

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

1. CALL TO ORDER:

2. ROLL CALL:

3. APPROVE AGENDA:

4. Approval Of Minutes: March 12, 2018

Documents:

[PLANNINGCOMMMIN3122018.PDF](#)

5. SCHEDULE NEXT MEETING April 9, 2018, 12:00 PM

**6. Plat: A Plat Of Lots 16-A And 16-B, A Subdivision Of Lot 16, Block 2, Indianhead
Second Addition To The City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATL16A16B.PDF](#)
[AERIALPLATL16A16B.PDF](#)

7. Plan Approval: 1500 N Duff St, Village Bowl (Thirsty's) Renovation, HB District

Documents:

[THIRSTYVILLAGEBOWLPLAN.PDF](#)

**8. DISCUSSION ONLY: Possible Rezone From UD To TWC Or HB, 40822 256th St
(Sullivan)**

*The applicant is looking to rezone a portion of his property to Transportation,
Warehousing, and Commercial District or Highway Oriented Business District to
accommodate construct of a building with storage units.*

Documents:

[SULLIVANMAP.PDF](#)
[AERIALSULLIVAN.PDF](#)
[SULLIVANPLAT.PDF](#)
[SULLIVANPLAN.PDF](#)

9. OTHER BUSINESS:

10. ADJOURNMENT:

*"The City of Mitchell invites all interested parties to give oral or written comments. If
special accommodations are required, please notify the Public Works Department at
605-995-8433 at least 24 hour prior to the scheduled meeting."*

**CITY OF MITCHELL
CITY PLANNING COMMISSION
MINUTES: MARCH 12, 2018**

NOT APPROVED

Chairman Larson called the March 12, 2018 City Planning Commission meeting to order at 12:00 pm, Council Chambers, City Hall, 612 N. Main St, Mitchell, SD

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

Members Absent: Fergen and Quenzer

Staff Present: Putnam, T. Johnson, J. Johnson, Hegg, Ellwein, London, Powell and Mayor Toomey

Approval of Agenda. Larson asked if there were any conflicts of interest. None were declared. 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 by Griffith to approve the minutes of the February 26, 2018 minutes. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Griffith to schedule the next planning commission for March 26, 2018. All members present voting aye, motion carried.

Variance: Tabled from last meeting. 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 located at 504 W 13th Ave, legally described as Lot 11, Block 18, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Hartleys were present to answer questions of the planning commission. The commission reviewed written objections and comments in regards this application. No one spoke in opposition of the application.

The public notice was published in the official newspaper on February 15, 2018 and letters to the neighboring property owners were sent on February 14, 2018.

The applicants submitted a drainage plan as requested by the commission. Their plan showed downspouts/gutters that would route runoff toward 13th avenue. Mr. Hartley indicated that he is installing railroad ties and wood chips along the building to also assist in the drainage. Commissioners also recommend they elevate the ground level as well. SPN opined on the application and submitted written recommendations. Hegg also provided some guidance on ground elevation and thought the submitted plan will suffice. Molumby asked if the driveway was to be concrete and the applicant responded yes. Motion by Jirsa, seconded by Everson to recommend the Board of Adjustment approve the variance with the stipulation that downspouts be install as in accordance with the plan. All members present voting aye, motion carried.

Chairman Larson adjourned the meeting at 12:10 pm.



1 Inch = 20 Feet

LEGEND

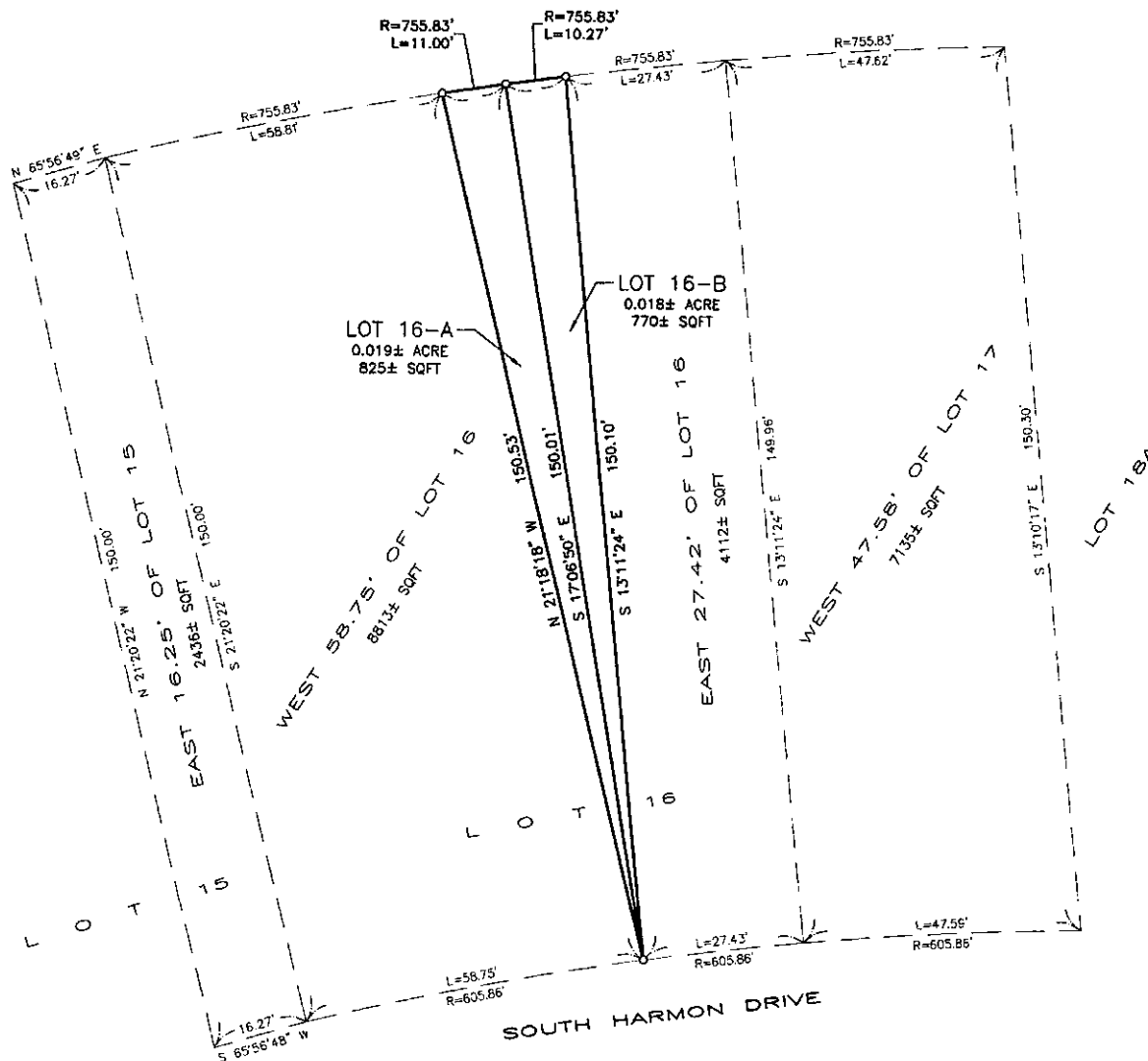
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 4702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPRUE W/WASHER P.R.-8702
- WM = 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 GROUND DISTANCES
ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.



A PLAT OF LOTS 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

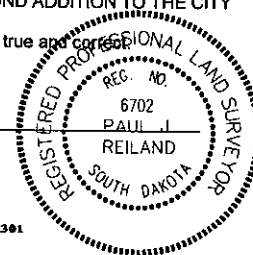
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, and under their direction for purposes indicated therein, I did on or prior to March 14, 2018, survey those parcels of land described as follows: LOTS 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND 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 _____ 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



2180 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOTS 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE 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 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE 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

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 _____, 2018; and

WHEREAS, it appears from an examination of the plat of LOTS 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE 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 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE 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 _____, 2018.

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 16-A AND 16-B, A SUBDIVISION OF LOT 16, BLOCK 2, INDIANHEAD SECOND ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this 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 _____, 2018, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____

Register of Deeds, Davison County

By _____

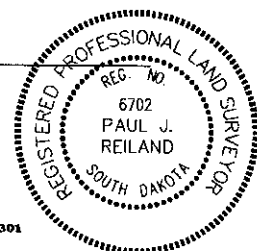
Deputy

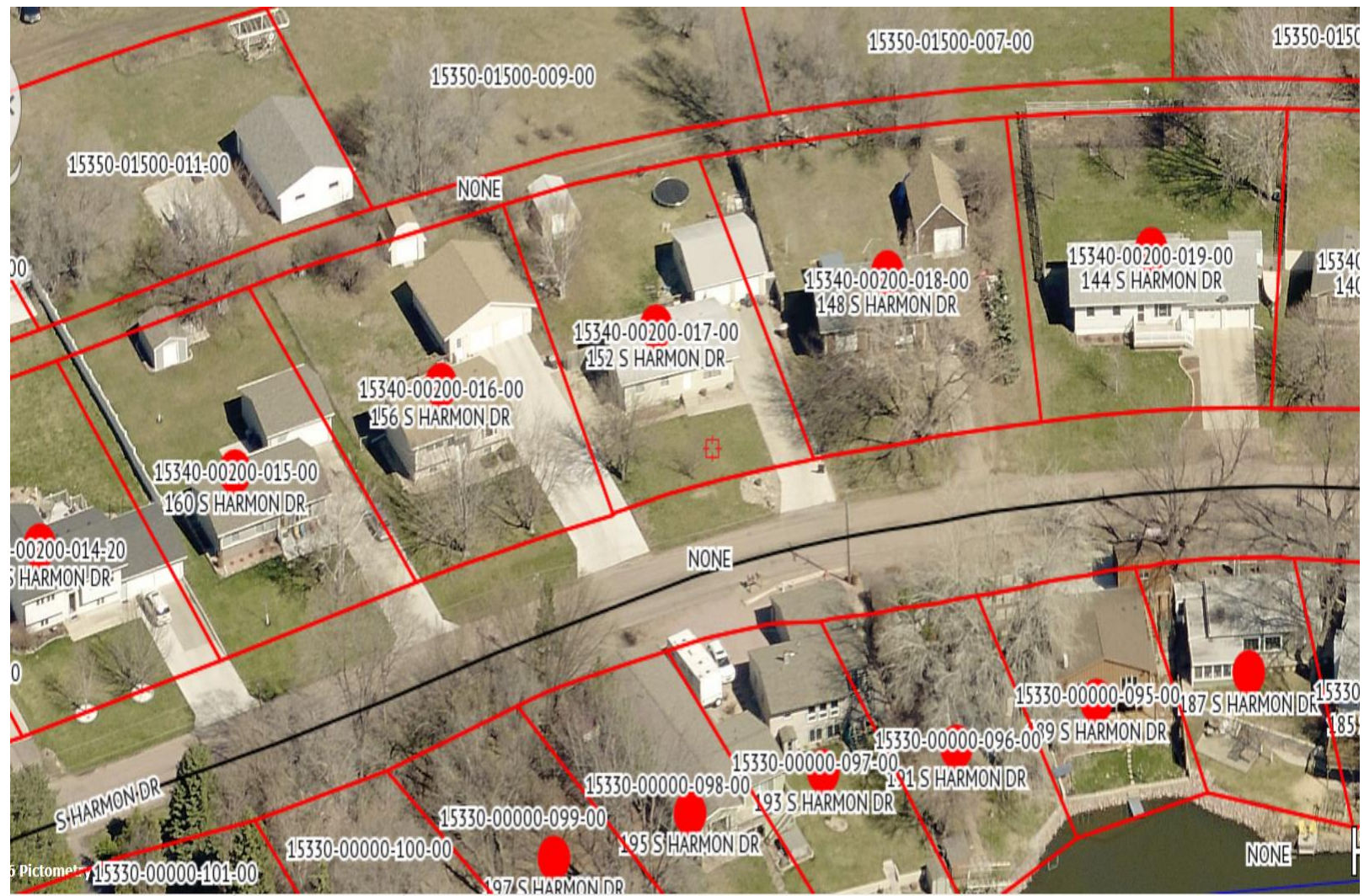
SPN

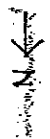
& Associates

Engineers, Planners and Surveyors

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

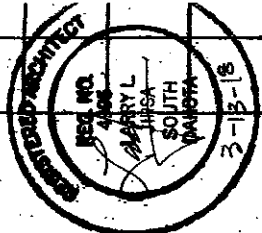






NEW CONSTRUCTION PLAN
10,200 sq. ft.
10,200 sq. ft.

L.L. WEA ARCHITECT
 123 N. MAIN ST.
 MITCHELL, SD 57301
 605-698-8105



PROJECT NAME
 THURSTON
 VILLAGE BOWL
 1500 N. DUFF

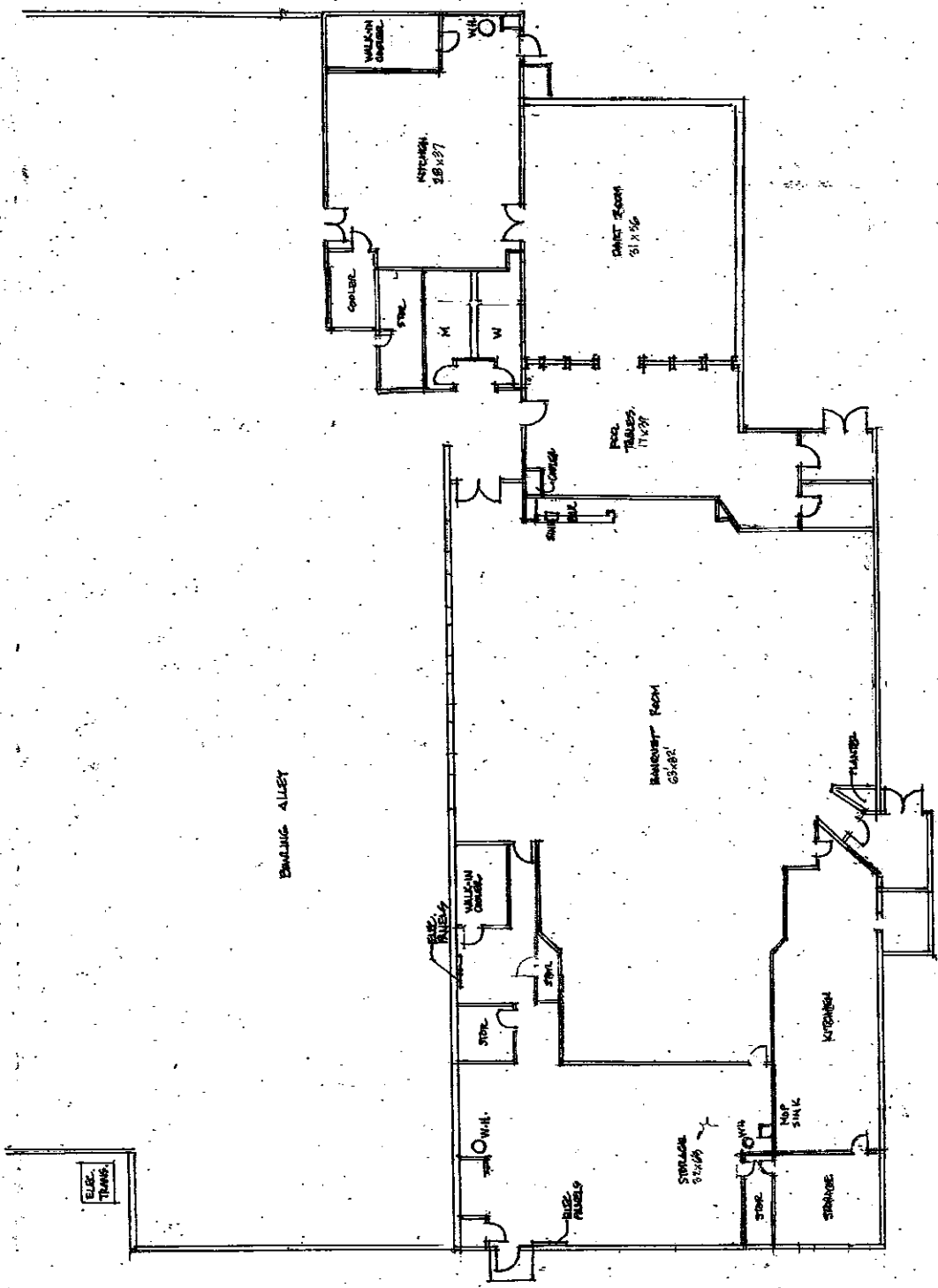
REVISIONS
 NO. DATE DES

PROJECT NO.
 1500 N. DUFF

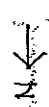
DATE
 MAR 13 20

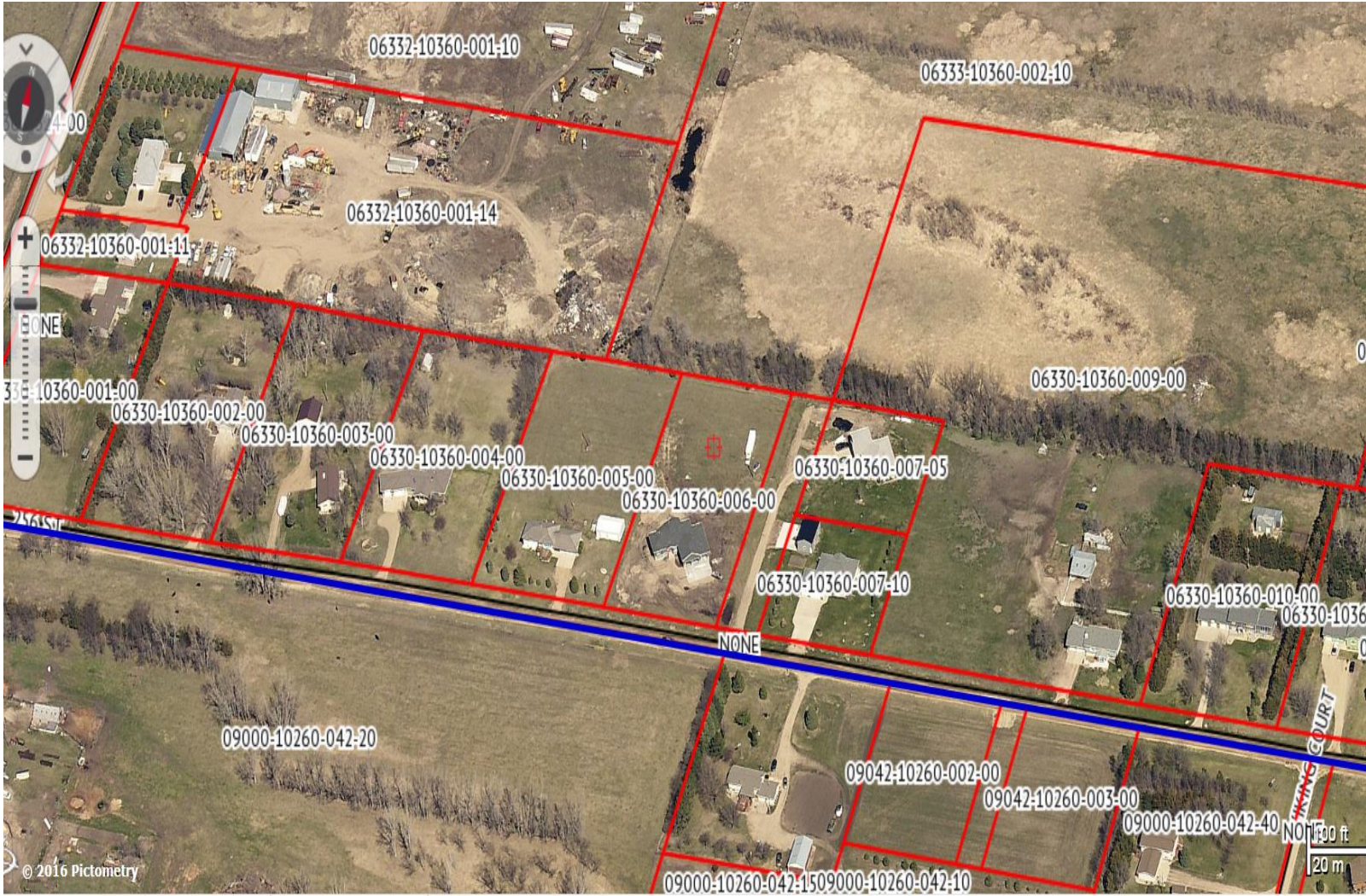
EXISTING
 EXISTING
 PLAN

SHEET NO.
 A-1



EXISTING PLAN
 1/8" = 1'-0"
 10,200 sq. ft.





06332:10360-001-10

06333:10360-002:10

06332:10360-001-14

06332:10360-001-11

06330:10360-009:00

06330:10360-001:00

06330:10360-002:00

06330:10360-003:00

06330:10360-004:00

06330:10360-005:00

06330:10360-006:00

06330:10360-007-05

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NONE

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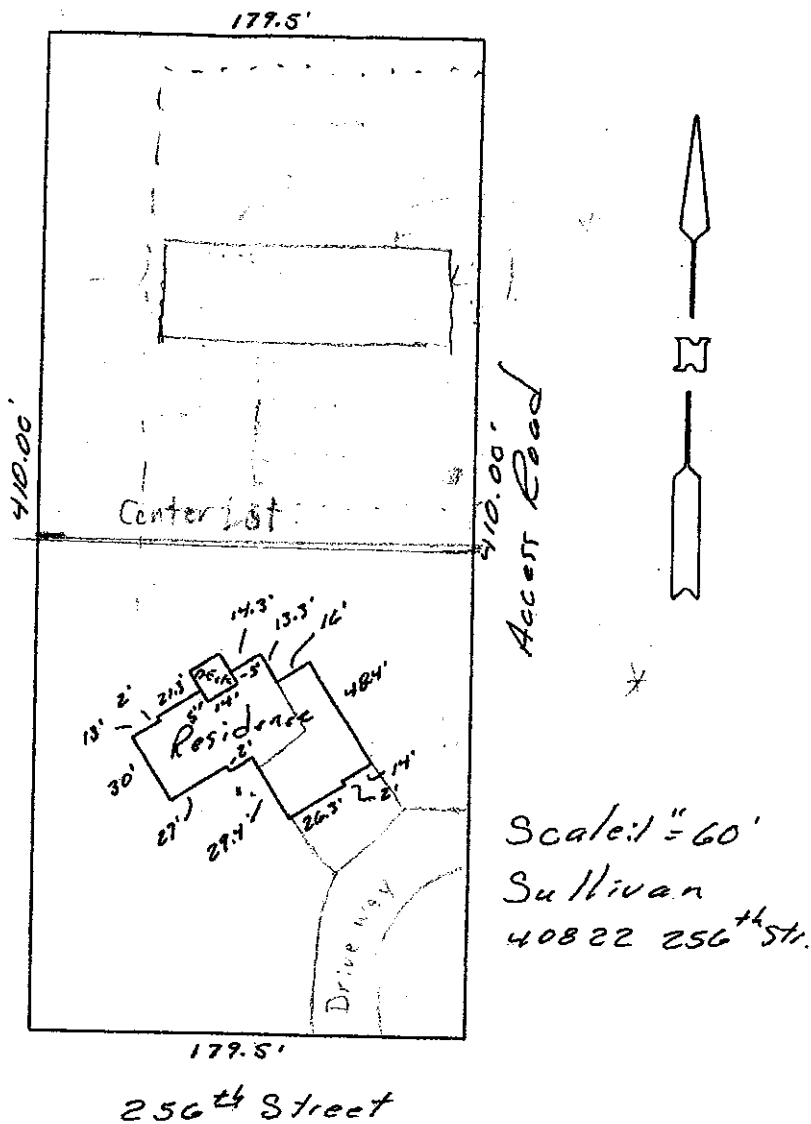
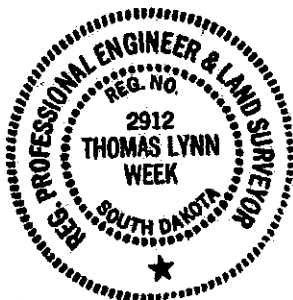
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09000:10260-042-40

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20 ft
20 m

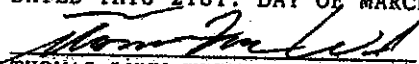
© 2016 Pictometry



I THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION WAS PERFORMED BY ME.

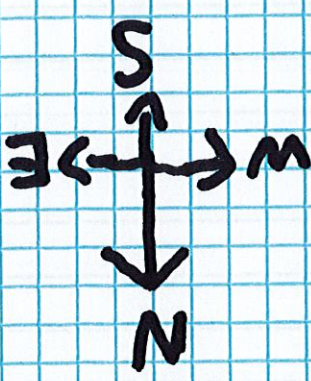
THIS IS A LOCATION OF IMPROVEMENTS AND A CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE MEASUREMENTS SHOWN SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER

DATED THIS 21ST. DAY OF MARCH 2016.


THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

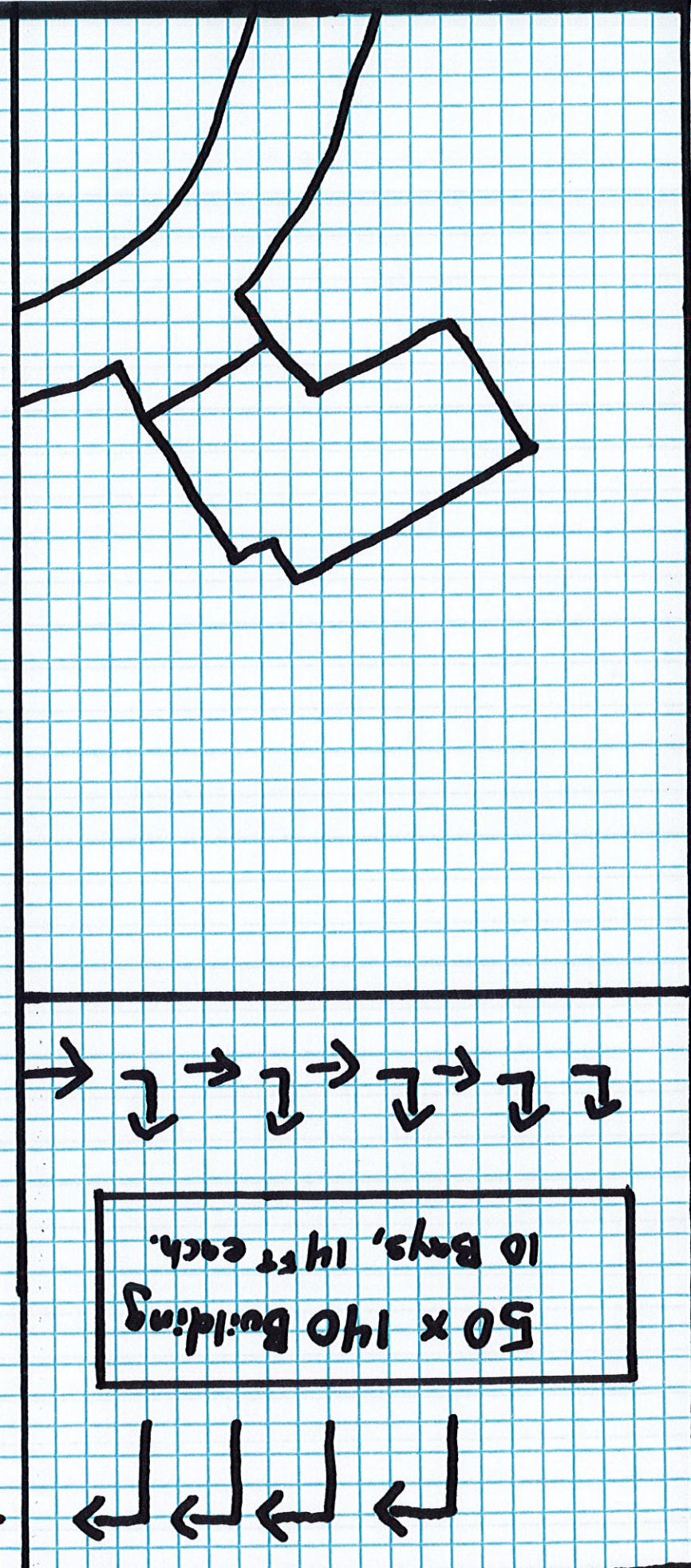
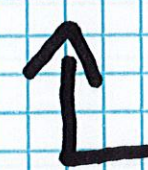
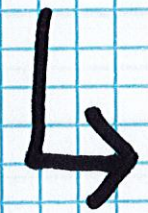
8 ft Per Square

Dave



Ferry

Dedicated Access



Ron

Spencer Quarrie