

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, 612 N. MAIN ST
DATE: SEPTEMBER 11, 2017

1. TIME: 12:00 PM
2. CALL TO ORDER:
3. ROLL CALL:
4. Approval Of Minutes: Special 9/5/2017 & Regular August 28, 2017

Documents:

[PLANNINGCOMMMINUTES8282017.PDF](#)
[PLANNINGCOMMMIN952017.PDF](#)

5. APPROVE AGENDA:
6. SCHEDULE NEXT MEETING: September 25, 2017
7. **CONDITIONAL USE PERMIT: (Table From Last Meeting)**

CJG Properties LLC is requesting a conditional use permit for construction of self-service storage facilities with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County (1821 W 8th Avenue). The property is zoned R4 High Density Residential District.

APPLICANT REQUEST THE PLANNING COMMISSION TO POSTPONE ACTION UNTIL NEXT MEETING.

8. **Variance: Tabled From Last Meeting**

CJG Properties LLC is requesting variances for construction of self-service storage facilities with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department the variances are as follows: front yard of 10' vs 25', side yard on a corner of 5' vs 15' and back yard of 8' vs 25'. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County (1821 W 8th Ave). The property is zoned R4 High Density Residential District.

THE APPLICANT REQUEST THE COMMISSION POSTPONE ACTION UNTIL THE NEXT MEETING.

9. **Variance:**

Todd & Nancy Boyd are requesting a backyard (road side) variance of 16 feet vs. 30 feet and a front yard (lakeside) variance of 24 feet vs 35 feet for construction a new home. The property is legally described as Lot 96, Indian Head Subdivision Lake Development Plan, City of Mitchell, Davison County, South Dakota (191 S Harmon Dr). The said real property is zoned (RL) Residential Lake District.

Documents:

[BOYDAPP.PDF](#)
[170905_BOYD_SITE_PLAN.PDF](#)
[BOYDMAP.PDF](#)
[BOYDSURVEY.PDF](#)
[BOYDNOH.PDF](#)
[BOYDLETTERS.PDF](#)

[BOYDLETTER.PDF](#)

10. PLAT

A Plat of Lots X-2 and X-3, Square 19, A Subdivision of portions of Lot X of Square 19 and of the West 1/2 of vacated South Lawler Street, All in Weaver's Squares, City of Mitchell, Davison County, South Dakota

Documents:

[PLATX2X3WEAVERS.PDF](#)

11. OTHER BUSINESS:

12. 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: AUGUST 28, 2017**

NOT APPROVED

Chairman Larson called the August 28, 2017 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

Member Absent: Jirsa

Others Present: Putnam, McGannon, Ellwein, Hegg, Laursen, J. Johnson, Jenniges, 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 Everson, seconded Molumby to approve the minutes of the August 14, 2017 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule a special meeting for Tuesday, September 5, 2017 and the regular meeting for Monday, September 11, 2017. All members present voting aye, motion carried.

Plat: A Plat of Lots 1-H and 2-H, A Subdivision of Lot H of Brech's Subdivision in the W ½ of the SE ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Putnam reported that county officials have received word that the title is not clear. Motion by Molumby, seconded by Schmucker to table the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 1, Block 4A of Westwood First Addition, A Subdivision of a Portion of Tract A-2 and Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Fergen, seconded by Griffith to approve. All members present voting aye, motion carried.

Plat: Plat of Lot 2 in the Replat of Tract G, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Plat: Plat of Lot 3 in Tract H, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. Motion by Molumby, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Conditional Use Permit: Terra Eldeen has made an application for a home occupation/conditional use permit to operate a beauty salon in her home located at 176 S Harmon Dr., legally described as W 75' of Lot 12, Block 2, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District.

The applicant was not present at the hearing. No one testified in opposition of the application. The commission did review the written comments that were submitted. The public notice was published in the *Mitchell Daily Republic* on August 18 & August 25, 2017 and letters to the neighboring property owners on August 16, 2017.

The commission is not aware of other home occupations around Lake Mitchell. Motion by Schmucker, seconded by Molumby to recommend denial of the conditional use permit which is to be considered by the Board of Adjustment. All members present voting aye, motion carried.

Conditional Use Permit: CJG Properties is requesting a conditional use permit for construction of self-service storage facilities with varying compartment sizes, fifty (50) to four hundred (400) square feet per compartment, with the stipulation the property be adjacent to a major collector or arterial street as designated by the public works department. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota (1821 W 8th Ave). Zoned R4 High Density Residential District.

The public notice was published in the *Mitchell Daily Republic* on August 18 & 25, 2017 and letters to the neighboring property owners were sent on August 16, 2017.

The applicants were present and provided testimony. The planning commission reviewed the written comments that were submitted. Neighboring property owners also testified in person.

The applicants present two plans; one showing a possible alley vacation and one without. Putnam indicated the most generous plan was advertised. The applicants own the house and garage on the property. The applicants indicated the new buildings will be constructed in phases. They indicated they have made improvements to the property. They recently had the property lines identified by SPN. They think visibility from the corners will be clear.

Walbergs, neighbors to the east, expressed concern about drainage and preferred the property remain residential. The expressed concern about traffic and lights. The provided the commission photos of the property. They questioned if trucks, boats and trailers will have room to turn around. They are concerned about vandalism.

Knutson, neighbor to the west, provided a letter and also express concern about this property and preferred it to remain residential.

Hammer, a property owner to the southwest also expressed concern about the lack of maintenance of the streets and drainage on Galloway street.

Clem Boyd, property owner to the south indicated that 8th Ave is a prime entrance to the city and he is concerned about the appearance this project may present. He talked about how he has improved his property's appearance which is near the middle school. He also indicated that he went door to door to speak with the neighbors about his business, prior to construction. His building to south is used for personal storage.

The applicants indicated that they are working with contractors to control the drainage. He is putting in a gravel parking lot. He will focus to insure the lights project away from the neighbors.

Motion by Schmucker, seconded by Everson that the conditional use permit be tabled until a drainage plan is submitted that shows no impact on the neighboring property owners and the application should be reviewed by the county. All members present voting aye, motion carried.

Variance: CJG Properties LLC is requesting the following variances; front yard of 10' vs 25', side yard on a corner of 5' vs 15' and backyard of 8' vs 25'. The property is legally described as Lots 1-6, Block 3, Home Park Original Addition, Davison County, South Dakota. The property is zoned R4 High Density Residential District. Motion by Everson, seconded by Fergen to table the variance request until the conditional use application is considered. All members present voting aye, motion carried.

Plan Approval: Mitchell Manufacturing, 3150 W Havens. Zoned HB Highway Oriented Business District. Dan Roeder presented a plan showing a building to be constructed behind the existing facility. Hegg indicated the proposed building meets code. All members present voting aye, motion carried.

Plan Approval: SUDZ, 508 E Havens Ave, zoned HB Highway Oriented Business District. The owner wished to install an unenclosed structure in the rear of the business. Motion by Everson, seconded by Griffith to approve the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:50 pm.

Chairman

Date

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES, SEPTEMBER 5, 2017 (SPECIAL MEETING)**

NOT APPROVED

Chairman Larson called the September 5, 2017 special planning commission meeting to order at 12:00 pm, in the Council Chambers, City Hall, Mitchell, South Dakota.

Members Present: Larson, Griffith, Fergen, Jirsa, Molumby, Schmucker and Allen.

Members Absent: Everson

Others Present: Mayor Toomey, McGannon, Ellwein, Hegg, London, Putnam, and Jenniges

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

Rezone: From HB Highway Oriented Business District to I Industrial District:

That portion of Irregular Tract No. 4 in Lot Three (3) of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township One Hundred Three (103) North, Range (60), West of the 5th P.M., Davison County, South Dakota, abutting and lying west of a line which is 908.70 feet west of and parallel to the East section line of said Northeast Quarter (NE1/4); be changed from HB Highway Business District to I Industrial District and the official zoning map be changed to reflect the same.

The public notice was published in the *Mitchell Daily Republic* on August 25, 2017 & September 1, 2017 and letters to the neighboring property owners were sent on August 24, 2017.

Representatives from Performance Pet were present, along with Don Petersen, and Bryan Hisel.

Putnam provided background information and reminded the commission that the TIF Review Committee has reviewed the proposal and recommends it approval.

Nate Thomas & Don Petersen showed commission on a map where the construction will be taking place. The 15-acre piece is currently zoned HB and in order to accommodate the project the property must be rezoned. Rezoning is a condition of the TIF Project. The Butterfields, neighbors, asked what is the intention of the property further south. Thomas indicated they are not immediate plans, except going into about 150' south of the existing property line.

Motion by Schmucker, seconded by Griffith to recommend approval of the rezoning of the aforementioned property. All members present voting aye, except Fergen abstaining, motion carried.

Approval of TIF District #24 and Establishment of Boundaries:

Petersen provided an overview of the project plan. He indicated the plan is structured very similar to TIF District #23. He provided a summary of the project costs for both real and personal property. He said it possible that 30- 50 new jobs will be created. He said Performance Pet is working with MTI in workforce training. The property will consist of new warehousing, office and production facilities. The project is approximate \$20 Million and it will generate approximately \$240,000 in sales tax. He said

many entities are involved in this project such as GOED, MADDC, and Performance Pet. Petersen reminded the commission that MADDC and the city are not borrowing any funds. This is an 18-year district and the Performance Pet is waiving the Davison County discretionary formula. The TIF District is for \$2.6 million.

Ellwein reminded the commission this project is contingent on rezoning and annexation. She also indicated that Toby Morris of Dougherty has reviewed the plan and also the SD Dept. of Revenue has reviewed it and concluded the project complies with state statute.

Larson said he served on the TIF Review Committee and they determined the plan meets city criteria. He did ask if there are safeguards that funds are being used appropriately.

Hisel said this is not the same project that was proposed by the interstate. In fact, this project is more expensive due to site preparation and additional building space. He said this is the proper place as this was previously Dakota Pork and Hormel.

Kevin Hubbard, new manager of Performance Pet, introduced himself and indicated others from other states will be moving to Mitchell and working at the new facilities.

Motion by Jirsa, seconded by Griffith, to established the boundaries of TIF District # 24 to include the following:

Parcel 1. Irregular Tract 1 and 2 within Lot 3 in the NE ¼ of 27-103-60. (City Limits)

Parcel 2. That portion of Irregular Tract No. 4 in Lot Three (3) of Section Twenty-seven (27), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota abutting and lying west of a line which is 908.70 feet west of and parallel to the East section line of said Northeast Quarter (NE1/4).

Roll Call: Larson aye, Griffith aye, Fergen aye, Molumby aye, Jirsa aye, and Schmucker aye. Motion carried.

Motion by Jirsa, seconded by Molumby to approve the project plan and recommend approval of the TIF District #24. Roll Call: Larson aye, Fergen aye, Griffith aye, Jirsa aye, Molumby aye, and Schmucker aye. Motion carried.

Chairman Larson adjourned the meeting at 12:40 pm.

Chairman

Date

APPLICATION FOR A VARIANCE

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

The undersigned applicant(s) and owner(s), Todd & Nancy Boyd are hereby submitting an application for a variance pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 96, Indian Head Subdivision Lake Development Plan, City of Mitchell, Davison County, South Dakota (191 S Harmon Dr)

Applicant(s) and owner(s), Todd & Nancy Boyd the above described real estate are requesting backyard (road side) variance of 16 feet vs 25 feet and a front yard (lakeside) variance of 24 feet vs 25 feet for construction of a new home. The said real property is RL Residential Lake District.

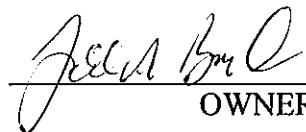
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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

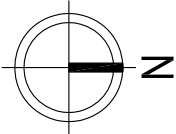
Dated this 30 of August, 2017.



APPLICANT



OWNER



LOT 98

LOT 97

LOT 95

SOUTH HARMON DRIVE

LOT 95

LOT 94

LAKE MITCHELL

BUILDABLE AREA

EXISTING STRUCTURE

PROPOSED STRUCTURE 28'x32'

24'-4"

22'-3 3/4"

10'-9"

12'-8"

10'-5 3/4"

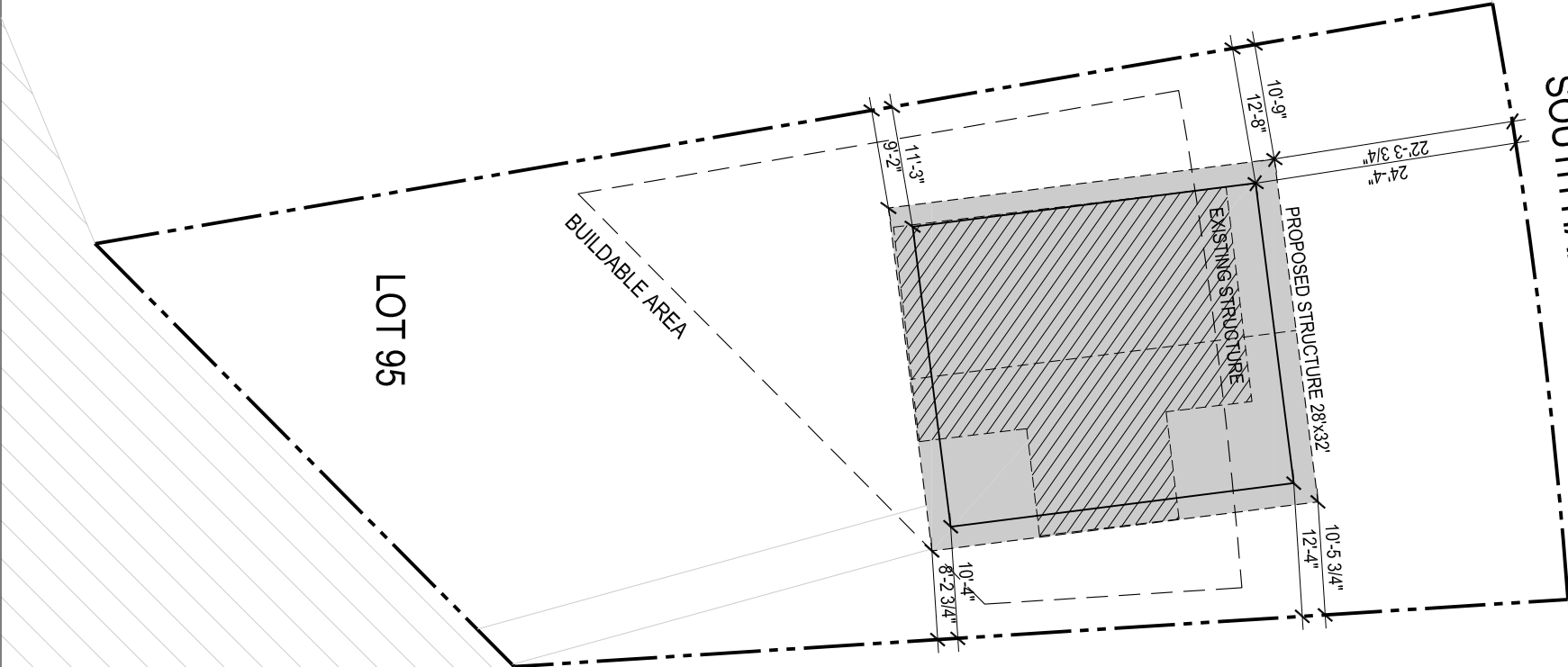
12'-4"

10'-4"

8'-2 3/4"

11'-3"

9'-2"



PAGE:	REVISIONS	
	Date	Description
	9/5/17	REVISED FOOTPRINT

SITE PLAN

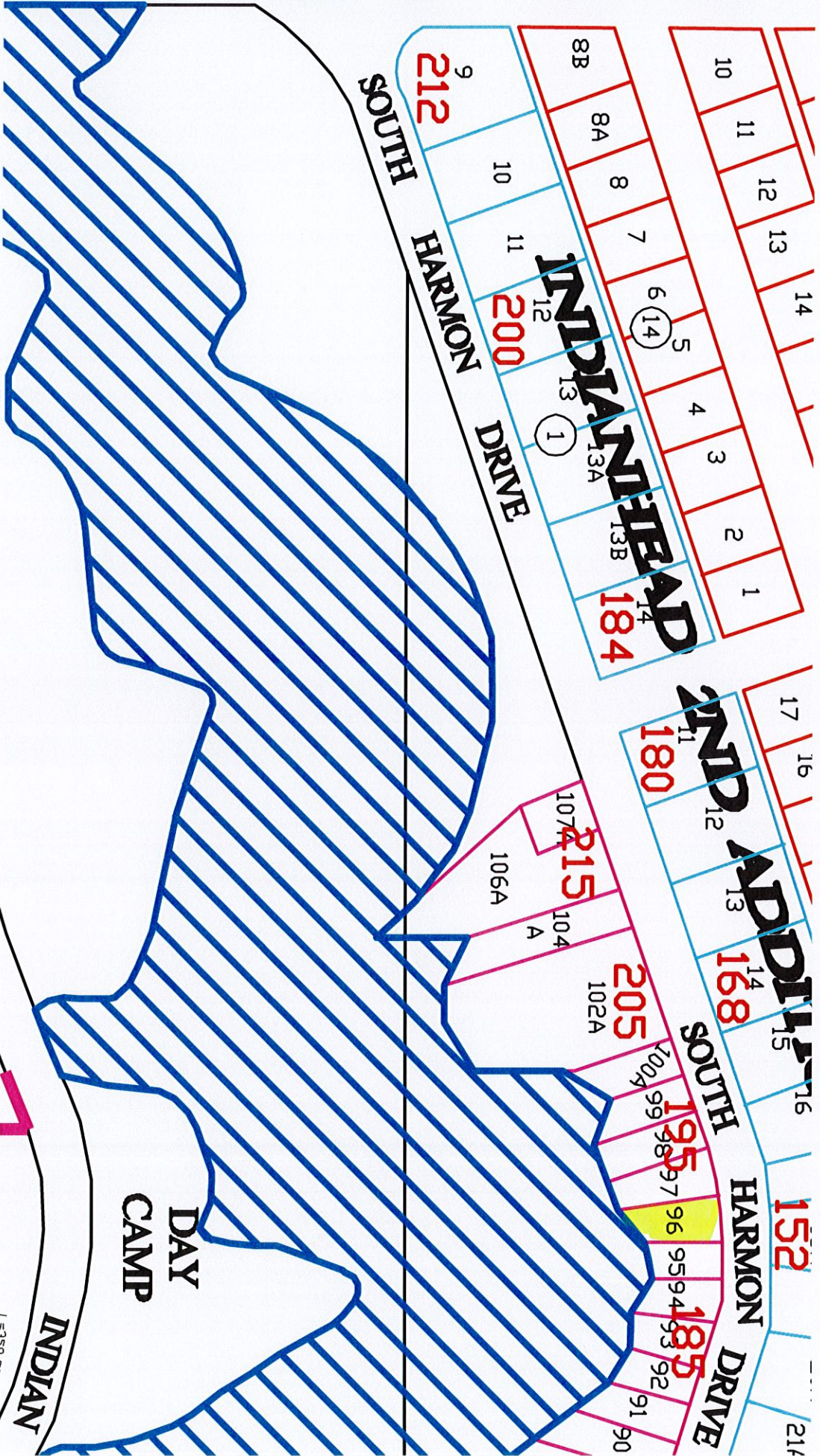


GUNNSTOCK
TIMBER FRAMES
1 5 0 0 Lane 1 4
Powell, WY 8 2 4 3 5
6 1 7 . 4 5 8 . 9 5 2 4

BOYD RESIDENCE - LOT 96
SOUTH HARMON DRIVE, MITCHELL, SOUTH DAKOTA

DESIGNED BY:	LV
DATE:	8.22.17
DRAWN BY:	LV
DATE:	8.22.17
SCALE:	1/16" = 1'-0"

OLHMAN STREET



PAGE 1 OF 2

SURVEYOR'S AFFIDAVIT

PROJECT NO. 17-14902

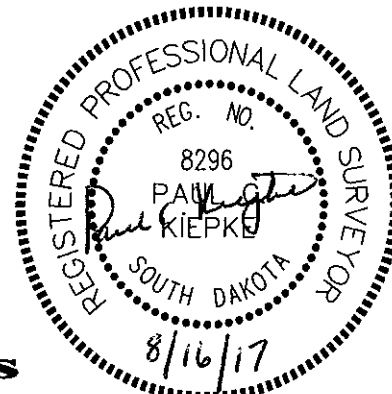
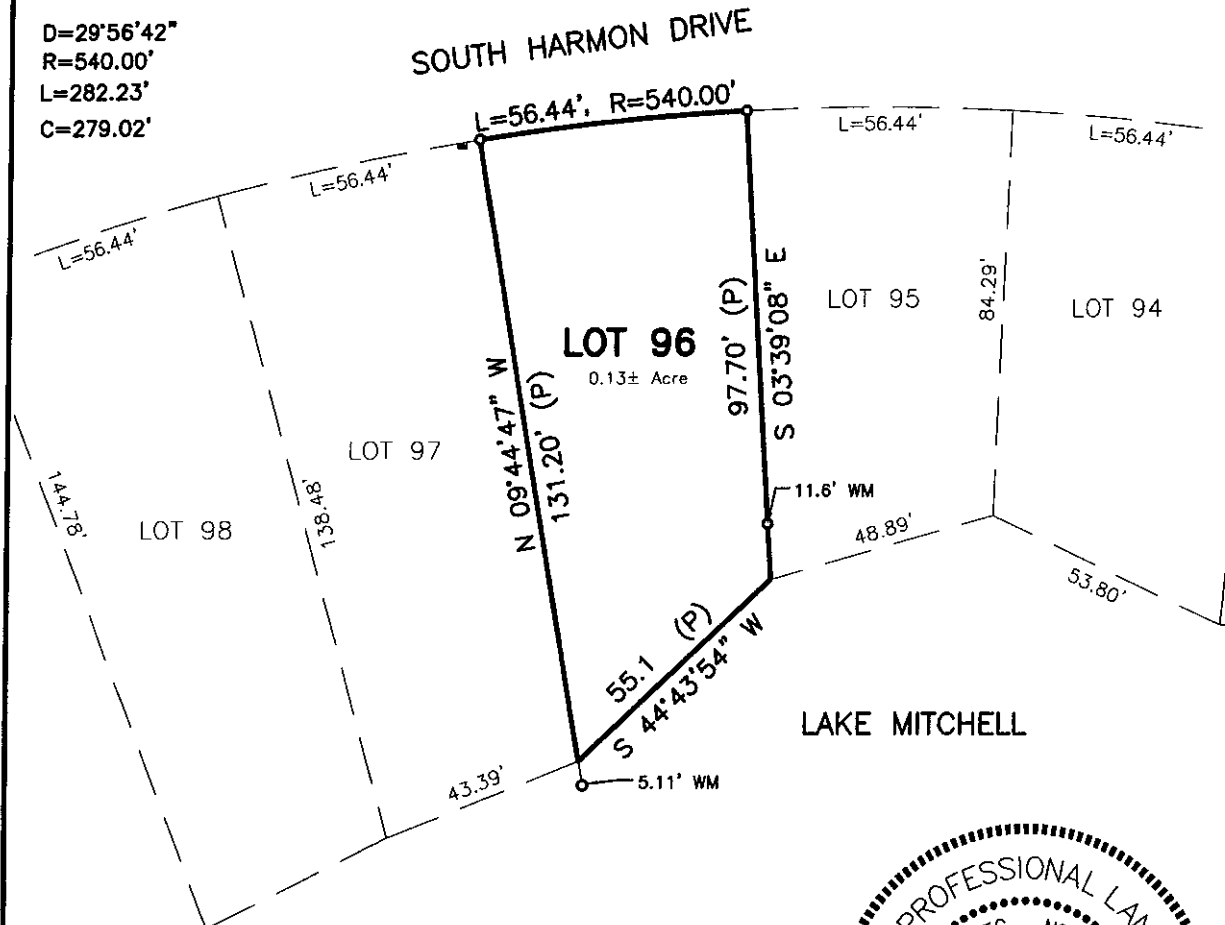


SCALE: 1" = 40'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 100' (R) = RECORD BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- WM = WITNESS MONUMENT

D=29°56'42"
R=540.00'
L=282.23'
C=279.02'



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

EXHIBIT "A"

PAGE 2 OF 2

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 Todd & Nancy Boyd are requesting a backyard (road side) variance of 16 feet vs. 25 feet and a front yard (lakeside) variance of 24 feet vs 25 feet for construction a new home. The property is legally described as Lot 96, Indian Head Subdivision Lake Development Plan, City of Mitchell, Davison County, South Dakota (191 S Harmon Dr). The said real property is zoned (RL) Residential Lake District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on September 11, 2017 at 12:00 P.M and the Board of Adjustment on September 18, 2017 at 6:00 P.M., in the Council Chambers, Mitchell City Hall, 612 N Main St, Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this the 29th day of August, 2017.

Michelle Bathke

FINANCE OFFICER

Publish once: September 1, 2017

Approximate Cost:

CALVIN & SHARON ANDERSON
2522 W 41ST ST
SIOUX FALLS SD 57105

ANGELA HOTCHKISS
195 S HARMON DR
MITCHELL SD 57301

TRACY CHRISTIANSEN
JANE AMICK
193 S HARMON DR
MITCHELL SD 57301

TODD & NANCY BOYD
600 OAKMOND AVE
MITCHELL SD 57301

BRAD BAUER
189 S HARMON DR
MITCHELL SD 57301

LINDA MCLEOD
1307 RIDGE RD
MITCHELL SD 57301

JERALD & DEBRA TOOMEY
505 E 2ND AVE
MITCHELL SD 57301

DREW NELSON
140 S HARMON DR
MITCHELL SD 57301

STEVEN & SUSAN HAIAR
140 S HARMON DR
MITCHELL SD 57301

LORI ADAMS
152 S HARMON DR
MITCHELL SD 57301

DANNY & VALERIE ANDERSON
156 S HARMON DR
MITCHELL SD 57301

STEVE & LANETTE SCHOENFELDER
160 S HARMON DR
MITCHELL SD 57301

TIM & CYNTHIA ALLEN
164 S HARMON DR
MITCHELL SD 57301

DAVID & LINDA CARLSON
136 S HARMON DR
MITCHELL SD 57301

August 31, 2017

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, That Todd & Nancy Boyd are requesting a backyard (road side) variance of 16 feet vs. 25 feet and a front yard (lakeside) variance of 24 feet vs 25 feet for construction of a new home. The property is legally described as Lot 96, Indian Head Subdivision Lake Development Plan, City of Mitchell, Davison County, South Dakota (191 S Harmon Dr). The property is zoned RL Residential Lake District.

YOU ARE FURTHER NOTIFIED, that public hearings in regards to the conditional use permit will be held by the Planning Commission on September 11, 2017 at 12:00 pm and the City Council acting as the Board of Adjustment will conduct their hearing on September 18, 2017 at 6:00 pm. Both hearings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Tracy Christensen / Jane Amick
OWNER
193 S Harmon Dr. Mitchell SD 57301
ADDRESS

X APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SQUARE 18

South
Lawler
Street
66'

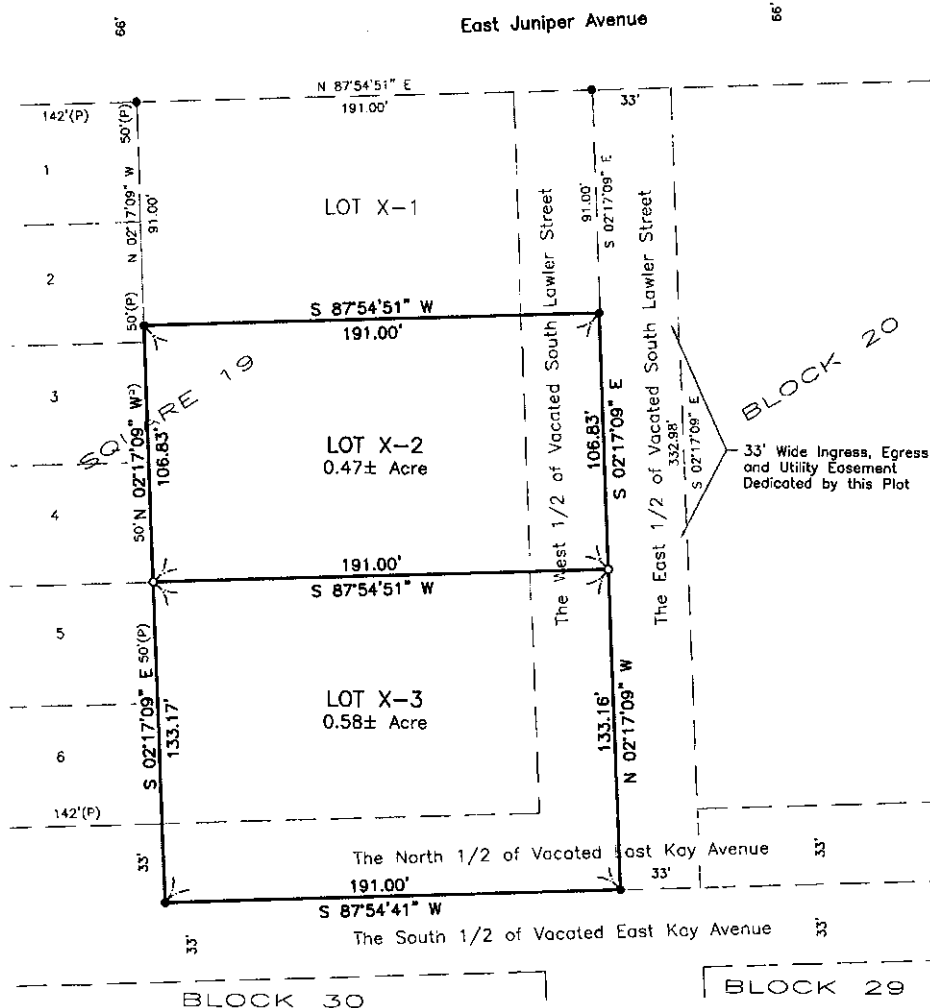
SQUARE 17

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 SPIRE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIRE W/WASHER P.W.-6702
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2106 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 - GEOID 12A.
GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.



A PLAT OF LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19 AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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 Valor Investment Properties, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to September 1, 2017, survey those parcels of land described as follows: LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

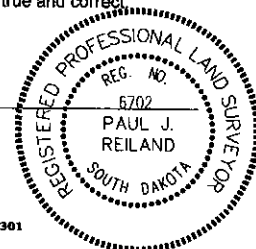
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of September, 2017.

Registered Land Surveyor #SD6702

SPN

& Associates
Engineers, Planners and Surveyors
2106 North Sanborn Blvd. - P.O. Box 398
Phone: (605) 996-7761 Fax: (605) 996-0015
Mitchell, South Dakota 57301



A PLAT OF LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19 AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Valor Investment Properties, LLC, a South Dakota Limited Liability Company, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT X OF SQUARE 19 AND IN THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Valor Investment Properties, LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Valor Investment Properties, LLC, a South Dakota Limited Liability Company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lots X-2 and X-3, Square 19 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists East Juniper Avenue.

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

Boyd Reimnitz, President of Valor Investment Properties, LLC,
a South Dakota Limited Liability Company

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2017, before me, _____, the undersigned officer, personally appeared Boyd Reimnitz, President of Valor Investment Properties, LLC, a South Dakota Limited Liability Company, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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 X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, AND OF THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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.

I, _____, Chairman of the City Planning Commission for the City of Mitchell, South Dakota, do hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2017.

CITY PLANNING COMMISSION --- BY: _____

SPN

& Associates
Engineers, Planners and Surveyors

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

