

**CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N. MAIN ST., MITCHELL, SD 57301
DATE: MARCH 27, 2017**

- 1. TIME: 12:00 PM NOON**
- 2. CALL TO ORDER:**
- 3. ROLL CALL:**
- 4. APPROVE AGENDA:**
- 5. APPROVAL OF MINUTES: March 13, 2017**

Documents:

[PLANNINGCOMMMINUTES3132017.PDF](#)

- 6. SCHEDULE NEXT MEETING: APRIL 10, 2017**

7. PLAT

A Plat of Lots 4 and 9 of Park Acres First Addition in the NE 1/4 of Section 6, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Documents:

[PLATPARKACRES.PDF](#)
[L4,9 PARK ACRES 1ST.PDF](#)

8. Plat:

A Plat of Lots 13 through 22, Block 2, and Lots 1, 2, and 4 through 10, Block 3, of Lakeview Second Addition, A Subdivision of the NW 1/4 of the SW 1/4 of Section 9, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATLAKEVIEWADDN.PDF](#)
[L1,2,4-10,13-22 B2-3 LAKEVIEW 2ND.PDF](#)

9. PLAT:

A Plat of Lots 10-A and 11-A, Block 6 of the Woods First Addition, A Subdivision of the E 1/2 of SW 1/4 of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD

Documents:

[L10A-11A B6 WOODS 1ST.PDF](#)
[REVISED10A11AWOODSPLAT.PDF](#)

10. CONDITIONAL USE PERMIT:

Darin Krogman has applied for a conditional use permit to operate an automotive detailing business/home occupation at his residence at 605 N Duff St, legally described as Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

Documents:

[KROGMANCUP.PDF](#)
[L5 B11 ROWLEYS 2ND.PDF](#)

11. CONDITIONAL USE PERMIT:

Merlin Tingle has applied for a conditional use permit to construct a multi-family dwelling building on the property legally described as; Lot X-1, except the East Three Hundred Seventeen Feet (E.317') thereof, within Lot X, in the Southeast Quarter of the Northeast Quarter (SE ¼ NE1/4), Section Twenty Nine (29), Township One Hundred Three (103) North, Range Sixty (60) West of the Fifth (5th) Principal Meridian, City of Mitchell, Davison County, South Dakota. (1800 Block of Loma Linda Drive). The property is zoned HB Highway Oriented Business District.

Documents:

[TINGLECUP.PDF](#)
[LX1 29-103-60.PDF](#)

12. CONDITIONAL USE PERMIT:

Vanessa Foley (applicant) and Russell and Mary Overbay Trust (owner) has applied for a conditional use permit to operate family residential child care center the residence at 1319 E Ash Ave, legally described as N ½ E ½ Exc W 50', Block 3, Less 8', Fairview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R2) Single Family Residential District.

Documents:

[FOLEYDAYCARE.PDF](#)
[1319 E ASH.PDF](#)

13. OTHER BUSINESS:

14. 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, MARCH 13, 2017**

NOT APPROVED

Chairman Larson called the March 13, 2017 City Planning Commission Minutes to order at 12:00 pm, in the Council Chambers, City Hall, Mitchell, SD.

Chairman Larson welcomed Larry Jirsa to the planning commission. He is replacing Don Meyers.

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

Members Absent: Fergen

Others Present: Putnam, McGannon, Ellwein, J. Johnson, London, Overweg, Laursen, and Hegg

Approval of Agenda: Motion by Everson, seconded 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 February 27, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for March 27, 2017. All members present voting aye, motion carried.

Plat: A Replat of Lots 10A and 11A, Block 6 of the Woods First Addition, a Subdivision of the E 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.

Paul Kiepke, representing SPN, explained that is a replat of a plat that should have been presented to the city 14 years ago. Apparently, a roof line encroaches into the city's easement. This plat corrects the situation and moves the easement. Putnam noted that Charles Street should be Charles Ave. The revision has been provided. Motion by Griffith, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 64 of Maui Farms 2nd 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, South Dakota.

McGannon identified the B-Y line and the substation parcel on 64-A as a reference point. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plan Approval: DRJ Contracting, 2200 W Havens Ave, zoned HB Highway Oriented Business District. Hegg pointed out to the commission that the owner is completely enclosing a portion of the building that is partially enclosed. He reminded the commission that a building was previously approved on this site and it will be smaller than previously planned. Motion by Molumby, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Plan Approval: Village Bowl, 1500 N. Duff, Zoned Highway Oriented Business District. Hegg talked about the various codes and requirements of this addition, such as construction material and exits. Laursen and Hegg are working together to insure compliance with city codes. The addition meets setbacks. Motion by Everson, seconded by Jirsa to approve the plan, all members present voting aye, motion carried.

Agenda Item # 11, Plan Approval: Merlin Tingle, 1800 Block of Loma Linda Drive. Zoned HB Highway Oriented Business District (Tingle Rental Properties). This is a 30' x 40' addition to the existing building. Hegg & Laursen have reviewed the proposal. Motion by Griffith, seconded Everson to approve the plan, all members present voting aye, motion carried.

Agenda Item # 12, Plan Approval: Merlin Tingle, 1800 Block of Loma Linda Dr, zoned HB Highway Oriented Business District. Putnam noted that multi-family dwellings in the HB District require a conditional use permit. Motion by Everson, seconded by Schmucker to table this item until a conditional use hearing is scheduled. All members present voting aye, motion carried.

Conditional Use: McPeek Properties LLC has applied for a conditional use permit for a parking lot at W 47' of Lot 2, Block 2, Rowley's 1st Addition, City of Mitchell, Davison County. Zoned R4. This was tabled by the Board of Adjustment. This is to provide additional parking for the new structure to the west. Putnam said it is not clear if this requires a conditional use permit; however, since a variance and plan approval is required, he thought it best advertise it anyway. McPeek indicated he will pave the lot and alley. Motion by Molumby, seconded Griffith to recommend approval of the conditional use permit. All members present voting aye, motion carried.

Austin McPeek was available to answer questions of the commission. No one testified in opposition of the application and no written objections were received.

Letters to the neighboring property owners were sent on February 15, 2017 and the legal notice was published in the *Mitchell Daily Republic* on February 16 & 23, 2017.

Variance: McPeek Properties LLC has applied for a backyard variance of 10' vs 20', side yard variance on a corner of 10' vs 20' and an oversize variance of 5,550 square feet vs. 5,000 square feet for construction of a retail and trade business to be located at 700 N Sanborn Blvd, legally described as Lot 3, Block 2, Rowley's 2nd Addition, Lot 4, Block 2, Rowley's 2nd Addition, City of Mitchell, Davison County, SD and S 6' of Lot 6, Block 2, Crider's 1st Addition, City of Mitchell, Davison County, SD. The property is zoned NS Neighborhood Shopping District. This application was tabled by the Board of Adjustment, because of change in the side yard on a corner setback. McPeek is extending an awning that will be 10' from the 7th avenue property line.

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

Letters to the neighboring property owners were sent on February 15, 2017 and the legal notice was published in the *Mitchell Daily Republic* on February 16 & 23, and March 8, 2017.

Motion by Jirsa, seconded by Griffith to recommend the Board of Adjustment approve the variance. All members present voting aye, motion carried.

Plan Approval: McPeck Properties LLC, 700 N Sanborn Blvd, Zoned NS Neighborhood Shopping District.
Motion by Molumby, seconded by Everson to approve the project. All members present voting aye,
motion carried.

Other Business: none

Chairman Larson adjourned the meeting at 12:35 pm.

Chairman

Date

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/GRI
DISTANCES

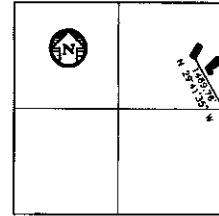
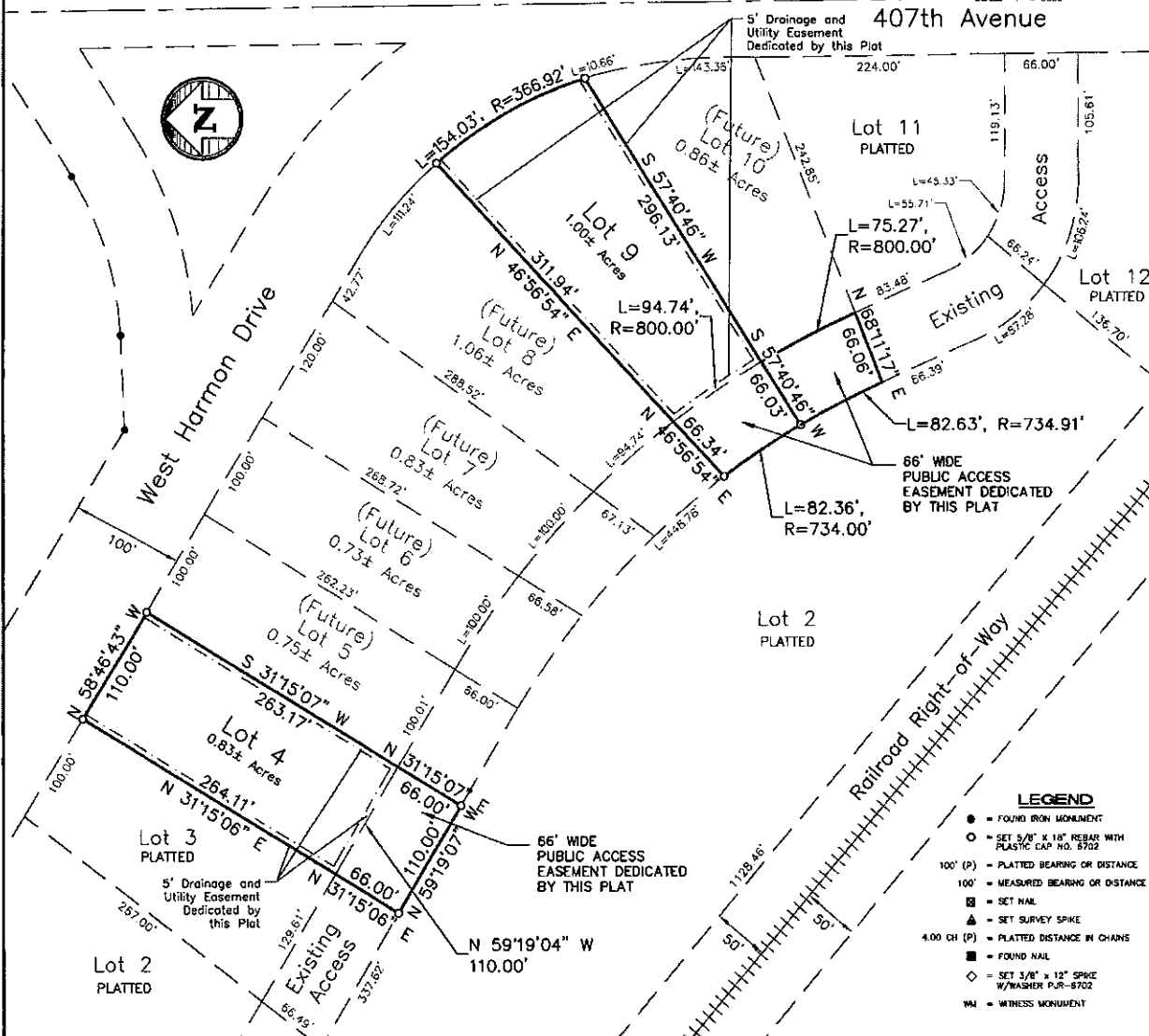
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

Acreage Breakdown:
LOT 4: 0.83± Acres of which 0.17± Acres
lies within the 66' Public Access Easement
LOT 9: 1.00± Acres of which 0.13± Acres
lies within the 66' Public Access Easement

SEC. 6, T 103 N, R 60 W

LOCATION MAP
SCALE: 1" = 300'

A PLAT OF LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE
NE 1/4 OF SECTION 6, 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 14, 2017, survey those parcels of land described as follows: LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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.

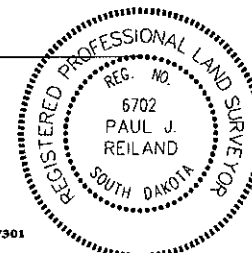
Dated this ____ day of March, 2017.

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



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

A PLAT OF LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5th P.M., 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 LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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.

The undersigned, Finance Officer/Deputy Finance Officer of the City of Mitchell, South Dakota, does 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: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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 LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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.

The undersigned, Chairperson/Vice Chairperson of the County Planning Commission for the County of Davison, South Dakota, does 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 _____, 2017.

Chairperson/Vice Chairperson of the Davison County Planning Commission: _____

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 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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.

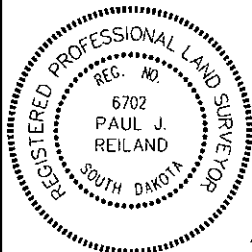
Dated this _____ day of _____, 2017.

Chairperson/Vice Chairperson of the Board of County Commissioners of Davison County: _____

AUDITOR'S CERTIFICATE

The undersigned, Auditor/Deputy Auditor of Davison County, South Dakota, does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2016, approving the above named plat.

Auditor of Davison County: _____



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 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE
NE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5th P.M.,
DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

The undersigned, Treasurer/Deputy Treasurer of Davison County, South Dakota, does 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

The undersigned, Director of Equalization/Deputy Director of Equalization of Davison County, South Dakota, does hereby certify that a copy of the plat of LOTS 4 AND 9 OF PARK ACRES FIRST ADDITION IN THE NE 1/4 OF SECTION 6, 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/Deputy Director of Equalization, Davison County

Date

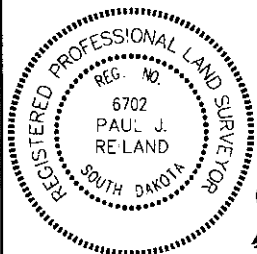
REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
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

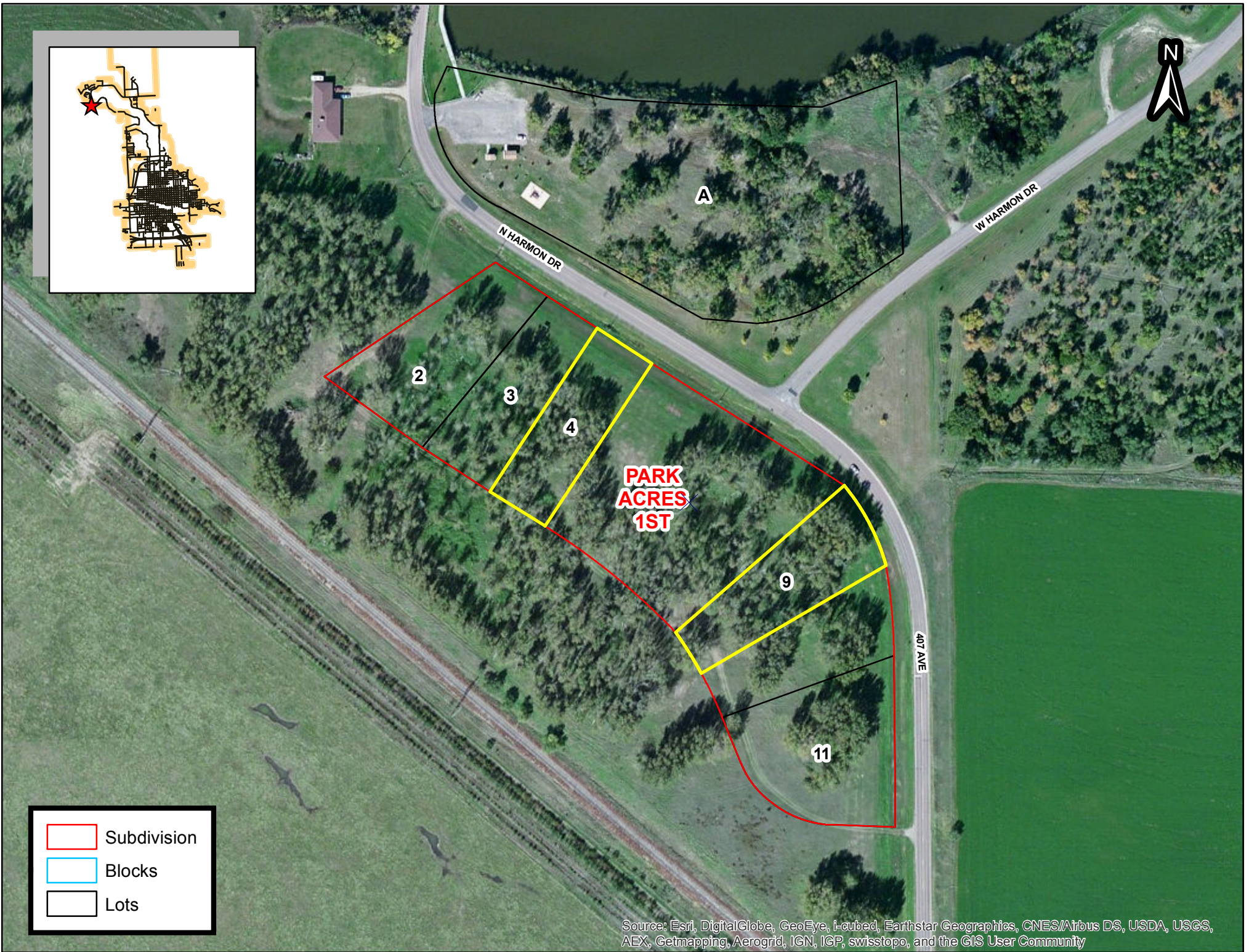
By _____
Deputy



SPN

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SEC. 9, T 103 N, R 60 W

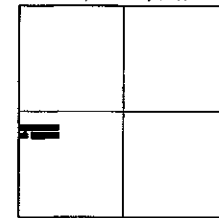
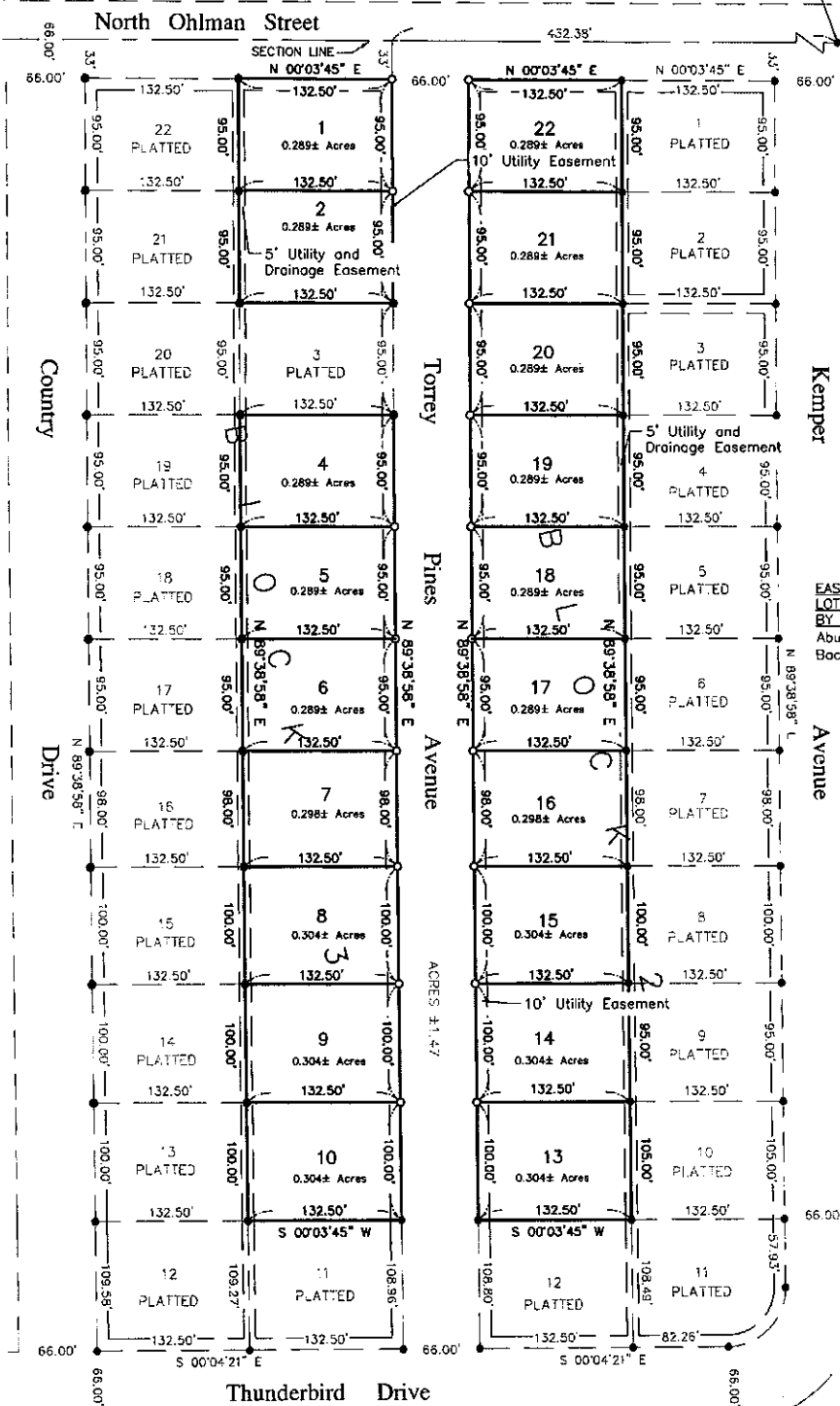


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

WEST 1/4 CORNER
9/103/60



LOCATION MAP

SCALE: 1" = 3000'

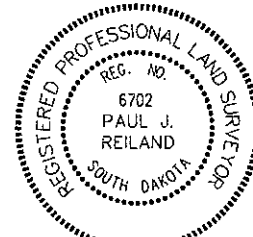
LEGEND

- = 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 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

EASEMENTS WITHIN LOTS 13-22, BLOCK 2,
LOTS 1, 2 AND 4-10, BLOCK 3 DEDICATED
BY THIS PLAT:
Abutting Street = 10' Wide Utility Easement
Back of Lot = 5' Wide Utility and Drainage
Easement



A PLAT OF LOTS 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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.

The undersigned, Chairman/Vice Chairman of the City Planning Commission for the City of Mitchell, South Dakota, does 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 _____, 2017.

Chairman/Vice Chairman of the 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 _____, 2017; and

WHEREAS, it appears from an examination of the plat of LOTS 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 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 LOTS 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 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.

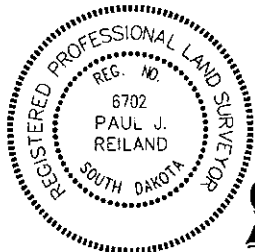
The undersigned, Finance Officer/Deputy Finance Officer of the City of Mitchell, South Dakota, does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2017.

Finance Officer/Deputy Finance Officer: _____

CERTIFICATE OF COUNTY TREASURER

The undersigned, Treasurer/Deputy Treasurer of Davison County, South Dakota, does 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 of Davison County: _____ 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 LOTS 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION

The undersigned, Director of Equalization/Director of Equalization of Davison County, South Dakota, does hereby certify that a copy of the plat of LOTS 13 THROUGH 22, BLOCK 2, AND LOTS 1, 2 AND 4 THROUGH 10, BLOCK 3, OF LAKEVIEW 2ND ADDITION, A SUBDIVISION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, T 103 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 of Davison County: _____ Date: _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
 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

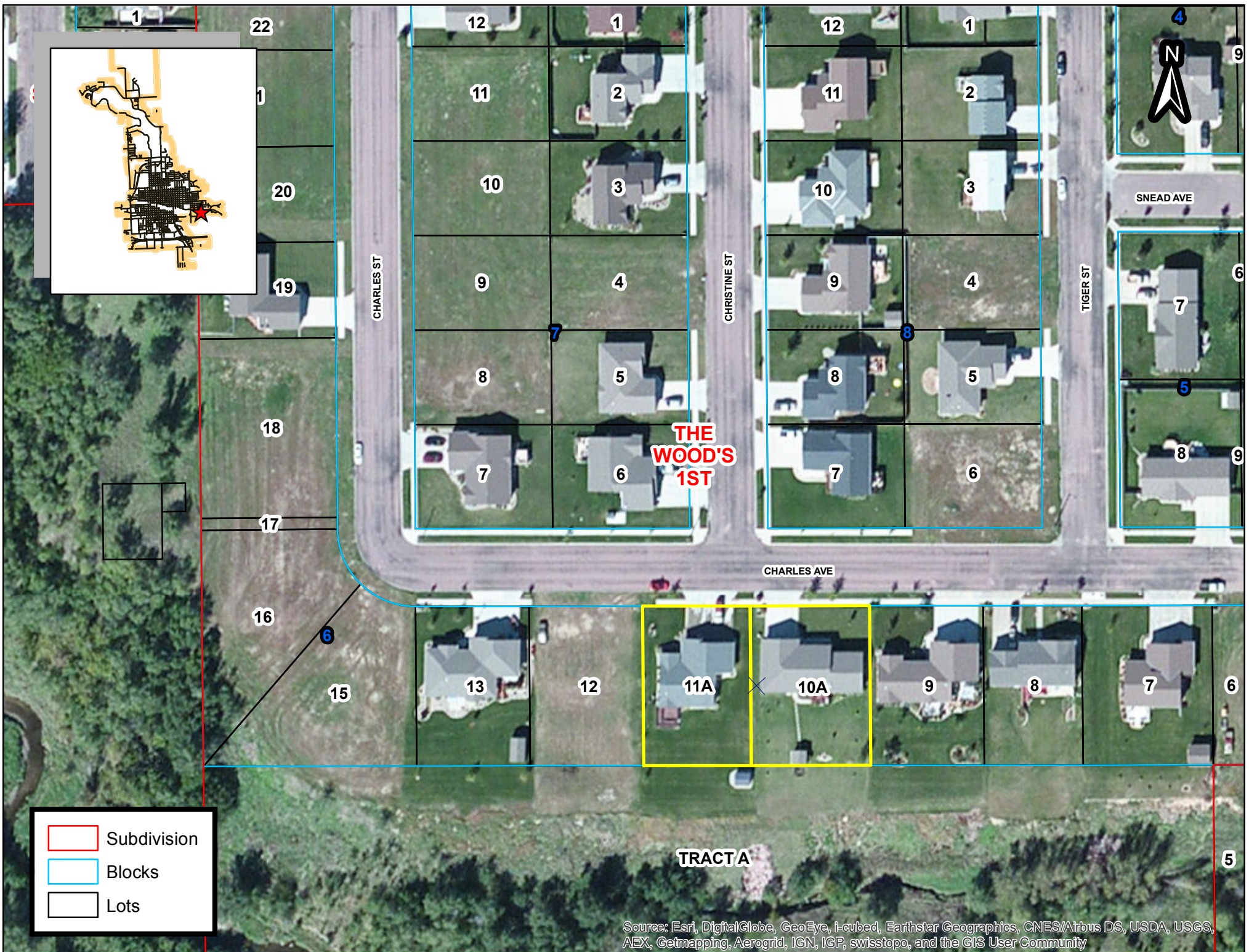


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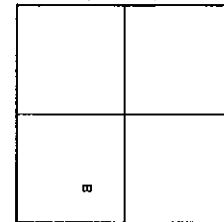


GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

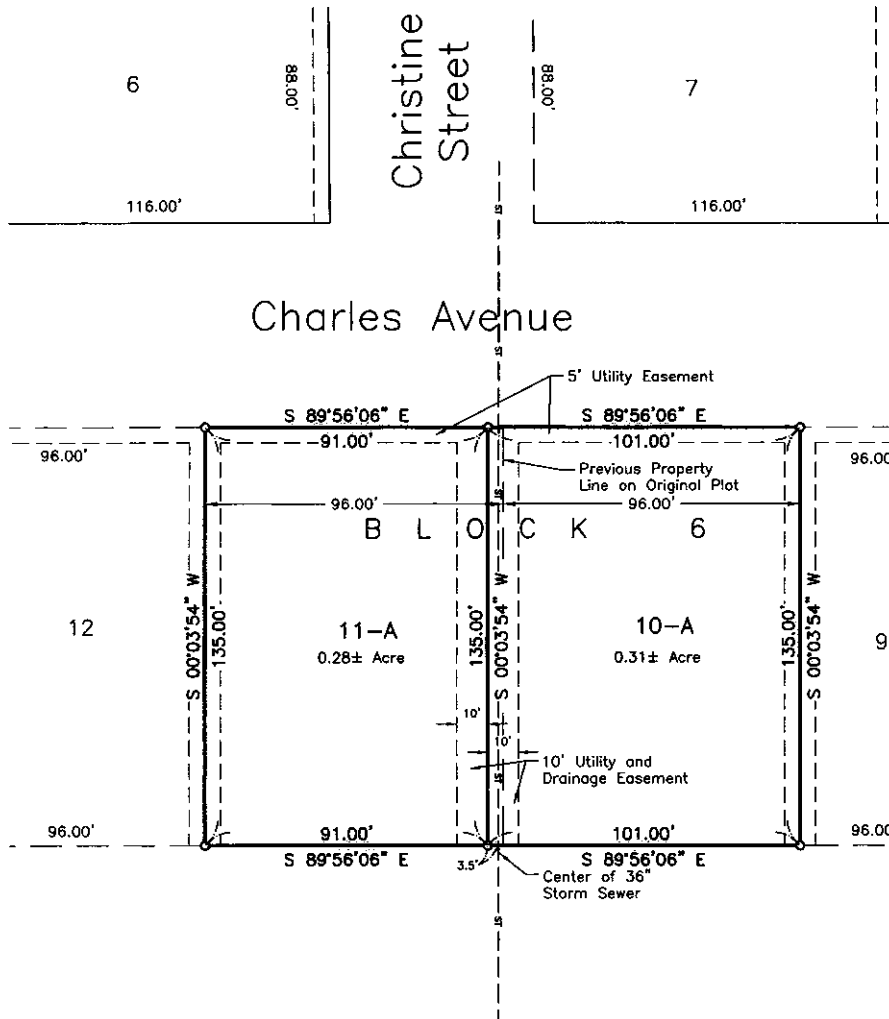
LOCATION MAP
SCALE: 1" = 3600'

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - GRID 12A.
GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.



A PLAT OF LOTS 10-A AND 11-A, BLOCK 6 OF THE WOODS FIRST ADDITION,
A SUBDIVISION OF THE E 1/2 OF THE SW 1/4 OF SECTION 23, 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 the owners as listed on the owner's certificate, and under their direction for purposes indicated therein, I did on or prior to October 30, 2016, survey those parcels of land described as follows: LOTS 10-A AND 11-A, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOTS 10 AND 11, AND THE ORIGINAL UTILITY AND DRAINAGE EASEMENTS THEREIN, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 19 ON PAGE 7.

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 22 day of March, 2017.

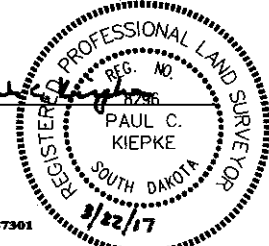
Registered Land Surveyor #SD8296

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



A PLAT OF LOTS 10-A AND 11-A, BLOCK 6 OF THE WOODS FIRST ADDITION,
A SUBDIVISION OF THE E 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R
60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

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 PREVIOUSLY PLATTED LOTS 10 AND 11, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 10-A AND 11-A, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 10-A and 11-A, Block 6 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Charles Avenue.

We also hereby certify that the platting of said LOTS 10-A AND 11-A, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA does hereby vacate previously platted LOTS 10 AND 11, AND THE ORIGINAL UTILITY AND DRAINAGE EASEMENTS THEREIN, BLOCK 6 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 19 ON PAGE 7. The platting of these lots is being done to allow the owner of the original Lot 10 to have an additional 5 foot of property which will now be 101 feet wide as compared to the original 96 feet. The original 10 foot utility and drainage easement will be released by the previous utility owners (the centerline of the existing 36" storm sewer pipe is approximately 3.5' east of the new property line between Lots 10A and 11A) and the new easement will allow the existing garage, which encroached into the original utility and drainage easement, to be outside of the new utility and drainage easement as dedicated by this plat.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2017.

Willard Schoenfelder, Owner of Lot 10, Block 6

Kay Schoenfelder, Owner of Lot 10, Block 6

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Willard Schoenfelder and Kay Schoenfelder, 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: _____

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2017.

Toby Lee Russell, Owner of Lot 11, Block 6

April Leigh Russell, Owner of Lot 10, Block 6

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Toby Lee Russell and April Leigh Russell, 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

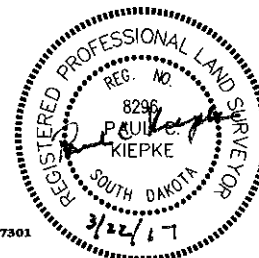
My Commission Expires: _____

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



APPLICATION FOR CONDITIONAL USE PERMIT

TO: THE MITCHELL PLANNING COMMISSION AND THE BOARD OF
ADJUSTMENT THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant and owner Darin Krogman hereby are making an application for a conditional use permit pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

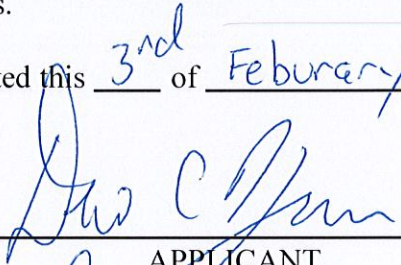
Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, SD (605 N Duff St)

Applicant Darin Krogman of the above described real estate, request to operate an automotive detailing business on his residential property. The said real property is zoned (R4) High Density Residential District.

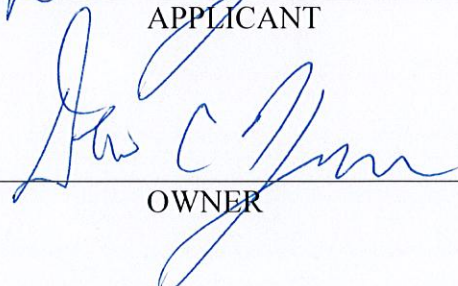
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 3rd of February, 2017.



APPLICANT



OWNER

My Ride Detailing

Darin C Krogman * owner

Business location * my garage 605 North Buff

Hours * M - F 2:15 P.m to 8 P.m

Some Saturdays

Job description - Waxing^{exterior} and detailing the interior of vehicles

- * I will be doing NO! washing, the customer will be washing the vehicle and delivering it. I don't want to deal with the run off
- * As far as parking goes I can't leave any vehicles in the ally. Signs are posted at each end of it saying vehicles will be towed. So no cars will be there
- * Equipment being used will be a shopvac, electric buffer, and ~~cord~~ Cordless drill
- * As far as Cleaners go its all basic cleaners nothing industrial, there will be no! run off in the garage since there is a drain

- * This will be done as a second income, mostly a hobby
- * There will be no employees all the work will be done on my own
- * Garage and Door, is well insulated to keep noise down

Thank you very much for your time

Darin C. Zym

605 North Duff
Mitchell SD 57301

605-999-8794

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 Darin Krogman has applied for a conditional use permit to operate an automotive detailing business/home occupation at his residence at 605 N Duff St, legally described as Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on March 27, 2017, 12:00 P.M and the Board of Adjustment on April 3, 2017 at 6:30 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 14th day of March, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: Friday, March 17, 2017 & Thursday March 23, 2017

Approximate Cost:

JASON & ALLISON HOHN
1500 E ASH AVE
MITCHELL SD 57301

DELBERT & MARGARET TOBEN
619 N DUFF ST
MITCHELL SD 57301

THOMAS & ELIZABETH KIPPES
613 N DUFF ST
MITCHELL SD 57301

CB RENTALS LLC
417 SWITCH GRASS TRAIL
BRANDON SD 57005

DARIN KROGMAN
605 N DUFF ST
MITCHELL SD 57301

MARGARET TOBIN
41140 265TH ST
ETHAN SD 57334

CLIFFORD & CAROL DAVIS
316 W 6TH AVE
MITCHELL SD 57301

PATRICIA BLEEKER
320 W 6TH AVE
MITCHELL SD 57301

DANIEL & RENEE NIEHUS
1216 E 11TH AVE
MITCHELL SD 57301

GREG & DAVID WISE
1215 W 3RD AVE
MITCHELL SD 57301

ARLENE STANGE
622 N SANBORN BLVD
MITCHELL SD 58301

ALFRED & BARBARA DELANGE
723 E HANSON AVE
MITCHELL SD 57301

JESSICA CROSS
218 W 6TH AVE
MITCHELL SD 57301

ANGELA & MICHAEL PIETZ
608 N DUFF ST
MITCHELL SD 57301

GERALD & JANET CLASEMAN
25414 407TH AVE
MITCHELL SD 57301

JAMES WILLIS
618 N DUFF ST
MITCHELL SD 57301

GEORGE BRYANT
622 N DUFF ST
MITCHELL SD 57301

RANDY YOUNG
522 N DUFF ST
MITCHELL SD 57301

HAMILTON ENTERPRISES EAST LLC
PO BOX 1706
WILLISTON ND 58802

JULIE PAYNE
523 N DUFF ST
MITCHELL SD 57301

BRANDON HIRSTCARON
EMMA KELLY
517 N DUFF ST
MITCHELL SD 57301

GINGER FEHLBERG
307 W 6TH AVE
MITCHELL SD 57301

RICK CARPENTER
319 W 6TH AVE
MITCHELL SD 57301

JAMES & BETTY HAUGE
520 N SANBORN BLVD
MITCHELL SD 57301



March 15, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Darin Krogman has applied for a conditional use permit to operate an automotive detailing business/home occupation at his residence at 605 N Duff St, legally described as Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

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I/We

Darin C Krogman
OWNER

* 605 North Duff Mitchell SD 57301

ADDRESS

X APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



March 15, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Darin Krogman has applied for a conditional use permit to operate an automotive detailing business/home occupation at his residence at 605 N Duff St, legally described as Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on March 27, 2017 12:00 P.M and the Board of Adjustment on April 3, 2017 at 6:30 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.

I/We CB-Rentals
OWNER

609 N DUFF
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS.



March 15, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Darin Krogman has applied for a conditional use permit to operate an automotive detailing business/home occupation at his residence at 605 N Duff St, legally described as Lot 5, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R4) High Density Residential District.

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I/We Patricia Blecker
OWNER

320 West 6th Ave
ADDRESS

☐ APPROVE

☒ DISAPPROVE

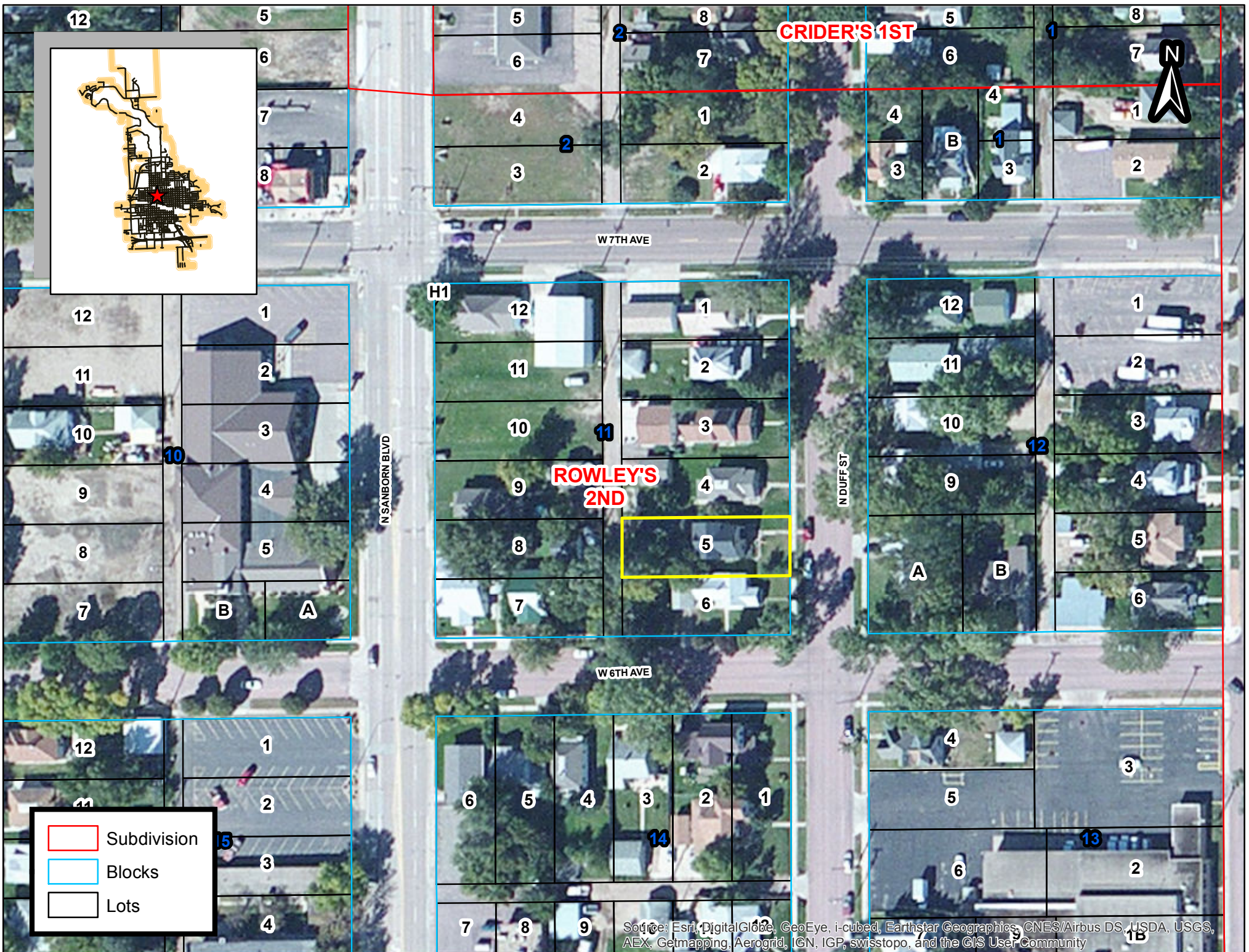
No response will indicate approval.

COMMENTS:

I don't want to be listening to power tool; this is a Quiet ~~neighborhood~~ Neighborhood.

Where are the cars going to be parked? in the street?
We already have limited parking.

[illegible]



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 Merlin Tingle has applied for a conditional use permit to construct a multi-family dwelling building on the property legally described as; Lot X-1, except the East Three Hundred Seventeen Feet (E.317') thereof, within Lot X, in the Southeast Quarter of the Northeast Quarter (SE ¼ NE1/4), Section Twenty Nine (29), Township One Hundred Three (103) North, Range Sixty (60) West of the Fifth (5th) Principal Meridian, City of Mitchell, Davison County, South Dakota. (1800 Block of Loma Linda Drive). The property is zoned HB Highway Oriented Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on March 27, 2017, 12:00 P.M and the Board of Adjustment on April 3, 2017 at 6:30 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.

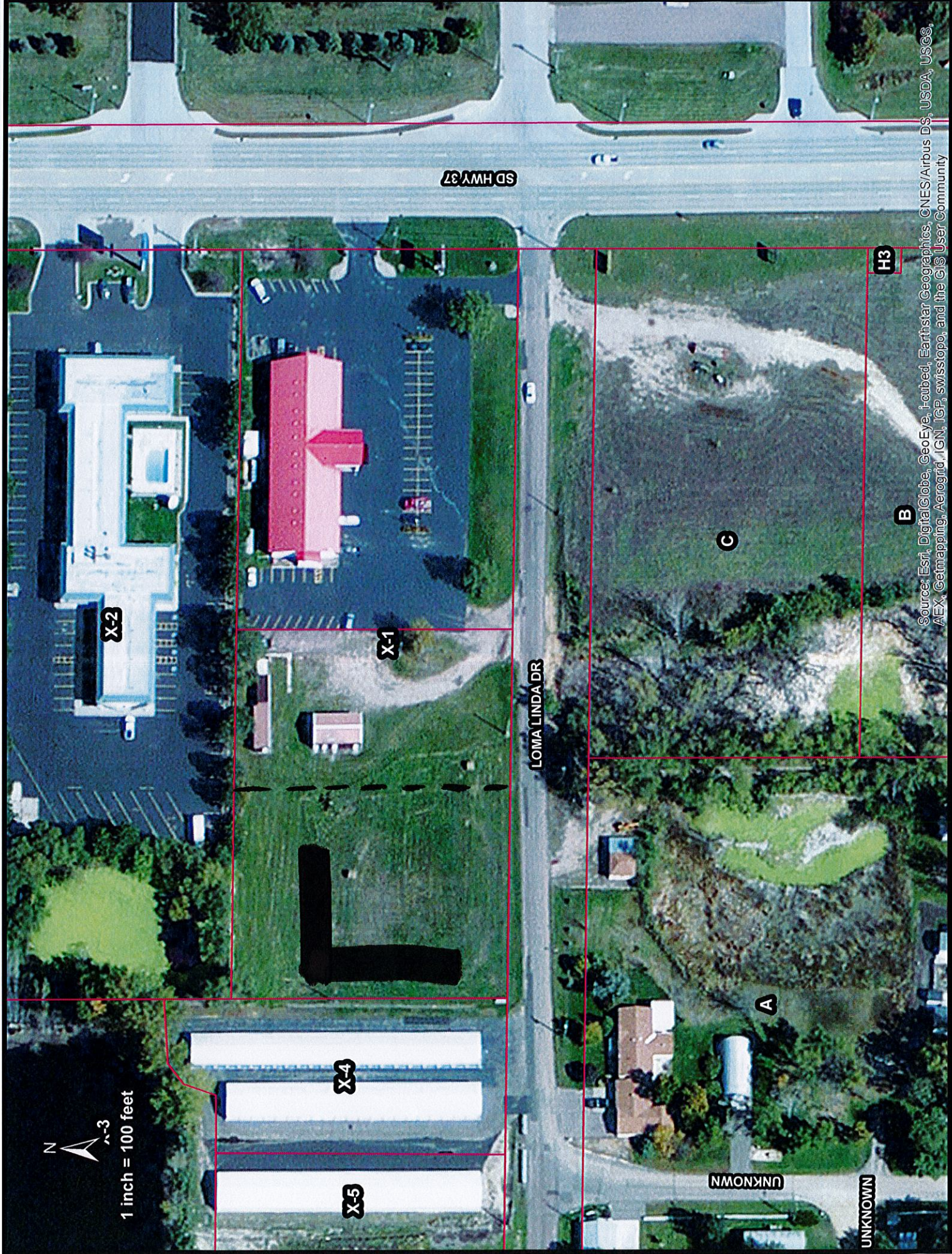
Dated at Mitchell, South Dakota, this 14th day of March, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: Friday, March 17, 2017 & Thursday March 23, 2017

Approximate Cost:



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

Small
Lemon Lemon

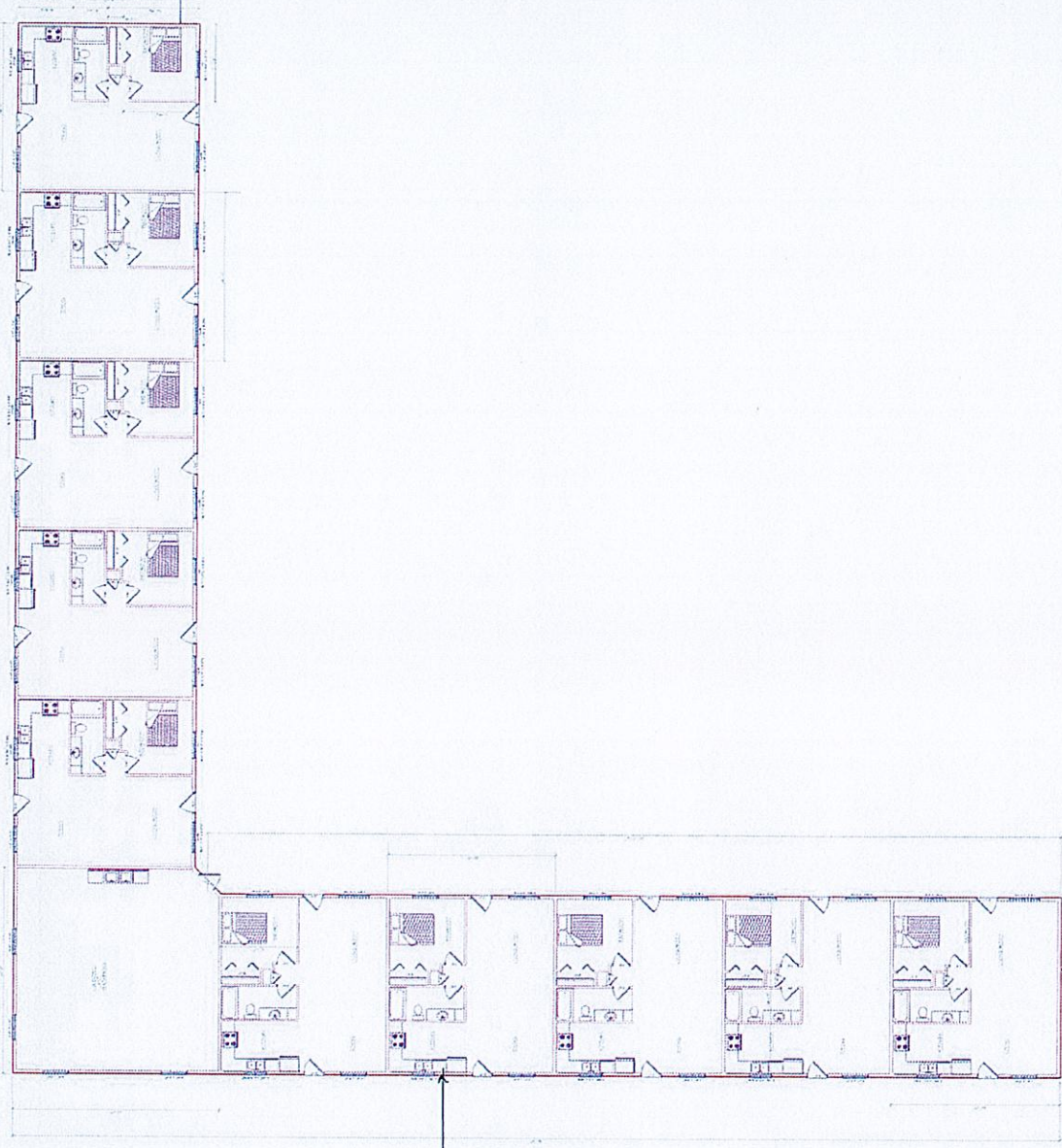
Martin Terry
1800 Lemon
Motel
999.003

East

West

Proposed

North



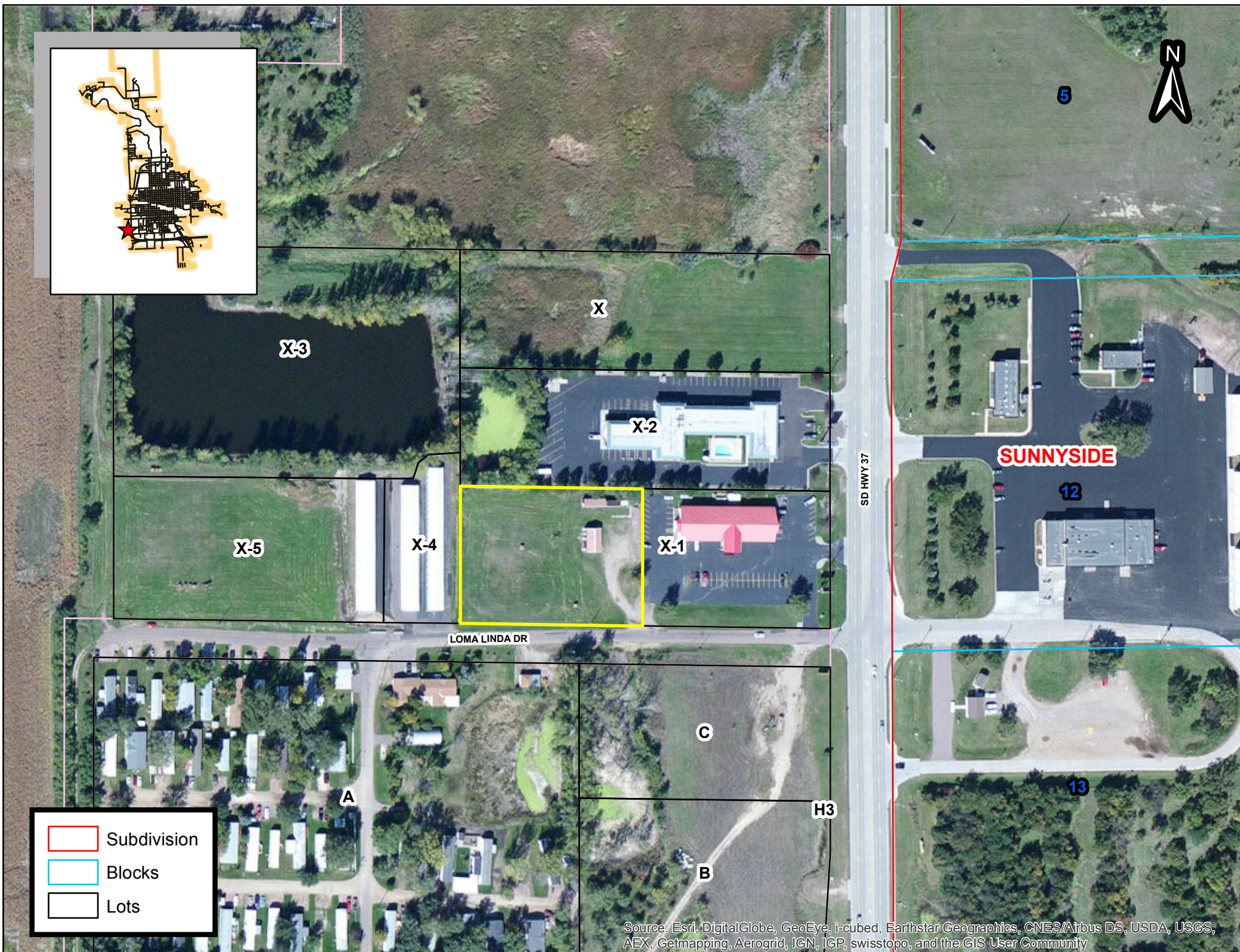
KISHORCHANDRA CHAMPENERI
1309 S OHLMAN
MITCHELL SD 57301

MSTM PROPERTIES LLC
41090 MOUNTAIN PL
MITCHELL SD 57301

TINGLE RENTAL PROPERTIES
4351 N MAIN ST
MITCHELL SD 57301

RABIA LLC
845 E HIGHWAY 44
WINNER SD 57580

KANNEGIETER INVESTMENTS INC
1708 SHALOM AVE
GILLETTE WY 82718



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

Mitchell Fire & EMS

Occupancy: **Lil Super Heros Daycare**

Address: **1319 E Ash AVE**

Mitchell SD 57301

Inspection Type: **Annual**

Inspection Date: **3/6/2017**

Time In: **10:00**

Authorized Date: **03/06/2017**

By: **Laursen , Marius N (2024)**

Time Out: **10:30**

By: **Laursen , Marius N (2024)**

Form: Daycare

Inspection Topics:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 30 minutes

Total Time: 30 minutes

Summary:

Overall Result: Passed

An inspection of your facility revealed no violations to the Fire Code of the City of Mitchell.

Congratulations and thank you for your cooperation.

Inspector Notes:

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 Vanessa Foley (applicant) and Russell and Mary Overbay Trust (owner) has applied for a conditional use permit to operate family residential child care center the residence at 1319 E Ash Ave, legally described as N ½ E ½ Exc W 50' , Block 3, Less 8', Fairview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on March 27, 2017, 12:00 P.M and the Board of Adjustment on April 3, 2017 at 6:30 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.

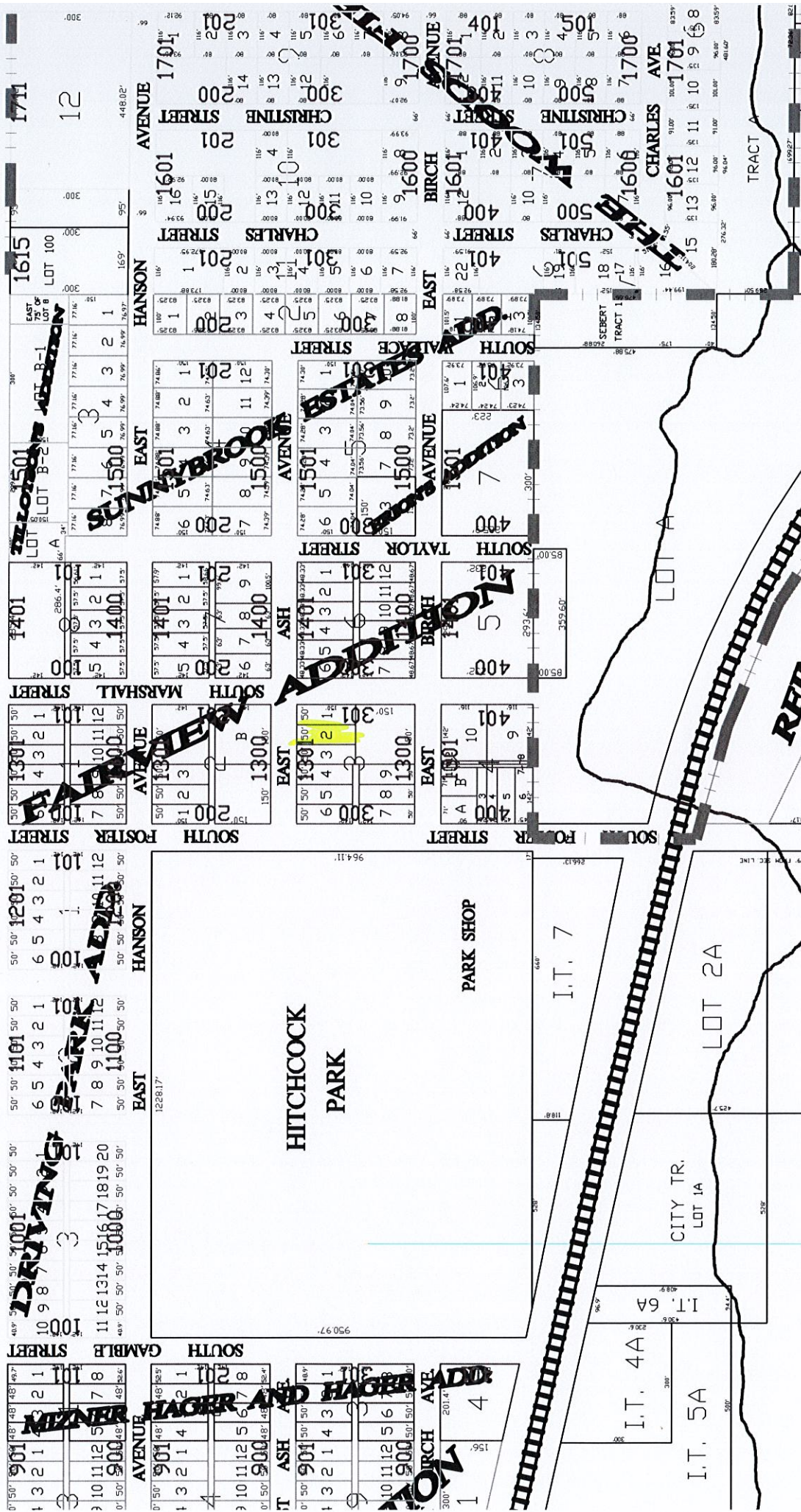
Dated at Mitchell, South Dakota, this 14th day of March, 2017.

Michelle Bathke

FINANCE OFFICER

Publish twice: Friday, March 17, 2017 & Thursday March 23, 2017

Approximate Cost:



BECKY BARBER
1310 E ASH AVE
MITCHELL SD 57301

PAUL & JOYCE PAULSON
1300 E ASH AVE
MITCHELL SD 57301

ROBERT BATES
610 E HANSON AVE
MITCHELL SD 57301

GEORGE & SHERRY MORGAN
940 N HARMON DR
MITCHELL SD 57301

DOUGLAS & GAY LYNN WEBER
512 W 3RD AVE
MITCHELL SD 57301

MERVELA HILDEBRANDT TRUST
1707 WESTVIEW DR
MITCHELL SD 57301

JASON FREY
1315 E ASH AVE
MITCHELL SD 57301

RUSSELL OVERBAY
PO BOX 854
MITCHELL SD 57301

NINA WOODRASKA
323 S MARSHALL ST
MITCHELL SD 57301

DOUGLAS & LORI CRAGO
1311 E ASH AVE
MITCHELL SD 57301

DEZARAE HEIDINGER
1307 E ASH AVE
MITCHELL SD 57301

WILBERT & MARILYN ROTH
1300 PALMER PL
MITCHELL SD 57301

MATTHEW RASCHKE
1306 E BIRCH AVE
MITCHELL SD 57301

WENTON PETERS
919 E ASH STE 200
MITCHELL SD 57301

JOEY MUNTEFERING
1401 E ASH AVE
MITCHELL SD 57301

STANTON DAVIS ETAL
1402 E ASH AVE
MITCHELL SD 57301

ROBERT SHANK
728 S KIMBALL ST
MITCHELL SD 57301

MARLYS BLACKSTEN
1400 E ASH AVE
MITCHELL SD 57301

JAMES & BONNIE PUETZ
1410 E ASH AVE
MITCHELL SD 57301

JASON & ALLISON HOHN
1500 E ASH AVE
MITCHELL SD 57301

