

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
SEPTEMBER 25, 2017, 12:00 PM**

1. CALL TO ORDER:

2. ROLL CALL:

3. Approval Of Minutes:

Documents:

[PLANNINGCOMMMINUTES9112017.PDF](#)

4. APPROVE AGENDA:

5. SCHEDULE NEXT MEETING: OCTOBER 10, 2017 TUESDAY

6. CONDITIONAL USE PERMIT: (Table From Last Meeting)

The applicant request another postponement.

CJG Properties LLC is requesting a conditional use permit for construction of self-service storage facilities with varying compartment sizes, 50 to 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, SD (1821 W 8th Ave). The property is zoned R4, High Density Residential District.

7. Variance: Tabled From Last Meeting

The applicant has requested another postponement.

CJG Properties is requesting the following variances for construction of self-storage facilities; front yard of 10' vs 25' , side yard on a corner of 5' vs 15' and back yard 8' vs 25'. The property is legally described as Lots 1- 6, Block 3, Home Park Original Addition, Davison County, South Dakota (1821 W 8th Ave). The property is zoned (R4) High Density Residential District.

8. PLAT

A Plat of Lot 5, Block 5 of Woodland Heights First Addition, A Subdivision of Lot 2, Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATL5B5WOODLANDHEIGHTS.PDF](#)

9. Plat:

A Plat of Lot 9, Block 6 of Woodland Heights First Addition, A Subdivision of Lots 2 and 3, and Tract 1, Block 1, All in Crane's Addition in the SE 1/4 of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATL9B6WOODLANDHEIGHTS.PDF](#)

10. Plat:

A Plat of Lots 1, 2 and 3 of Keith's First Addition, A Subdivision of Lot A in the SW 1/4 of

Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATL123KEITHS.PDF](#)

11. Plan Approval: 1401 N Main St, Central Business District

Documents:

[1401NMAIN.PDF](#)

12. Plan Approval: Envision Eye Care, 714 S Burr St, Highway Oriented Business District

Documents:

[ENVISIONEYE_20170918_0001.PDF](#)

13. Plan Approval: Quality Homes, 1100 Block Of S Ohlman St, Highway Oriented Business District

Documents:

[QUALITYHOMESPLAN.PDF](#)

14. Recommendation On Petition To Vacate An Alley, Verne Eide Chevrolet/Buick 219 E. 1st Ave

Documents:

[VERN EIDE - VACATE ALLEY.PDF](#)
[VERNEIDEMAP.PDF](#)

15. OTHER BUSINESS:

16. 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, September 11, 2017**

NOT APPROVED

Chairman Larson called the September 11, 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, Fergen, Griffith, Jirsa, Schmucker, and Allen
Member Absent: Molumby

Others Present: Putnam, McGannon, J. Johnson, Ellwein, London, Overweg, and Mayor Toomey

Approval of Minutes: Motion by Fergen, seconded by Everson to approve the minutes of the August 28, 2017 and September 5, 2017 meetings. All members present voting aye, motion carried.

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

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for September 25, 2017. All members present voting aye, motion carried.

Conditional Use Permit: Tabled 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, South Dakota (1821 W 8th Avenue). The said real property is zoned (R4) High Density Residential District. The applicant request the planning commission postpone action until the next meeting. Motion by Everson, seconded by Griffith to table the application. All members present voting aye, motion carried.

Kevin Thurman expressed concern about this project and would like to see the revised site plan and drainage plans. He has also brought to the attention commission of a possible nuisance and zoning violation. Johnson noted the property is out of the city limits. Johnson and Putnam will investigate the issue.

Variance:

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, South Dakota (1821 W 8th Avenue) . The said real property is zoned (R4) High Density Residential District. The applicant request the planning commission postpone action until the next meeting. Motion by Everson, seconded by Griffith to table the application. All members present voting aye, motion carried.

Variance: Todd & Nancy Boyd are requesting a backyard (roadside) of variance of 16' vs 30' and a front yard (Lakeside) variance of 24' feet vs 35' 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. The property is zoned RL Residential Lake Development.

Mr. Boyd was present to answer questions of the commission. He indicated there has been a change in plan since the publication. The backyard variance is now 24' 4" and the front yard is approximate 1' less. He mentioned there is a significant drop in grade and there is a retaining wall. He provided the commission photos. No one testified in opposition of the variance. No written objections were received.

Letters to the neighboring property owners were sent on August 31, 2017 and the public notice was published in the *Mitchell Daily Republic* on September 1, 2017.

Motion by Jirsa, seconded by Fergen to recommend approval of the variance to the Board of Adjustment. Roll Call; Larson yes, Fergen yes, Griffith yea, Jirsa yes, Schmucker yes, Everson abstain, and Molumby absent. Motion passes 5 to 0.

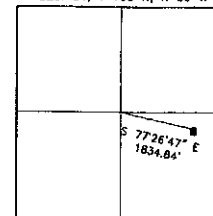
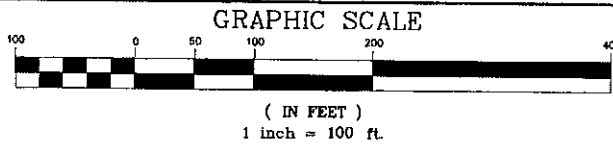
Plat:

A Plat of Lots X-2 and X-3, Square 19, A Subdivision of portions of Lot X of Square 19, The North ½ of Vacated East Kay Avenue and the West ½ of Vacated South Lawler Street, All in Weaver's Squares, City of Mitchell, Davison County, South Dakota. Putnam noted the plat was posted in the agenda failed to include 'Vacated East Kay Avenue' in the description. Motion by Everson, seconded by Fergen to approve the plat. Roll Call: Everson yes, Jirsa yes, Griffith yes, Fergen yes, Larson yes, Schmucker no, Molumby absent. Motion passes 5 yes 1 no.

Chairman Larson adjourned the meeting at 12:20 pm.

Chairman

Date



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

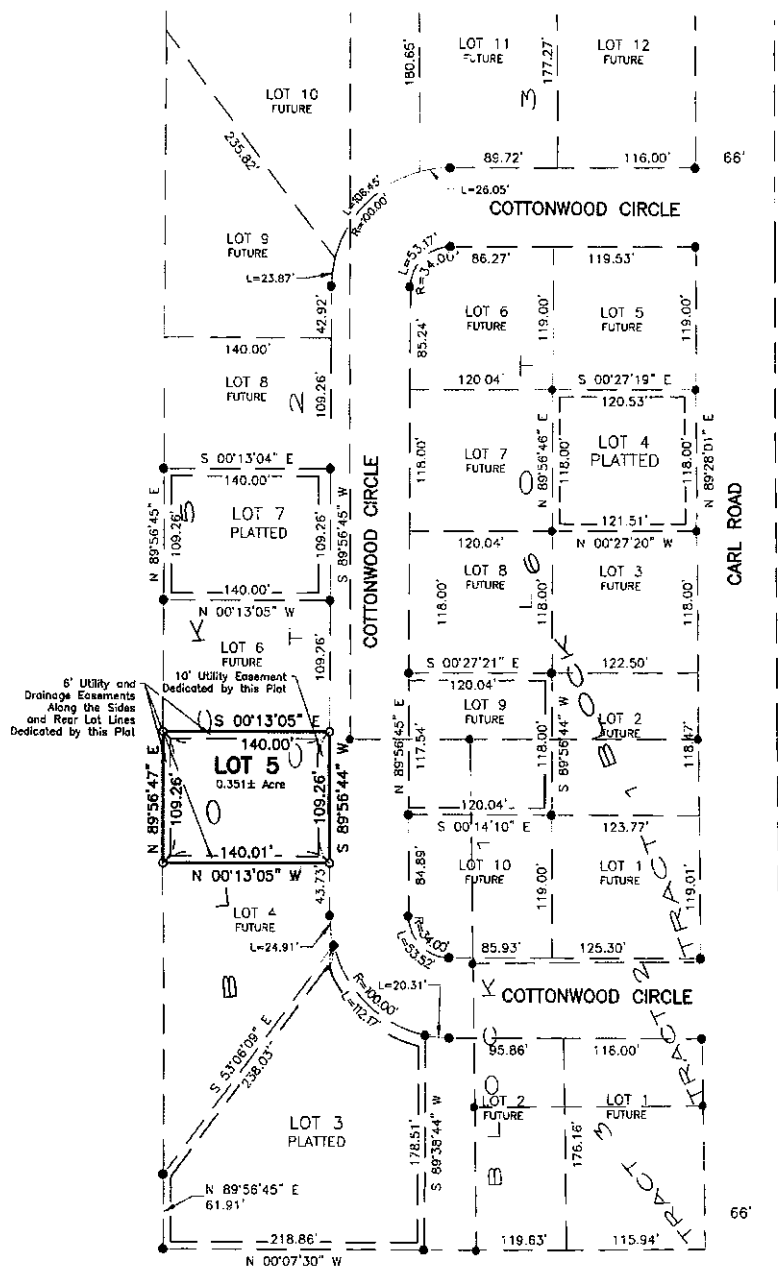
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ◆ = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.W.-6702
- WM = 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

ASSUMED COORDINATES

EASEMENTS WITHIN LOT 5, BLOCK 5 DEDICATED BY THIS PLAT:

- 10' UTILITY EASEMENT ALONG COTTONWOOD CIRCLE
- 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE SIDES AND REAR



A PLAT OF LOT 5, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to September 18, 2017, survey those parcels of land described as follows: LOT 5, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 2, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2017.

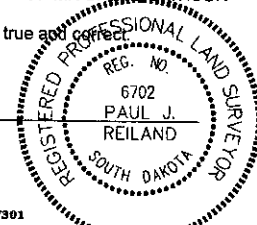
Registered Land Surveyor #SD6702

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

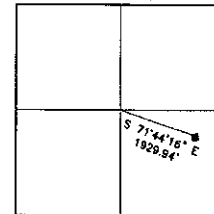


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

SEC. 34, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'
LEGEND

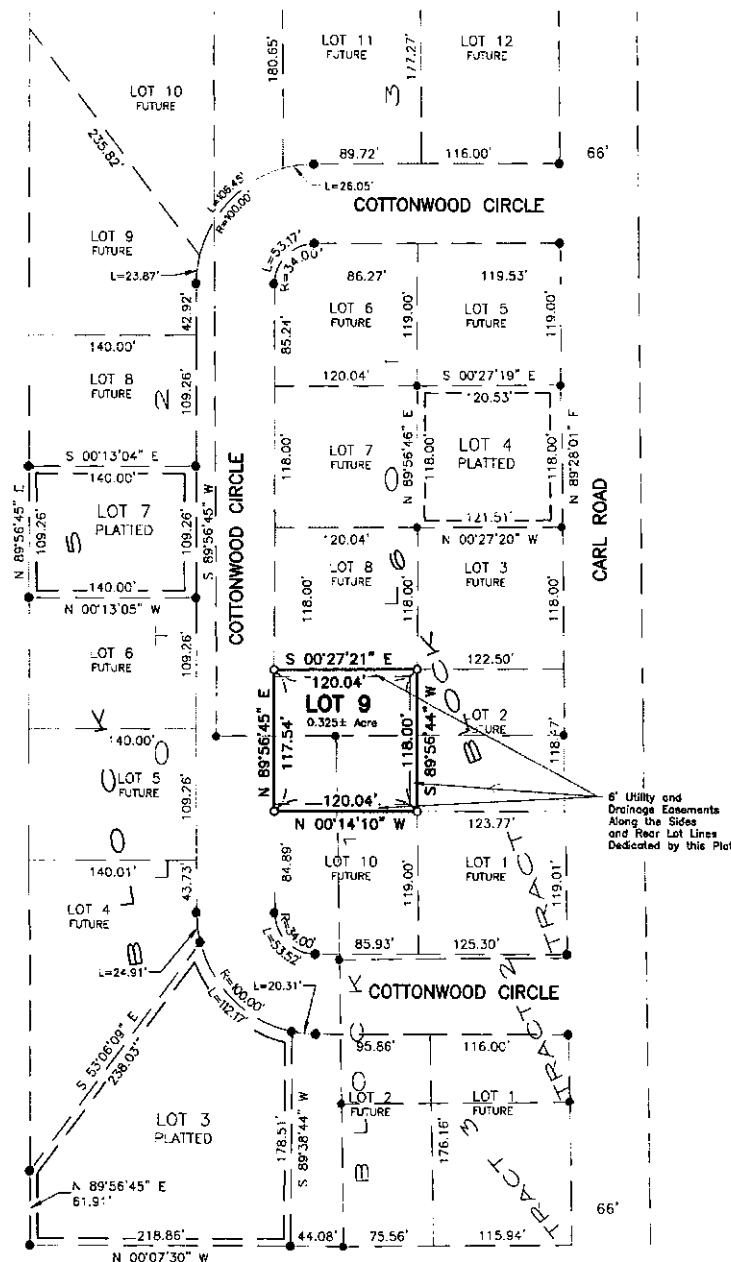
- = FOUND IRON MONUMENT
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- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-6702
- WM = WITNESS MONUMENT

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

ASSUMED COORDINATES

**EASEMENTS WITHIN LOT 9, BLOCK 6
DEDICATED BY THIS PLAT:**

- 6' UTILITY AND DRAINAGE
EASEMENTS ALONG THE SIDES AND
REAR



A PLAT OF LOT 9, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACT 1, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 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 Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to September 13, 2017, survey those parcels of land described as follows: LOT 9, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOTS 2 AND 3, AND TRACT 1, BLOCK 1, ALL IN CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 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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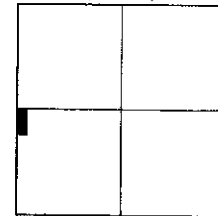
7301



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LOCATION MAP
SCALE: 1" = 3000'

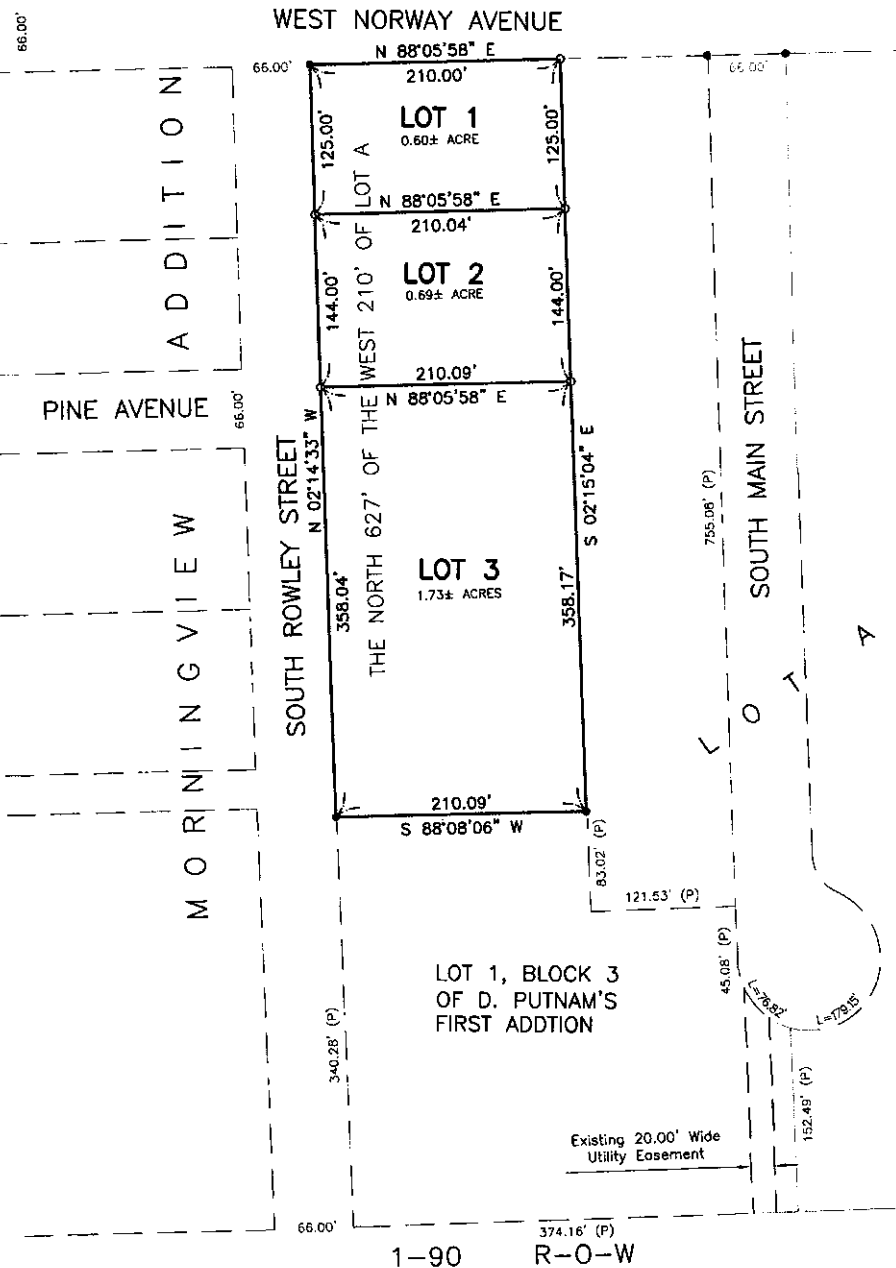
LEGEND

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COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - ZONE 12A.

GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.



A PLAT OF LOTS 1, 2 AND 3 OF KEITH'S FIRST ADDITION, A SUBDIVISION OF LOT A IN THE SW 1/4 OF SECTION 27, T 103 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 KCM Rentals, LLC, a South Dakota limited liability company, as owner, and under its direction for purposes indicated therein, I did on or prior to September 18, 2017, survey those parcels of land described as follows: LOTS 1, 2 AND 3 OF KEITH'S FIRST ADDITION, A SUBDIVISION OF LOT A IN THE SW 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

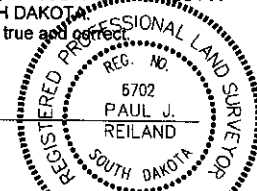
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2017.

Registered Land Surveyor #SD6702

SPN

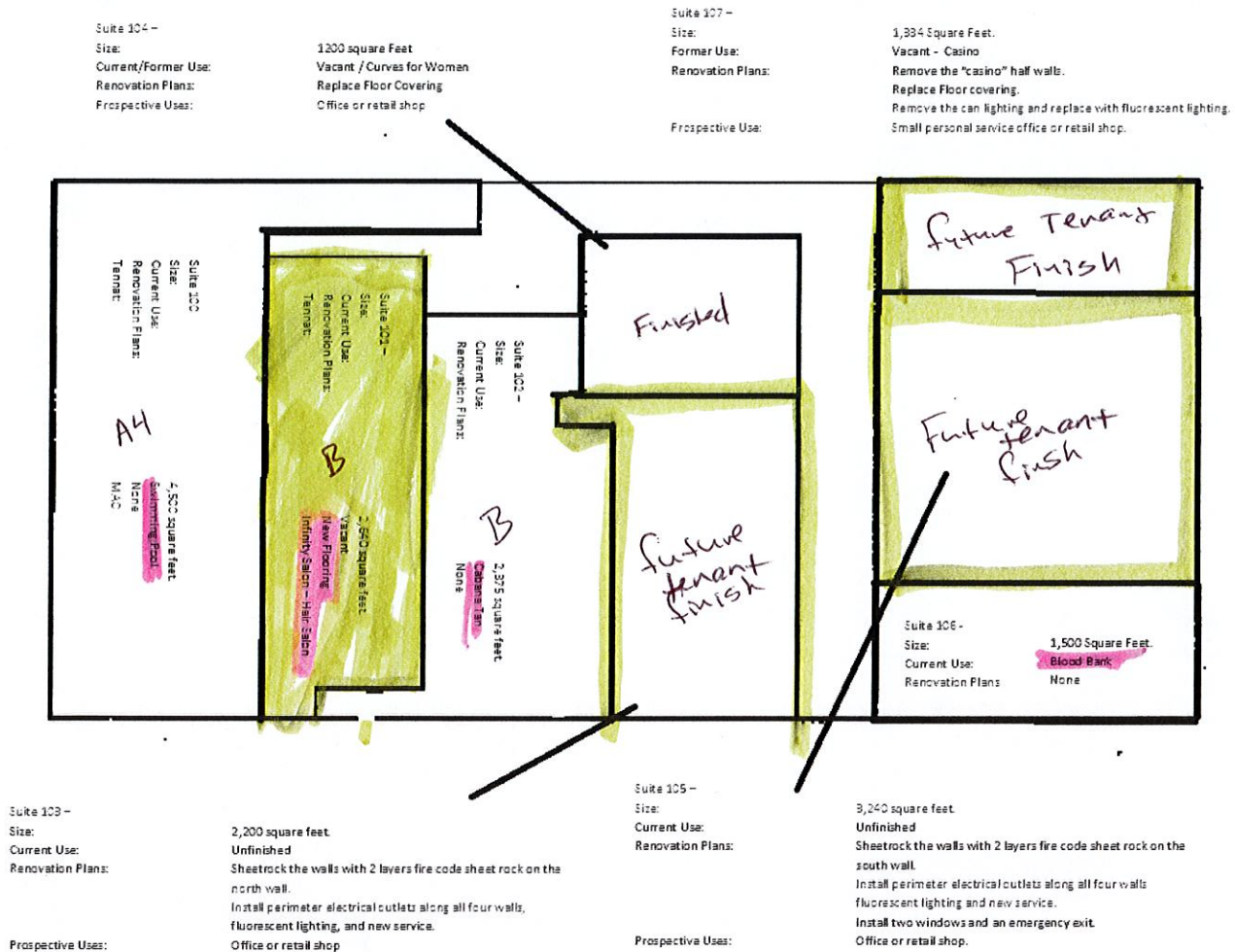
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Finish
 \$3000⁰⁰ / plumbing + flooring

1401 N. Main

Dave Goldammer/North Star Plaza

605-339-1409

{ Dave Goldammer
 4613 South Twin Ridge } mailing address
 Sioux Falls
 57105

Suite 107 –
Size: 1,334 Square Feet.
Former Use: Vacant - Casino
Renovation Plans: Remove the “casino” half walls.
Replace Floor covering.
Remove the can lighting and replace with fluorescent lighting.
Prospective Use: Small personal service office or retail shop.

Suite 105 –
Size: 3,240 square feet.
Current Use: Unfinished
Renovation Plans: Sheetrock the walls with 2 layers fire code sheet rock on the south wall.
Install perimeter electrical outlets along all four walls
fluorescent lighting and new service.
Install two windows and an emergency exit.
Prospective Uses: Office or retail shop.

Suite 106 -
Size: 1,500 Square Feet.
Current Use: Blood Bank
Renovation Plans: None

Suite 104 –
Size: 1200 square Feet
Current/Formal Use: Vacant / Curves for Women
Renovation Plans: Replace Floor Covering
Prospective Uses: Office or retail shop

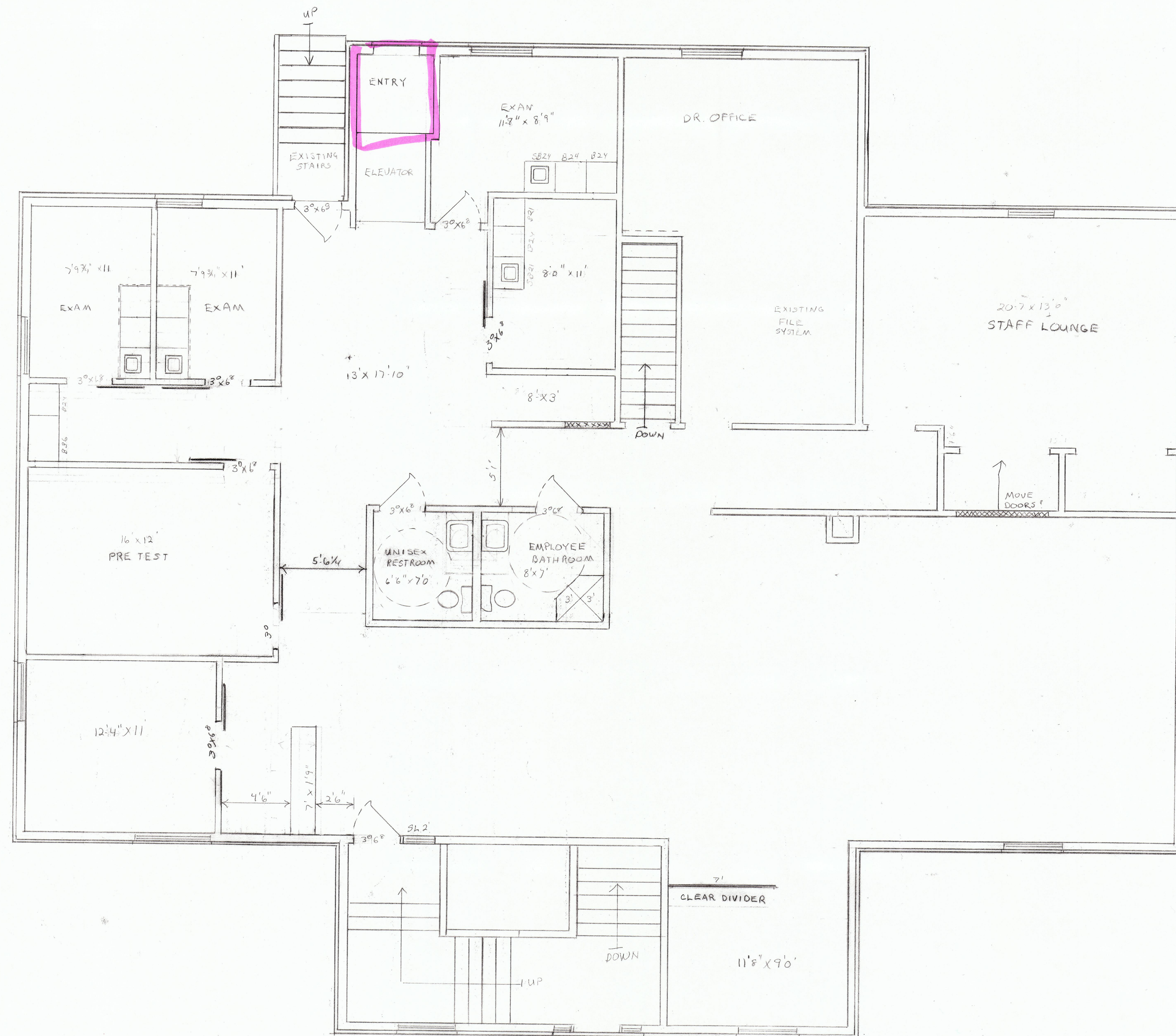
Suite 103 –
Size: 2,200 square feet.
Current Use: Unfinished
Renovation Plans: Sheetrock the walls with 2 layers fire code sheet rock on the north wall.
Install perimeter electrical outlets along all four walls,
fluorescent lighting, and new service.
Prospective Uses: Office or retail shop

Suite 102 –
Size: 2,375 square feet.
Current Use: Cabana Tan

Renovation Plans:	None
Suite 101 –	
Size:	2,640 square feet.
Current Use:	Vacant
Renovation Plans:	New Flooring
Tennat:	Infinity Salon – Hair Salon

Suite 100	
Size:	4,500 square feet.
Current Use:	Swimming Pool
Renovation Plans:	None
Tennat:	MAC

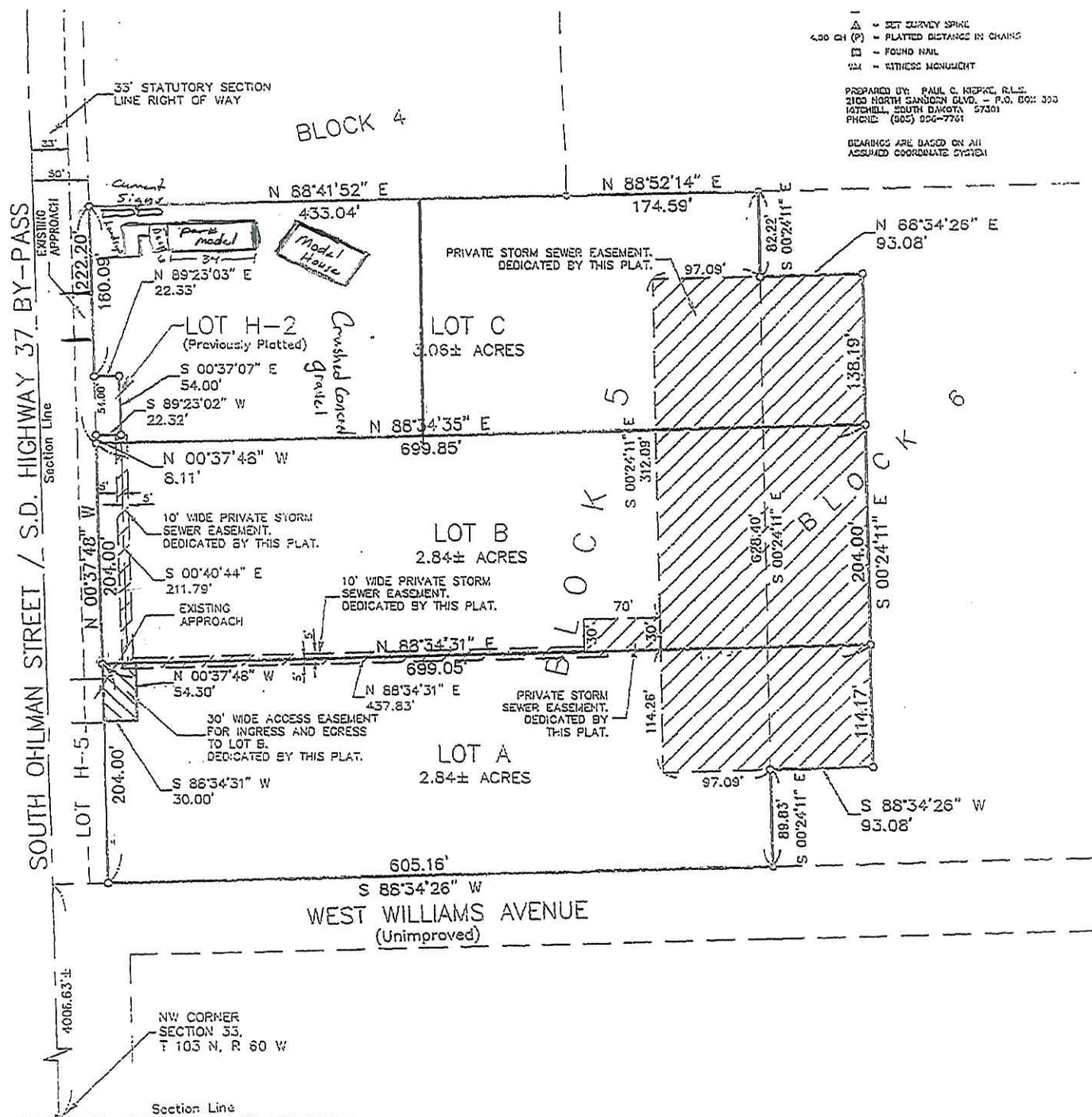
Construction	Mueller Lumber
Electrical	Muth Electric



REMODELING PLAN

Remark 3680 ft² + add elevator Ada / + Ada Restrooms
 - Envision Eye Clinic

ENVISION		DRAWN BY KRIK	
SCALE: 1/4" = 1'-0"	APPROVED BY:	REVISED 8-23-17	
DATE: 8-17	MUELLER LUMBER COMPANY		
			DRAWING NUMBER



LOTS A, B AND C, BLOCK 5, A SUBDIVISION OF BLOCKS 5 AND 6, SUNNYSIDE
ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.
THIS PLAT VACATES A PORTION OF PREVIOUSLY PLATTED BLOCK 6 LYING WITHIN LOTS A, B AND C,
BLOCK 5, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

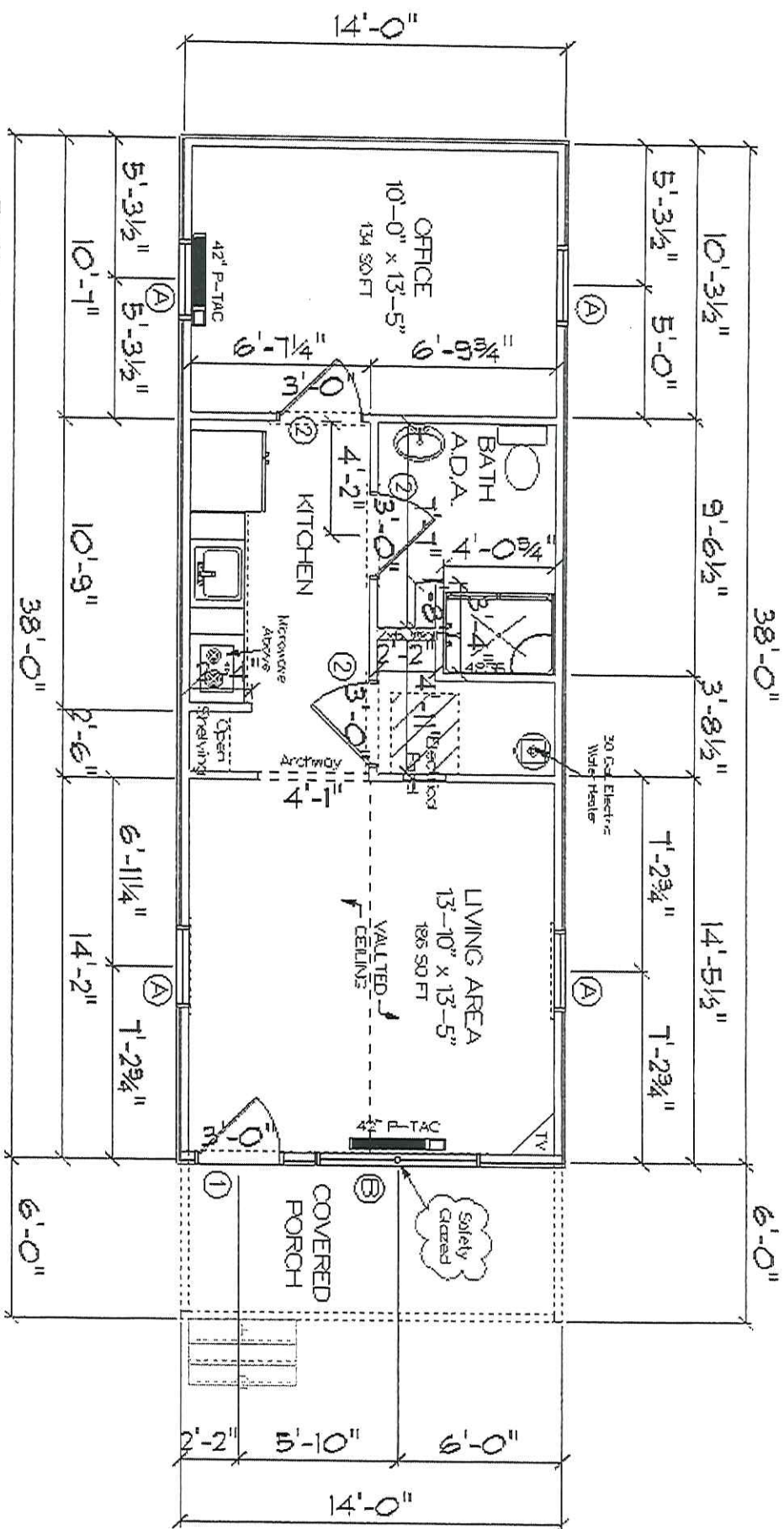
I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Boehnen Enterprises, L.L.C., a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to March 5, 2013, survey those parcels of land described as follows: LOTS A, B AND C, BLOCK 3, A SUBDIVISION OF BLOCKS 5 AND 6, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate THAT PORTION OF BLOCK 6 LYING WITHIN LOTS A, B AND C, BLOCK 5, SUNNYSIDE ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this 21st day of March, 2013.

Registered Land Surveyor #SD8296

SPN



P-TAC RO-
42 1/4" x 16 1/4"

GENERAL
1. All gazing within 24" of eave, whose bottom edge is less than 60" above the floor and all glazing in door shall be safety glass tempered or acrylic plastic sheet.

WALLS TO BE INSULATED WITH CLOSED CELL FOAM
INSULATION FOR R-VALUE OF 22

	AREA	DAYLIGHT SQ FT	WINDOW DAYLIGHT %	VENT SQ FT	WINDOW VENT %
LIVING AREA	195	4152	22.32	2315	12.45
BEDROOM #1	134	2076	15.49	1159	8.54

SQ FT: 532

8' WALL HEIGHT

THIS BUILDING CONFORMS TO THE PRESCRIPTIVE VALUES FOUND
IN TABLE R402.11 (CLIMATE ZONE 5) OF THE IECC, 2012 EDITION

ANDERSON 100 SERIES SINGLE-HUNG

ROUGH OPENING	UNIT CODE	# UNITS
A 3'-0" x 5'-0"	3050	4
B 6'-0" x 5'-0"	3050-2	1

ROUGH OPENING	STYLE	# UNITS
1 3'-2 1/2" x 6'-11"		1 LEFT
2 2'-8" x 6'-11"	PREHUNG	2L / 1R
3		

Title : TYPICAL FLOORPLAN OVERVIEW
Page : CT- 2.00



Custom Touch Homes

411 SE 12th Street
Mooresville, NC 28117
TEL: (704) 422-1003
CREATED: 8/23/2011 AL
BBA 1, Sander Creek Rd
Rothsley, NC 27570
WEBSITE: www.customtouchhomes.com
REVISED: 8/24/2011 AL
FOR: JEFF

State or 3rd-party Approval Seal

QUALITY SPEC #53

3622

SD

PETITION

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

The undersigned, being the owners of real property abutting the portion of the alley hereinafter described, hereby petition this governing body to vacate the portion of said alley set forth below pursuant to the statutes in such cases made, and provided, particularly SDCL 9-45-7, et. seq., and the Petitioners respectfully show and represent the following:

1. The portion of the alley subject to be vacated is as follows:

That portion of the Alley running east and west between the south side of Lots One (1) through Six (6) and the north side of Lots Seven (7) through Twelve (12), all in the original Town (now City), of Mitchell, Davison County, South Dakota.

2. Illustrations of the portion of the alley proposed to be vacated are attached hereto, and marked as Exhibit "A" and Exhibit "B" and by this reference are incorporated herein.

3. Davison Motorcars, LLC., a South Dakota limited liability company, of 5200 S. Louise Avenue, Sioux Falls, South Dakota owns Lots Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11), Block Twenty-four (24), all in the original Town (now City) of Mitchell, South Dakota.

4. JBB Ventures, LLC, a South Dakota limited liability company, of 5200 S. Louise Ave., Sioux Falls, South Dakota owns Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block Twenty-four (24), all in the original Town (now City) of Mitchell, Davison County, South Dakota.

5. Determan Family, LLC, a South Dakota limited liability company, of 40780 258th St., Mitchell, South Dakota owns the North Fifty-five feet (N55') of Lot Twelve (12), Block Twenty-four (24) in the original Town (now City) of Mitchell, Davison County, South Dakota.

6. The above property constitutes all of the land adjoining the portion of the alley sought to be vacated.

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

Dated this ____ day of May, 2017.

DAVISON MOTORCARS LLC

By _____
Its _____

STATE OF SOUTH DAKOTA
SS
COUNTY OF _____

On this the ____ day of May, 2017, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be one of the Members of Davison Motorcars, LLC, a South Dakota limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as one of its Members.

Subscribed and sworn to before me this ____ day of May, 2017.

Notary Public

My Commission Expires:

JBB VENTURES LLC

By _____
Its _____

STATE OF SOUTH DAKOTA
SS
COUNTY OF _____

On this the _____ day of May, 2017, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be one of the Members of JBB Ventures, LLC, a South Dakota limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as one of its Members.

Subscribed and sworn to before me this _____ day of September, 2010.

Notary Public

My Commission Expires:

DETERMAN FAMILY LLC

By _____
Its _____

STATE OF SOUTH DAKOTA
SS
COUNTY OF _____

On this the _____ day of June, 2017, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be one of the Members of Determan Family, LLC, a South Dakota limited liability company, and that as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as one of its Members.

Subscribed and sworn to before me this _____ day of June, 2017.

Notary Public

My Commission Expires:

ION

AVENUE

LEE

LLS

NO

DAVI

H

f