Wholesale establishments, warehouses, truck terminals	1 space for each employee plus 1 space for each business vehicle normally located on site
Other uses	For any use or building not provided for above, the off street parking requirements shall be determined by the planning commission, using as a guide aforementioned use and requirements which must closely resemble the proposed use

(Ord. 2408, 10-1-2012)