

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N. MAIN ST
DATE: FEBRUARY 26, 2018 TIME: 12:00 PM (NOON)

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVE AGENDA:

4. Approval Of Minutes: JANUARY 22, 2018

Documents:

1222018PLANNINGCOMMMIN.PDF

5. SCHEDULE NEXT MEETING: March 12, 2018

6. Approval Of Plat:

A Plat of Lot 2 of Tech Center Addition in the SW 1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Documents:

MTIPLAT.PDF

L2 TECH CENTER ADDITION.PDF

7. Plat

Survey Plat of Schmig Tract 1 in the South Half of the South Half of the Southeast Quarter of Section 11, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota

Documents:

SCHMIG PLAT 11-103-60.PDF

T1 SCHMIG.PDF

8. CONDITIONAL USE PERMIT:

Jeffrey & Mary Lanning are requesting a conditional use permit to construct an accessory building on a non-contiguous lot. The property is legally described as Lots 1 thru 4, Block 17, Indianhead 3rd Addition, City of Mitchell, Davison County, South Dakota (76 S Harmon). The said real property is zoned (RL) Lake Residential District.

Documents:

L1-4 B17 INDIAN HEAD 3RD ADDITION.PDF

LANNINGNEIGHBORS.PDF

LANNINGNOH.PDF

LANNINGMAP.PDF

LOTS 2.PDF

LANNING PROPERTY.PDF

9. Variance:

Valor Investment Properties LLC are requesting backyard variances of 10 feet instead of the 25 feet as required to accommodate the construction of a multi-family property. The property is legally described as Lot X-1 & Lot X-2, 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, South Dakota (111 & 113 E. Juniper Ave). The said real property is zoned (R4) High Density Residential District.

Documents:

PLATX2X3WEAVERS.PDF
VALORNOH.PDF
VALORMAPS.PDF
VALORNEIGHBORS.PDF
VALORPLAT.PDF

10. Variance:

Roger & Tami Hartley are requesting an oversize variance of 2,448 square feet vs 2,000 square feet for construction of an accessory garage. The property is legally described as Lots 11, Block 18, Capital Addition, City of Mitchell, Davison County, South Dakota (504 W. 13th Ave). The said real property is zoned (R2) Single Family Residential District.

Documents:

L11 B18 CAPITAL ADDITION.PDF
HARTLEYDRAWING.PDF
HARTLEYNEIGHBORS.PDF
HARTLEYMAP.PDF
HARTLYAPP.PDF
HARTLEYNOH.PDF

11. Letters From Neighbors

Documents:

LANNINGMISC.PDF
HARTLEYVARMISC.PDF

12. OTHER BUSINESS:

13. 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, JANUARY 22, 2018**

Not Approved

Chairman Larson called the January 22, 2018 City Planning Commission meeting to order in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Everson, Fergen, Griffith, Jirsa, Molumby, Quenzer, and Allen
Members Absent: none

Staff Present: T. Johnson, J. Johnson, London, Overweg, Ellwein, Powell, and Hegg.

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

Minutes: Motion by Molumby, seconded by Everson to approve the minutes of the January 8, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for February 12, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot 7 in the Replat of Tract E, 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.

Plan Approval: 906 E Kay Ave, Schuh Painting (Jim Gramm). Highway Oriented Business District. Motion by Fergen, seconded by Everson to approve the plan. All members present voting aye, motion carried.

Plan Approval: 901 N. Main St, LeReve Salon, Central Business District. Motion by Jirsa, seconded by Fergen to approve the plan. All members present voting aye, motion carried.

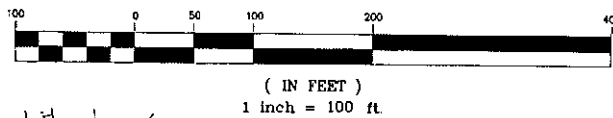
Chairman Larson adjourned the meeting at 12:07 pm.

Chairman

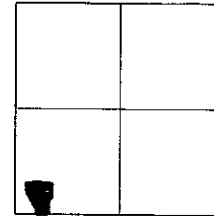
Date



GRAPHIC SCALE



SEC. 26, T 103 N, R 60 W



LOCATION MAP

SCALE: 1" = 500'

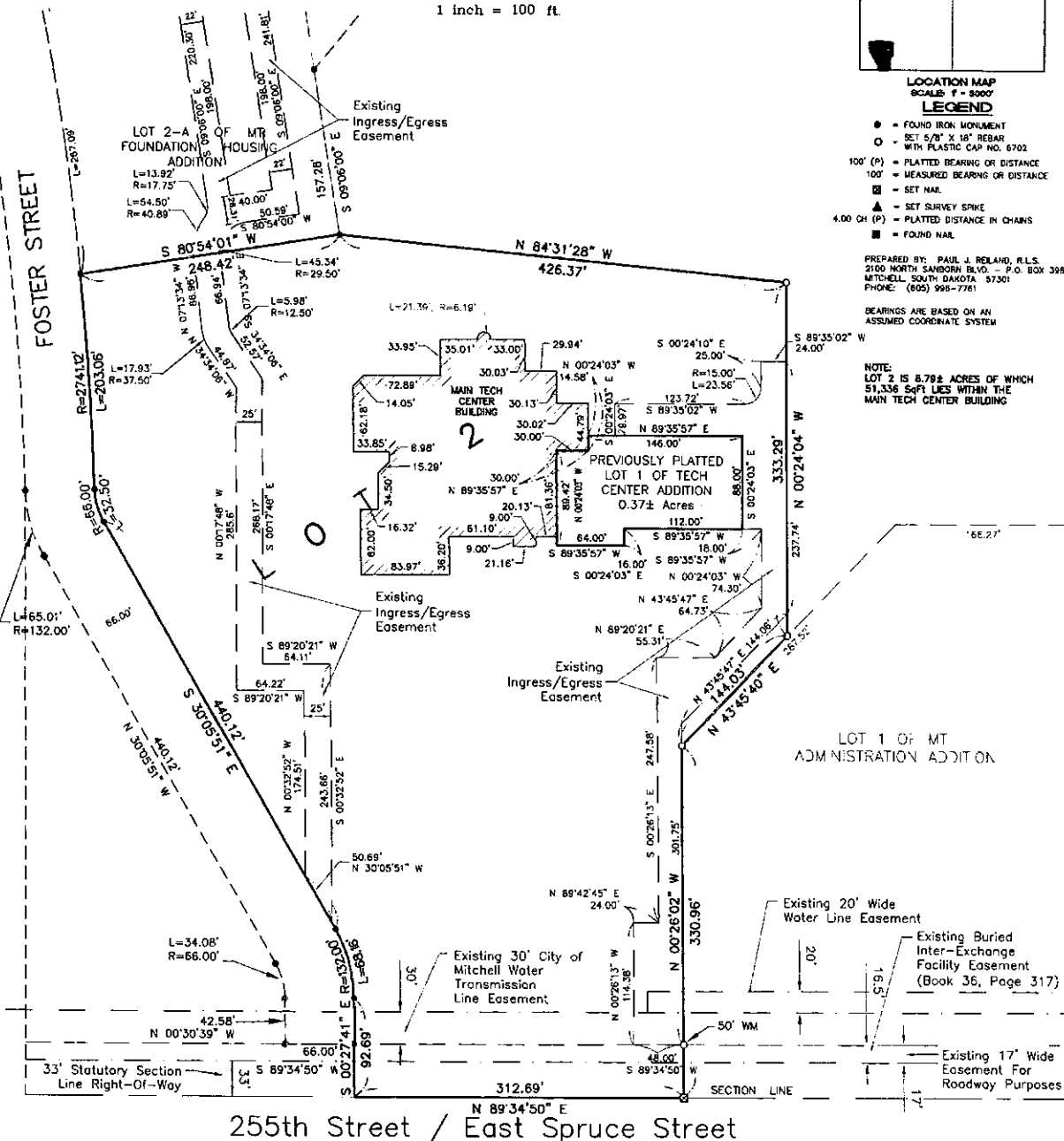
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" 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

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

NOTE: LOT 2 IS 8.78± ACRES OF WHICH 51,336 SqFt LIES WITHIN THE MAIN TECH CENTER BUILDING



255th Street / East Spruce Street

A PLAT OF LOT 2 OF TECH CENTER ADDITION IN THE SW 1/4 OF SECTION 26, 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 Mitchell School District No. 17-2, as owner, and under its direction for purposes indicated therein, I did on or prior to January 2, 2018, survey those parcels of land described as follows: LOT 2 OF TECH CENTER ADDITION IN THE SW 1/4 OF SECTION 26, 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.

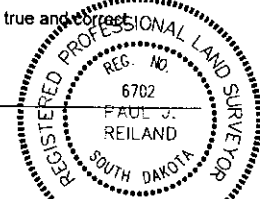
Dated this _____ day of _____, 2018.

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



**A PLAT OF LOT 2 OF TECH CENTER ADDITION IN THE SW 1/4 OF SECTION 26,
T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY,
SOUTH DAKOTA.**

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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that Mitchell School District No. 17-2 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 THE SW 1/4 OF SECTION 26, 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 the request of Mitchell School District No. 17-2, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 2 OF TECH CENTER ADDITION IN THE SW 1/4 OF SECTION 26, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Mitchell School District No. 17-2 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 Lot 2 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Foster Street, East Spruce Street/255th Street and previously dedicated ingress/egress easements as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2018.

Dr. Joseph Graves, Superintendent
Mitchell School District No. 17-2

Steve Culhane, Business Manager
Mitchell School District No. 17-2

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2018, before me, _____, the undersigned officer, personally appeared Dr. Joseph Graves, as Superintendent of Mitchell School District No. 17-2, and Steve Culhane, as Business Manager of Mitchell School District No. 17-2, 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 in the capacity therein stated and for the purposes contained within.

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 LOT 2 OF TECH CENTER ADDITION IN THE SW 1/4 OF SECTION 26, 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 LOT 2 OF TECH CENTER ADDITION IN THE SW 1/4 OF SECTION 26, 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 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 _____, 2018.

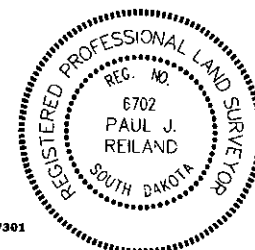
Chairman/Vice Chairman of the City of Mitchell
Planning Commission

SPN

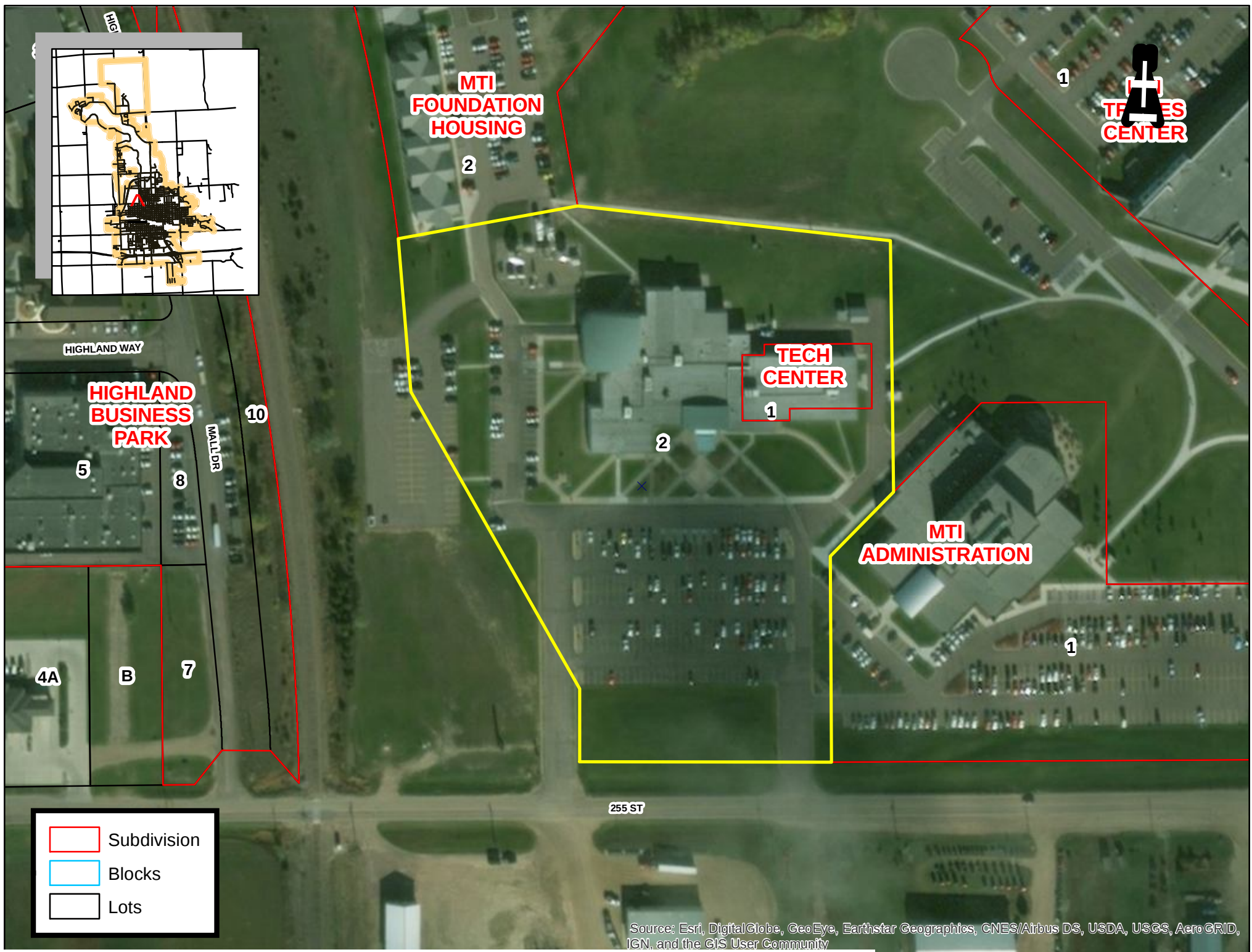
& Associates

Engineers, Planners and Surveyors

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



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



SURVEY PLAT

OF

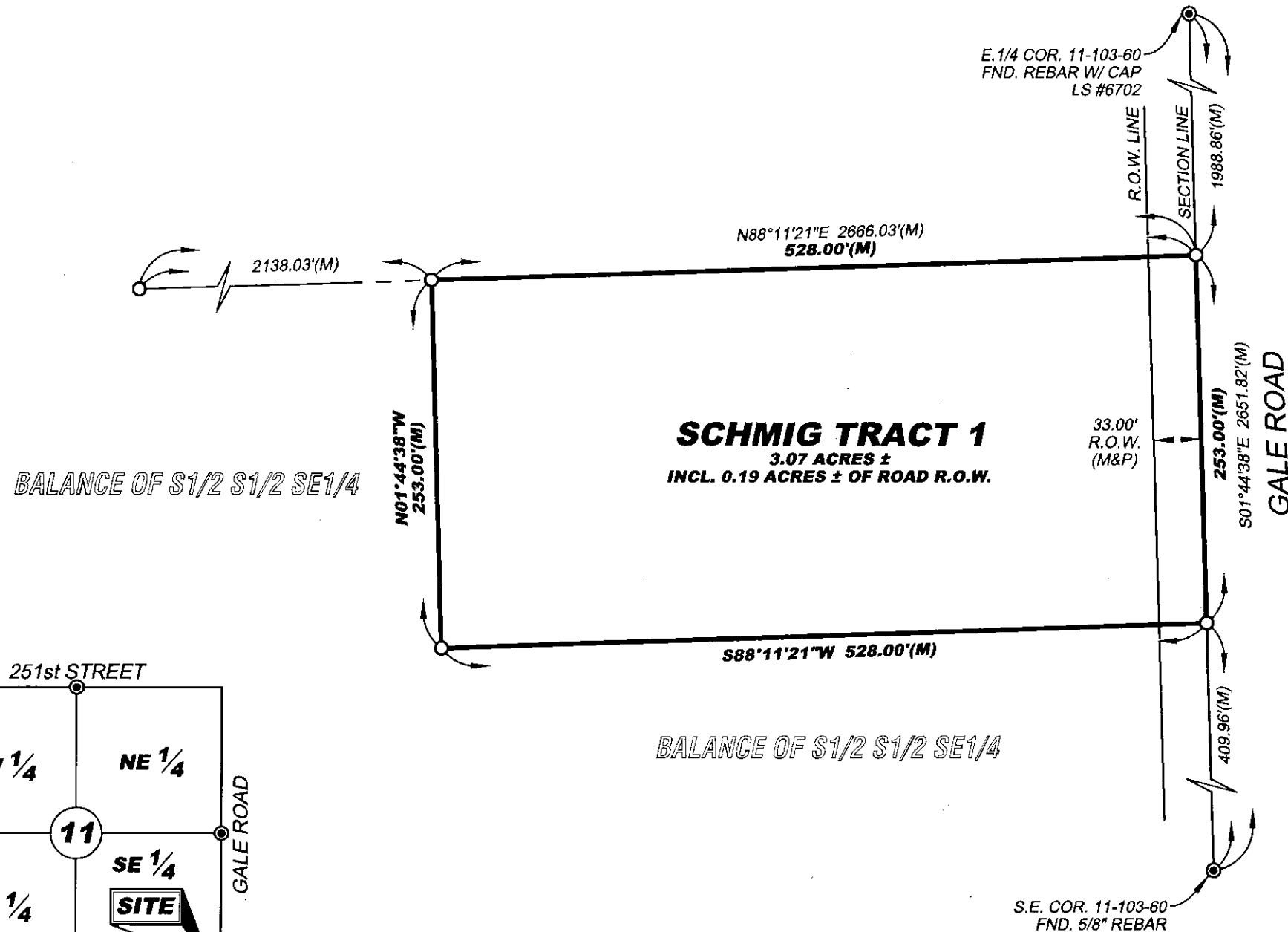
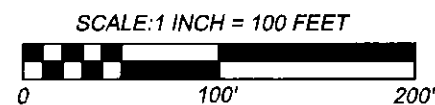
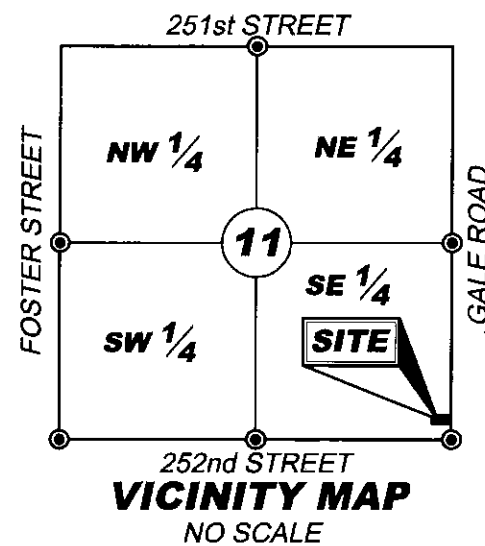
SCHMIG TRACT 1

IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60
WEST OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA



LEGEND

- IRON MONUMENT FOUND
TYPE NOTED
- IRON MONUMENT SET
5/8" x 18" REBAR W/CAP
"SDRLS KLM 5801"
- △ CALCULATED CORNER
- (C) CALCULATED DISTANCE
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE
- R.O.W. RIGHT OF WAY
- N.A.P. NOT A PART OF THIS SURVEY



SURVEY CREW: MSB 12/19/17

DRAWN BY: JIL 01/18/18

PROJECT NO. 22171101

SCALE: 1" = 100'



McLaury
Engineering, Inc.

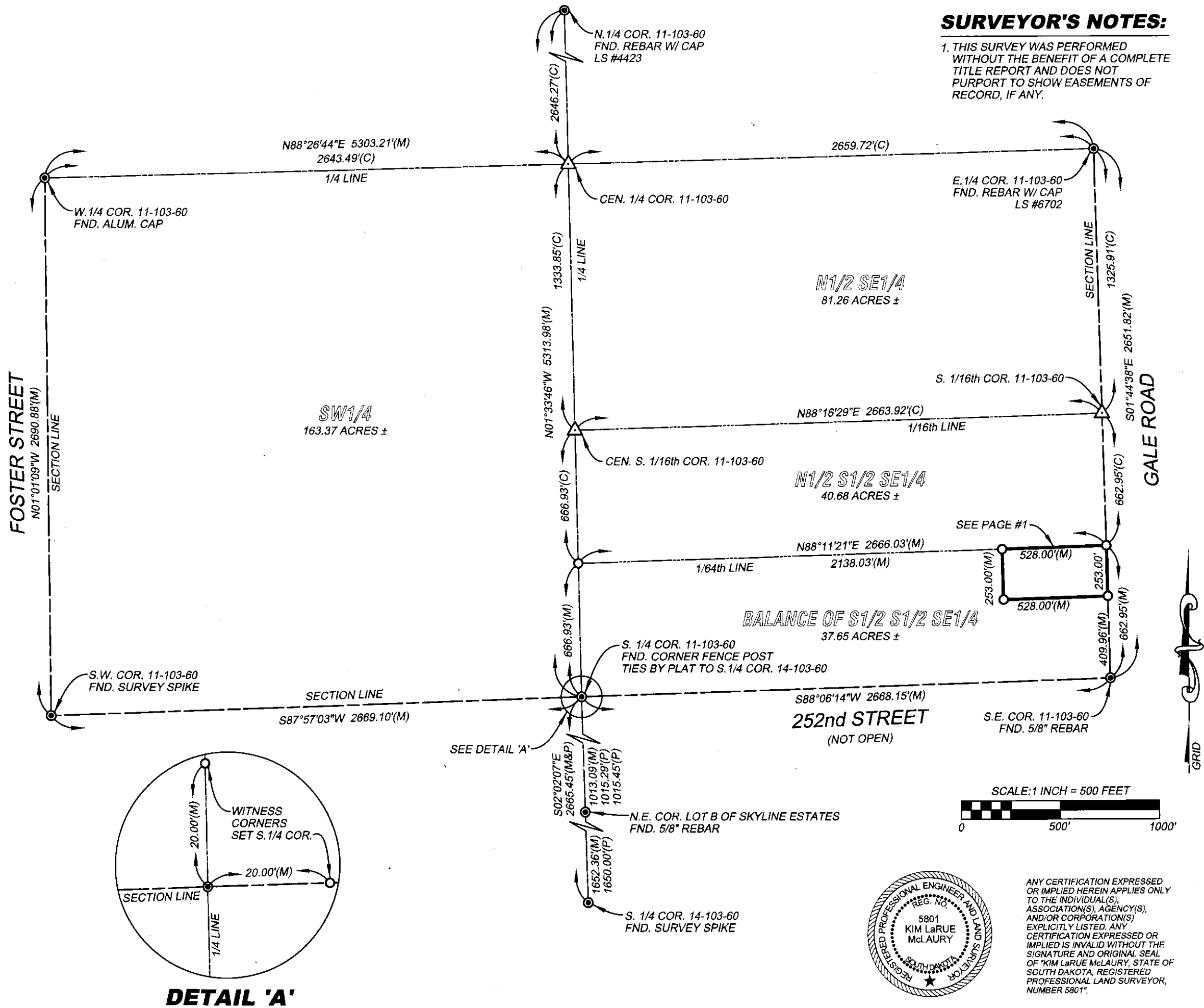
P.O. BOX 916
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7676

PAGE 1 OF 4

FO

SCHMIG TRACT 1

**IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60
WEST OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA**



1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.

SCALE: 1" = 500'

**McLaury
Engineering, Inc.**

PAGE 2 OF 4

SURVEY PLAT

OF

SCHMIG TRACT 1

**IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60
WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

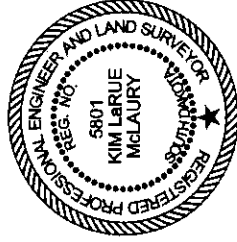
SURVEYOR'S CERTIFICATE:

TO: **MAXINE E. SCHMIG, TRUSTEE OF THE MAXINE E. SCHMIG TRUST,**
DATED DECEMBER 27, 1993

I, **KIM LARUE McLAURY**, REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT AT THE
DIRECTION OF **MAXINE E. SCHMIG**, "SCHMIG TRACT 1 IN THE SOUTH HALF
OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON
COUNTY, SOUTH DAKOTA," WAS SURVEYED AND REPLATTED BY ME OR
UNDER MY DIRECT PERSONAL SUPERVISION, FOLLOWING GENERALLY
ACCEPTED PROFESSIONAL STANDARDS FOR SURVEYING AND PLATTING IN
THE STATE OF SOUTH DAKOTA.

DATED THIS 26th DAY OF January, 20

REGISTERED LAND SURVEYOR



ANY CERTIFICATION EXPRESSED OR IMPLIED
HEREIN APPLIES ONLY TO THE INDIVIDUAL(S),
ASSOCIATION(S), AGENCY (S), AND/OR
CORPORATION(S) EXPLICITLY LISTED ANY
CERTIFICATION EXPRESSED OR IMPLIED IS
INVALID WITHOUT THE SIGNATURE AND ORIGINAL
SEAL OF "KIM LARUE McLAURY, STATE OF SOUTH
DAKOTA, REGISTERED PROFESSIONAL LAND
SURVEYOR, NUMBER 5801."

OWNERS CERTIFICATE:

MAXINE E. SCHMIG, DOES HEREBY CERTIFY THAT AS THE OWNER OF
"SCHMIG TRACT 1 IN THE SOUTH HALF OF THE SOUTH HALF OF THE
SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60
WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," THAT ANY
DEVELOPMENT OF THIS LAND WILL MEET ALL EXISTING APPLICABLE
ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.
IT IS FURTHER PROVIDED THAT ANY STREETS, ROADS, ALLEYS, AND/OR
OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY, OR HAVE BEEN
PREVIOUSLY, DEDICATED FOR THE PURPOSES INDICATED THEREON.

AGREEMENT OF PROTECTION OF WATER

PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE
PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR
PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR
WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM
SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS
CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO
THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY
DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT
OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW
SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS
THAT SHOW DOCUMENTATION THAT WASTE WATER DRAINAGE SHALL BE
CONNECTED TO A MUNICIPAL SYSTEM.

**MAXINE E. SCHMIG, TRUSTEE OF THE MAXINE E. SCHMIG TRUST, DATED
DECEMBER 27, 1993**

MAXINE E. SCHMIG

ACKNOWLEDGMENT OF OWNER:

STATE OF _____ COUNTY OF _____
ON THIS _____ DAY OF _____, 20____, BEFORE ME,

THE UNDERSIGNED
OFFICER, PERSONALLY APPEARED, **MAXINE E. SCHMIG**, KNOWN TO
ME OR SATISFACTORILY PROVEN TO BE THE PERSON DESCRIBED IN THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED
THE SAME IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MITCHELL CITY PLANNING COMMISSION:

BE IT RESOLVED BY THE MITCHELL, SOUTH DAKOTA, PLANNING
COMMISSION THAT THE ABOVE PLAT REPRESENTING "SCHMIG TRACT 1
IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH
P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA", BE AND
THE SAME IS HEREBY APPROVED.

CHAIRMAN PLANNING COMMISSION

MITCHELL CITY COUNCIL RESOLUTION:

BE IT RESOLVED BY MITCHELL CITY COUNCIL THAT THE ABOVE PLAT
REPRESENTING "SCHMIG TRACT 1 IN THE SOUTH HALF OF THE SOUTH
HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 103
NORTH, RANGE 60 WEST OF THE 5TH P.M., CITY OF MITCHELL, DAVISON
COUNTY, SOUTH DAKOTA", BE AND THE SAME IS HEREBY APPROVED.

MAYOR

I, _____, CITY FINANCE OFFICER OF
MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND
FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY
COUNCIL AT ITS

REGULAR MEETING ON THE _____ DAY OF _____, 2018.

CITY FINANCE OFFICER

SURVEY CREW: MSB 12/19/17

DRAWN BY: JUL 01/18/18

PROJECT NO. 22171101

NONE



**McLaury
Engineering, Inc.**

P. O. BOX 916
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7676

PAGE 3 OF 4

SURVEY PLAT

OF

SCHMIG TRACT 1

**IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST
QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60
WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**

DAVISON COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING "SCHMIG TRACT 1 IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

NAME _____ TITLE _____

COUNTY COMMISSIONERS' RESOLUTION OF APPROVAL:

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, COUNTY COMMISSION THAT THE ABOVE PLAT REPRESENTING "SCHMIG TRACT 1 IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," BE AND THE SAME IS HEREBY APPROVED.

NAME _____ TITLE _____

I, _____, AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA ON THE _____ DAY OF _____, 20____.

NAME _____ TITLE _____

CERTIFICATE OF HIGHWAY AUTHORITY:

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING OR APPROACHES ENTERING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREIN, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, 20____

HIGHWAY AUTHORITY _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I, _____, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE TAXES WHICH ARE LIENS UPON THIS LAND HAVE BEEN PAID TO DATE.

DATED THIS _____ DAY OF _____, 20____

NAME _____ TITLE _____

CERTIFICATE OF DIRECTOR OF EQUALIZATION:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

I, _____, DIRECTOR/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, 20____

NAME _____ TITLE _____

CERTIFICATE OF REGISTER OF DEEDS:

STATE OF SOUTH DAKOTA - COUNTY OF DAVISON

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

NAME _____ TITLE _____

SURVEY CREW: MSB 12/19/17

DRAWN BY: J.JL 01/18/18

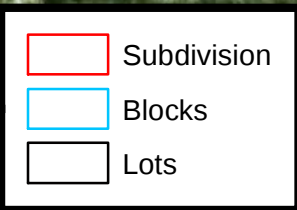
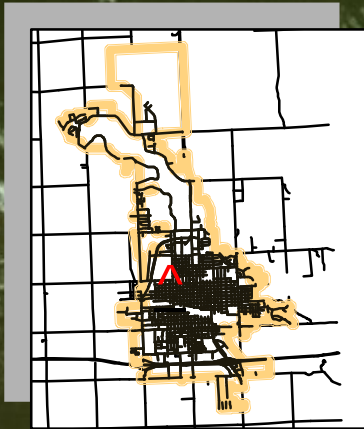
PROJECT NO. 22171101

NONE



McLaury
Engineering, Inc.

P. O. BOX 916
110 N. FIRST STREET
PARKSTON, SD 57366
(605) 928-7676



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

CUBAN FAMILY TRUST
PO BOX 181254
CORONADO CA 92178

WILLIAM & ELIZABETH SCHIEFEN
84 S HARMON DR
MITCHELL SD 57301

TERRY & FRANCIS RIETVELD
210 ½ E GREEN DR
MITCHELL SD 57301

JASON & MACHELLE WILLIAMS
92 S HARMON DR
MITCHELL SD 57301

TROY HELLELOID
25 W HARMON DR
MITCHELL SD 57301

TROY HELLELOID
CB JONES
25 W HARMON DR
MITCHELL SD 57301

MUSICK FAMILY INC
165 S HARMOND DR
MITCHELL SD 57301

SHAWN STYLES
68 S HARMON DR
MITCHELL SD 57301

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 Jeffrey & Mary Lanning are requesting a conditional use permit to construct an accessory building on a non-contiguous lot. The property is legally described as Lots 1 thru 4, Block 17, Indianhead 3rd Addition, City of Mitchell, Davison County, South Dakota (76 S Harmon). The said real property is zoned (RL) Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on February 26, 2018 at 12:00 P.M and the Board of Adjustment on March 5, 2018 at 6:00 P.M. both meetings will be 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.

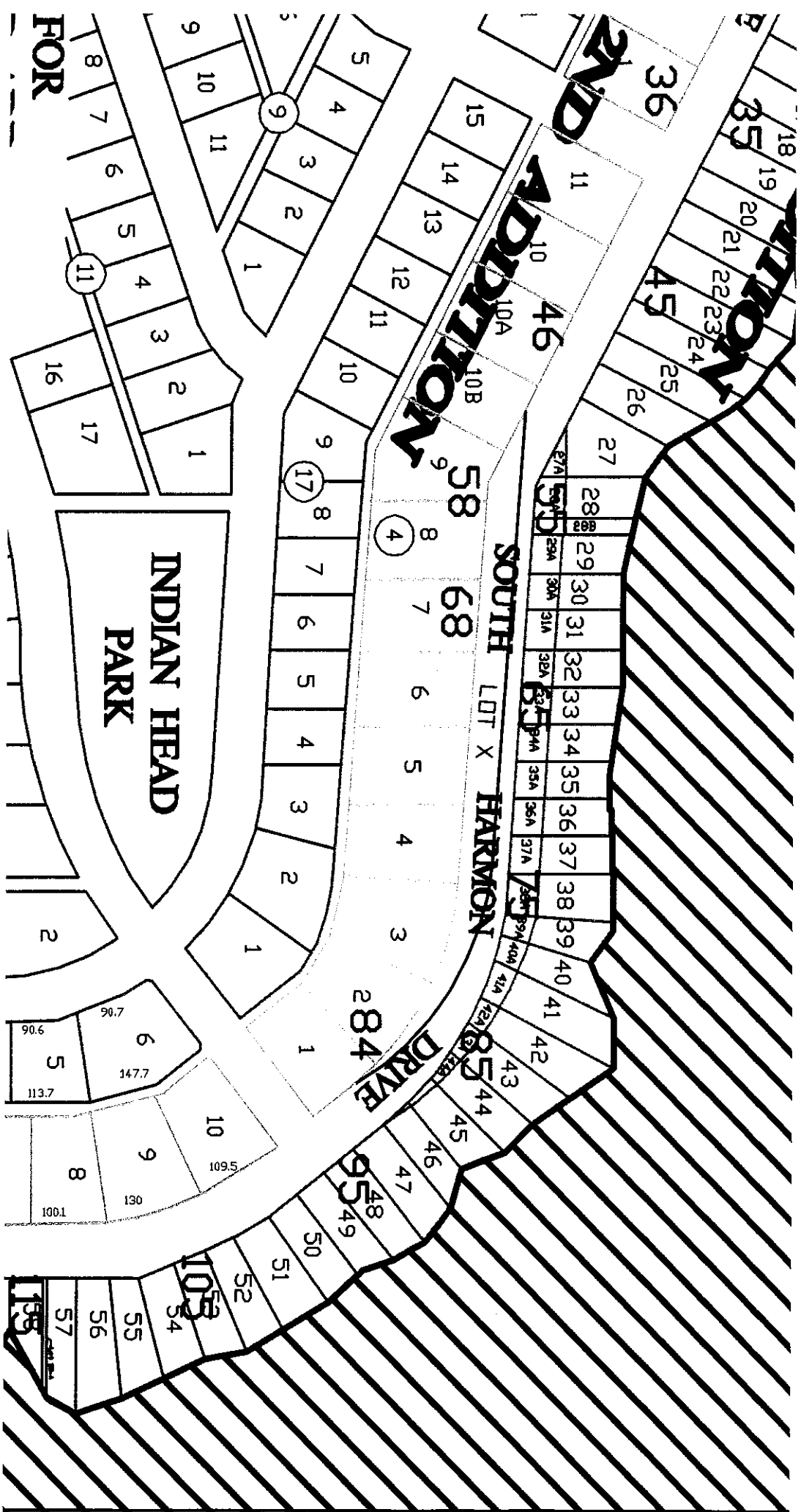
Dated at Mitchell, South Dakota, this the 9th day of February, 2018.

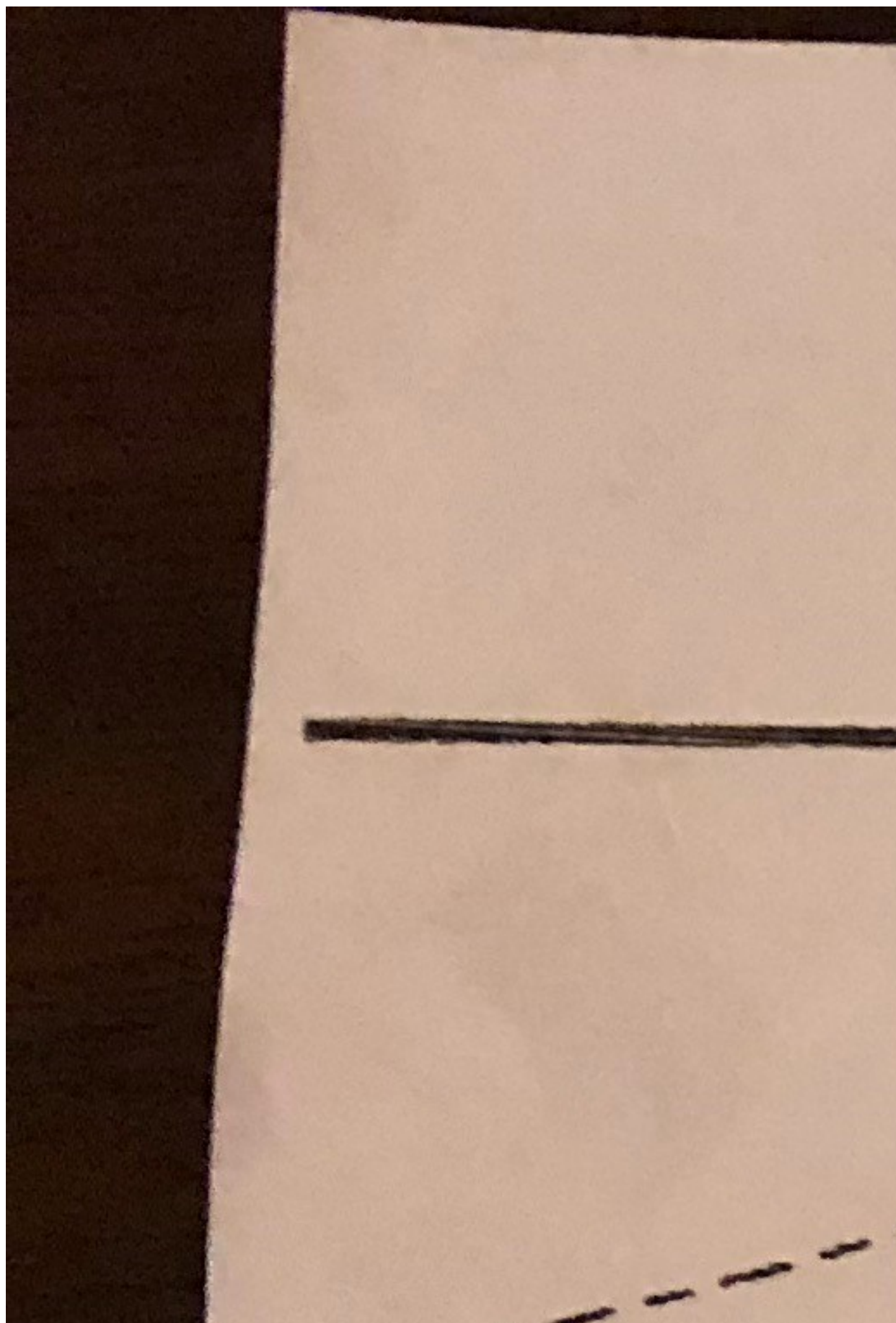
Michelle Bathke

FINANCE OFFICER

Publish twice: February 15, 2018 & February 21, 2018

Approximate Cost:





Lanning Property



76 S. Harmon D

New C

Google Earth



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SQUARE 18

South
Lawler
Street
66'

SQUARE 17

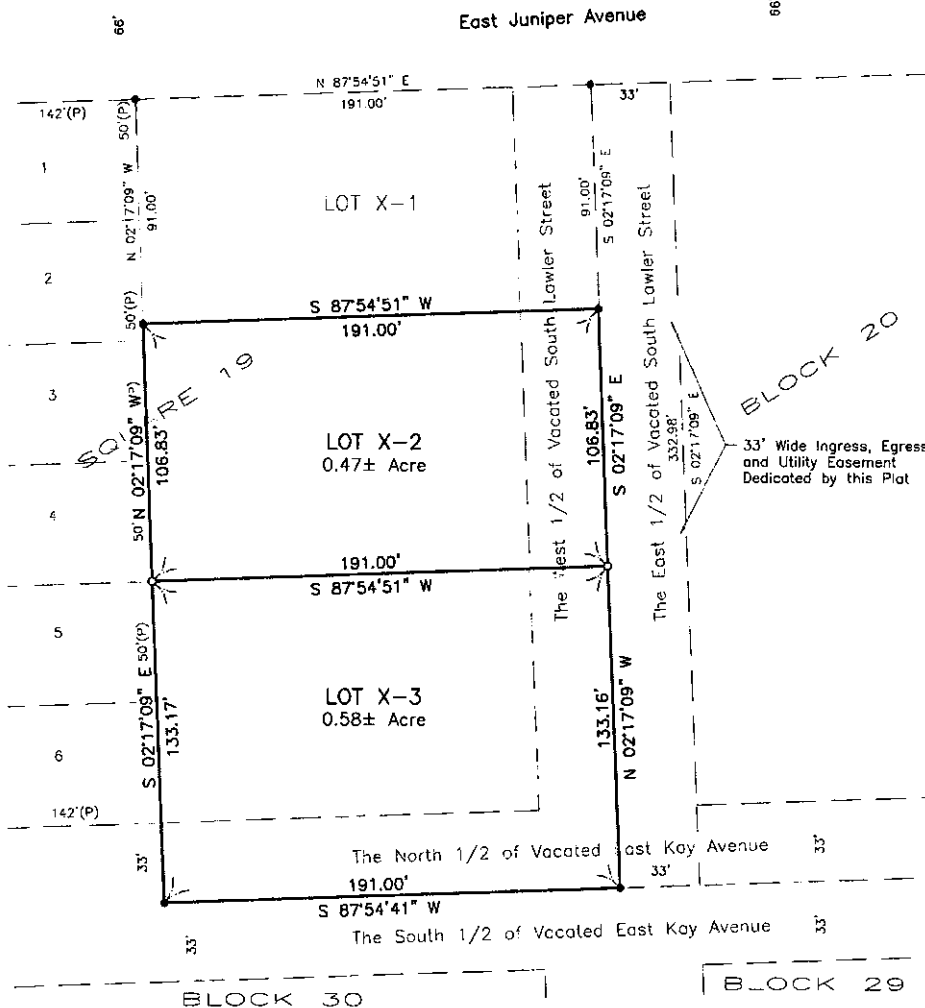
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 10" 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 FJR-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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - DEOD 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, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND 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, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

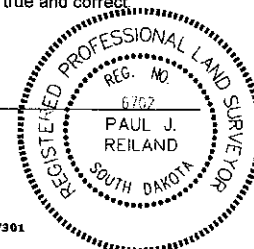
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of September, 2017.

Registered Land Surveyor #SD6702

SPN

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



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

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

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2017; and

WHEREAS, it appears from an examination of the plat of LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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 X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND 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, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned 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 of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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

SPN

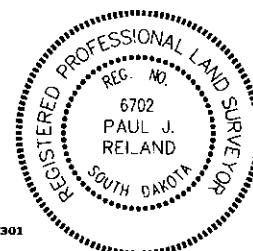
& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 598 Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015



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 Valor Investment Properties LLC are requesting backyard variances of 10 feet instead of the 25 feet as required to accommodate the construction of a multi-family property. The property is legally described as Lot X-1 & Lot X-2, 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, South Dakota (111 & 113 E. Juniper Ave). The said real property is zoned (R4) High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on February 26, 2018 at 12:00 P.M and the Board of Adjustment on March 5, 2018 at 6:00 P.M. both meetings will be 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 13th day of February, 2018.

Michelle Bathke

FINANCE OFFICER

Publish once: February 16, 2018

Approximate Cost:

RYAN DEGEN
1200 S MAIN ST
MITCHELL SD 57301

MICHAEL & JEANNE HAUSER
1420 E BIRCH AVE
MITCHELL SD 57301

WADE GREENWOOD
25851 W ENEMY CREEK
MITCHELL SD 57301

JAMES RIVER HOUSING
1221 E HAVENS AVE
MITCHELL SD 57301

BRENT & DENISE NIEHOFF
1125 S LAWLER ST
MITCHELL SD 57301

RONALD & DELORES PETERSON
1961 E HAVENS AVE
MITCHELL SD 57301

PATRICK MERNAUGH
1124 S MAIN ST
MITCHELL SD 57301

NILUS & JOANNE JOHNSON
1116 S MAIN ST
MITCHELL SD 57301

ROGER KLOCK
1110 WILLIAMS AVE
MITCHELL SD 57301



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SQUARE 18

South
Lawler
Street
66'

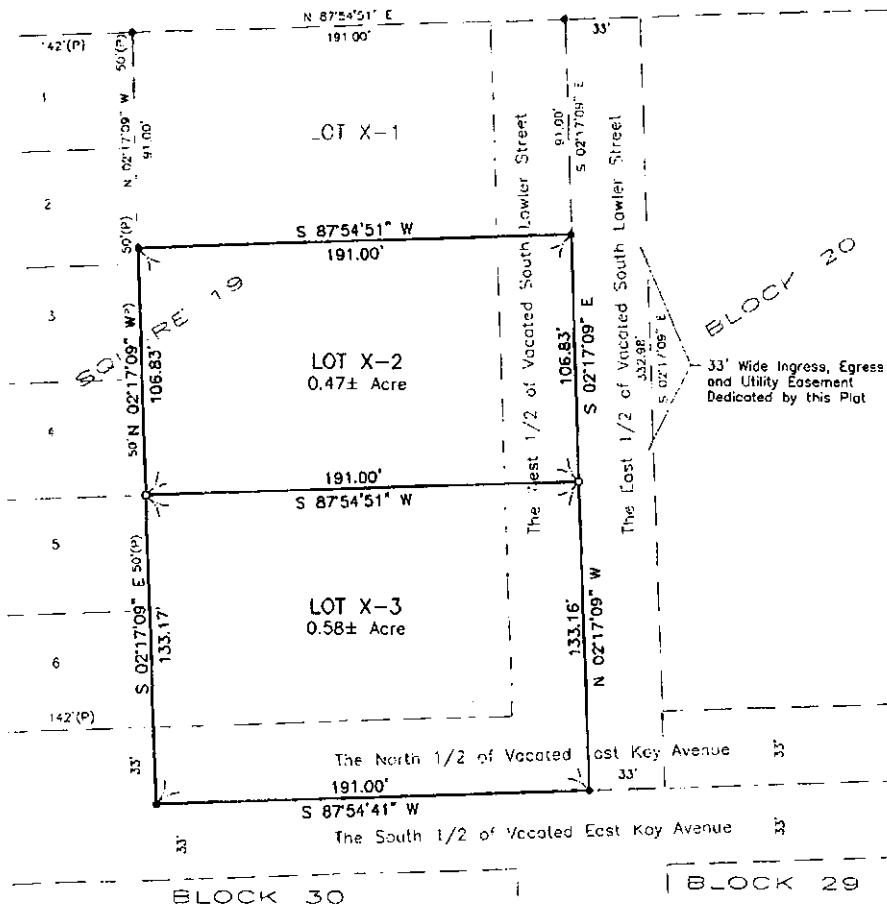
SQUARE 17

LEGEND

- = FOUND IRON MONUMENT
- = SET 1/2" x 1/2" REBAR WITH PLASTIC CAP NO. 8722
- 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 PLR-8702
- 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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - ZONE 12A
GRID BEARINGS AND GRID DISTANCES
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A PLAT OF LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

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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.

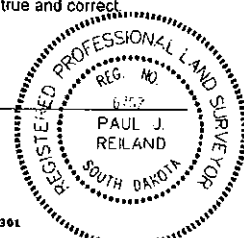
Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

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



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

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

RESOLUTION OF CITY COUNCIL

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The undersigned 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 of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS X-2 AND X-3, SQUARE 19, A SUBDIVISION OF PORTIONS OF LOT X OF SQUARE 19, THE NORTH 1/2 OF VACATED EAST KAY AVENUE AND THE WEST 1/2 OF VACATED SOUTH LAWLER STREET, ALL IN WEAVER'S SQUARES, 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 _____

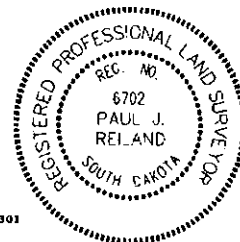
Deputy

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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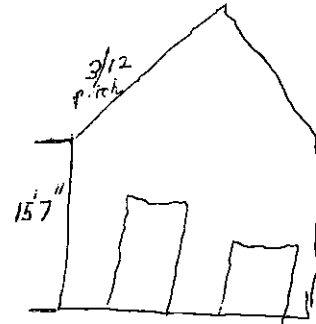
Alley

43 ft

Lot line

14' x 14'
over head
door

34' +



E

34' wide x 72' Long

34' +

Lot line

14' x 14'
Over head door

10' x 12'
over head
door

34' +

25 ft

25 ft

side walk

Lot line

S

PAULA VANDERBUCH
501 W 14TH AVE
MITCHELL SD 57301

DREW & TRENA PORTER
509 W 14TH AVE
MITCHELL SD 57301

OLIVE RISSKY
515 W 14TH AVE
MITCHELL SD 57301

LARRY & JANICE KOCH
517 W 14TH AVE
MITCHELL SD 57301

RUTH & BRUCE GREEN
500 W 13TH AVE
MITCHELL SD 57301

ROGER & TAMELA HARTLEY
508 W 13TH AVE
MITCHELL SD 57301

ZACHARY CIAVARELLA
518 W 13TH AVE
MITCHELL SD 57301

LARRY & NITA LARSON
520 W 13TH AVE
MITCHELL SD 57301

KERMIT BLACK
PO BOX 446
MITCHELL SD 57301

MICHAEL & MELANIE KAYSER
419 W 14TH AVE
MITCHELL SD 57301

BRUCE & JULIE FRITZEMEIER
420 W 13TH AVE
MITCHELL SD 57301

CHAZ JOHNSON
418 W 13TH AVE
MITCHELL SD 57301

SCOTT & SONYA FOSSUM
1221 N EDMUNDS ST
MITCHELL SD 57301

JAMES TEGETHOFF
2220 W HAVENS AVE
MITCHELL SD 57301

CLAYTON WEBER
519 W 13TH AVE
MITCHELL SD 57301

SCOTT MAESCHEN
1220 N EDMUNDS ST
MITCHELL SD 57301

DAWN BULT
417 W 13TH AVE
MITCHELL SD 57301

1301

NORTH MINNESOTA

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

WEST

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

WEST

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

WEST

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14 TH

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

13 TH

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

12 TH

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

VACATED	142'	14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'	50'	50'

EDMUNDS ST.

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

EDMUNDS ST.

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

EDMUNDS ST.

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

NORTH SANBORN BO

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

WEST

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

WEST

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

WEST

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

NORTH DUFF STREET

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

1

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

1

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

1

14	12	11	10	9	8	7
50'	50'	50'	50'	50'	50'	50'

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) ROGER & TAMI HARTLEY are hereby making 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 11, BLOCK 18, CAPITAL ADDITION, CITY OF MITCHELL, DAVISON
COUNTY, SOUTH DAKOTA (504 W. 13TH AVE)

The applicant of the above described real estate, request(s) an oversize variance of 2,448 square feet v. 2,000 as required to construct an accessory building. The said real property is zoned (R2) Single Family 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 5th of February, 2018.

Roger Hartley Tami Hartley
APPLICANT

Roger Hartley Tami Hartley
OWNER

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 Roger & Tami Hartley are requesting an oversize variance of 2,448 square feet vs 2,000 square feet for construction of an accessory garage. The property is legally described as Lots 11, Block 18, Capital Addition, City of Mitchell, Davison County, South Dakota (504 W. 13th Ave). The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on February 26, 2018 at 12:00 P.M and the Board of Adjustment on March 5, 2018 at 6:00 P.M. both meetings will be 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 8th day of February, 2018.

Michelle Bathke

FINANCE OFFICER

Publish once: February 15, 2018

Approximate Cost:

February 14, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that Jeffrey & Mary Lanning are requesting a conditional use permit to construct an accessory building on a non-contiguous lot. The property is legally described as Lots 1 thru 4, Block 17, Indianhead 3rd Addition, City of Mitchell, Davison County, South Dakota (76 S Harmon). The said real property is zoned (RL) Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings in regards to the variance will be held by the Planning Commission on February 26, 2018 at 12:00 pm and the City Council acting as the Board of Adjustment will conduct their hearing on March 5, 2018 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 Bill + Liz Schiefen
OWNER
84 S Harmon Dr

ADDRESS

~~_____~~ APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

-Outside expectations

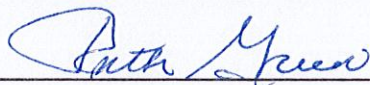
February 14, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that Roger & Tami Hartley are requesting an oversize variance of 2,448 square feet vs 2,000 square feet for construction of an accessory garage. The property is legally described as Lots 11, Block 18, Capital Addition, City of Mitchell, Davison County, South Dakota (504 W. 13th Ave). The said real property is zoned (R2) Single Family Residential District.

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I/We



OWNER

500 West 13th

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Please see sheet enclosed.

If you look at the placement of the cones, this garage will sit closer to the front of the lot and also closer to my house than even another house would be allowed to sit. Look at the other homes. None sit this far to the front of the lot. Typically a garage sits to the rear of the lot. The proposed size of this garage, would more appropriately be located on a lot zoned Commercial and not Residential.

This is not intended to be a snide comment, but I ask you all, most sincerely, would any of you want this garage built this close to your home? Please don't ignore this because it isn't in your neighborhood. If this is allowed to move forward, there will be others who will want larger garages, too.

Ruth Green
500 West 13th
2/22/2018