

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, 612 N MAIN ST
TIME: 12:00 PM (NOON) DATE: MAY 29, 2018 (TUESDAY)
AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. APPROVE AGENDA:
4. Approval Of Minutes: MAY 14, 2018 Meeting

Documents:

[PLANNINGCOMMINUTES5142018.PDF](#)

5. SCHEDULE NEXT MEETING: JUNE 11, 2018

6. Variance:

Radke Construction is requesting an oversize variance of 4,000 vs 2,000 square feet as required and a height variance of 24' vs 22' as required at the property located in 2001 Block of W 5th Ave, legally described as The 84' of the North 100' of Irregular Tract No. 9 and The W 16' of the North 100' of Vacated Dupree Street Abutting and Lying South of West 5th Avenue and Abutting Irregular Tract No. 9, Davison County, South Dakota. The said real property is zoned (R4) High Density Residential District.

Documents:

[RADKEAPP.PDF](#)
[RADKENOH.PDF](#)
[RADKEPHOTO.PDF](#)
[RADKENEIGHBORS.PDF](#)
[RADKEPLAN.PDF](#)

7. Plat: Lot P, A Subdivision Of Previously Platted Lot S Of Maui Farms, Second Addition, City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOTPSUBDIVISIONLOTSMAUIFARMS.PDF](#)
[PLATLOTPAERIAL.PDF](#)

8. Plat: A Plat Of Lot 18 Of Airport Addition, A Subdivision Of Previously Platted Lot 2 Of Fiala's Addition In The East 1/2 Of The NW 1/4 Of Section 4, T 103 N, R 60 W Of 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[LOT18AIRPORTPLATAERIAL.PDF](#)
[PLATL18AIRPORTADDN.PDF](#)

9. PLAT: A Plat Of Lot 5, Block 10 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:

[PLATL5B10WOODS.PDF](#)
[L5B10WOODSAERIAL.PDF](#)

- 10. PLAT: A Plat Of Tract 1 Of Odland's First Addition An Addition In The East 860 Feet (E 860') Of The South 646 Feet (S 646') Of The Southeast Quarter (SE 1/4) Of Section 18, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLATTRACT1ODLAND1STADDN.PDF](#)
[3-ODLAND, ALICIA-GIS.PDF](#)

- 11. Plan Approval: Dr Lucky's 205 N Main St, CB District**

Documents:

[DRLUCKYPLAN.PDF](#)

- 12. Plan Approval: Thune's Hardware, 1400 N Main St, Central Business District**

Documents:

[THUNEHARDWAREADDITION.PDF](#)

- 13. OTHER BUSINESS:**

- 14. 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, MAY 14, 2018**

NOT APPROVED

Chairman Larson called to order the May 14, 2018 City Planning Commission meeting at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD

Members Present: Larson, Everson, Griffith, Jirsa, Molumby, Quenzer, and Allen
Member Absent: Fergen

Other staff present: Putnam, Ellwein, J. Johnson, Hegg, London, Croce, T. Johnson, Overweg, Laursen, Jenniges, and Mayor Toomey

Approval of Agenda: Motion by Molumby, 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 April 9, 2018 meeting. All members present voting aye, motion carried.

No conflicts of interest were declared.

Next Meeting. Motion by Everson, seconded by Griffith to schedule the next meeting for Tuesday, May 29, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot 9, Block 3 of The Woods First Addition, A Subdivision of the E ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This plat appears to follow the master plan. Motion by Everson, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 1 and 2 of AJB Subdivision in the NE ¼ of Section 12, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. This plat is within 3 miles of the city and outside the ETJ. The county has approved this plat. Motion by Griffith, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

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. Motion by Everson, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Variance: Joseph & Heidi Geppert have applied for a side yard on a corner variance of 18 feet vs 20 feet and a side yard of 2' 6" vs 3 feet 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.

Mr. Geppert was present to answer questions. No written objections were received. No one other than the applicant testified in regards to the application. Mr. Geppert has removed a garage that was closer to the property lines than the proposed new garage. Letters to the neighboring property owners were mailed May 1, 2018 and the public notice was published in the *Mitchell Daily Republic* on May 2, 2018. Geppert said the drainage will be routed to the alley or to his property. Motion by Jirsa, seconded by Griffith to recommend the Board of Adjustment approve the variances. All members present voting aye, motion carried.

Conditional Use: Danielle Bultje has applied for a conditional use permit to operate a child care center in her home located at 508 E 12th Ave, legally described Lot 5, Block 1, Shepards Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present. No one testified in regards to the application. The commission reviewed the written correspondence received. Letters to the neighboring property owners were sent May 1, 2018 and the public notice was published in the *Mitchell Daily Republic* on May 2 & May 9, 2018. The applicant has passed a fire inspection. Motion by Molumby, seconded by Everson to recommend the Board of Adjustment approve the conditional use permit with two conditions; the permit is not transferable and if the business ceases for a period of longer than 6 months a new application will be required. All members present voting aye, motion carried.

Plan Approval: 300 N Main St, zoned CB Central Business District. Mary Wipf property owner was present. She indicated that no outside work will be done, other than updating an existing sign. All the work will be interior remodeling. Hegg said it meets building code. Motion by Everson, seconded by Jirsa to approve the plan as submitted. All members present voting aye, motion carried.

Zoning Code Amendment: Larson opened the public hearing of the proposed zoning code amendment. No one testified in regards to the proposed amendment. This ordinance basically amends the Urban Development District with 3 additional conditional uses in regards to storage facilities. Larson closed the hearing. Motion by Everson, seconded by Jirsa to recommend the City Council approve the proposed zoning code amendment. Roll Call: Everson aye, Griffith aye, Jirsa aye, Larson aye, Molumby aye, Quenzer aye, Fergen absent. Motion carried 6 ayes 0 no 1 absent.

Discussion Only. A proposed five lot development along W 23rd avenue outside the city limits, but within the ETJ was presented. The owners and prospective owner would like the commission's input prior to platting. The proposal lots will be approximately 200' x 300'. The county would like to minimize the number of driveways. However, it was noted directly to the north there are numerous driveways. The consensus was the owners should develop a master plan and only provide two additional driveways. The owners will be back with a plat at a future day. No action was taken.

Chairman Larson adjourned the meeting at 12:35 pm.

APPLICATION FOR A VARIANCE

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

The undersigned applicant(s) and owner(s), Radke Construction, hereby make(s)
application for a variance pursuant to the provisions of the City of Mitchell Zoning Code.

This Application is for the following described real property:

Radke Construction is requesting an oversize variance of 4,000 vs 2,000 square feet as required
and a height variance of 24' vs 22' as required at the property located in 2001 Block of W 5th
Ave, legally described as The 84' of the North 100' of Irregular Tract No. 9 and The W 16' of
the North 100' of Vacated Dupree Street Abutting and Lying South of West 5th Avenue and
Abutting Irregular Tract No. 9, Davison County, South Dakota. The said real property is zoned
(R4) High Density 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(s) request the City of
Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's
Ordinances.

Dated this 17 of May, 2018.



APPLICANT

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 Radke Construction is requesting an oversize variance of 4,000 vs 2,000 square feet as required and a height variance of 24' vs 22' as required at the property located in 2001 Block of W 5th Ave, legally described as The 84' of the North 100' of Irregular Tract No. 9 and The W 16' of the North 100' of Vacated Dupree Street Abutting and Lying South of West 5th Avenue and Abutting Irregular Tract No. 9, Davison County, South Dakota. The said real property is zoned (R4) High Density Residential District.

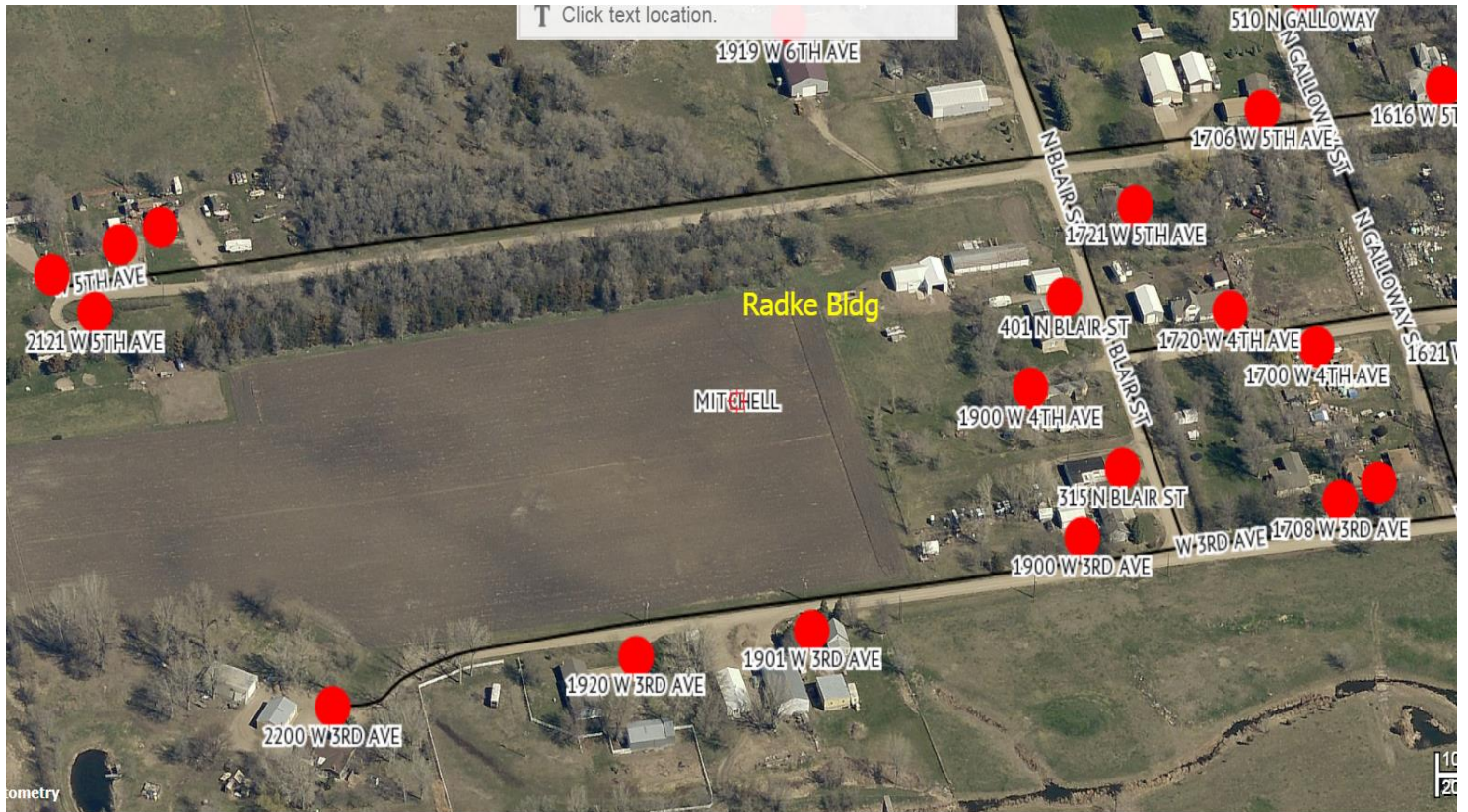
YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on May 29, 2018 at 12:00 P.M and the Board of Adjustment on June 4, 2018 at 6:00 P.M., in the Council Chambers, Mitchell City Hall, 612 N Main St, Mitchell, SD. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this the 15th day of May, 2018.

Michelle Bathke

FINANCE OFFICER

Publish once: May 18, 2018
Approximate Cost:



JAMES RADKE
324 FAIROAKS AVE
MITCHELL SD 57301

DAVISON COUNTY
200 E 4TH AVE
MITCHELL SD 57301

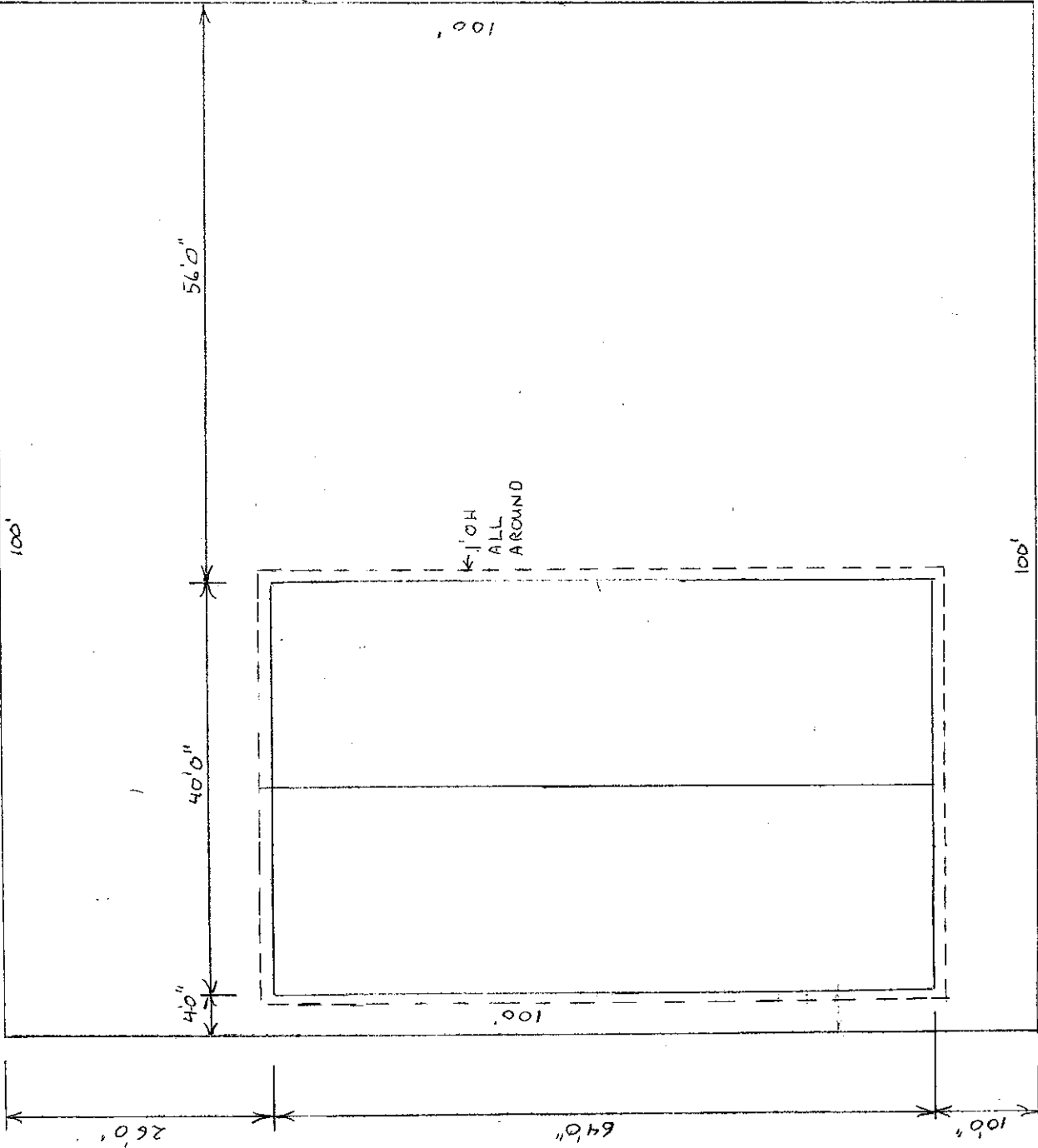
PAULA RADEL
1900 W 4TH AVE
MITCHELL SD 57301

JOHN TITZE
12 S HARMON DR
MITCHELL SD 57301

MARVIN HANSON
PO BOX 971
MITCHELL SD 57301

W & J PROPERTIES
25096 405TH AVE
MITCHELL SD 57301

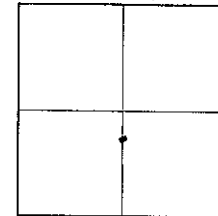
WEST 6TH AVE



LEGAL DESCR
THE EAST 84' OF THE NORTH
THE WEST 16' OF THE NORTH
ABUTTING IRREGULAR LOT
SOUTH DAKOTA, T103N



1 Inch = 100 Feet

LOCATION MAP
SCALE: 1" = 300'**LEGEND**

- = FOUND IRON MONUMENT
- = SET 6" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.N. 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.

30' Permanent
Waterline Easement

Railroad Right-of-Way
Centerline of Railroad Tracks

Easements within Lot "P"
dedicated by this plat:
5' Drainage and Utility Easements
on the sides and rear.
10' Utility Easement on the front
along Sam Street.

A PLAT OF LOT P, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to May 21, 2018, survey those parcels of land described as follows: LOT P, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 May, 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 circular seal for a Registered Professional Land Surveyor. The outer ring contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" at the top and "SOUTH DAKOTA" at the bottom. The center of the seal contains the text "REG. NO. 6702" and the name "PAUL J. REILAND".







1 Inch = 100 Feet

LEGEND

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- WM = WITNESS MONUMENT

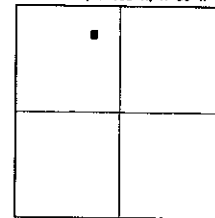
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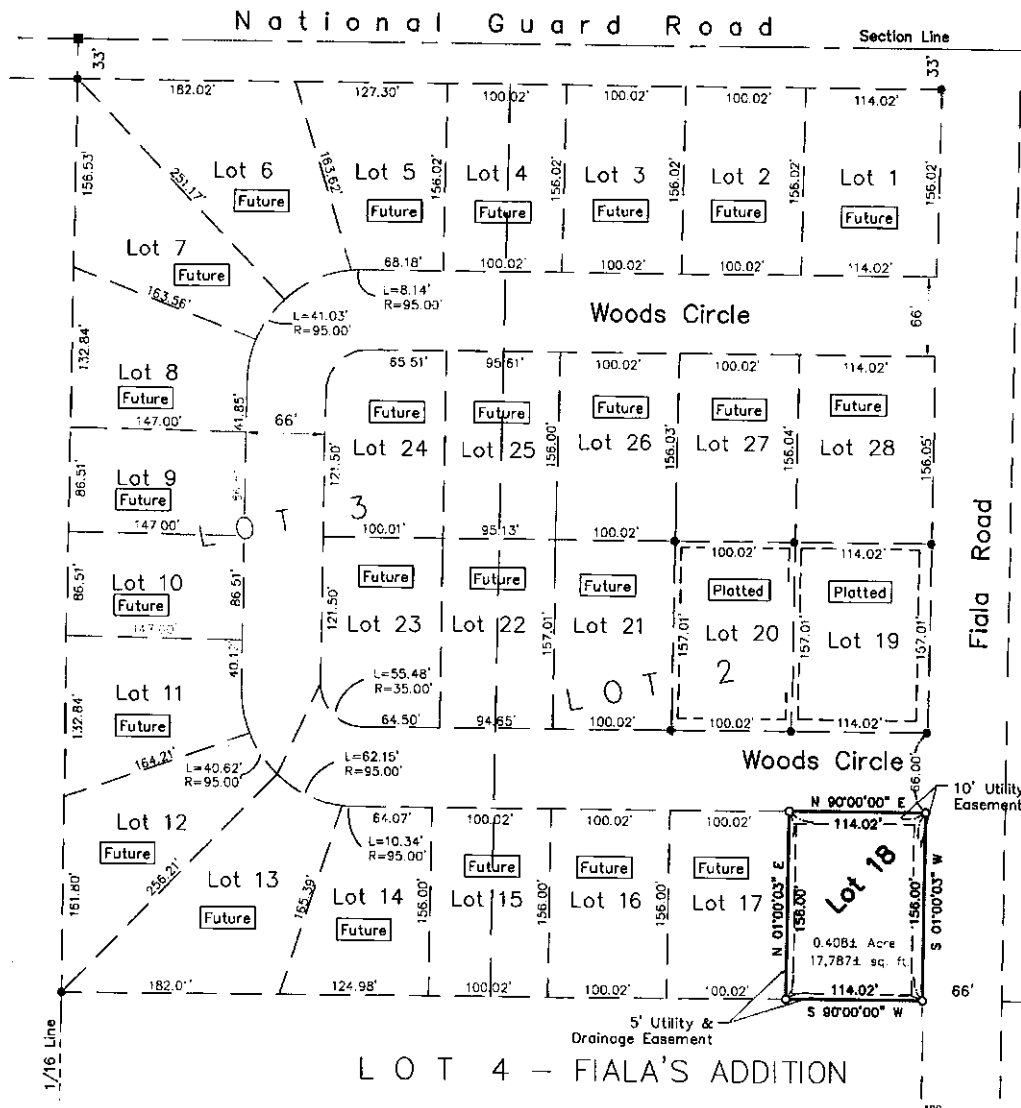
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

EASEMENTS IN LOT 18 DEDICATED BY THIS PLAT:
5' Utility and Drainage Easement along back and side property lines, 10' Utility Easement along Fiala Road and Woods Circle

SEC. 04, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 18 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 May 21, 2018, survey those parcels of land described as follows: LOT 18 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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

Phone: (605) 996-7761

Fax: (605) 996-0015

Mitchell, South Dakota 57301



A PLAT OF LOT 18 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, 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 PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 18 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, 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 18 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Woods Circle and Fiala Road. 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, I have hereunto set my hand this _____ day of _____, 2018.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2018, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 18 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 18 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 2 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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

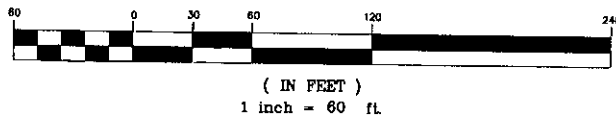
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA



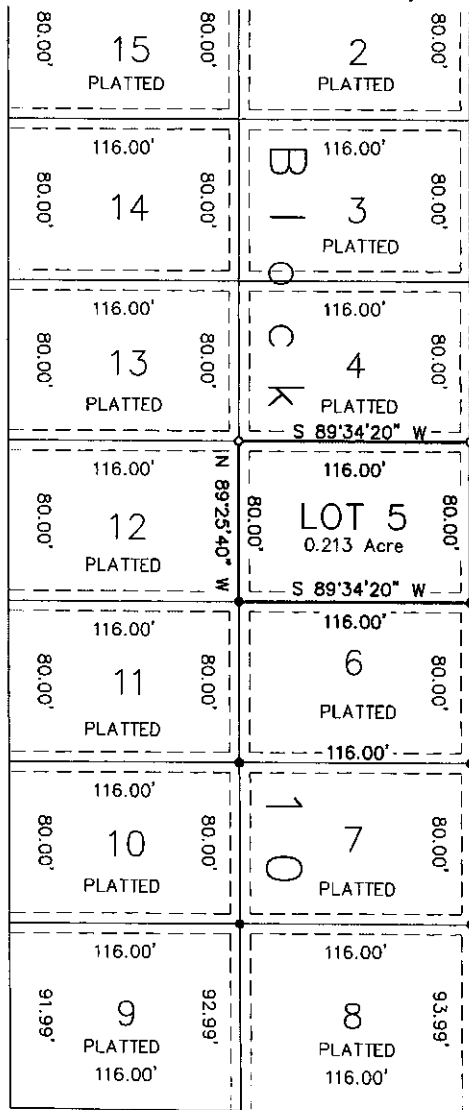
GRAPHIC SCALE



Easements Within Lot 5, Block 10 Dedicated by this Plat:
 -Rear and Sides = 5' Wide Utility and Drainage Easement
 -Abutting Street = 5' Wide Utility Easement

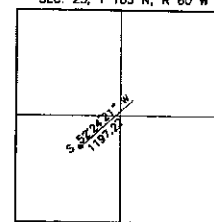
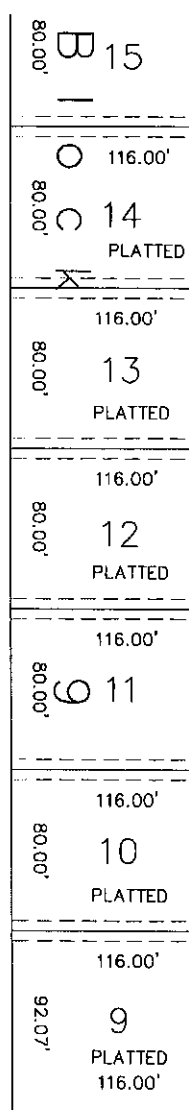
Charles Street

Street



Christine Street

Street



LOCATION MAP

SCALE: 1" = 3000'

LEGEND

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- = FOUND NAIL
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- 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

E. Birch Avenue

A PLAT OF LOT 5, BLOCK 10 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 May 24, 2018, survey those parcels of land described as follows: LOT 5, BLOCK 10 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 _____ 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 5, BLOCK 10 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.

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, 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 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 5, BLOCK 10 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 shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, 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 5, Block 10 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Christine Street. 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, I have hereunto set my hand this _____ day of _____, 2018.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2018, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 5, BLOCK 10 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, 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 5, BLOCK 10 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, 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 Senborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



W



PROJ. NO.: 18044
DATE: 5/21/2018
DRAWN BY: RDK
CHECKED BY: BM
SHEET NO: 1 OF 1

PROJ. NO.: 18044
DATE: 5/21/2018
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 2 OF 3

TRACT 1 OF ODLAND'S FIRST ADDITION

AN ADDITION IN THE EAST 860 FEET (E 860') OF THE SOUTH 646 FEET (S 646') OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF ODLAND'S FIRST ADDITION, AN ADDITION IN THE EAST 860 FEET (E 860') OF THE SOUTH 646 FEET (S 646') OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, 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 **TRACT 1 OF ODLAND'S FIRST ADDITION, AN ADDITION IN THE EAST 860 FEET (E 860') OF THE SOUTH 646 FEET (S 646') OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, 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 **TRACT 1 OF ODLAND'S FIRST ADDITION, AN ADDITION IN THE EAST 860 FEET (E 860') OF THE SOUTH 646 FEET (S 646') OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, 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.

DATED THIS ____ DAY OF _____, 2018.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND 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 PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2018.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF ODLAND'S FIRST ADDITION, AN ADDITION IN THE EAST 860 FEET (E 860') OF THE SOUTH 646 FEET (S 646') OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2018, AT _____

O'CLOCK ____M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

infr▲structure
design group, inc.

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

TRACT 1 OF ODLAND'S FIRST ADDITION
AN ADDITION IN THE EAST 860 FEET (E 860') OF THE SOUTH 646 FEET (S 646')
OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, T 103 N, R 60 W OF
THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 18044

DATE: 5/21/2018

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO. 3 OF 3

17

18

Alicia Odland
Variance in Lot Size 407(4)
+/- 23.88 acres to create
lot size of +/- 1.12 acres
approved 5-8-18.

Jeff Terveen
% Sign Pro

Leroy & Darlene Tiede

MITCHELL

Marilyn Odland

253 ST

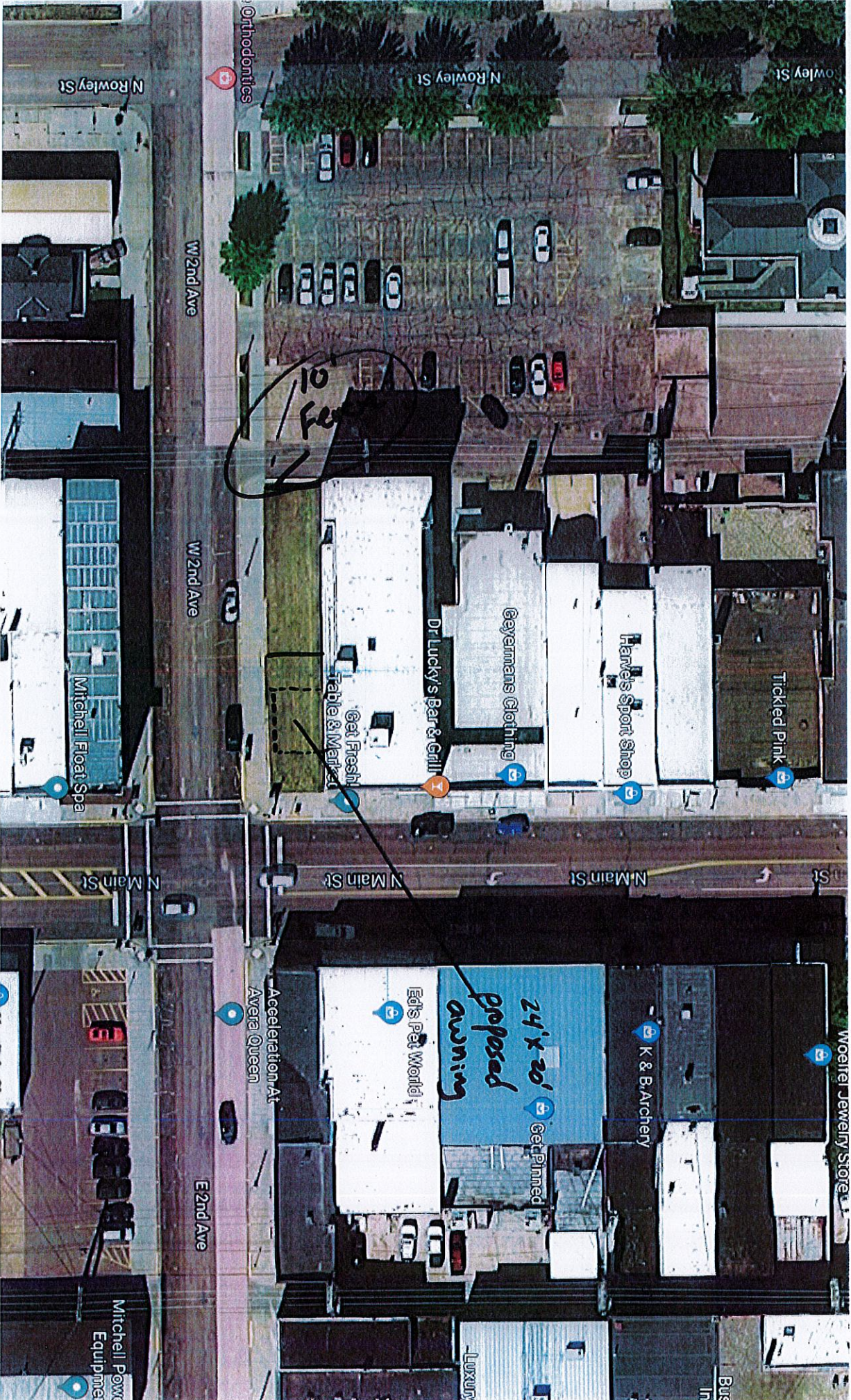
Kevin & Louise Thurman

407 AVE

Kevin & Louise Thurman

19

20



N Rowley St

N Rowley St

N Rowley St

W 2nd Ave

W 2nd Ave

Mitchell Float Spa

Tickled Pink

Hane's Sport Shop

Bayermans Clothing

Dr. Luck's Bar & Grill

Get Fresh Table & Market

10 Feet

N Main St

N Main St

N Main St

N Main St

Woeifel Jewelry Store

K & B Archery

Get Pinned

Ed's Pet World

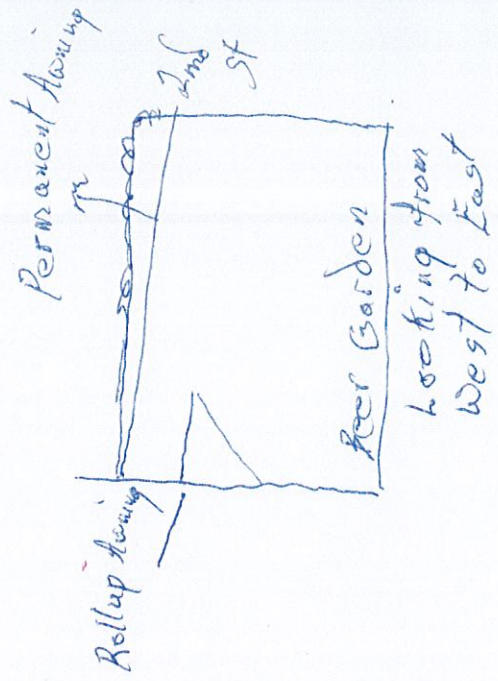
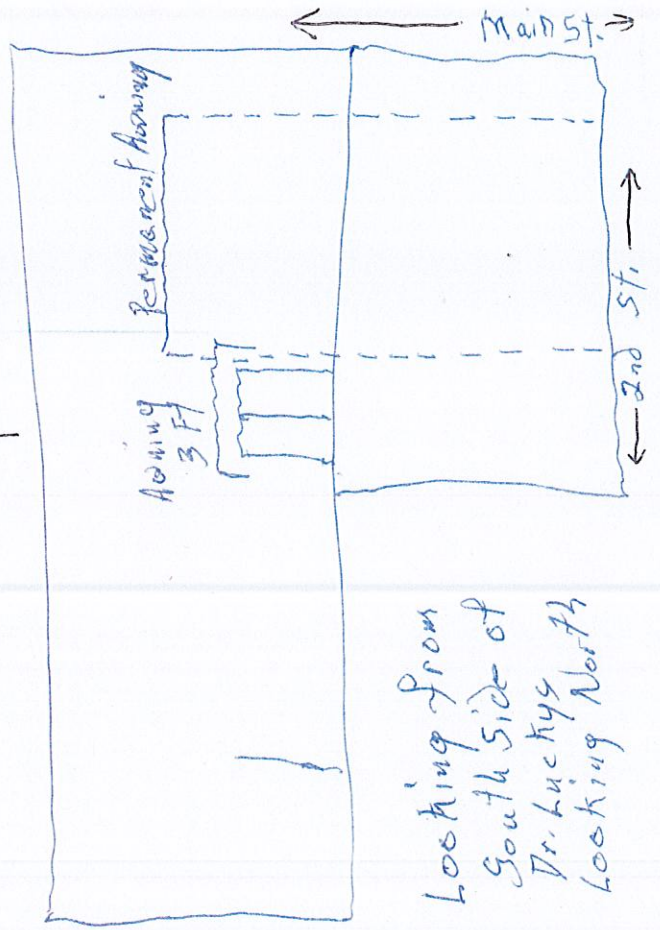
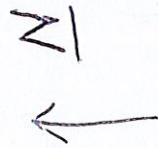
Acceleration At Avera Queen

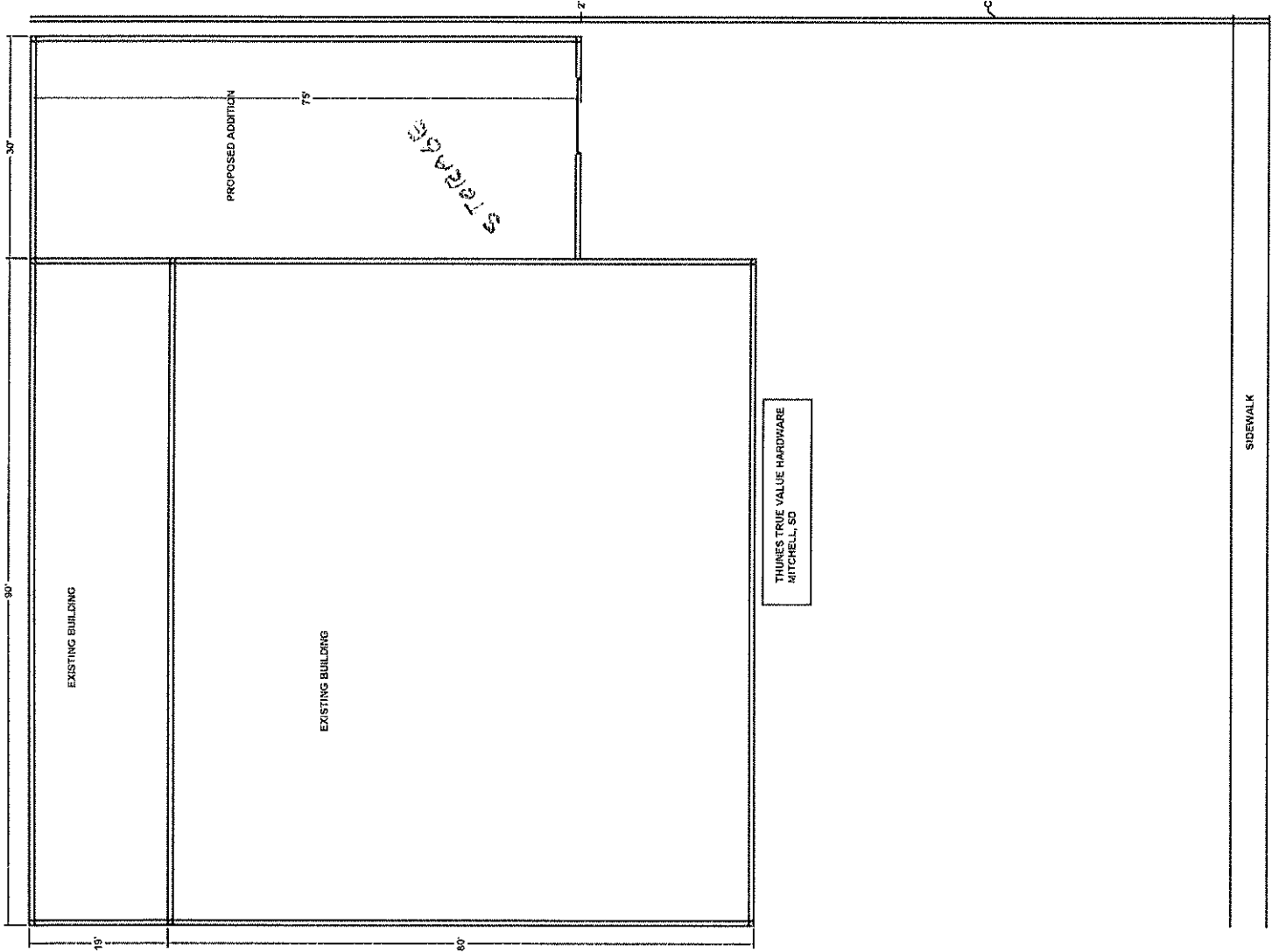
E 2nd Ave

24' x 20' proposed awning

Mitchell Power Equipment

Luxury





AREA
STEEL

AREA
STEEL

40730 247th St.
Mitchell, SD 57301
40730 247th St.
Mitchell, SD 57301