

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, 612 N MAIN ST
TIME: 12:00 PM DATE: MAY 14, 2018

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVE AGENDA:
4. APPROVAL OF MINUTES OF APRIL 9, 2018 MEETING

Documents:

[PLANNINGCOMMMIN492018.PDF](#)

5. SCHEDULE NEXT MEETING TUESDAY, MAY 29, 2018
6. Plat: A Plat Of Lot 9, Block 3 Of The Woods First Addition, A Subdivision Of The East 1/2 Of The SW 1/4 Of Section 23, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL9B3WOODS.PDF](#)
[L9B3WOODSAERIAL.PDF](#)

7. Plat: A Plat Of Lots 1 And 2 Of AJB Subdivision In The NE 1/4 Of Section 12, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATL1 2AJB.PDF](#)
[PLATAJBAERIAL.PDF](#)

8. Plat: Lots 1 And 2 Of Goldsteel Addition An Addition In The Northeast Quarter (NE1/4) Of Section 23, T 103 N, R 60 W Of The 5th P.M., Davison County, SD

Documents:

[PLATGOLDSTEELADDN.PDF](#)
[GOLDSTEELARIAL.PDF](#)

9. PLAT: Plat Of Lots 1 And 2 In The Replat Of Tract E, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[L12TRACTEWILDOAK.PDF](#)
[PLATL1 2WILDOAK.PDF](#)

10. Variance:

Joseph & Heidi Geppert have applied for a side yard on a corner variance of 18 feet vs 20 feet and a 2 feet 6" variance as required to construct a detached garage at their home

located at 700 E. 2nd Ave, legally described as Lot 7, Block 16, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[GEPPARTAPP.PDF](#)
[GEPPARTMAP.PDF](#)
[GEPPARTNOH.PDF](#)
[GEPPARTNEIGHBORLETTER.PDF](#)
[GEPPARTPLAN.PDF](#)
[700E2NDAERIAL.PDF](#)

11. CONDITIONAL USE PERMIT:

Danielle Bultje has applied for a conditional use permit to operate a family residential child care center in her home at 508 E. 12th Ave, legally described as Lot 5, Block 1, Shepards Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[BULTJEAPP.PDF](#)
[BULTJEFIREINSPECTION.PDF](#)
[BULTJENEIGHBORLETTER.PDF](#)
[BULTJENEIGHBORS.PDF](#)
[BULTJENOH.PDF](#)
[BULTJEMAP.PDF](#)
[508E12THAERIAL.PDF](#)

12. Plan Approval: 300 N Main St, Central Business District

Documents:

[300NMAIN.PDF](#)
[300NMAINPHOTO.PDF](#)

13. Hearing & Action: Zoning Code Amendment In UD District

Documents:

[NOHZONINGAMDT2018.PDF](#)
[SULLIVANSUMMARY.PDF](#)
[SULLIVANPLAN.PDF](#)
[SULLIVANKANGASMAP.PDF](#)
[SULLIVANPLAT.PDF](#)
[AERIALSULLIVAN.PDF](#)
[FLOODPLAINSULLIVAN.PDF](#)
[SULLIVANMAP.PDF](#)

14. Discussion Only: Proposed Subdivision On W. 23rd Ave

Proposed, A 5 lot subdivision in the NE 1/4 of Section 17, T 103 N, R 60 W on W. 23rd Avenue, West of the RR tracks. Outside the City Limits, but within the ETJ area.

Documents:

[MASONPLAN2018.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, APRIL 9, 2018**

NOT APPROVED

Chairman Larson called the April 9, 2018 meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St.

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

Members Absent: Fergen and Molumby

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 by Griffith to approve the minutes of the March 26, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Griffith, seconded by Jirsa to schedule the next meeting for April 23, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot 1, Block 6 of Woodland Heights First Addition, A Subdivision of Tract 1, Block 1, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This follows the master plan. Motion by Griffith, seconded by Everson to approve the plat, all members present voting aye, motion carried.

Plat: A Plat of Lots 1,2,3 and 4, Block 1 of Powderhorn Subdivision and Longhorn Court in the SW ¼ of Section 24, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota. Larson recused himself as a conflict of interest. This is outside the city's zoning jurisdiction, but within 3 mile platting review area. Jeff Larson represented the owner. Quenzer questioned the 2,500 feet long cul-de-sac. There is an existing road ROW on the plat for the existing development to the south. Quenzer was concerned about one-way access for fire truck access. Quenzer thought it would be nice have a second access. Jeff Larson said they could look at revisiting the existing plan. Jeff Bathke said the county would like to see all access coming out coming out of 405th Ave and not out to the highway, due to visibility issues. Motion by Everson, seconded by Jirsa to approved the plat as planned with 4 lots and road. Roll Call: Larson abstained, Everson yes, Jirsa yes, Griffith yes, Quenzer no. 3 yes 1 no 1 abstained.

Discussion Only: Possible rezone from UD, 40822 256th St (Sullivan). It was noted that Commercial Asphalt is done with mining. The future is to have housing. Sullivan is proposing 7,000 square feet of bays. The depicted access is Star Court, which is the only access. Sullivan said the property owner do not have issues with rezoning. He has talked with adjoining property owners. It was suggested it would be best to simply amended the UD district. No action taken.

Larson adjourned the meeting.



1 Inch = 60 Feet

LEGEND

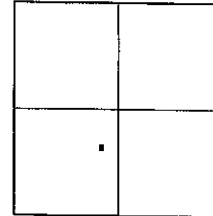
- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER P.A.#-8702
- WM = 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

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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.

SEC. 23, T 103 N, R 60 W



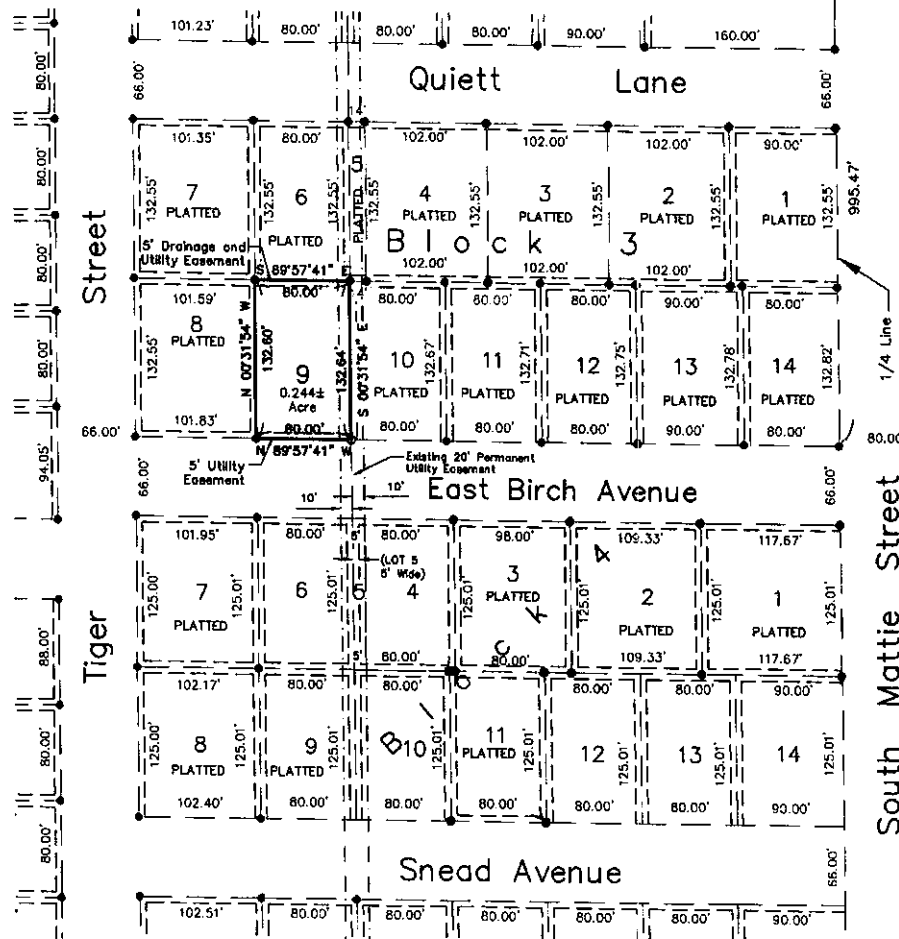
LOCATION MAP
SCALE: 1" = 3000'

EASEMENTS WITHIN LOT 9, BLOCK 3 DEDICATED BY THIS PLAT:

FRONT ALONG EAST BIRCH AVENUE = 5' UTILITY EASEMENT.

REAR = 5' DRAINAGE AND UTILITY EASEMENT.

THERE IS AN EXISTING PERMANENT UTILITY EASEMENT ALONG THE EAST 10' OF LOT 9.



A PLAT OF LOT 9, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 26, 2018, survey those parcels of land described as follows: LOT 9, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. 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 2nd day of MAY, 2018.

Registered Land Surveyor #SD8702

SPN

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



A PLAT OF LOT 9, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 LOT 9, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as 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 LOT 9, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 LOT 9, BLOCK 3 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 _____

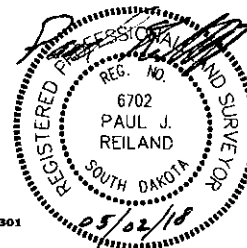
Deputy

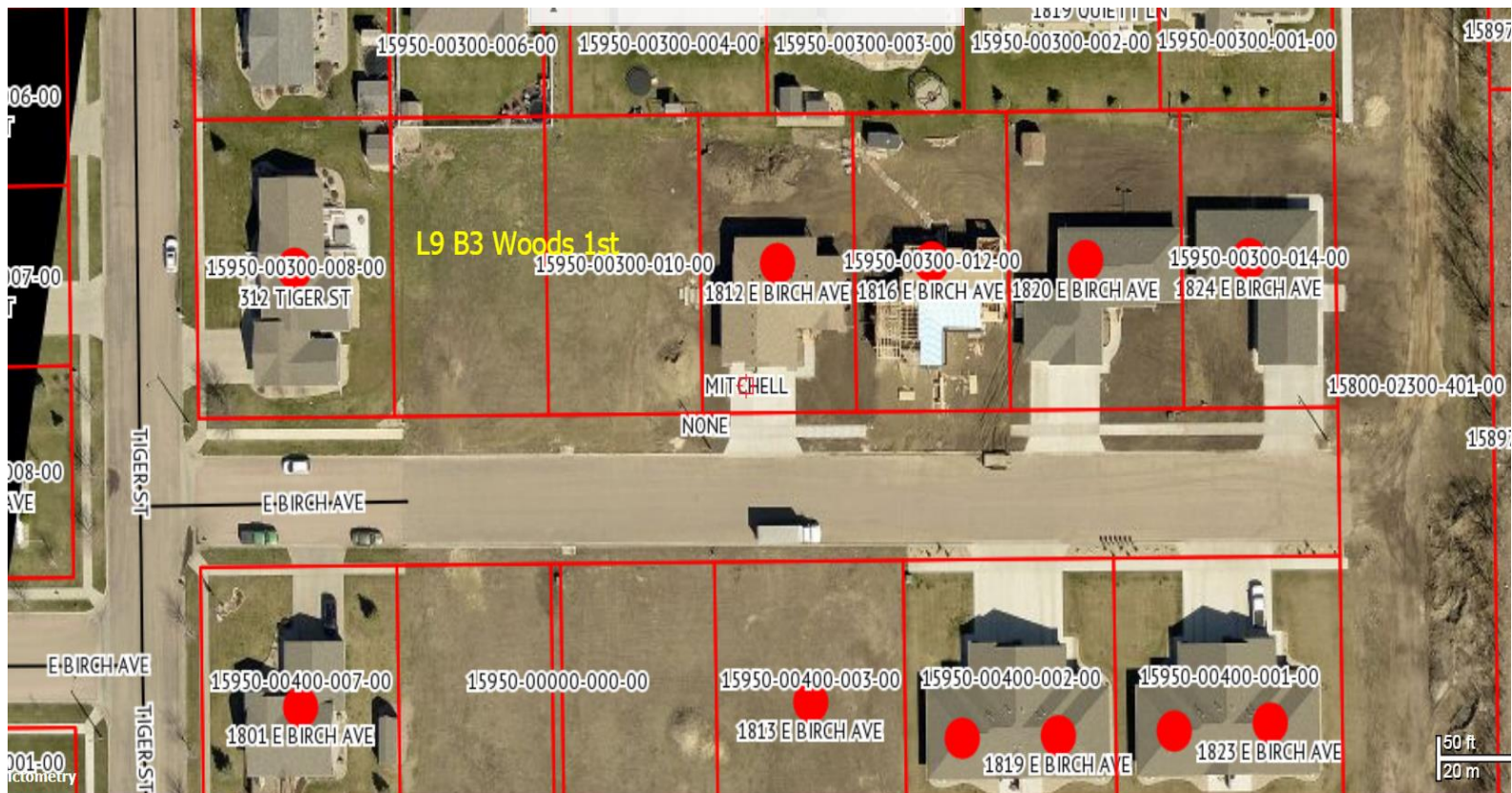
SPN

& 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





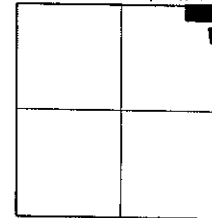


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SEC. 12, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

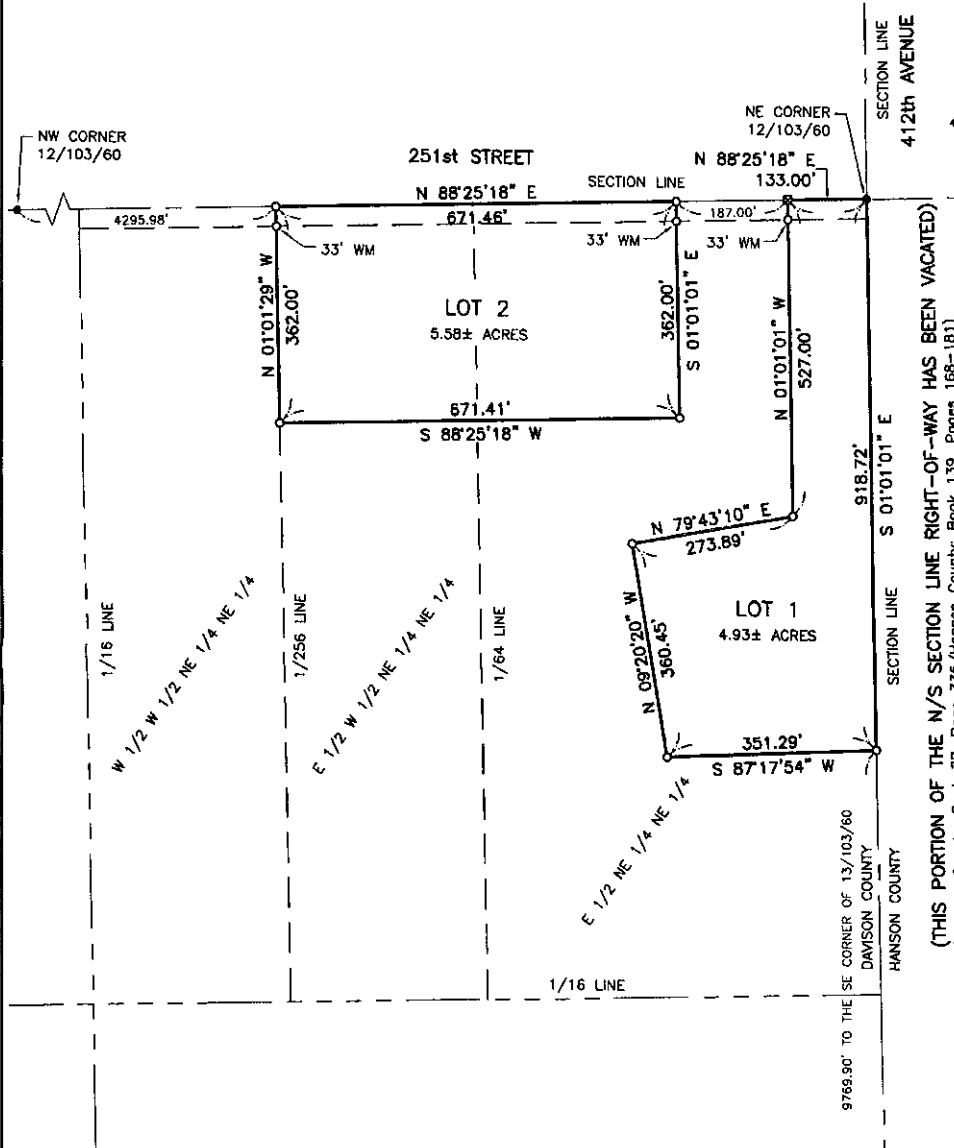
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
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- 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

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 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Aaron Baas, Jessica Baas and Shirley Baas, as owners, and under their direction for purposes indicated therein, I did on or prior to April 9, 2018, survey those parcels of land described as follows: LOTS 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 10TH day of APRIL, 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 LOTS 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2018.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Chairperson/Vice-Chairperson, Board of County
Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2018, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County Date

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 1 AND 2 OF AJB SUBDIVISION IN THE NE 1/4 OF SECTION 12, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director
of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2018, at _____, and recorded in Book _____ of Plats on

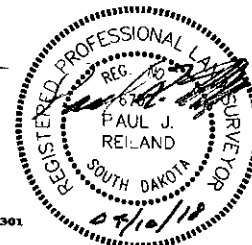
Page _____ therein and recorded on Microfilm Number _____.

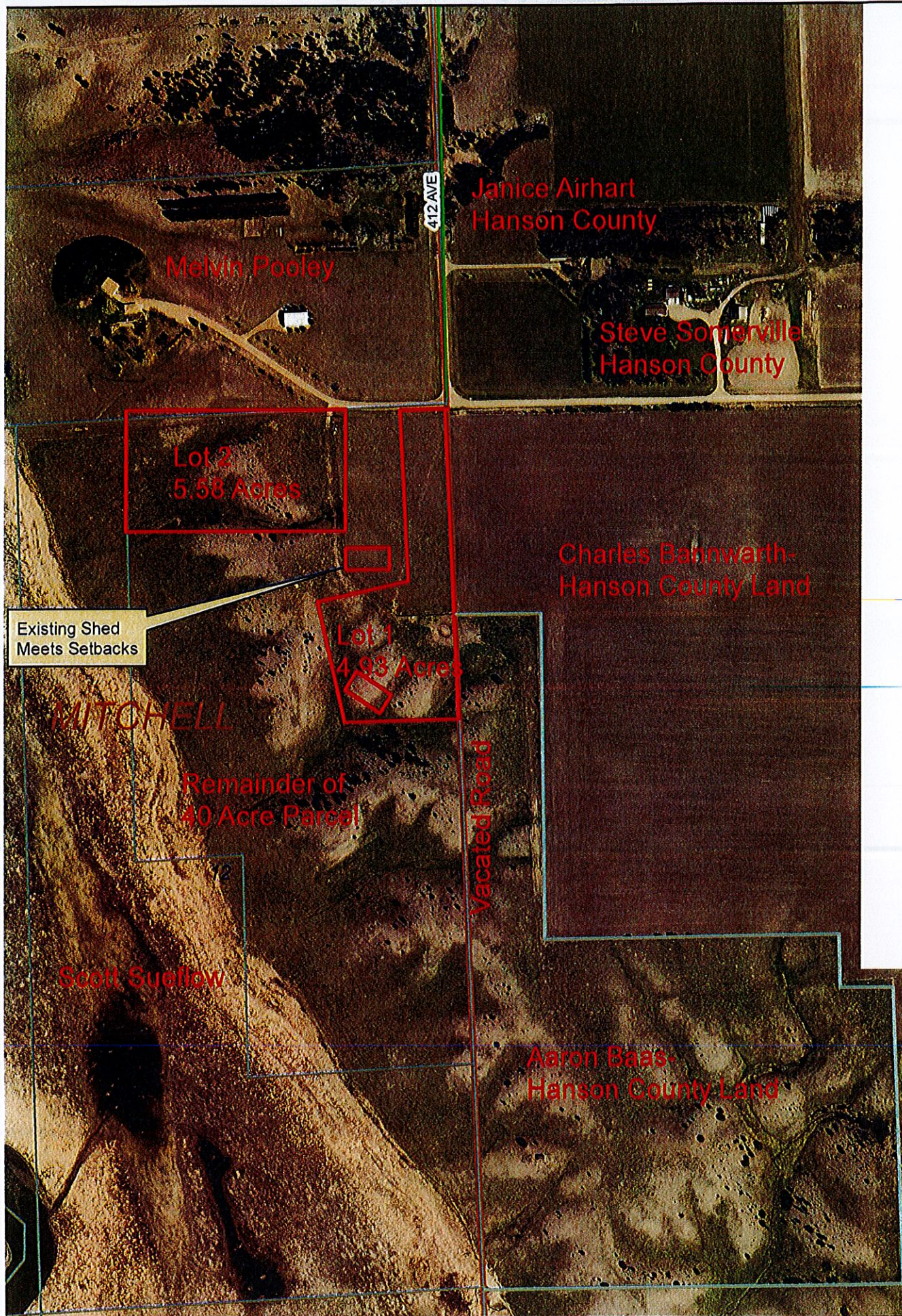
Register of Deeds, Davison County

By _____
Deputy

SPN

& Associates
Engineers, Planners and Surveyors
2180 North Saabers Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015





LOTS 1 AND 2 OF GOLDSTEEL ADDITION

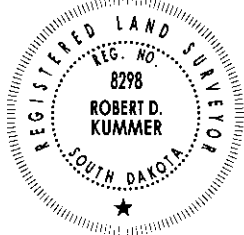
AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W
OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE MAY 8TH, 2018, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY LOTS 1 AND 2 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2018.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. 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 WATER 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 REGULATION 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CURVBERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

WE FURTHER CERTIFY THAT THIS PLATTING OF SAID **LOTS 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** DOES HEREBY VACATE THE FOLLOWING PLATTING:

LOT 1 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 2 ON PAGE 109, AND LOT 2 IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 2 ON PAGE 125, HEREBY VACATED, BEING SITUATED WITHIN THE DESCRIBED **LOTS 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2018.

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC (OWNER)

STATE OF: SOUTH DAKOTA) :SS
COUNTY OF: MINNEHAHA)

ON THIS ____ DAY OF _____, 2018, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, **DAVID A. BACKLUND**, WHO ACKNOWLEDGED HIMSELF TO BE ONE OF THE PARTNERS OF FIRESTEEL LINKS, LLC, A PARTNERSHIP, AND THAT HE, AS SUCH PARTNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF PARTNERSHIP BY HIMSELF AS A PARTNER.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

____ DAY OF _____, 2018.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

DATED THIS ____ DAY OF _____, 2018.

WILLIAM P. GOLDAMMER (OWNER)

BARBARA J. GOLDAMMER (OWNER)

STATE OF: SOUTH DAKOTA) :SS
COUNTY OF: MINNEHAHA)

ON THIS ____ DAY OF _____, 2018, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, **WILLIAM P. GOLDAMMER AND BARBARA J. GOLDAMMER**, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

____ DAY OF _____, 2018.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOTS 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, 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/VICE 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 _____, 2018.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, 2018; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOTS 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, 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 1 AND 2 OF GOLDSTEEL ADDITION, AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2018.

FINANCE OFFICER/DEP. FINANCE OFFICER

PREPARED BY:

infrastructure
design group, nc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOTS 1 AND 2 OF GOLDSTEEL ADDITION
AN ADDITION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23,
T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 18071
DATE: 5/08/2018
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 2 OF 3

PROJ. NO.: 18071
DATE: 5/08/2018
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 3 OF 3





PLAT OF
LOTS 1 AND 2 IN THE REPLAT OF TRACT E,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS _____ DAY OF _____, 20_____.

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 20_____.

MY COMMISSION EXPIRES: _____, 20_____.

NOTARY PUBLIC

_____ COUNTY, SOUTH DAKOTA

PLAT OF
LOTS 1 AND 2 IN THE REPLAT OF TRACT E,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 1 AND 2 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 1 AND 2 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, 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 _____, 20_____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20_____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOTS 1 AND 2 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 1 AND 2 IN THE REPLAT OF TRACT E, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS

PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20_____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD

APPLICATION FOR VARIANCES

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

The undersigned applicant(s) Joseph & Heidi Geppert hereby is making an application for a SIDE YARD ON A CORNER VARIANCE OF 18' VS 20' AND SIDE YARD OF 2'6" VS 3' as required to construct a garage, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

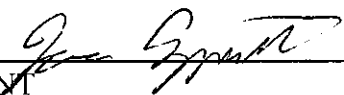
Lot 7, Block 16, FM Greene Addition to the City of Mitchell, Davison County, South Dakota (700 E 2nd Ave)

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 1 of May, 2018.



APPLICANT



OWNER

3RD

3 RD

AVENUE

EAST

3

STREET

STREET

STREET

STREET

EAST

2 ND

AVENUE

EAST

2

STREET

STREET

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EAST

1 ST

AVENUE

EAST

1

STREET

STREET

STREET

STREET

STREET

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Joseph & Heidi Geppert have applied for a side yard on a corner variance of 18 feet vs 20 feet as required and a side yard variance of 2 feet 6 inches' vs 3 feet for construction of a detached garage at their home located at 700 E 2nd Ave, legally described as Lot 7, Block 16, FM Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, May 14, 2018 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, May 21, 2018 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 26th day of April, 2018.

Michelle Bathke

Finance Officer

Publish Once May 2, 2018

Approximate Costs:

May 1, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Joseph & Heidi Geppert have applied for a side yard on a corner variance of 18 feet vs 20 feet as required and a side yard variance of 2 feet 6 inches vs 3 feet for construction of a detached garage at their home located at 700 E 2nd Ave. legally described as Lot 7, Block 16, FM Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on May 14, 2018, 12:00 P.M and the Board of Adjustment on May 21, 2018 at 6:00 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We

Michael Horton

OWNER

701 E 3 Ave

ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

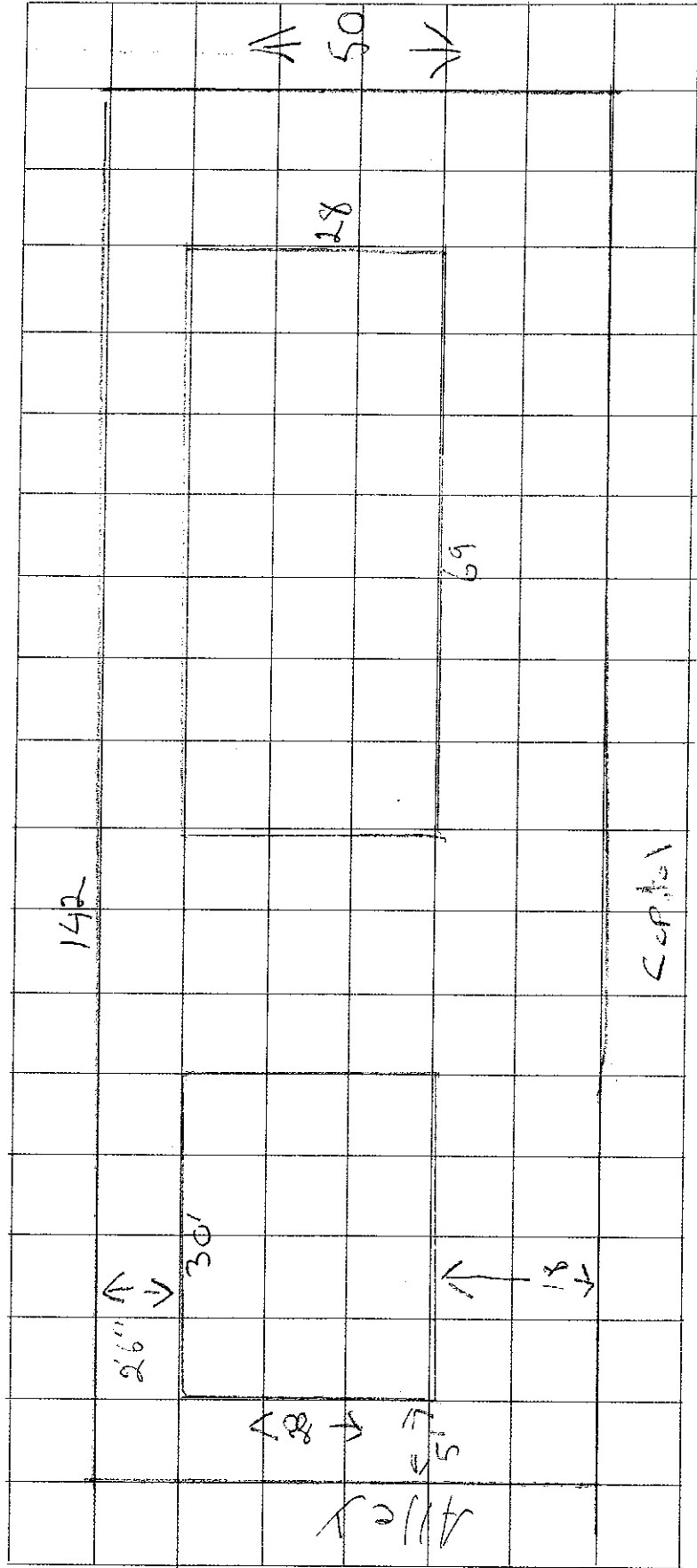
4-26-18

- 1) Any Sprinkler Systems
- 2) Septic Tank & Sewer Lines
- 3) Buried Gas/Propane
- 4) Any Old Buried Foundations

- 5) Underground Dog Fence
- 6) Private Water Lines
- 7) Private Electric Lines
- 8) Any Farm Ground w/ Drain Tiles

- 9) Basement Finished
- 10) Any Off Premise Extensions In Garage, Shop, or Barns?

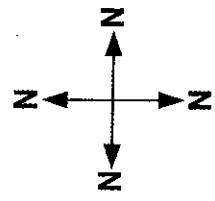
HOMEOWNER'S CELL PHONE 7708075



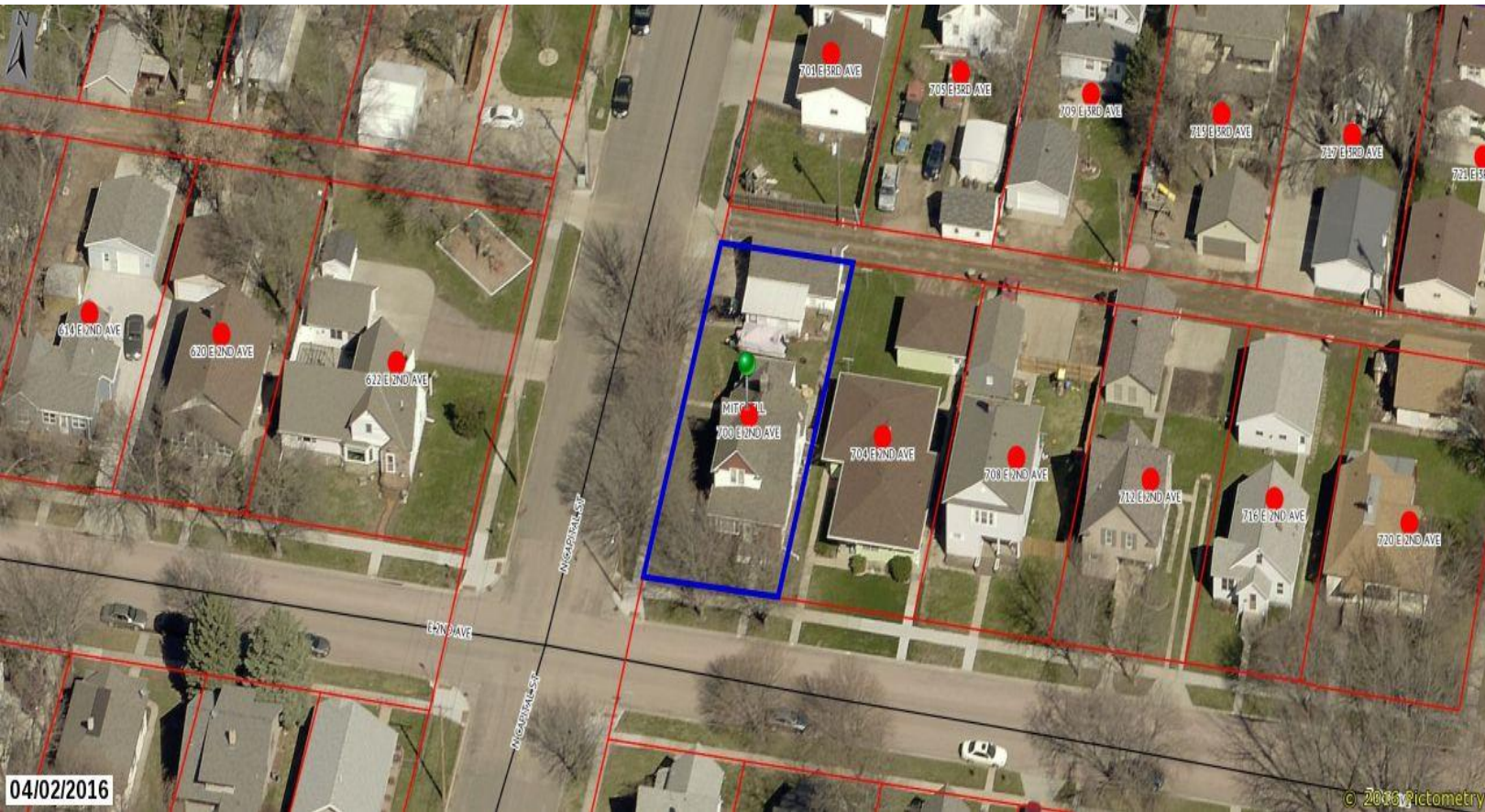
EXCHANGE: _____
SERVING AREA: _____
RTE: _____
SHT: _____
SUB # _____
NAME: Joe Gagnier
PHONE: 7708075

NEED WIRE OUTLET _____
JUMPER LENGTH _____ ft.
COMPLETED BY: _____
DATE COMPLETED _____
Contact homeowner before drop installation? YES NO
SUB Signature _____

NID
(CHECK ONE)
3 _____
4 _____
5 _____
5E _____
7 _____
8 _____



The subscriber plot map is provided and intended to be for informational purposes only. It will be the contractor's responsibility to locate, expose, and safely pass over, below, or around any existing utility, or any other underground structure as stated in the S15 contract.



APPLICATION FOR CONDITIONAL USE PERMIT

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

The undersigned applicant(s) Danielle Bultje hereby is making an application for a conditional use permit pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 5, Block 1, Shepards Addition to the City of Mitchell, Davison County, South Dakota
(508 E 12th Ave)

Applicant(s) Danielle Bultje of the above described real estate, request(s) to operate a child care center in her home. 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 5 of April, 2018.

Danielle Bultje
APPLICANT

Same
OWNER

Mitchell Fire & EMS

Occupancy: **FDC BULTJE**
Occupancy ID: **BULT01**
Address: **508 E 12TH AVE**
Mitchell SD 57301

Inspection Type: **Annual**

Inspection Date: **4/27/2018**

Time In: **17:30**

Authorized Date: **04/30/2018**

By: Laursen , Marius N (2024)

Time Out: **17:30**

By: Laursen , Marius N (2024)

Form: Daycare

Inspection Topics:

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
Notes: No Additional time recorded		

Total Additional Time: 0 minutes

Inspection Time: 0 minutes

Total Time: 0 minutes

Summary:

Overall Result: Passed

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

Congratulations and thank you for your cooperation.

Inspector Notes:



May 1, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Danielle Bultje has applied for a conditional use permit to operate family residential child care center her home located at 508 E. 12th Ave., legally described as Lot 5, Block 5, Shepards Addition, City of Mitchell, Davison County, South Dakota. The property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on May 14, 2018, 12:00 P.M and the Board of Adjustment on May 21, 2018 at 6:00 P.M., at the Council Chambers, Mitchell City Hall. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Marge and Delmar Hehlmann
OWNER

512 E 12th
ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

DELMAR & MARGORIE GOLDAMMER
512 E 12TH AVE
MITCHELL SD 57301

SUZANNE BATES
516 E 12TH AVE
MITCHELL SD 57301

DANIELLE BULTJE
508 E 12TH AVE
MITCHELL SD 57301

MARK & DEBORAH STURDEVANT
522 E 12TH AVE
MITCHELL SD 57301

JAN & BARBARA BERKHOUT
500 E 12TH AVE
MITCHELL SD 57301

DON TISCHLER
308 S MENTZER
MITCHELL SD 57301

MICHAEL & LINDSEY THOMPSON
419 E 13TH AVE
MITCHELL SD 57301

MARTY & MARY BARINGTON
427 E 13TH AVE
MITCHELL SD 57301

STEVEN & KATHLEEN FEELDY
501 E 13TH AVE
MITCHELL SD 57301

JOSE & PATRICIA RINCONES
509 E 13TH AVE
MITCHELL SD 57301

KRISTINA & RONALD BITTERMAN
515 E 13TH AVE
MITCHELL SD 57301

REIMNITZ APARTMENTS
407 N MAIN ST
MITCHELL SD 57301

SARAH GRACE MILLER TRUST
C/O BANKWEST TRUST
PO BOX 220
MITCHELL SD 57301

TYLER VETCH
505 E 12TH AVE
MITCHELL SD 57301

FRANK & JOANNE FRIEDRICK
501 E 12TH AVE
MITCHELL SD 57301

DENNIS & SUE OLSON
421 E 12TH AVE
MITCHELL SD 57301

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified that Danielle Bultje has applied for a conditional use permit to operate a family residential child care business at her home located at 508 E. 12th Avenue, legally described as Lot 5, Block 1, Shepards Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, May 14, 2018 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, May 21, 2018 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 25th day of April, 2018.

Michelle Bathke

Finance Officer

Publish Twice May 2 & May 9, 2018

Approximate Costs:

21	22	23	24
25	25	25	26

4	3	2	1
25	25	25	26

1	1101
11	142'
150'	

50'	50'
2	1

NORTH LANGDON ST

8	10	1	2	9	8	7	6	5	4	3	1
50'	50'	70'	70'	78'	78'	78'	78'	78'	78'	78'	78.31'

7	6	5	4	3	2	1	9	8	7	6	5	4	3	2	1
50'	50'	50'	50'	50'	56'		78'	78'	78'	78'	78'	78'	78'	78'	78.31'

8	9	10	11	12	13	14	IT 2	4	2	1	1	2	5
50'	50'	50'	50'	50'	56'		105.7'	50'	50'	65'	65'	65'	65'

6	5	4	3	2	1	6	5	4	3	2	1
50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'

7	8	9	10	11	12	7	8	9	10	11	12	13
50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	40'

401	501	601
75.7'	75.7'	78.84'

145'	13
80'	75'

80'	75'
21	20

145.8'	1200
80'	75'

108.9'	1100
84'	72'

1100	7
1100	2

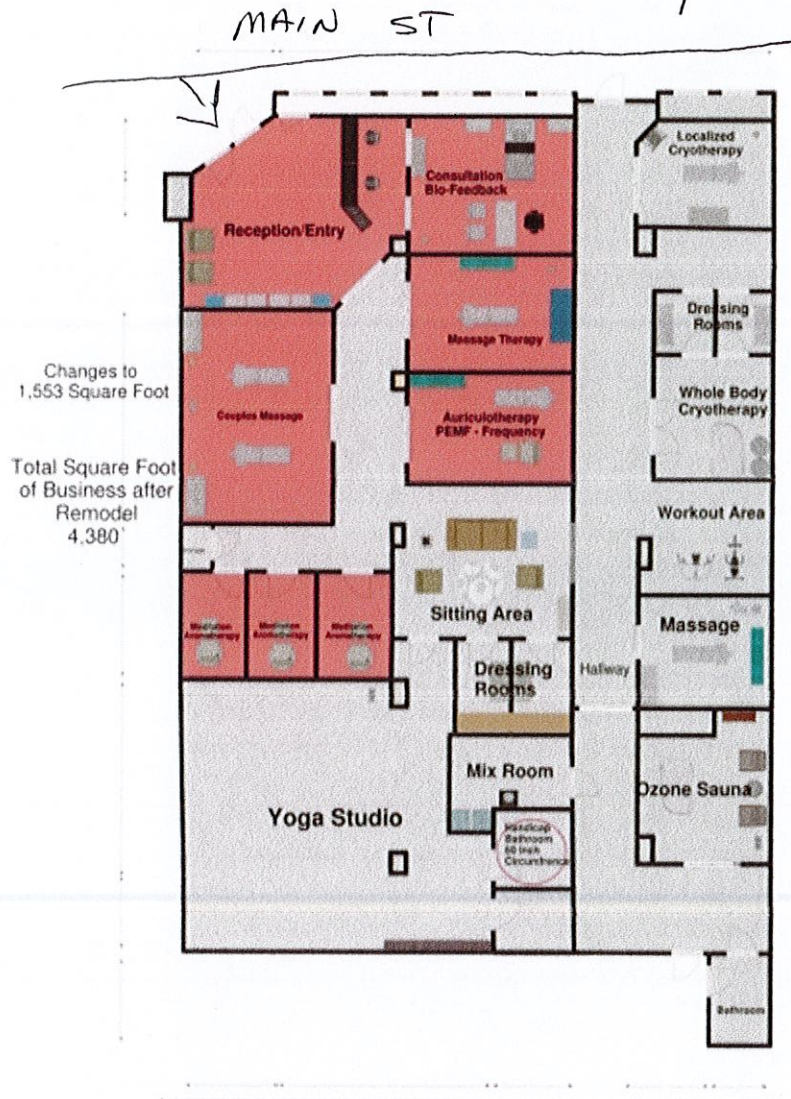
1100	7
1100	1

REET



605-460-0696
Mary W:PF

300 N Main
Mitchell, SD 57301



Awaken

St
r your map.



- Legend**
- 8"
 - Elevation :
 - First Natio
 - Larson Da
 - PVC

7.01 ft

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED OF A PUBLIC HEARING BY THE CITY OF MITCHELL PLANNING COMMISSION AT 12:00 PM, MAY 14, 2018 TO CONSIDER THE FOLLOWING AMENDMENT TO TITLE 10, ZONING REGULATIONS, CITY OF MITCHELL, MUNICIPAL CODE. THE CITY COUNCIL WILL HOLD FIRST READING OF THE ORDINANCE AT 6:00 PM, MAY 21, 2018 AND WILL HOLD 2ND READING AND ADOPTION AT 6:00 PM, JUNE 4, 2018. ALL MEETINGS WILL BE IN THE COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST. ALL INTERESTED PARTIES MAY ATTEND ANY OF THE AFOREMENTIONED HEARINGS IN PERSON OR BY A REPRESENTATIVE.

ORDINANCE NO.

AN ORDINANCE TO AMEND TITLE TEN, ZONING REGULATIONS, CITY OF MITCHELL MUNICIPAL CODE

NOW be it ordained by the City Council, City of Mitchell, Davison County, South Dakota:

Section 1. That the City of Mitchell Municipal Code, Title 10, Article C. Urban Development District, 10-8C-3 Conditional Uses, be amended by adding the following conditional uses.

10-8C-3 Conditional Uses:

Outside Commercial Storage
Outside Storage
Self-service Storage Facility

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall become effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this _____ day of _____, _____.

MAYOR

ATTEST:

FINANCE OFFICER

Publish three times: May 2, 9, & 30, 2018

Approximate Costs:

The following is a summary of options (in my view).

I would suspect that Schladweiler and Spencer uses would be considered legal conforming uses (extraction of minerals/quarry). Simply, 'grandfathered' uses. The city began zoning controls in this area in 1988. I recall that about ten + years ago, Spencer was granted a conditional use permit for their gravel operation. That may have expired, but I would need to look back to be sure. Additionally, gravel mining operations may also require a review by the SD Department of Environment and Natural Resources.

Highway Oriented Business District (HB): Self-serving storage units are a conditional use in this district. So, there is another step process in addition to the rezoning. We have considered a rezoning & conditional use permit simultaneously in the past. Additionally, the planning commission reviews all building permits in the HB district. Mining/Quarry is not a permitted or conditional use in the HB district.

Industrial District (I): Quarry is a conditional use. This district is arguably the most generous district. Uses not listed are allowed or permitted except for the uses that are specifically listed as prohibited or conditional uses. This is the opposite of the other districts, which assume uses that are not listed as permitted or conditional are prohibited. Building permits are not reviewed by the planning commission unless a conditional use or variance is required. Self-storage units would be permitted.

Transportation, Warehousing, and Commercial District TWC: Self-storage facilities are a permitted use. Building permits are not required to be reviewed by the planning commission. However, this district is silent to mineral extraction or quarry, therefore it's assumed to be prohibited.

Perhaps, different portions of the area may have different districts. If this is an option, then portions of the territory to be rezoned must have clearly identifiable or legally described boundaries. Remember, rezoning takes about two months to complete. Another important consideration in rezoning is the long-term effects on the properties to be rezoned and the neighboring properties. The rezoned properties would assume all the permitted and conditional uses that are listed in the districts.

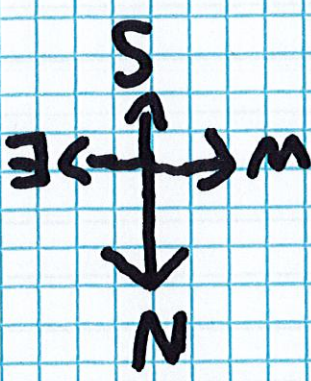
Another option is amending a district's permitted or conditional uses to accommodate a specific use or amendment language. This is called a zoning code amendment. The approval process is similar to a rezoning.

Planned development district is also an option, however this would require extensive consultation with the property owners and some visioning and analysis of infrastructure. The process is also the same as rezoning or zoning code amendment.

All of these proposals would require notification, consultation, and possibly approval of affected landowners in the area. If you wish to continue to pursue your proposal, I will share the aforementioned analysis to the planning commission for their consideration and advice, which should be vetted, prior to the official notification and hearings.

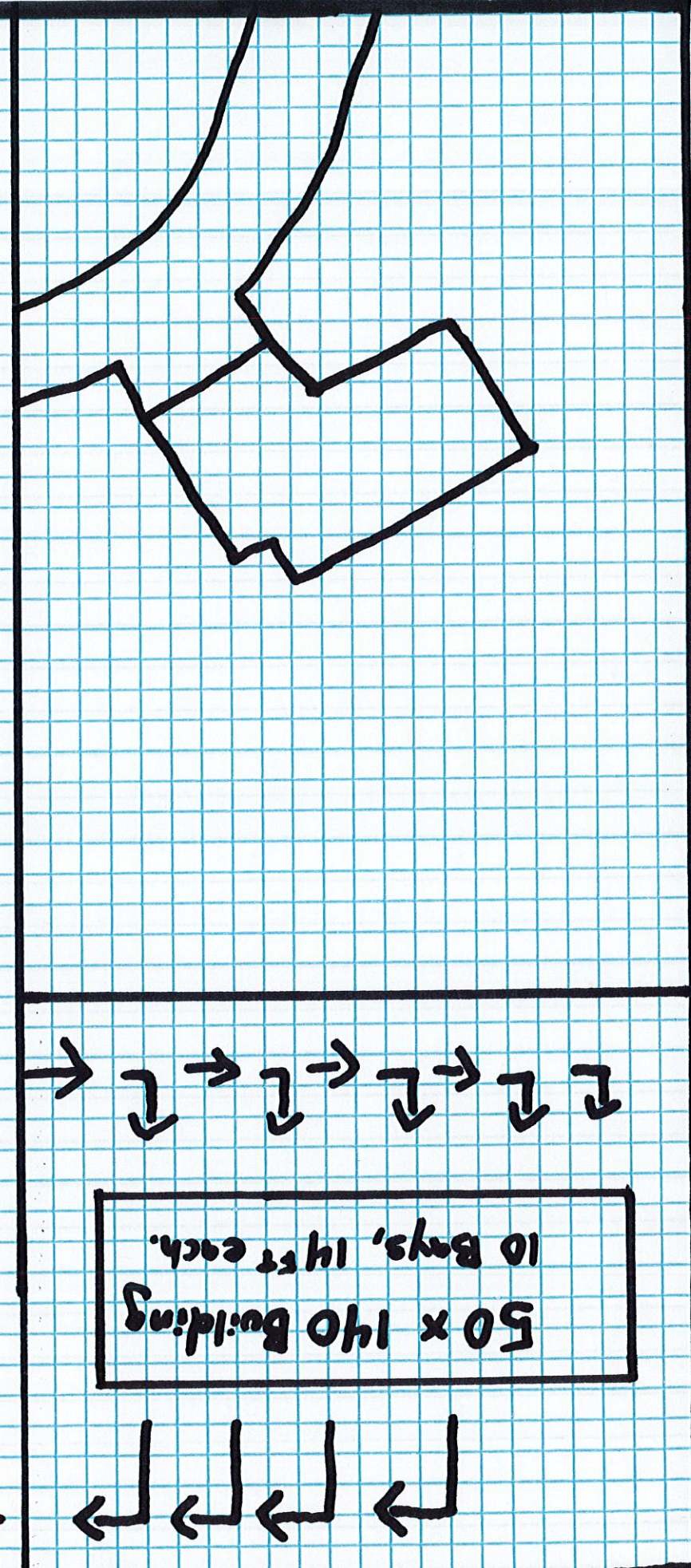
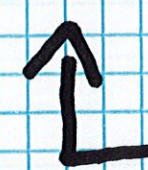
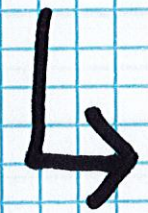
8 ft Per Square

Dave



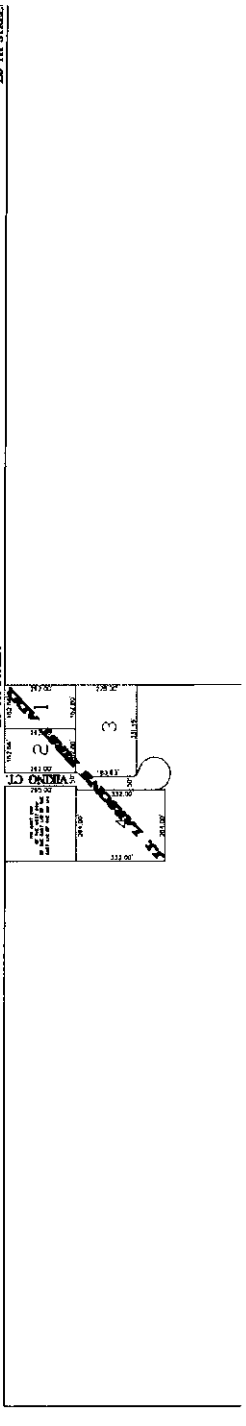
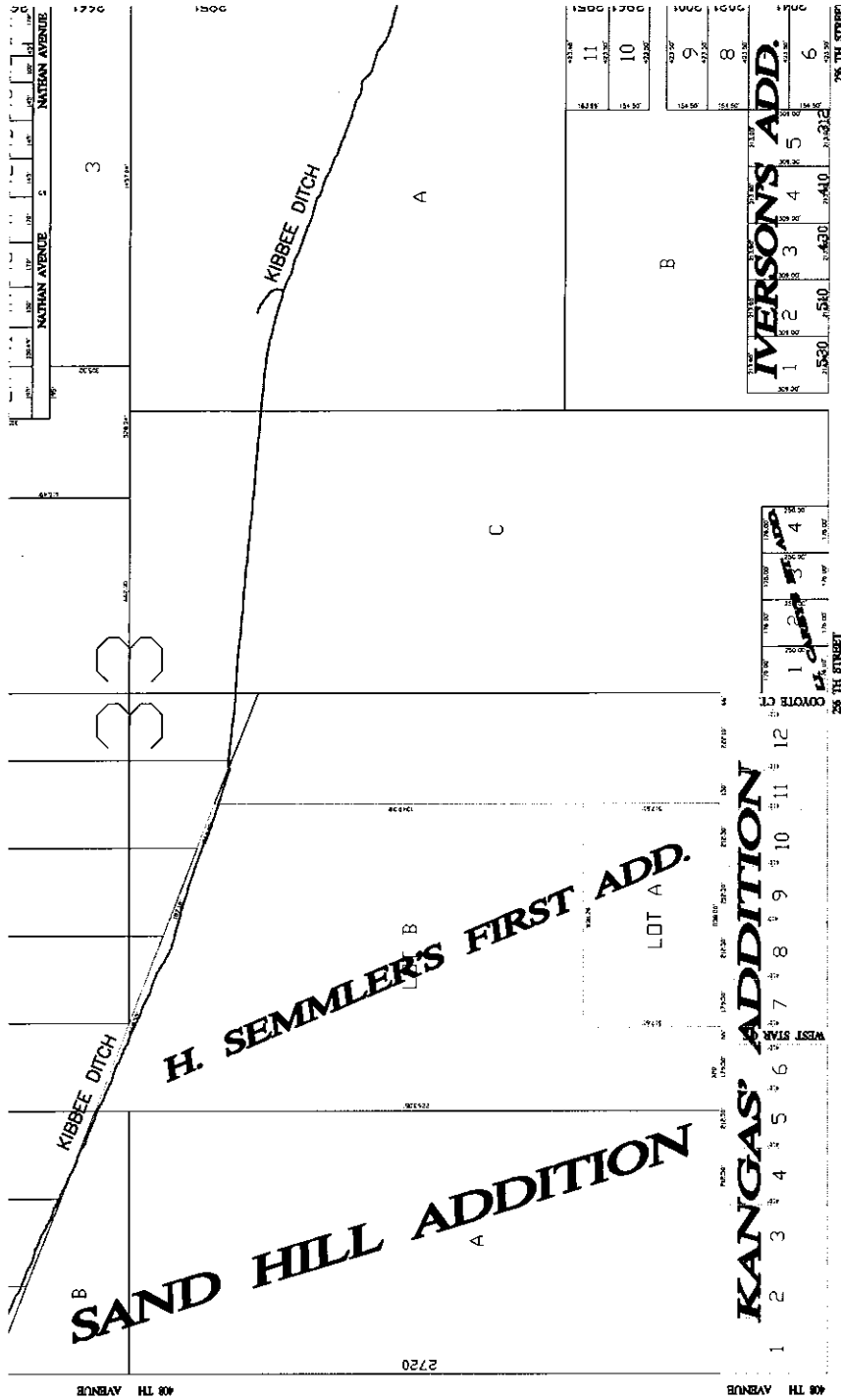
Ferry

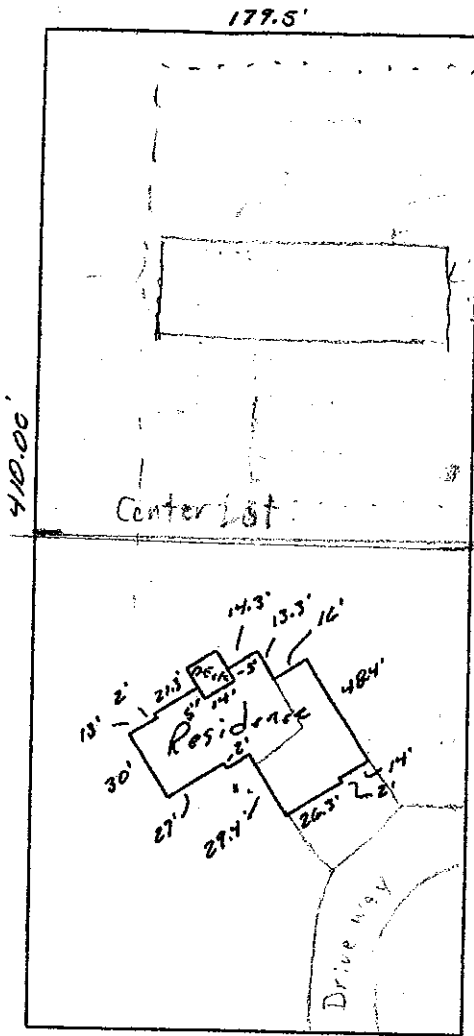
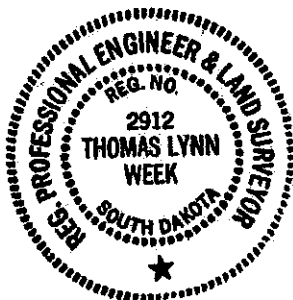
Dedicated Access



Ron

Spencer Quarrie





Access Road



Scale: 1" = 60'
Sullivan
40822 256th St.

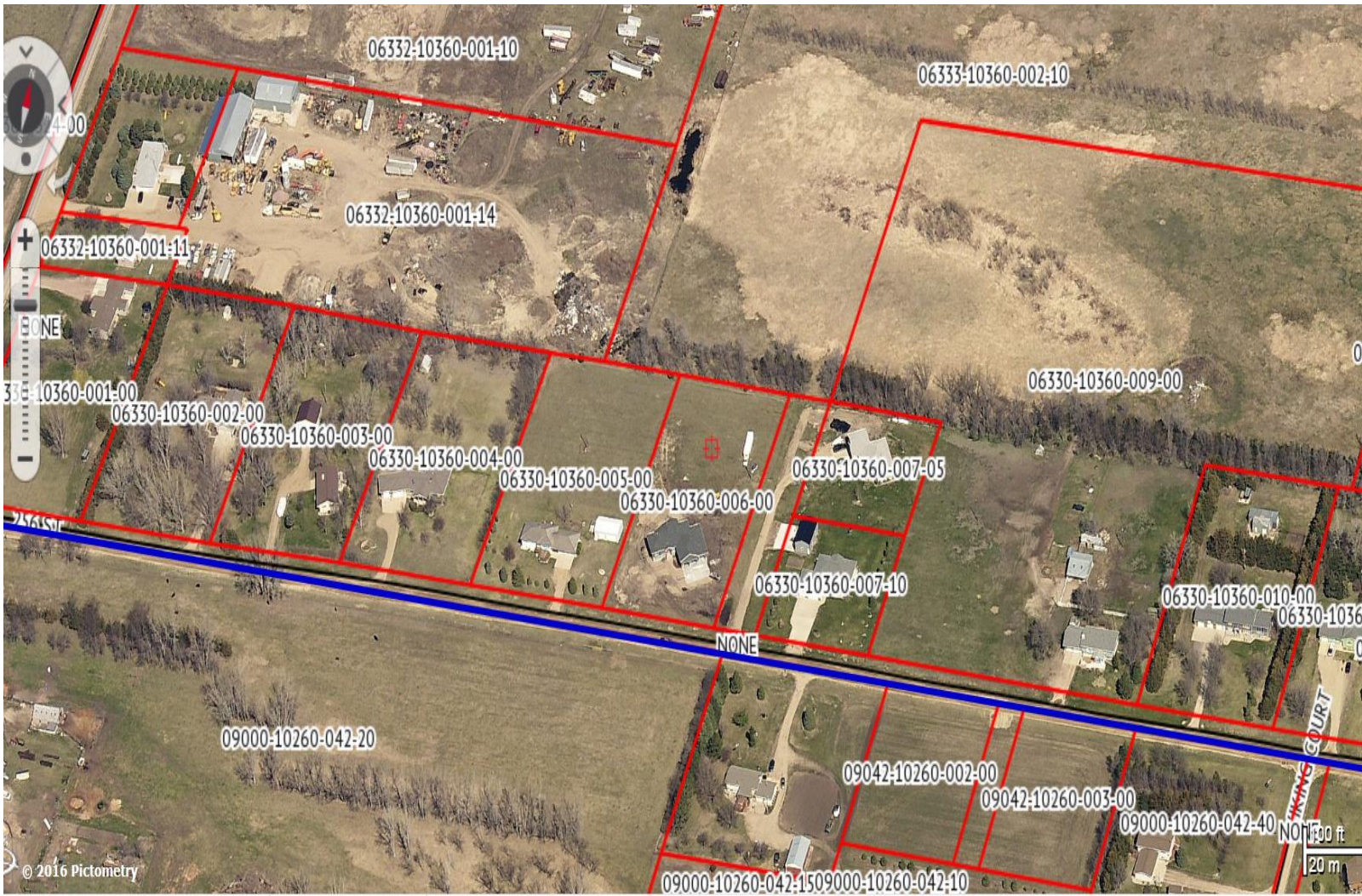
256th Street

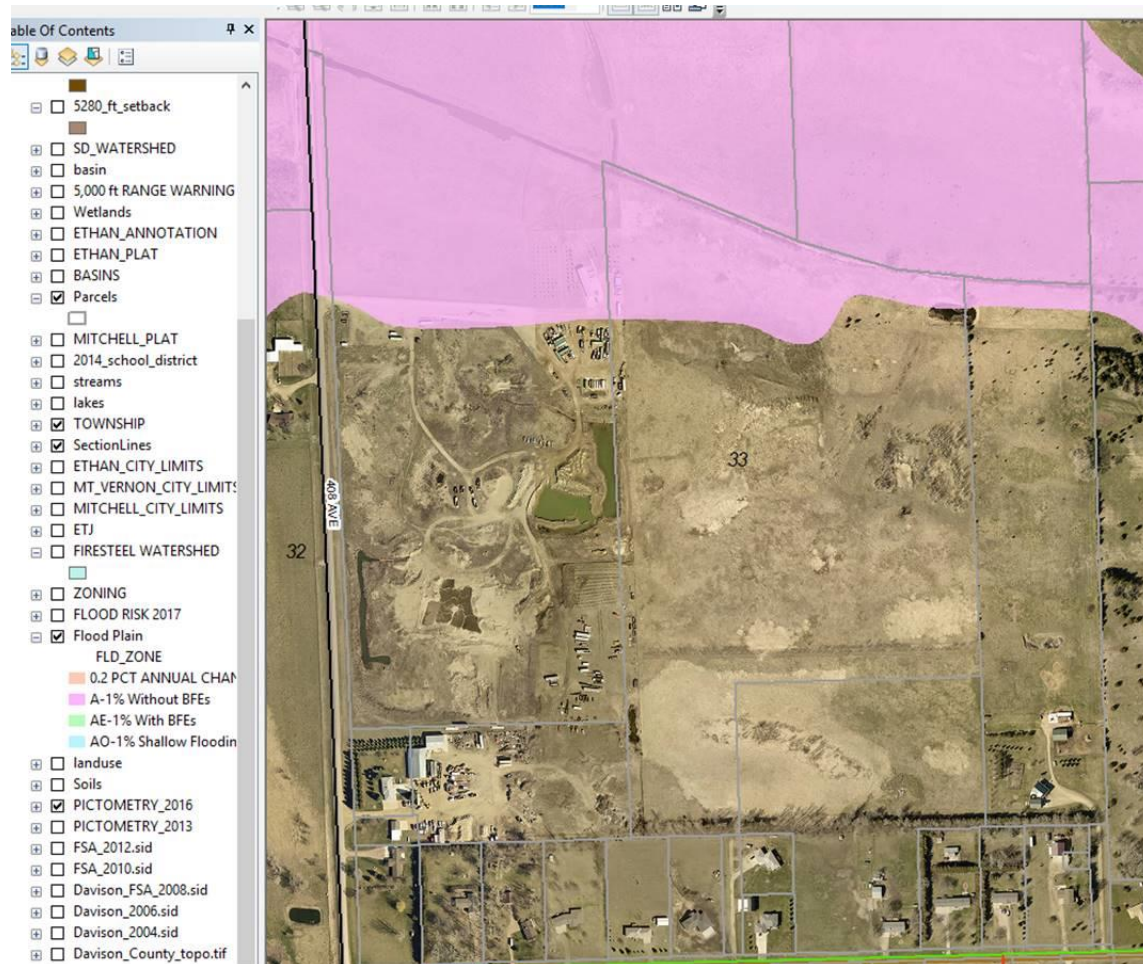
I THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION WAS PERFORMED BY ME.

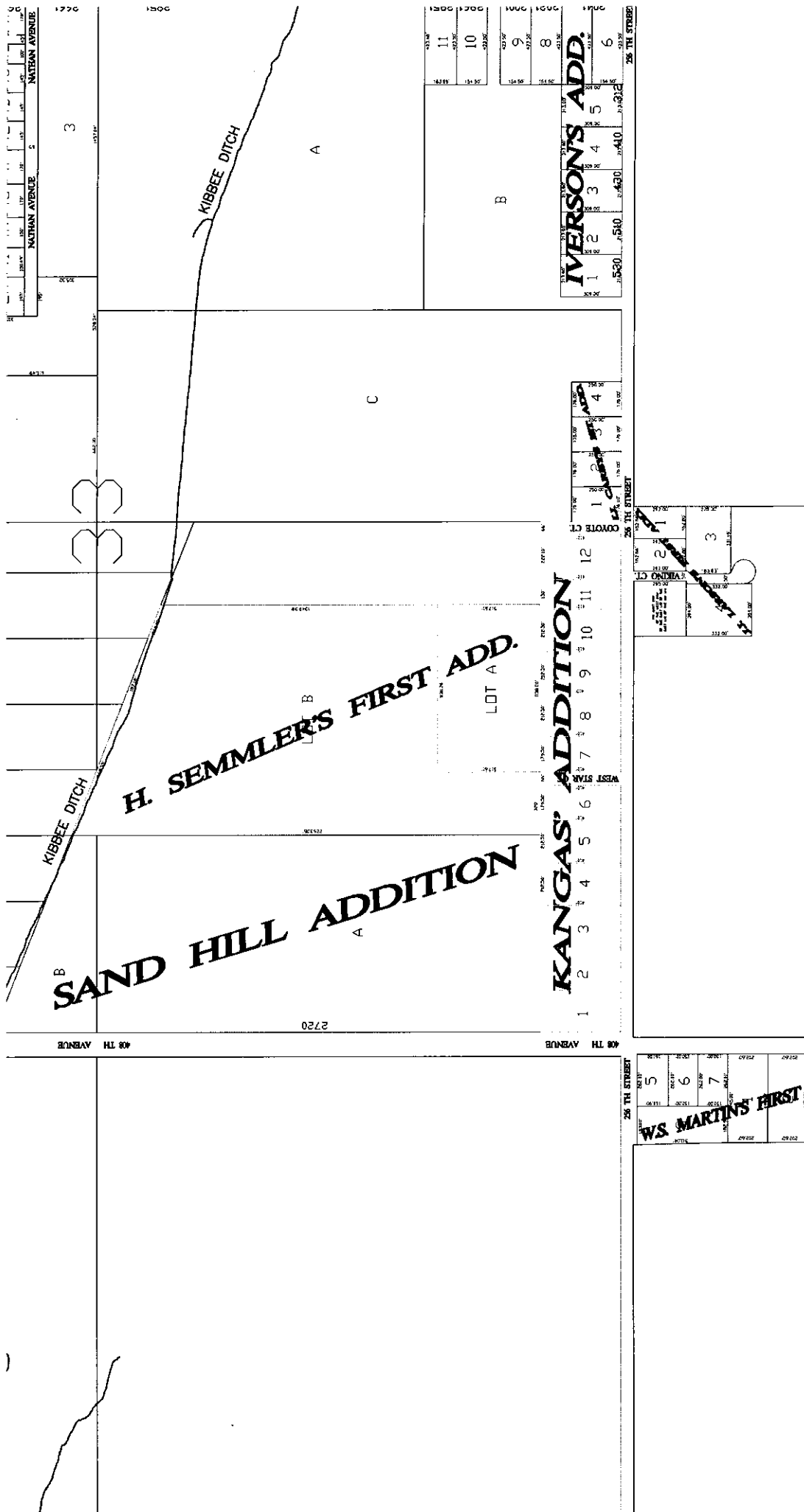
THIS IS A LOCATION OF IMPROVEMENTS AND A CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE MEASUREMENTS 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
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912







Possible Subdivision: W 23rd Ave, West of Twin City Fan & RR tracks

Hello Paul This is a rough drawing of what we want. The lots will be about 200' wide by 300' deep. I put the 60' easement in blue. Not sure how wide that needs to be. What ever is left we can split the difference with the lots to the west.



Below is Davison County Highway response.

I would really like to see an access road put in if all possible. Just a mile and a quarter west they put in the access road and that works perfectly. Thanks Rusty

