

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
DATE: JULY 9, 2018, TIME: 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Welcome New Member Jon Osterloo
4. Election Of Chairman For July 1, 2018 Thru July 1, 2019
5. Election Of Vice-Chairman For July 1, 2018 Thru July 1, 2019
6. APPROVE AGENDA:
7. APPROVAL OF MINUTES JUNE 25, 2018

Documents:

[PLANNINGCOMMIN6252018.PDF](#)

8. SCHEDULE NEXT MEETING: JULY 23, 2018, 12:00 PM, CITY HALL, MITCHELL, SD
9. PLAT: A Plat Of Lot 13, Block 4 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:

[PLATL13B4WOODS.PDF](#)
[L13B4WOODSAERIAL.PDF](#)

10. PLAT: A Plat Of Lot 21, Block 9 Of CJM Second Addition In The West 1/2 Of Section 32, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT21B9CJM.PDF](#)
[L21B9CJM2NDAERIAL.PDF](#)

11. PLAT: A Plat Of Lot 3A, Block 1A Of CJM Second Addition, A Portion Of Previously Platted Block 1A Of CJM Second Addition In The NW 1/4 Of Section 32, And A Portion Of Previously Platted Irregular Tract No. 3 In The SW 1/4 Of Section 32, All In T 104 N, R 60 Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLAT3AB1ACJM.PDF](#)
[L3AB14CJMAERIAL.PDF](#)

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

Documents:

[PLATLOTOMAUIFARMS.PDF](#)
[LOTOMAUIFARMSADDAERIAL.PDF](#)

13. Plat: A Plat Of Lots A And B Of Mason's Addition In The West 1/2 Of The NE 1/4 Of Section 17, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATLOTSABMASON.S.PDF](#)
[MASONPLATAERIAL.PDF](#)

14. Plat: Plat Of Lot 5 In Tract H, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT5TRHWILDOAK.PDF](#)
[L5TRHWILDOAKAERIAL.PDF](#)

15. VARIANCE:

Boyd Reimnitz has applied for a front yard variance of 20 feet vs 25 feet as required and a back yard variance of 18 feet vs 25 feet as required to construct a single family house on the property legally described as the West 56 feet of Outlot #7A SW 1/4 of Section 15, T 103 N, R 60 of the 5th P.M., City of Mitchell, Davison County, South Dakota (200 Block of W 15th Ave). The property is zoned R2 Single Family Residential.

Documents:

[REIMNITZNOH.PDF](#)
[REIMNITZPLAN.PDF](#)
[REIMNITZVAR2018.PDF](#)
[REIMNITZNEIGHBORLETTERS.PDF](#)
[REIMNITZNEIGHBORS.PDF](#)

16. VARIANCE:

Darlene Buhler has applied for a sideyard variance of 1 foot vs. 3 feet as required to construct a detached garage at 508 E 6th Ave, legally described as Lot 9 & E 10 feet of Lot 8, Block 5, Burr's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[BUHLERAPP.PDF](#)
[BUHLERNOH.PDF](#)
[BUHLERPLAN.PDF](#)
[BUHLERPLAN2.PDF](#)
[BUHLERPLAN3.PDF](#)
[BUHLER508E6THAERIAL.PDF](#)
[BUHLERMAP.PDF](#)
[BUHLERNEIGHBORS.PDF](#)

17. CONDITIONAL USE PERMIT:

Tammy Miller has applied for conditional use permit to operate a family residential child care center in her home at 506 W Birch Ave, legally described as Lot 6, Block 12, Railroad Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[MILLERAPP.PDF](#)
[MILLERNOH.PDF](#)
[506WBIRCH.PDF](#)
[MILLERMAP.PDF](#)
[MILLERNEIGHBORS.PDF](#)

18. CONDITIONAL USE PERMIT:

Dustin & Nichole Sullivan have made an application for a conditional use permit to construct a facility to provide outside commercial storage, outside storage, and a self-service storage facility on their property located at 40822 256th St, legally described as Lot 6, Kangas Addition, SW 1/4 of Section 31, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development District.

Documents:

[SULLIVANNOH.PDF](#)
[SULLIVANMAP.PDF](#)
[SULLIVANPLAN.PDF](#)
[SULLIVANPLAT.PDF](#)
[FLOODPLAINSULLIVAN.PDF](#)
[SULLIVANFLOODMAP2.PDF](#)
[AERIALSULLIVAN.PDF](#)
[SULLIVANNEIGHBORLETTERS.PDF](#)
[SULLIVANNEIGHBORS.PDF](#)

19. Plan Approval: Klockwerks Addition, 915 S Kimball St, Zoned Highway Oriented Business District

Documents:

[KLOCKWERKSPLAN.PDF](#)

20. Discussion/Action: Proposed EMC Billboard In Westwood Addition, Highway By-Pass

Documents:

[WESTWOODBILLBOARDPROPOSAL.PDF](#)
[WESTWOODBILLBOARDAERIAL.PDF](#)

21. OTHER BUSINESS:

22. 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
June 25, 2018**

NOT APPROVED

Chairman Larson called the June 25, 2018 City Planning Commission to order at 12:00 pm, in the Council Chambers, 612 N Main St, Mitchell, SD.

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

Staff Present: Putnam, Hegg, London, J. Johnson, T. Johnson, Croce, Elllwein, Laursen

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 Molumby, seconded by Griffith to approve the minutes of the May 29, 2018 meeting. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Everson, seconded by Molumby to schedule the next meeting for July 9, 2018. All members present voting aye, motion carried.

Larson asked if there are any conflicts that need to be disclosed. No conflicts were declared.

Conditional Use Permit: Laura Picek has made an application for a home occupation/conditional use permit to operate a family residential child care center in her home located at 1033 E 1st Ave, legally described as Lot 2, Block 3, Driving Park Addition, City of Mitchell, Davison County. The property is zoned R3 Medium Density Residential District.

No one was present to testified in regards to the application. No written objections were received.

Letters to the neighboring property owners were sent on June 13, 2018 and the public notice was published in the *Mitchell Daily Republic* on June 14 & June 21, 2018.

The fire marshal has inspected the property, no issues. Putnam noted that the applicant has been operating a day care at a different location. She is moving to this new location.

Motion by Molumby, seconded by Everson to recommend the Board of Adjustment approve the conditional use permit with two conditions 1) the permit is not transferable and 2) if the business ceases for a period of six months or longer a new permit would be required. All members present voting aye, motion carried.

Plat: A Plat of Lot 1 of Peters Addition in the SW ¼ of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. A representative of the owner indicated this plat is to match the existing fence line. Motion Molumby, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lot 2-B, A Subdivision of Lots 1 & 2 of Skyline Estates in the South 100 Acres in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Putnam indicated the purpose of plat is to correct the property line to address encroachments. Motion by Everson, seconded by Griffith to approve the plat. All members present voting aye, motion carried.

Discussion: Putnam is preparing an update to the sign ordinance. The ordinance needs a review to address some findings of court cases, new technology, compatibility to other ordinances, and various new construction projects, which have adjusted and identified property lines. Representatives of the SD DOT were on hand to answer questions and provide comments. Putnam solicited comments from the commission. The sign ordinance is not part of the zoning code. Jirsa provided some comments about signs that do not accurately represent the existing owner or occupant. He has suggested addressing the sign's size in relation to the wall area. T. Johnson reviewed the recent south Burr street project and noted the change in property lines. Ellwein and the DOT reminded the commission that some landscaping and other attractive amenities will be added to this area in the near future. The commission discussion alignment and spacing of signs along commercial areas. No action was taken.

Recognition of commission members leaving the planning commission: Larson and the commission recognized the service of Larry Griffith and Bob Everson (Mayor-Elect) to the city planning commission and their service to the City of Mitchell.

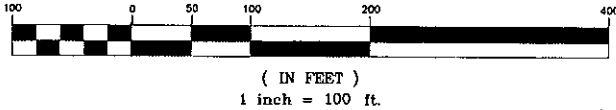
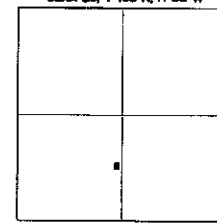
Chairman Larson adjourned the meeting at 12:55 pm.

Chairman

Date



GRAPHIC SCALE

Center of Sec.
23/103/60LOCATION MAP
SCALE: 1" = 600'

LEGEND

- = PREVIOUSLY LOCATED MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL

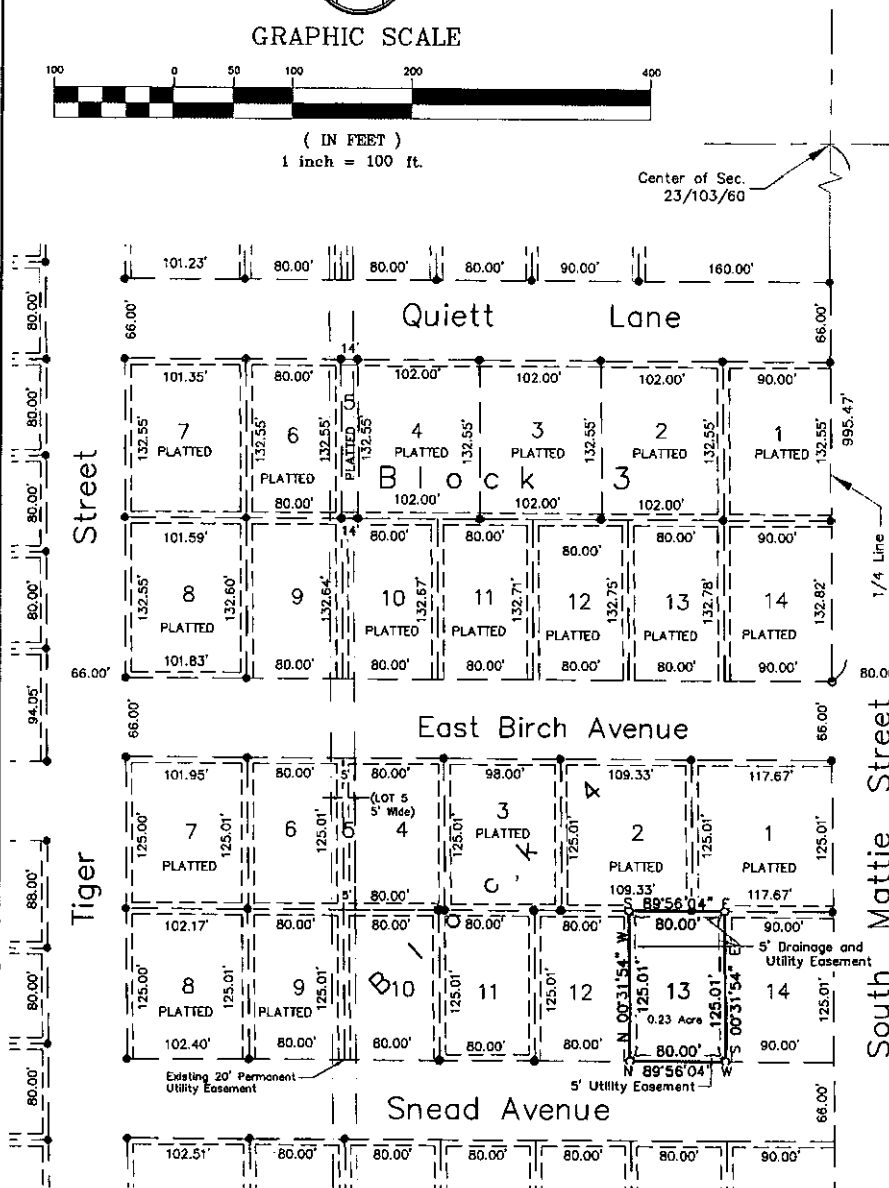
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM

EASEMENTS WITHIN LOT 13,
BLOCK 4 DEDICATED BY THIS PLAT:

FRONT ALONG SNEAD AVENUE = 5'
UTILITY EASEMENT.

SIDES AND REAR AS SHOWN = 5'
DRAINAGE AND UTILITY EASEMENT



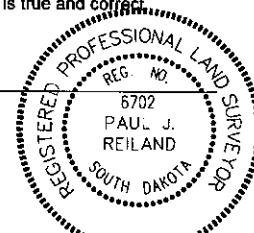
A PLAT OF LOT 13, BLOCK 4 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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, a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 28, 2018, survey those parcels of land described as follows: LOT 13, BLOCK 4 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



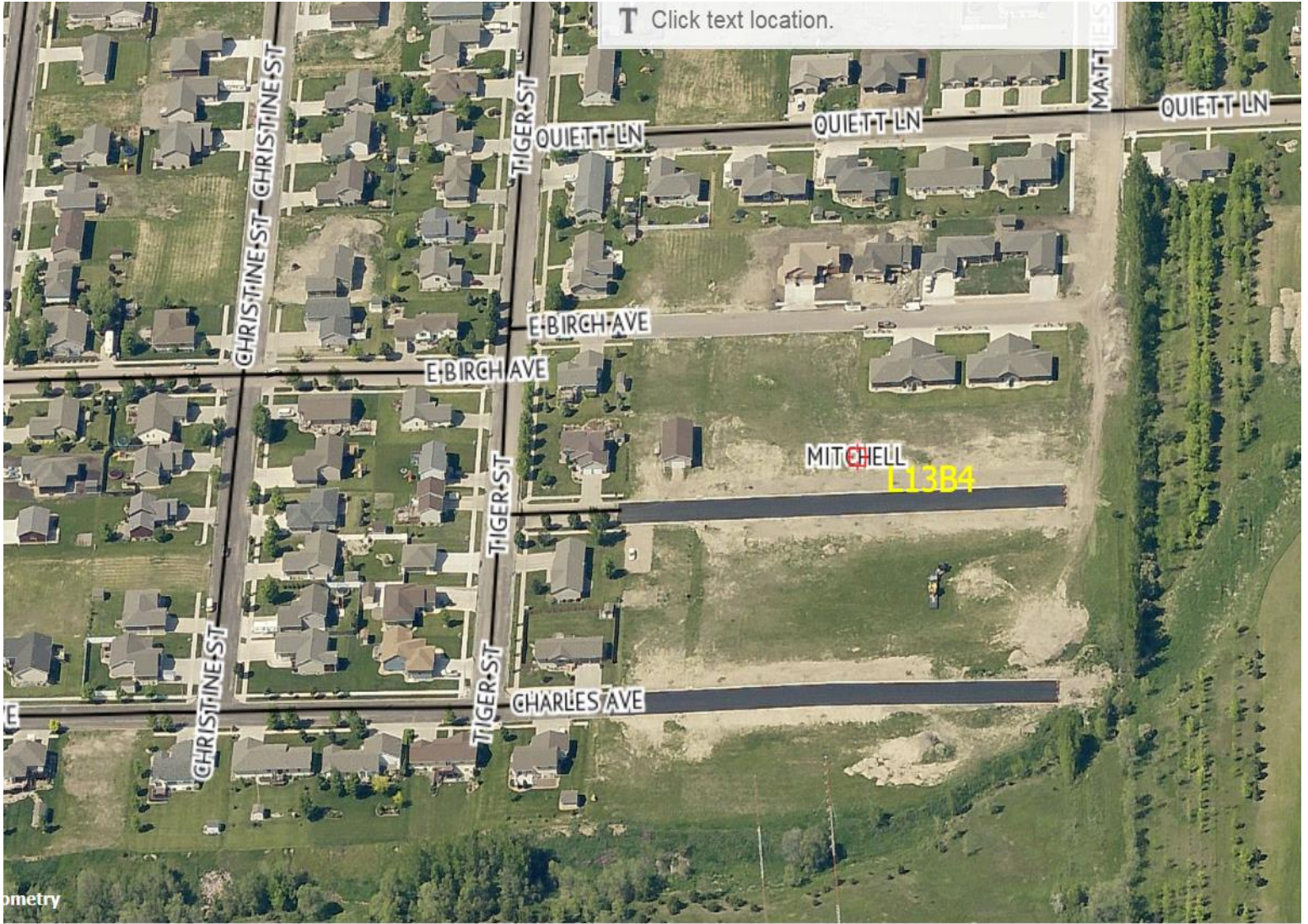
SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 388 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

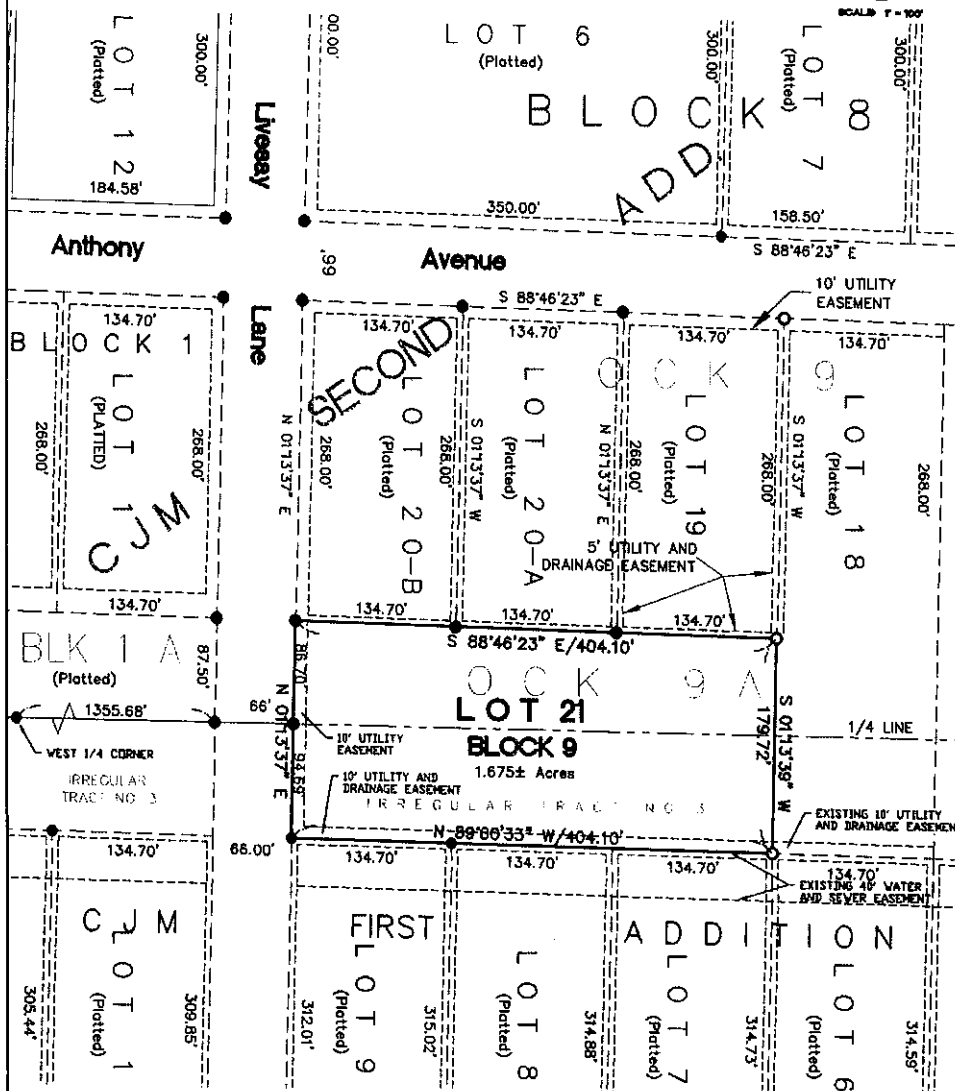
& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota
 Phone: (605) 996-7761 Fax: (605) 996-0015



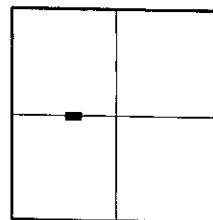
EASEMENTS WITHIN LOT 21 DEDICATED BY THIS PLAT:

10' UTILITY EASEMENT ALONG THE WEST SIDE

10' UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH SIDE



SEC. 32, T 104 N, R 60 W



LOCATION MAP

SCALE 1" = 800'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR
- △ = FOUND SURVEY MARKER SPICE
- ▲ = SET SURVEY MARKER SPICE
- 100' (P) = PLATED BEARING OR DISTANCE
- 100' (D) = DISTANCE OF RECORD
- 100' = MEASURED BEARING OR DISTANCE
- = FOUND NAIL
- = SET 3/4" X 10" NAIL
- WM = WITNESS MONUMENT

PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301-0398
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN
ADJUSTED COORDINATE SYSTEM.

A PLAT OF LOT 21, BLOCK 9 OF CJM SECOND ADDITION IN THE WEST 1/2 OF SECTION 32, T 104 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 June 25, 2018, survey those parcels of land described as follows: LOT 21, BLOCK 9 OF CJM SECOND ADDITION IN THE WEST 1/2 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate THAT PORTION OF BLOCK 9A OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, LYING WITHIN LOT 21, BLOCK 9, AS RECORDED IN PLAT BOOK 18 ON PAGE 59; and THAT PORTION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, LYING WITHIN LOT 21, BLOCK 9, AS RECORDED IN PLAT BOOK 3 ON PAGE 18.

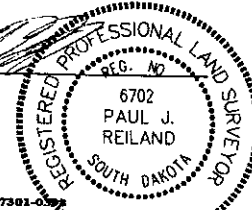
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 27th day of JUNE, 2018.

Registered Land Surveyor #SD6702

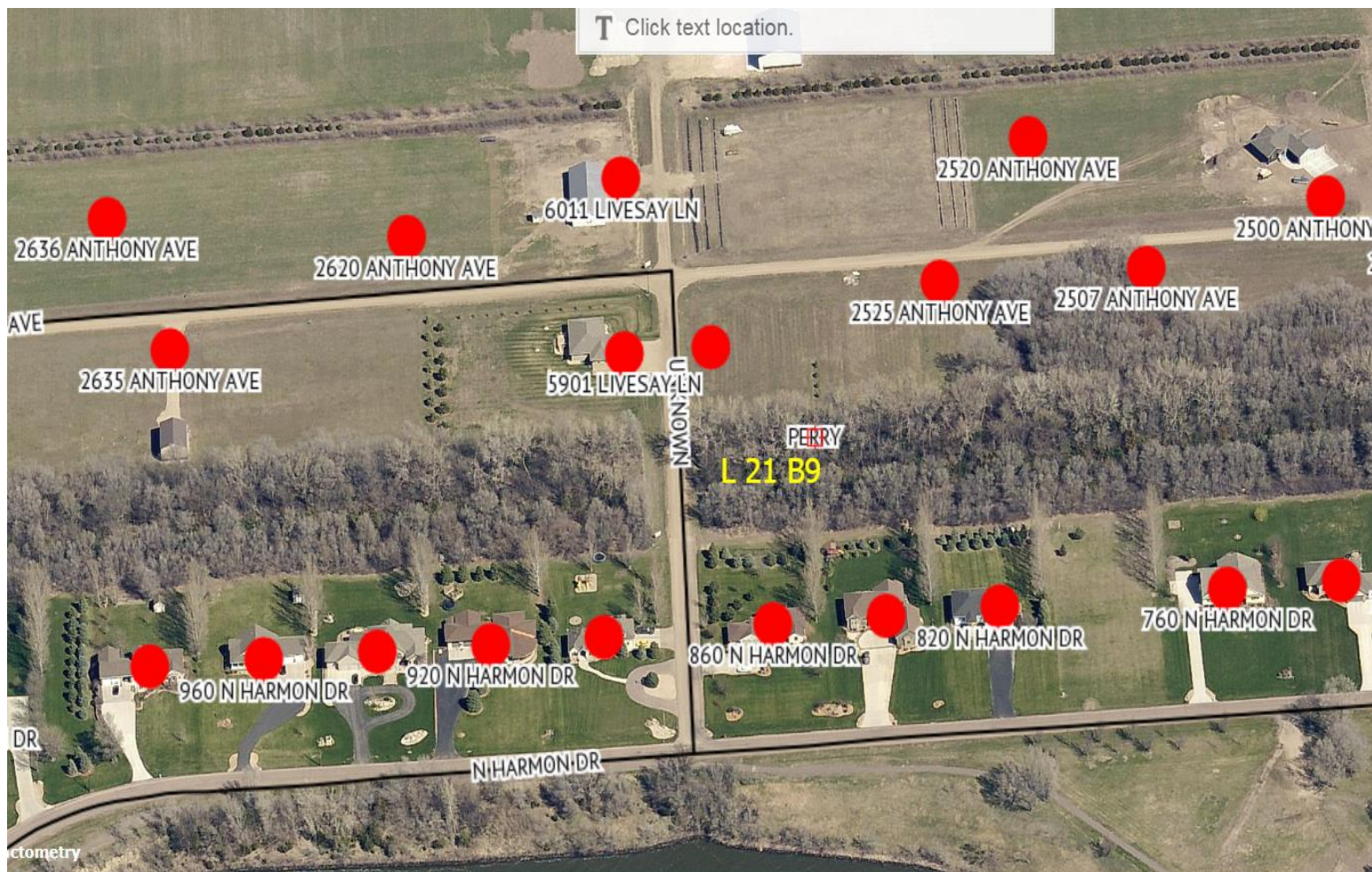
SPN

& Associates
Engineers, Planners and Surveyors
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Phone: (605) 996-7761 Fax: (605) 996-0015



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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

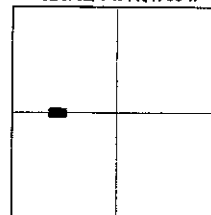
EASEMENTS WITHIN LOT 3A, BLOCK 1A DEDICATED BY THIS PLAT:

Front Along Livesay Lane = 10' Utility

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

SEC. 32, T 104 N, R 60 W

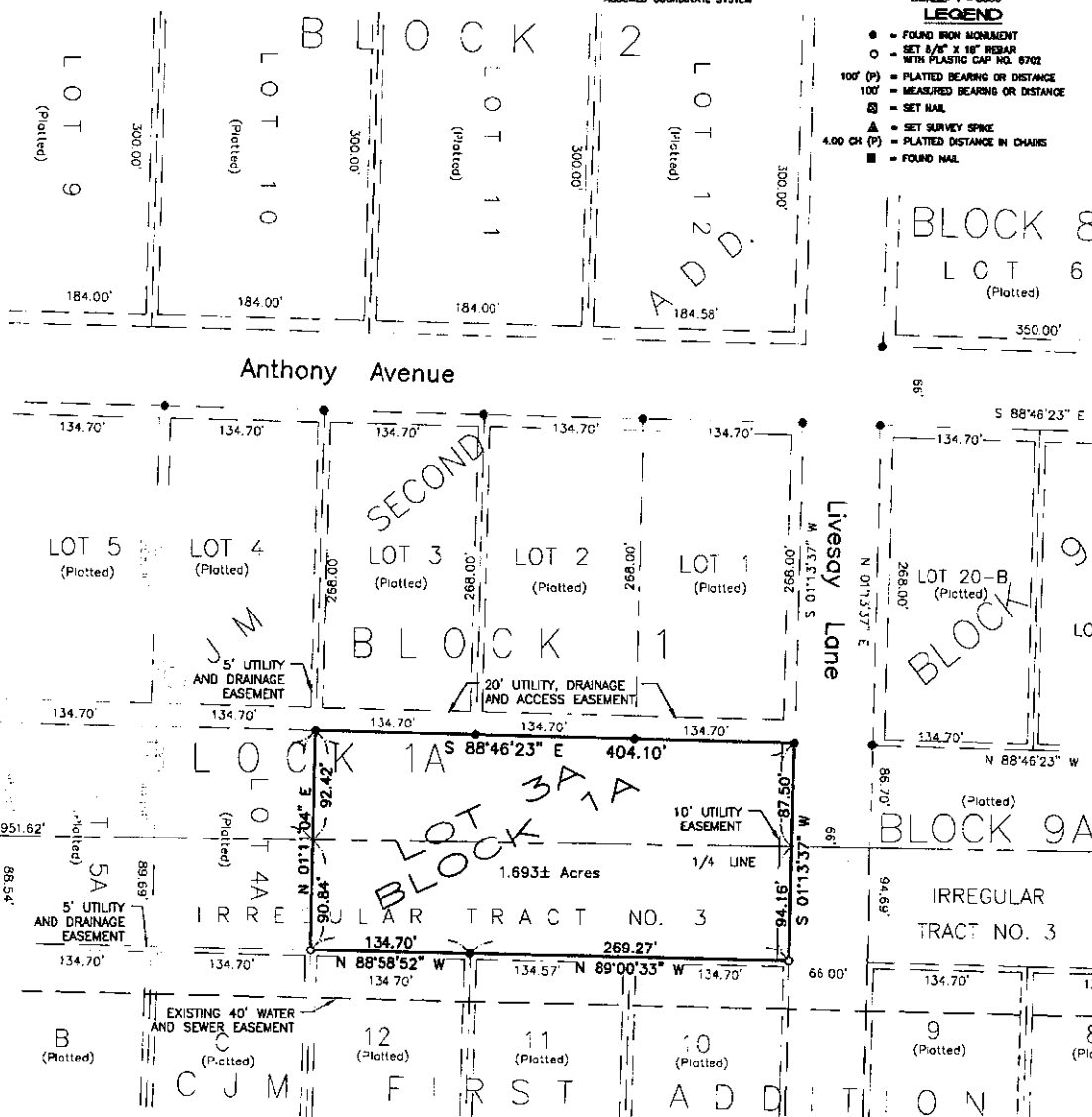


LOCATION MAP

SCALE: 1" = 800'

LEGEND

- - FOUND IRON MONUMENT
- - SET 8" x 10" REBAR
- - SET 1/2" PLASTIC CAP NO. 6702
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- ⊠ - SET NAIL
- ▲ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL



A PLAT OF LOT 3A, BLOCK 1A OF CJM SECOND ADDITION, A PORTION OF PREVIOUSLY PLATTED BLOCK 1A OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, AND A PORTION OF PREVIOUSLY PLATTED IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, ALL IN T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

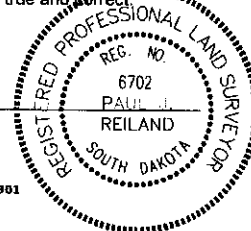
I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 2, 2018, survey those parcels of land described as follows: LOT 3A, BLOCK 1A OF CJM SECOND ADDITION, A PORTION OF PREVIOUSLY PLATTED BLOCK 1A OF CJM SECOND ADDITION IN THE NW 1/4 OF SECTION 32, AND A PORTION OF PREVIOUSLY PLATTED IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, ALL IN T 104 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.

SPN

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

Registered Land Surveyor #SD6702



7361

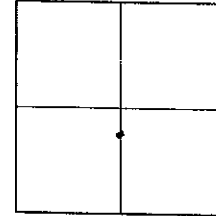




1 Inch = 100 Feet

Center of
Section 31

SEC. 31, T. 104 N., R. 60 W.

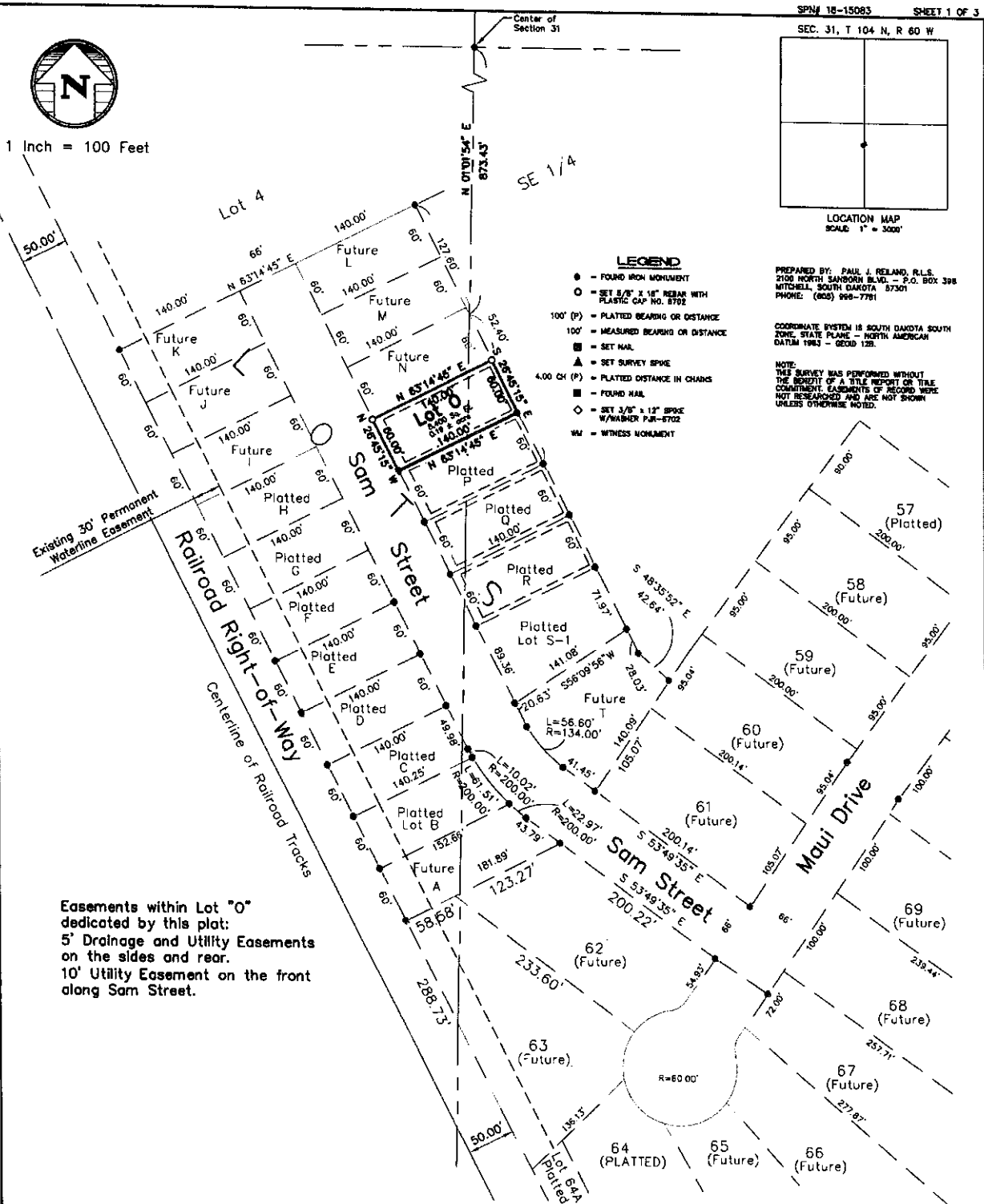
LOCATION MAP
SCALE 1" = 3200'**LEGEND**

- - FOUND IRON MONUMENT
- - SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET NAIL
- ▲ - SET SURVEY SPIKE
- 4.00 CH (P) - PLATTED DISTANCE IN CHAINS
- - FOUND NAIL
- ◇ - SET 3/8" X 12" SPIKE W/WASHER FUR-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 - GRID 128.

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 within Lot "O"
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 O, 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 June 25, 2018, survey those parcels of land described as follows: LOT O, 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 27th day of JUNE, 2018.

Registered Land Surveyor #SD6702

SPN

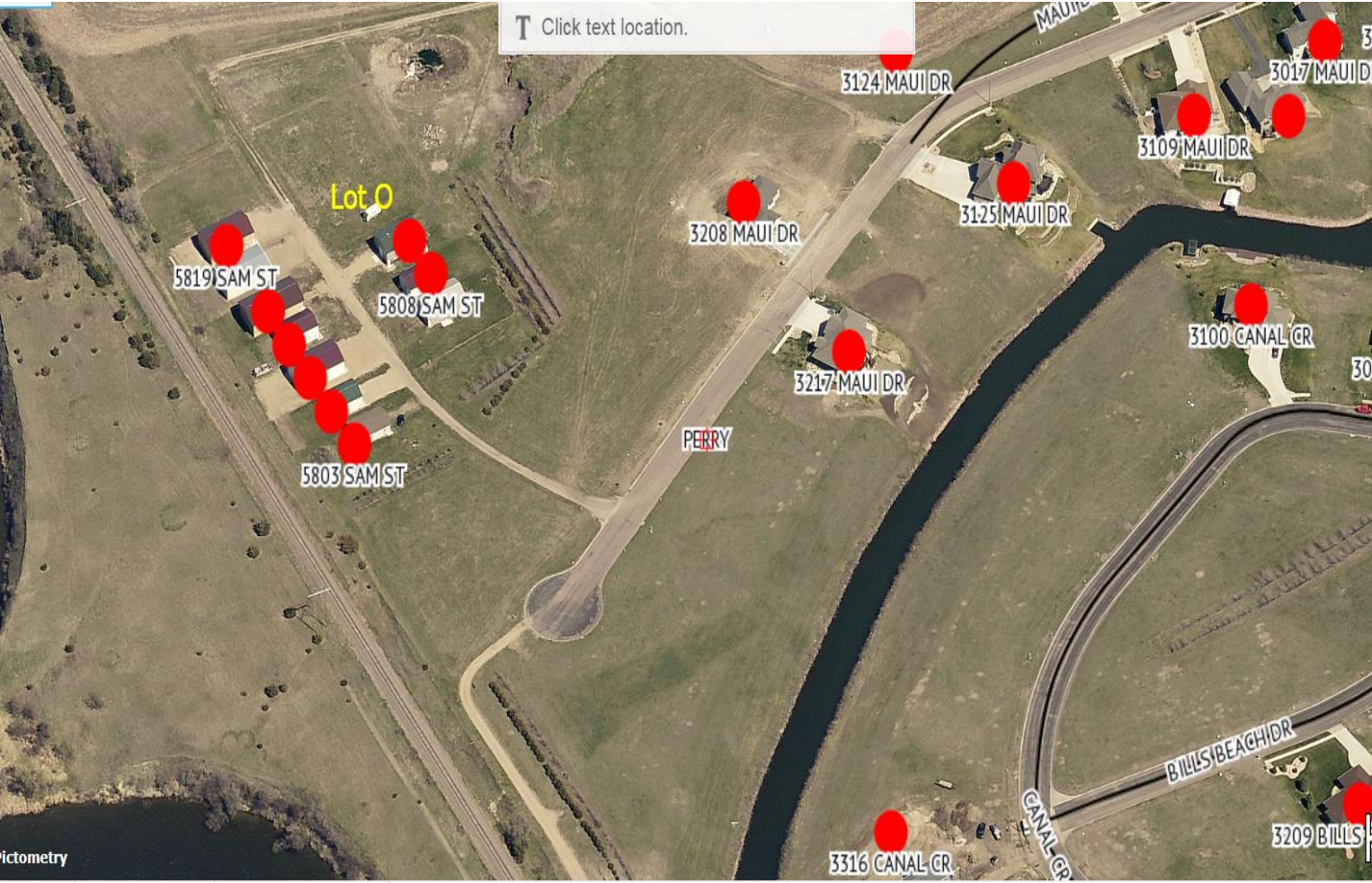
& Associates

Engineers, Planners and Surveyors

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



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



Click text location.

Lot O

5819 SAM ST

5808 SAM ST

5803 SAM ST

3208 MAUI DR

3124 MAUI DR

3125 MAUI DR

3217 MAUI DR

PERRY

3109 MAUI DR

3017 MAUI DR

3100 CANAL CR

3316 CANAL CR

BILLS BEACH DR

3209 BILLS

ictometry



1 Inch = 200 Feet

LEGEND

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

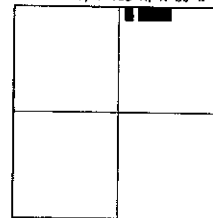
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

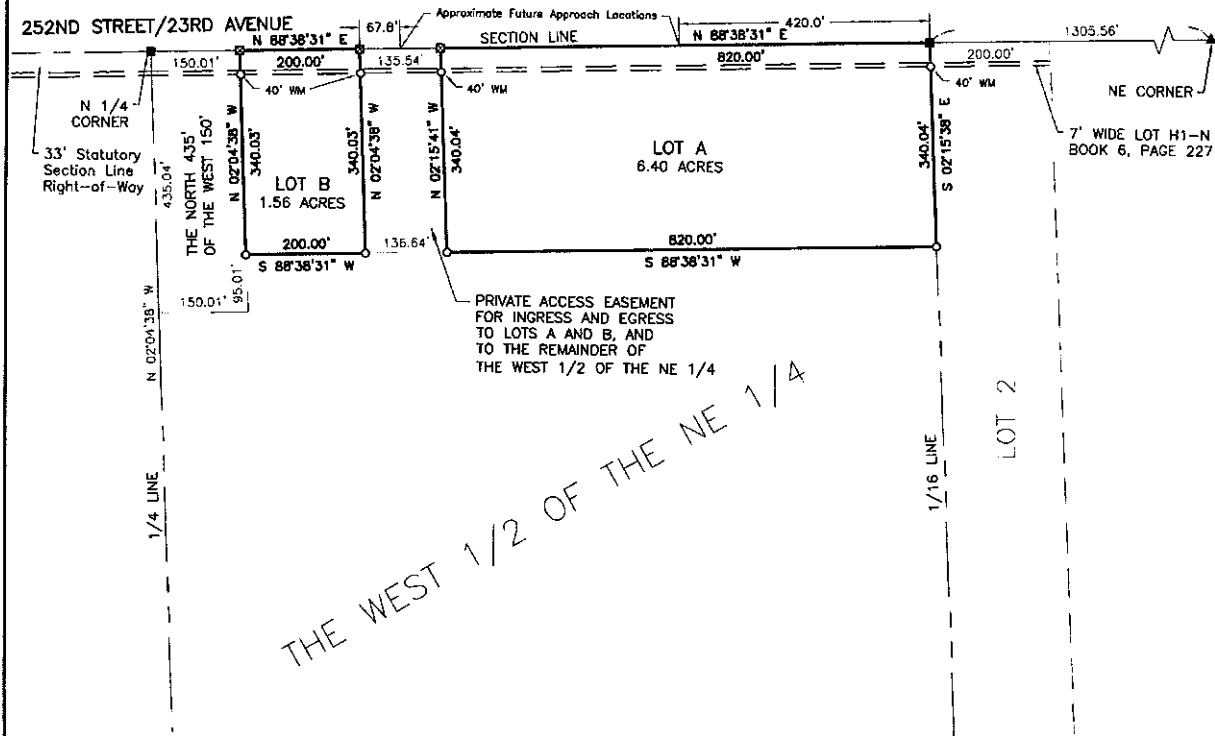
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

LOT A: 6.40 ACRES OF WHICH 0.75 ACRE LIES WITHIN THE PUBLIC HIGHWAY RIGHT-OF-WAY.

LOT B: 1.56 ACRES OF WHICH 0.18 ACRE LIES WITHIN THE PUBLIC HIGHWAY RIGHT-OF-WAY.



LOCATION MAP
SCALE 1" = 3600'



A PLAT OF LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, 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 Francis H. Mason, Danny E. Mason and Francis A. Mason, as owners, and under their direction for purposes indicated therein, I did on or prior to June 8, 2018, survey those parcels of land described as follows: LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, 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 _____ 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) 996-6015



A PLAT OF LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

KNOW ALL MEN BY THESE PRESENTS that we hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Lots A and B shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 252nd Street, a/k/a 23rd Avenue, and that this plat shall dedicate the private access easement for ingress and egress to Lots A and B, and to the remainder of the West 1/2 of the NE 1/4 as shown. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2018.

Francis A. Mason

STATE OF _____)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2018, before me, _____, the undersigned officer, personally appeared Francis A. Mason, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

Notary Public, (State)

My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2018.

Francis H. Mason

By _____
Francis A. Mason, as Attorney in Fact
for Francis H. Mason

STATE OF _____)
)SS
COUNTY OF _____)

On this, the _____ day of _____, 2018, before me, _____, the undersigned officer, personally appeared Francis A. Mason, known to me or satisfactorily proven to be the person whose name is subscribed as attorney in fact for Francis H. Mason, and acknowledged to me that he executed the same in the capacity therein stated and for the purposes therein contained.

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

Notary Public, (State)

My Commission Expires: _____

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 A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2018.

Danny E. Mason

STATE OF _____)
COUNTY OF _____)SS

On this, the _____ day of _____, 2018, before me, _____, the undersigned officer, personally appeared Danny E. Mason, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

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

Notary Public, (State) _____

My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, 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 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 A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, 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 City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies 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 Mitchell 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 A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies 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 City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, 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 A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, 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



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

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

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

Auditor/Deputy Auditor, Davison County

SPN

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

Neil Putnam

From: Paul Reiland <preiland@spn-assoc.com>
Sent: Friday, June 22, 2018 2:47 PM
To: Jeff Bathke; Mark Jenniges; Neil Putnam
Subject: AI Mason Proposed Plat
Attachments: Message from KM_C368

Jeff/Mark/Neil, attached is a sketch of what AI Mason has decided to plat. This was discussed at a City Planning meeting last month. I believe AI would like to place an approach in the gap between the two lots which would serve as access to the remaining ag land to the south and could also serve as access for the two lots. The other future approach between the existing building site and the gap in the two lots is what would serve as access if Lot A was ever split into more lots. Does anyone foresee any problems with this idea? If it looks like a viable plan AI would like to proceed with the plat immediately – can we still have it on the July agenda for County Planning, etc.? I can have it drawn by Monday 06/25/2018. Thank you.

LOTS A AND B OF MASON'S ADDITION IN THE WEST 1/2 OF THE NE 1/4 OF SECTION 17, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

Sincerely,

Paul J. Reiland, RLS
SPN and Associates
2100 North Sanborn Blvd. - PO Box 398
Mitchell, SD 57301
Phone: 605-996-7761
Fax: 605-996-0015
Cell: 605-770-9882
E-mail: preiland@spn-assoc.com



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N

[illegible]

PLAT OF
LOT 5 IN TRACT H,
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
LOT 5 IN TRACT H,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 5 IN TRACT H, 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 LOT 5 IN TRACT H, 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 LOT 5 IN TRACT H, 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 LOT 5 IN TRACT H, 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 FOREGOING 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.

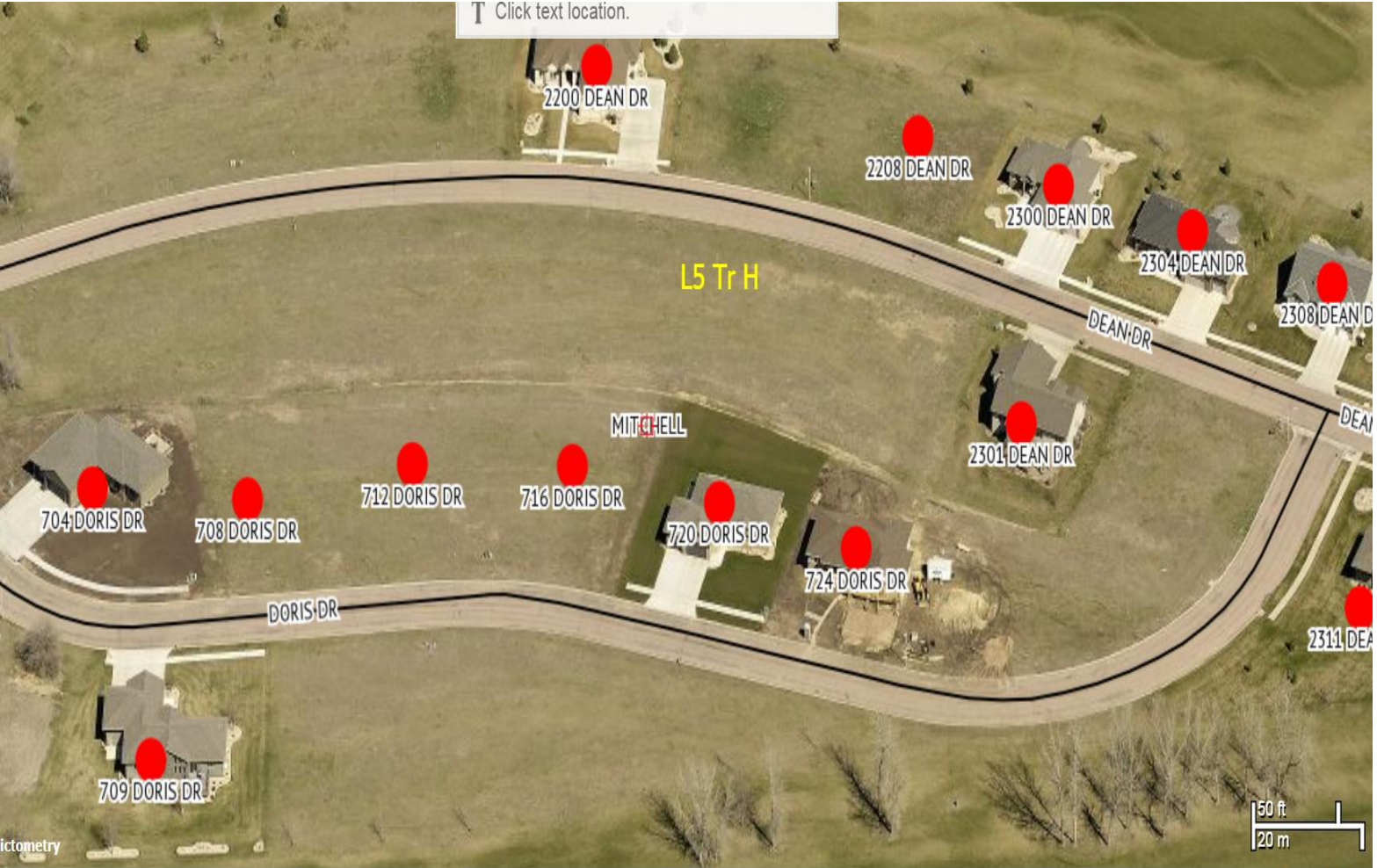
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

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



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 Boyd Reimnitz has applied for a front yard variance of 20 feet vs 25 feet as required and a back yard of 18 feet vs 25 feet as required to construct a single family house on the property legally described as West 56 feet of Outlot #7A-SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (200 Block of W 15th Ave). The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 9, 2018, 12:00 P.M and the Board of Adjustment on July 16, 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.

Dated at Mitchell, South Dakota, this 22nd day of June, 2018.

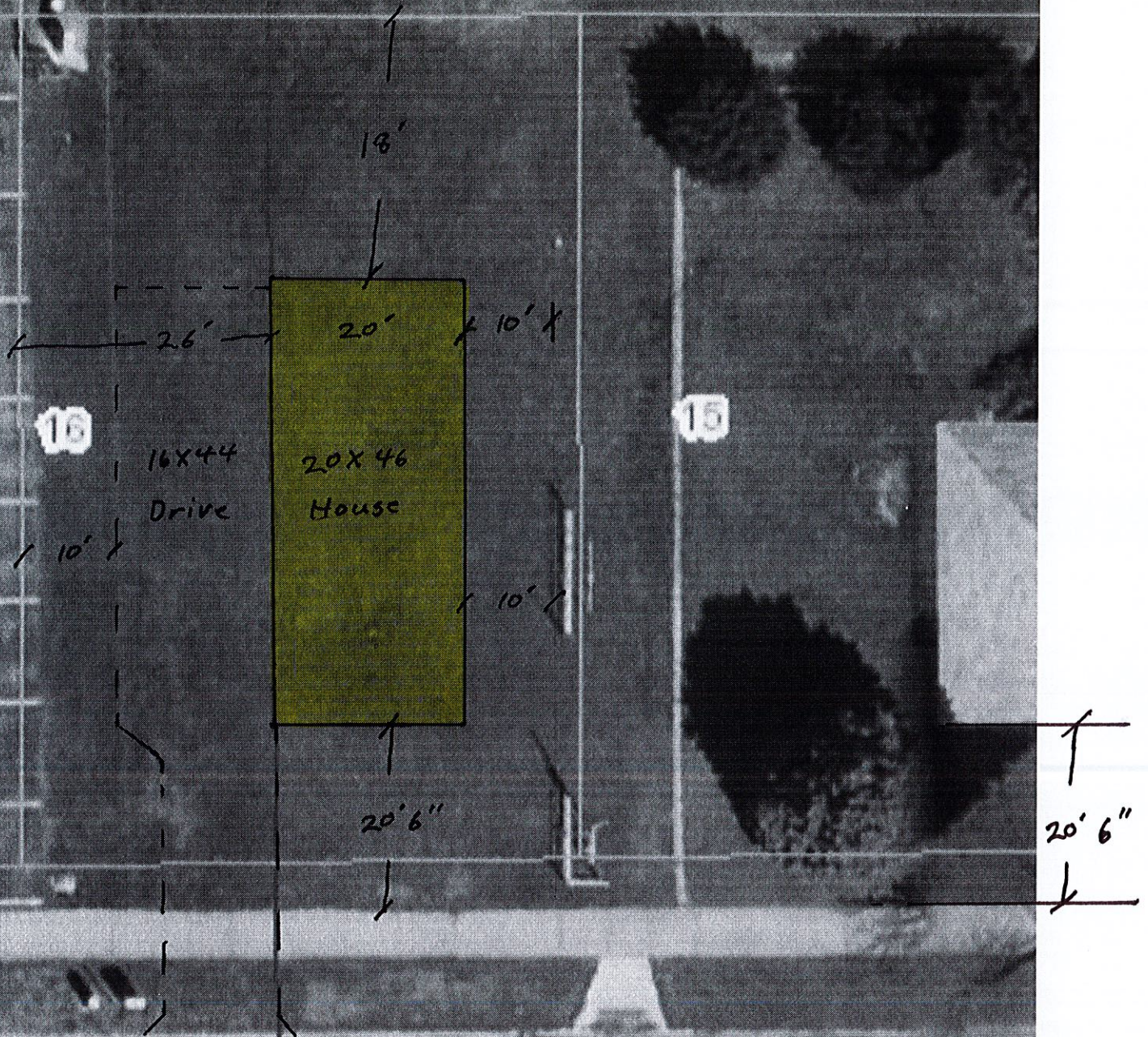
Michelle Bathke

FINANCE OFFICER

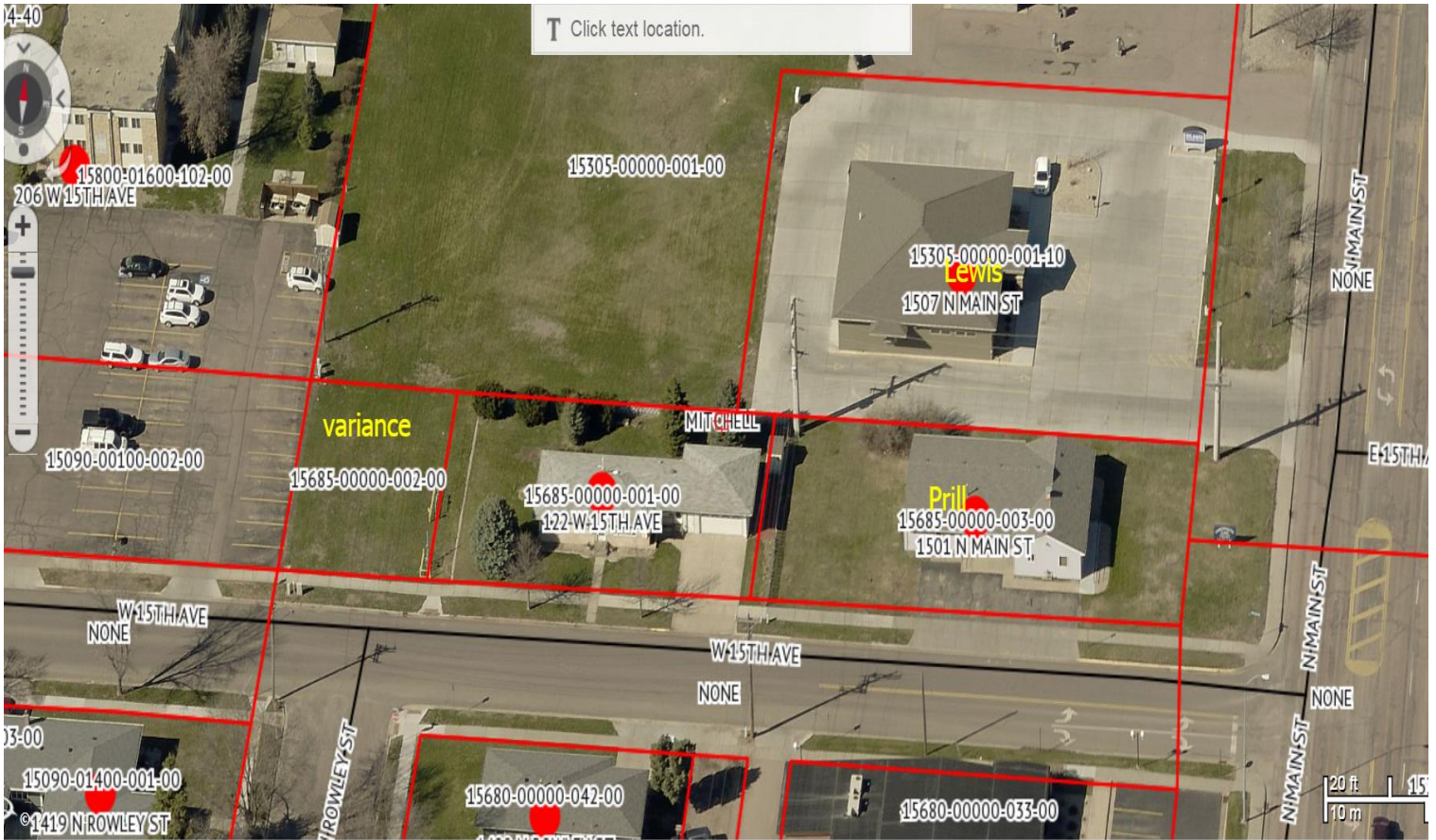
Publish once June 28, 2018

Approximate Cost:

Boyd Tiny House 2018



The tiny house dimentions include the roof overhang



June 27, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd Reimnitz has applied for a front yard variance of 20 feet vs 25 feet as required and a back yard of 18 feet vs 25 feet as required to construct a single family house on the property legally described as West 56 feet of Outlot #7A-SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (200 Block of W 15th Ave). The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings in regards to the conditional use permit will be held by the Planning Commission on July 9, 2018 at 12:00 pm and the City Council acting as the Board of Adjustment will conduct their hearing on July 16, 2018 at 6:00 pm. Both hearings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We

Patricia Hahbach

OWNER

122 W 15th Ave. Mitchell

ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

*This district is almost all business.
The neighborhood is all ranch style homes.
Don't think it would look nice to have a
small house. I don't know Mr. Reimnitz, but
the talk is he doesn't take good care of
his property.*

Outside expectations

June 27, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Boyd Reimnitz has applied for a front yard variance of 20 feet vs 25 feet as required and a back yard of 18 feet vs 25 feet as required to construct a single family house on the property legally described as West 56 feet of Outlot #7A-SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (200 Block of W 15th Ave). The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings in regards to the conditional use permit will be held by the Planning Commission on July 9, 2018 at 12:00 pm and the City Council acting as the Board of Adjustment will conduct their hearing on July 16, 2018 at 6:00 pm. Both hearings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We George R & Laurel K Hartwig
OWNER
1415 N. Rowley St

ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

my only concern is the safety
of the gas mains located
above ground at that property

PRILL FAMILY TRUST
1501 N MAIN ST
MITCHELL SD 57301

SBB DEVELOPER LLC
105 S MAIN AVE
SIOUX CENTER IA 51250

VALWIC INC
3226 W ZEPHYR PLACE UNIT 1
SIOUX FALLS SD 57108

DENNIS & WYONNE KAEMINGK
1312 MITCHELL BLVD
MITCHELL SD 57301

JAMES & SHAWN MILES
1419 N ROWLEY ST
MITCHELL SD 57301

GEORGE & LAUREL HARTWIG
1415 N ROWLEY ST
MITCHELL SD 57301

CHRISTOPHER & TERESA GEROY
211 W 15TH AVE
MITCHELL SD 57301

JOHN & LINDA MCLEOD
1307 RIDGE RD
MITCHELL SD 57301

STEVEN & NOEL AHLERS
1414 N ROWLEY ST
MITCHELL SD 57301

CAMDEN & SHERRY HOFER
1408 N ROWLEY ST
MITCHELL SD 57301

PATRICIA HOHBACH TRUST
122 W 15TH AVE
MITCHELL SD 57301

FIRST BANK OF SD METRO 0061
2800 E LAKE STREET LAKE 0012
MINNEAPOLIS MN 55406

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Darlene Buhler is hereby making an application for side-yard variance of 1-foot vs 3 feet as required for construction of a detached garage pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 9 & E 10' of Lot 8, Block 5, Burrs Addition to the City of Mitchell, Davison County, South Dakota (508 E 6th 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 27 of JUNE, 2018.

Darlene Buhler / D T Buhler
APPLICANT

DARlene T. Buhler
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 Darlene Buhler has applied for a sideyard variance of 1' vs 3' as required to construct a detached garage at 508 E 6th Ave, legally described as Lot 9 & E 10 feet of Lot 8, Block 5, Burr's Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 9, 2018, 12:00 P.M and the Board of Adjustment on July 16, 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.

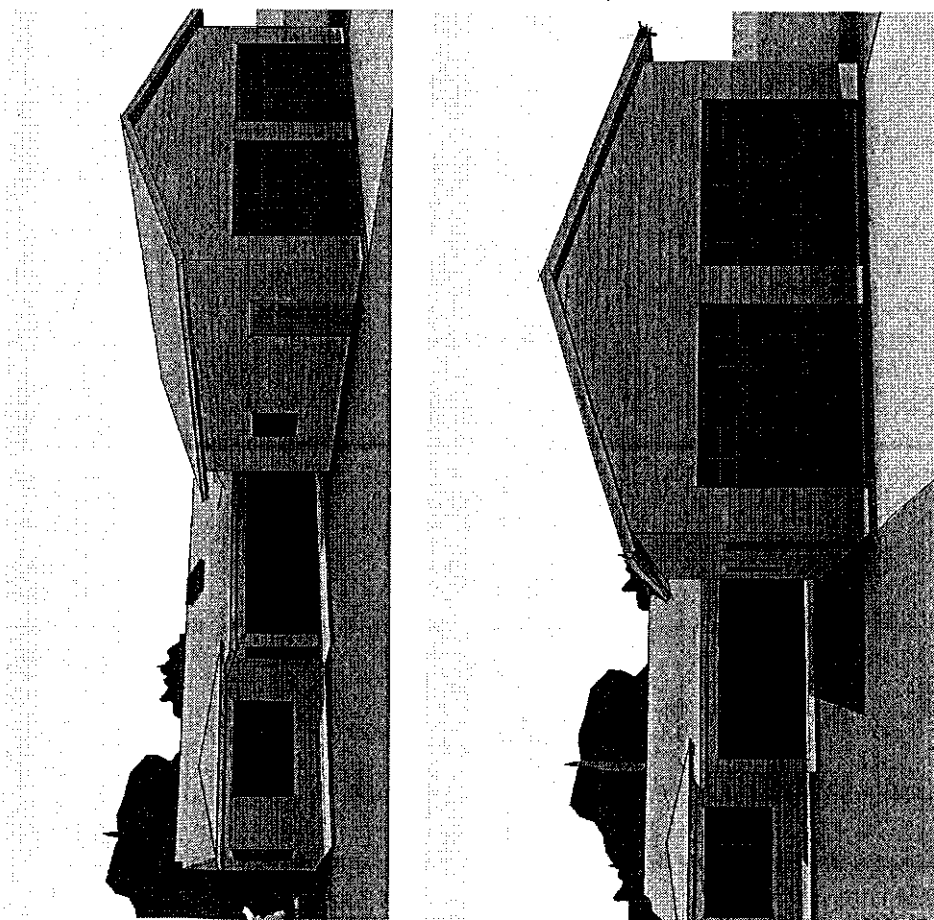
Dated at Mitchell, South Dakota, this 22nd day of June, 2018.

Michelle Bathke

FINANCE OFFICER

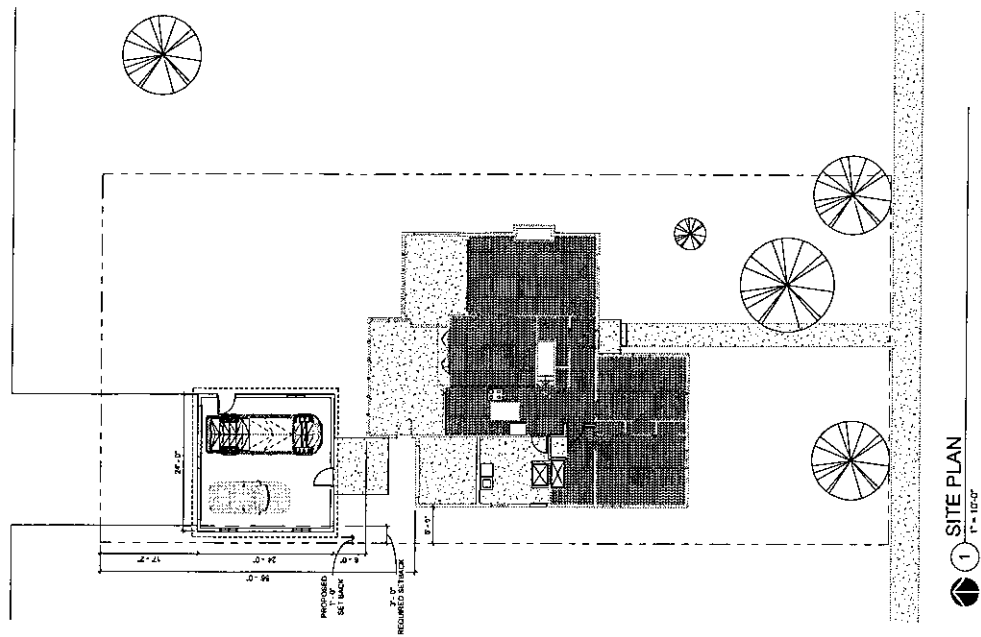
Publish once June 29, 2018

Approximate Cost:



Buhler Town Home
Mitchell, SD

Site Plan & Camera Views



© Date: 6/25/18

Neil,

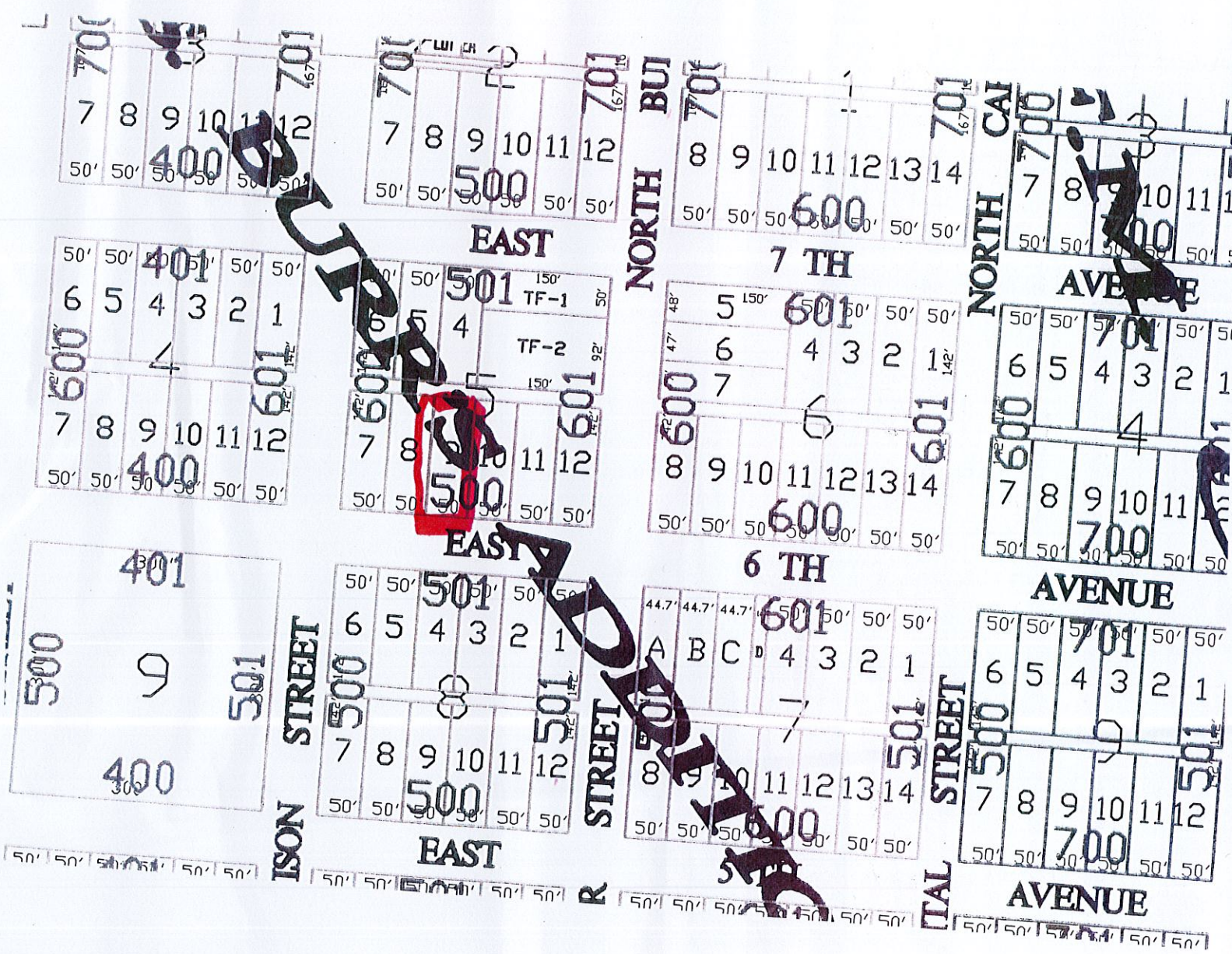
Thanks for meeting with us the other day. Darlene mentioned you would like a short statement explaining the reasoning for the variance:

We are requesting a variance to build a 24'x24' detached garage starting 1' from the neighboring property line to the west. We have previously visited with the property owner and received approval to do so. If permitted to move the garage closer to the property line, it will minimize obstruction of our sunroom and allow the remaining space to be used by our future children.

If you need anything else, please let me know. Thank you.

Best,
-Tyler





GLENNA & TIMOTHY HORTON TRUST
204 W HAVENS AVE #204
MITCHELL SD 57301

TRACY & MARCIA SPRINKEL
512 E 6TH AVE
MITCHELL SD 57301

DARLENE BUHLER
600 GREENRIDGE LANE
MITCHELL SD 57301

RORY & BETH PALM
504 E 6TH AVE
MITCHELL SD 57301

MICHAEL LEACH
612 N DAVISON
MITCHELL SD 57301

DUANE & LEONA EGGERT
501 E 7TH AVE
MITCHELL SD 57301

SHARON SYRSTAD
511 E 7TH AVE
MITCHELL SD 57301

ELIZABETH SATTLER
530 W 10TH ST
WINNER SD 57580

THOMAS & HEIDI KELLY
124 N WISCONSIN ST
MITCHELL SD 57301

BOYD & KAY REIMNITZ
407 N MAIN ST
MITCHELL SD 57301

SHERRY HINES
605 W 14TH AVE
MITCHELL SD 57301

C & T LAND LLC
PO BOX 698
MITCHELL SD 57301

CATHEDRAL SQUARE PARTNERS
1309 NEBRASKA ST
SIOUX CITY IA 51101

JAMES & KALIE CORRIGAN
501 E 6TH AVE
MITCHELL SD 57301

KEVIN & KATRINA TALLEY
509 E 6TH AVE
MITCHELL SD 57301

ARTHUR & AUDRA REW
515 E 6TH AVE
MITCHELL SD 57301

EILEEN SCHMIT
517 E 6TH AVE
MITCHELL SD 57301

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) Tammy Müller 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 6, Block 12, Railroad Addition to the City of Mitchell, Davison County, South Dakota (506 W Birch Ave)

Applicant(s) Tammy Müller 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 19th of June, 2018.

Tammy Müller
APPLICANT

Tammy Müller
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 Tammy Miiller has applied for a conditional use to operate a family residential child care center in her home at 506 W Birch Ave, legally described as Lot 6, Block 12, Railroad Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R2) Medium Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 9, 2018, 12:00 P.M and the Board of Adjustment on July 16, 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.

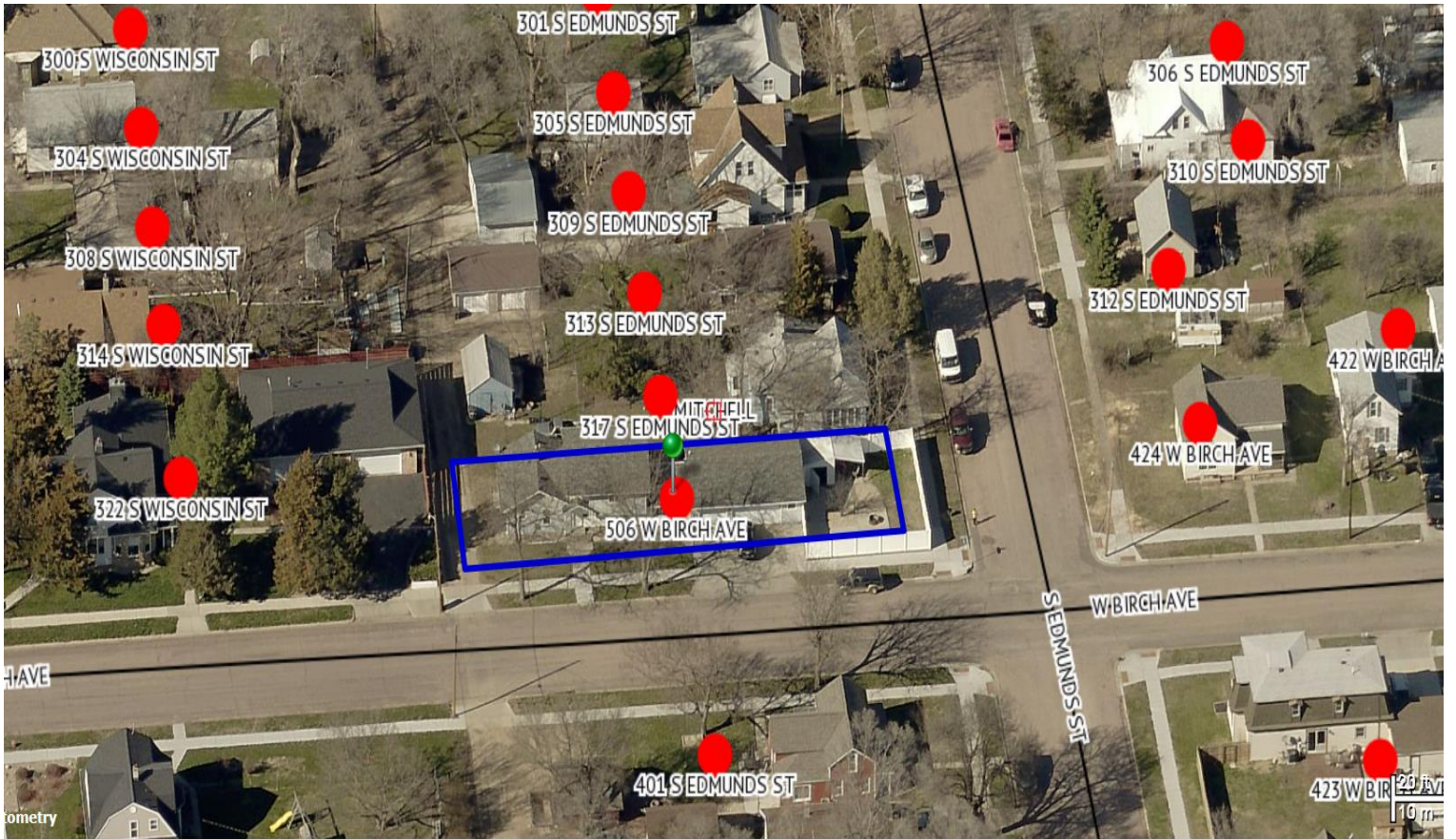
Dated at Mitchell, South Dakota, this 22nd day of June, 2018.

Michelle Bathke

FINANCE OFFICER

Publish twice: June 27 & July 5, 2018

Approximate Cost:



700	4	2
5	50'	
6	50'	

WEST

701	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

WEST

701	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

WEST

701	1	50'
-----	---	-----

MINNESOTA

SOUTH

MINNESOTA STREET

600	10	
9		
8	600	68.5'

ASH

601	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

BIRCH

601	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

CEDAR

601	1	50'
-----	---	-----

WISCONSIN

SOUTH

WISCONSIN STREET

WISCONSIN

500	6	5	4	3	2
-----	---	---	---	---	---

AVENUE

501	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

AVENUE

501	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

AVENUE

501	1	50'
-----	---	-----

EDMONDS

SOUTH

EDMONDS STREET

EDMONDS

400	7	2	2
6		3	50'
5	400	4	50'

401	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

401	1	50'
2	50'	
3	50'	
4	50'	
5	50'	
6	50'	

401	1	50'
-----	---	-----

SANBORN

SOUTH

SANBORN BOULEVARD

SANBORN

1	184'	132.65'
---	------	---------

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

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

12	50'	
----	-----	--

TAMMY MIILLER
506 W BIRCH AVE
MITCHELL SD 57301

HAUSER RENTALS
1420 E BIRCH AVE
MITCHELL SD 57301

JEFF HARRIS
24950 406TH AVE
MITCHELL SD 57301

DALE & SHIRLEY MAGNUSON
309 S EDMUNDS
MITCHELL SD 57301

JOSHUA & JONI RASMUSSEN
322 S WISCONSIN ST
MITCHELL SD 57301

FRED & MARGARET MELMER
314 S WISCONSIN ST
MITCHELL SD 57301

MICHAEL & PAMELA CATALANO
606 S MINNESOTA ST
MITCHELL SD 57301

CODY BECKMAN
401 S EDMUNDS
MITCHELL SD 57301

RICK SCHAUER
405 S EDMUNDS
MITCHELL SD 57301

BOYD REIMNITZ
407 N MAIN ST
MITCHELL SD 57301

RONALD & RABECCA ENGEL
519 W BIRCH AVE
MITCHELL SD 57301

TERESA ZIRPEL
408 S WISCONSIN ST
MITCHELL SD 57301

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED, that Dustin & Nichole Sullivan has made an application for a conditional use permit to construct a facility to provide outside commercial storage, outside storage, and a self-service storage facility on their property legally described as Lot 6, Kangas Addition, SW ¼ Section 33, T 103 N, R 60 W, (40822 256th St), Davison County, South Dakota. The property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 9, 2018, 12:00 P.M and the Board of Adjustment on July 16, 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.

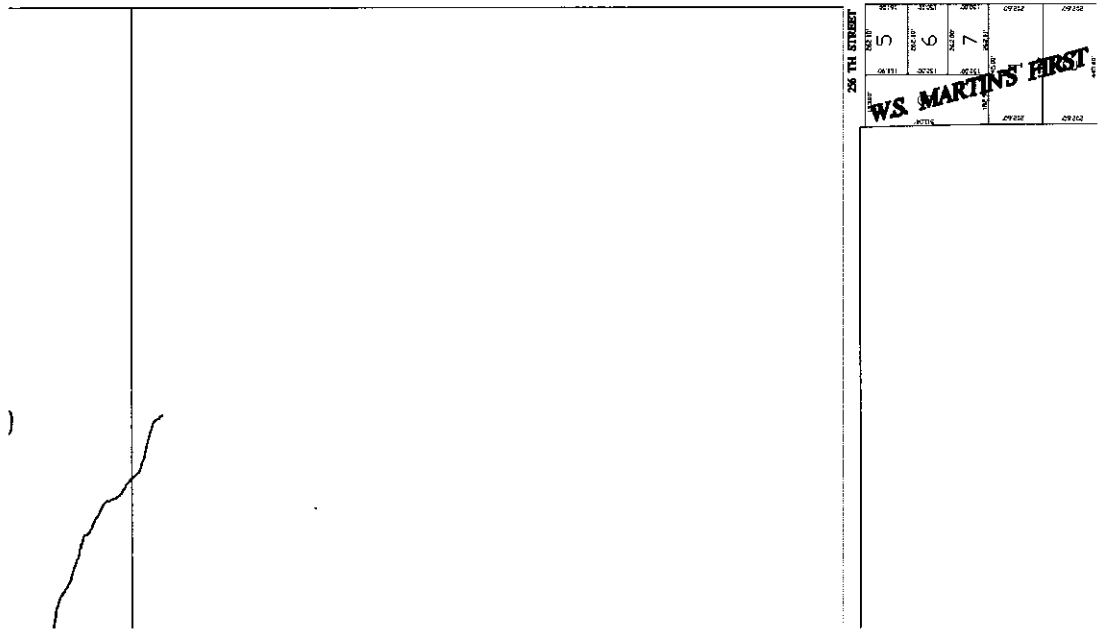
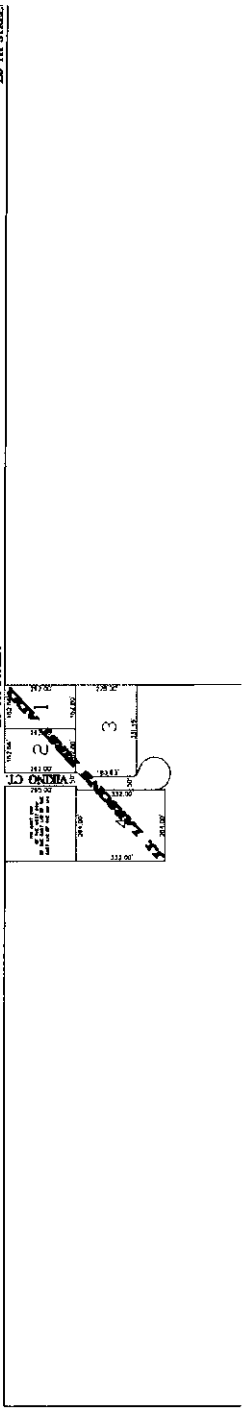
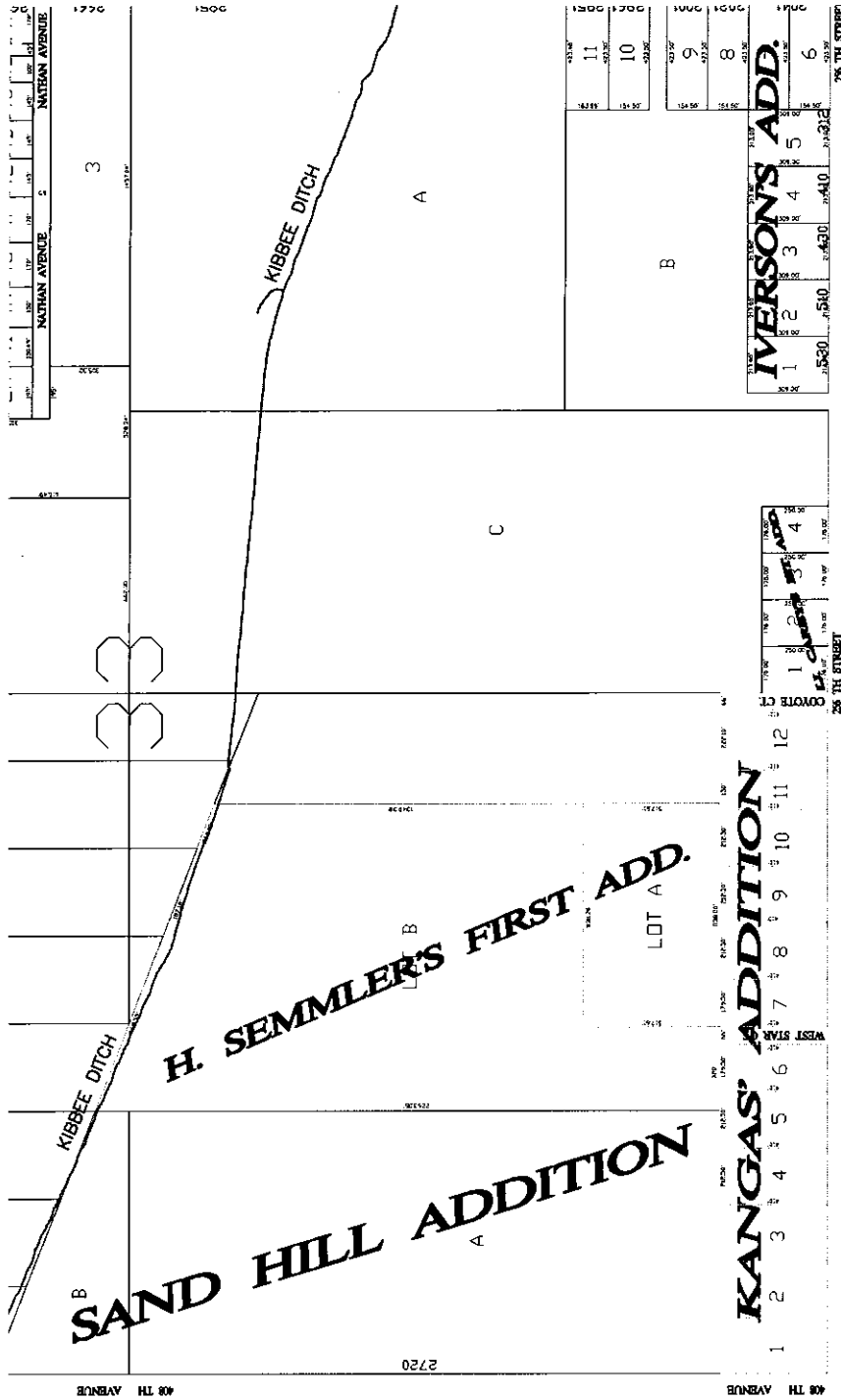
Dated at Mitchell, South Dakota, this 22nd day of June, 2018.

Michelle Bathke

FINANCE OFFICER

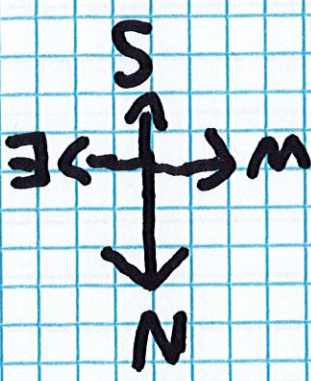
Publish twice: June 27 & July 5, 2018

Approximate Cost:



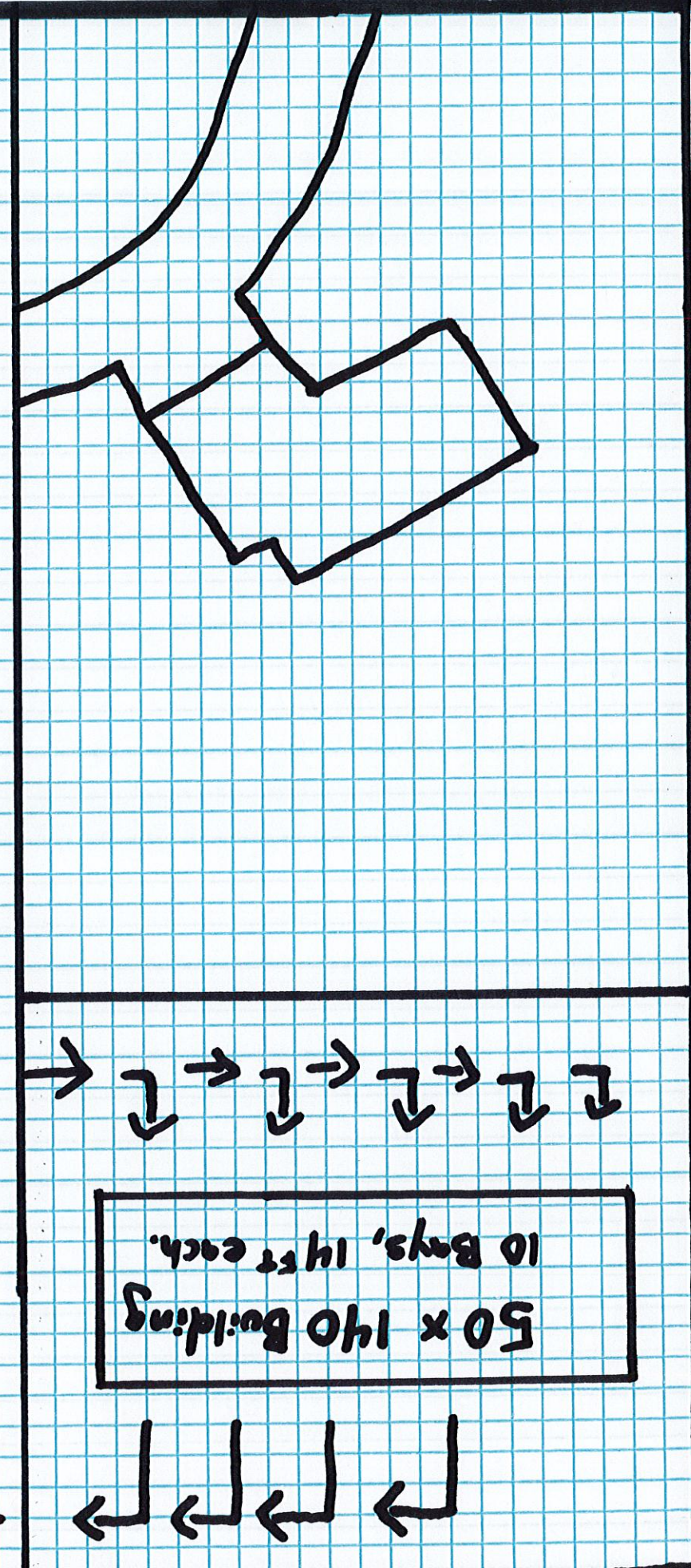
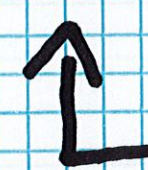
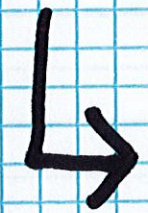
8 ft Per Square

Dave



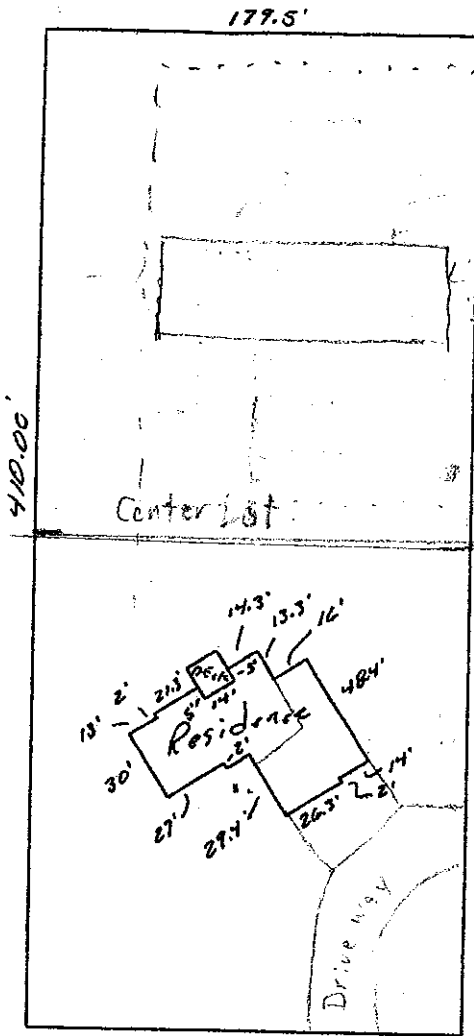
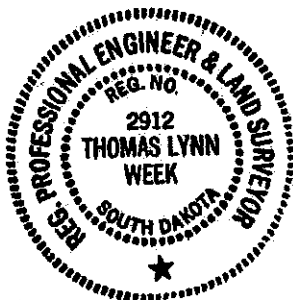
Ferry

Dedicated Access



Ron

Spencer Quarrie



Access Road



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

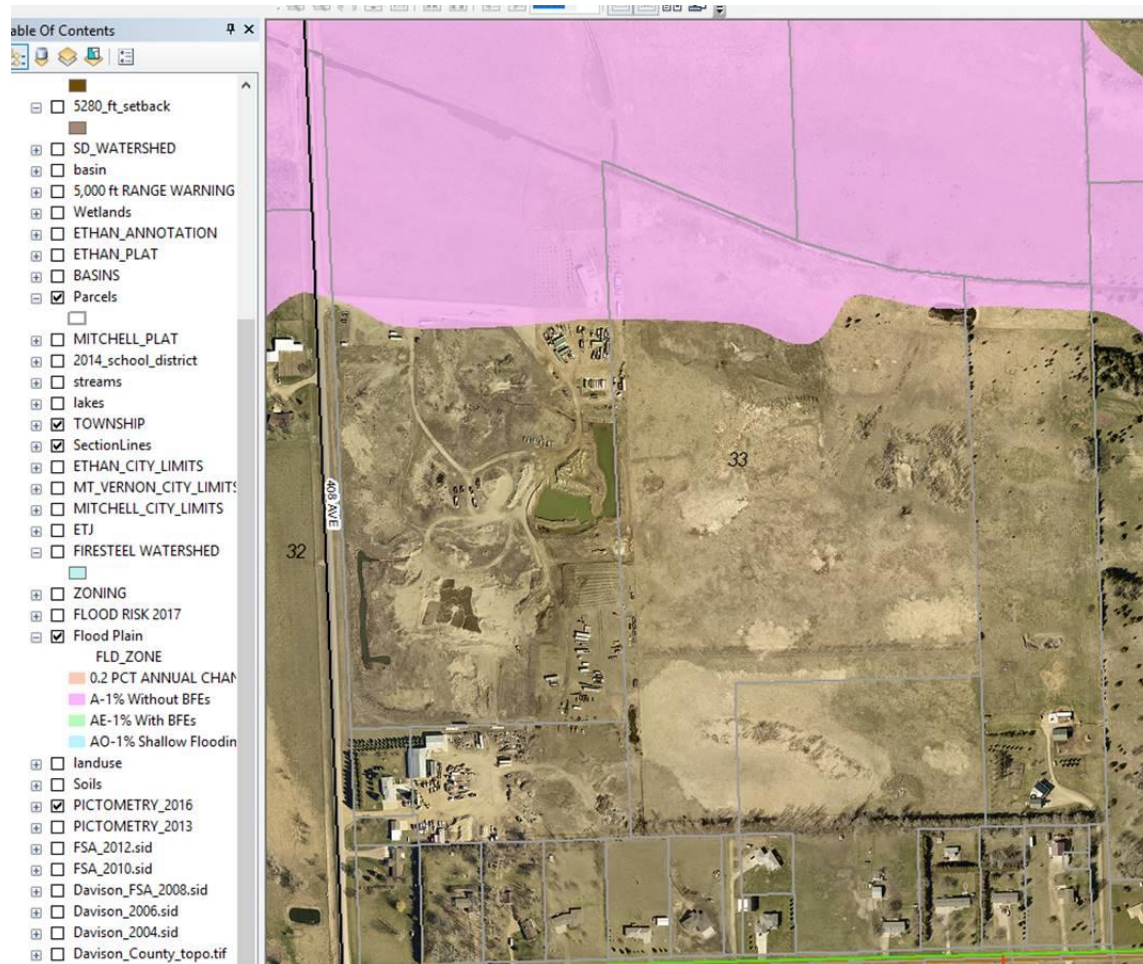
256th Street

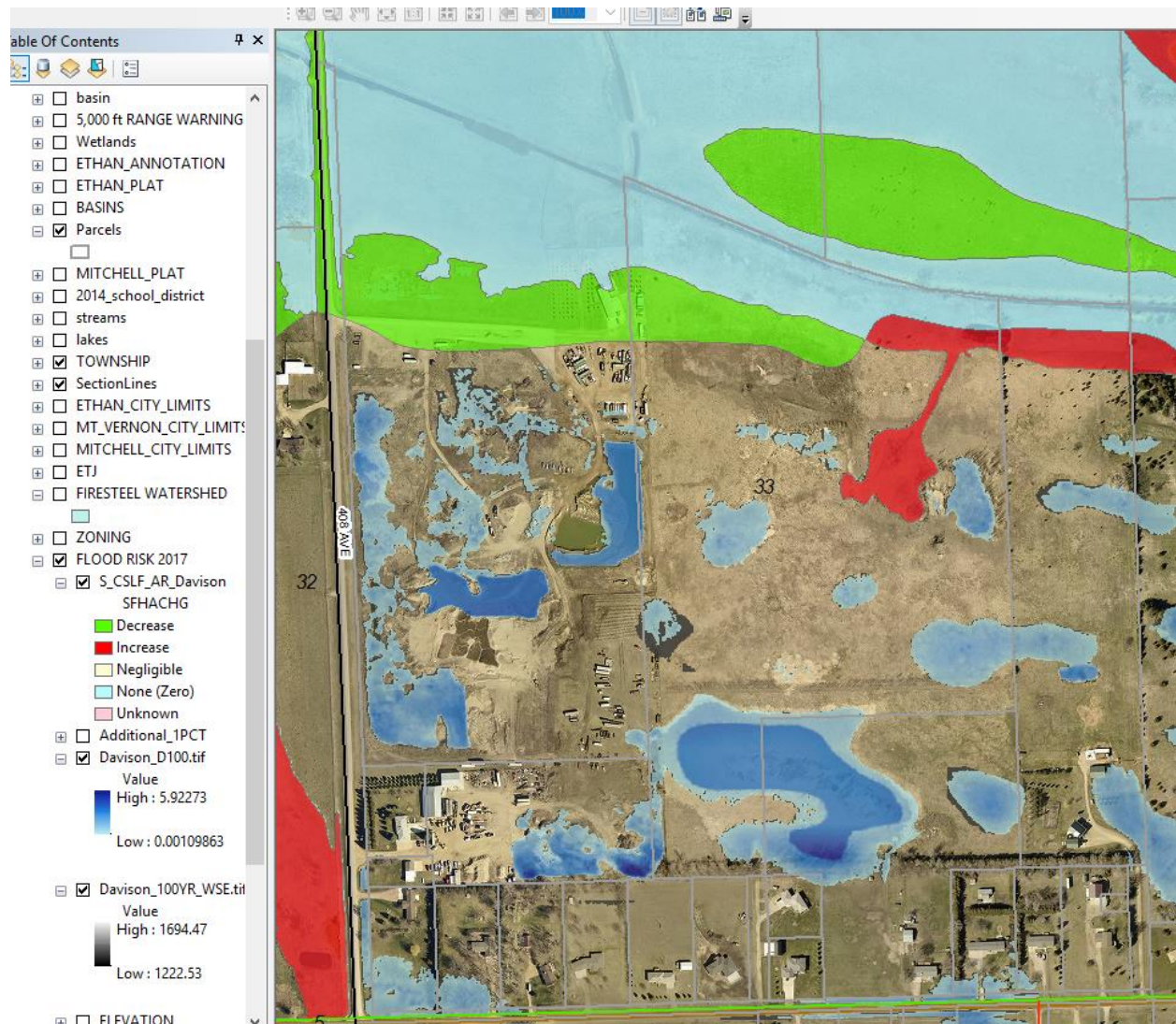
I THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, IN AND FOR THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ABOVE MORTGAGE INSPECTION WAS PERFORMED BY ME.

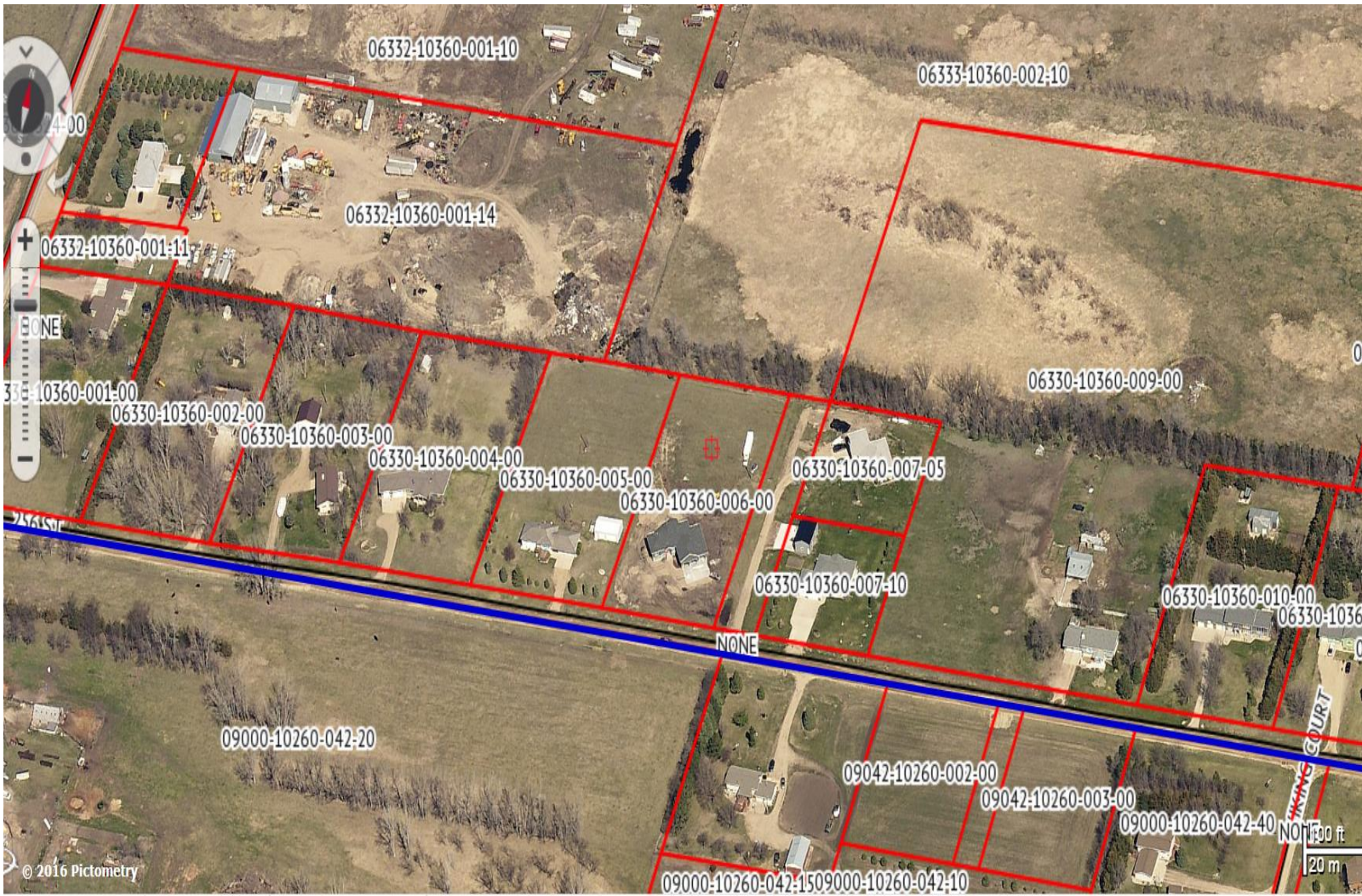
THIS IS A LOCATION OF IMPROVEMENTS AND A CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. THE MEASUREMENTS 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







June 27, 2018

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED Dustin & Nichole Sullivan has made an application for a conditional use permit to construct a facility to provide outside commercial storage, outside storage, and a self-service storage facility on their property legally described as Lot 6, Kangas Addition, SW ¼ Section 33, T 103 N, R 60 W, (40822 256th St), Davison County, South Dakota. The property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings in regards to the conditional use permit will be held by the Planning Commission on July 9, 2018 at 12:00 pm and the City Council acting as the Board of Adjustment will conduct their hearing on July 16, 2018 at 6:00 pm. Both hearings will be held in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

I/We Spencer Quarries Inc
OWNER
2534 430th Ave Spencer SD 57324
ADDRESS

X APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

*As long as the dedicated access to our property
stays open.*



Outside expectations

June 27, 2018

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I/We Florence Semmler - (40834 256th st)
OWNER
1500 Sharpstone Dr - apt 4

ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

*When Herman & I purchased the six 2 acre lots on the Kangas Addition back in 1976 it was zoned for residential only - no trailer houses or cheap houses. I feel it should stay residential and not allow commercial in the neighborhood - also, the extra traffic would put more wear on the already bad road.
Please reject this matter.*

This is residential ONLY

Outside expectations

June 27, 2018

TO WHOM IT MAY CONCERN:

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I/We Jerry & DAVonne Hecker
OWNER
3012 West Star Court, Mitchell, SD 57301
ADDRESS

☒ APPROVE
☐ DISAPPROVE

COMMENTS: *No response will indicate approval.*

DUSTIN & NICHOLE SULLIVAN
40822 256TH ST
MITCHELL SD 57301

RONALD & SHARON GOERGEN
40818 256TH ST
MITCHELL SD 57301

THURINGER LIVING TRUST
40814 256TH ST
MITCHELL SD 57301

JEANNE BLAALID
25608 408TH AVE
MITCHELL SD 57301

GERALD & DAVONNE UECKER
3012 W STAR CT
MITCHELL SD 57301

DAVID & JOANN DOERING
40826 256TH ST
MITCHELL SD 57301

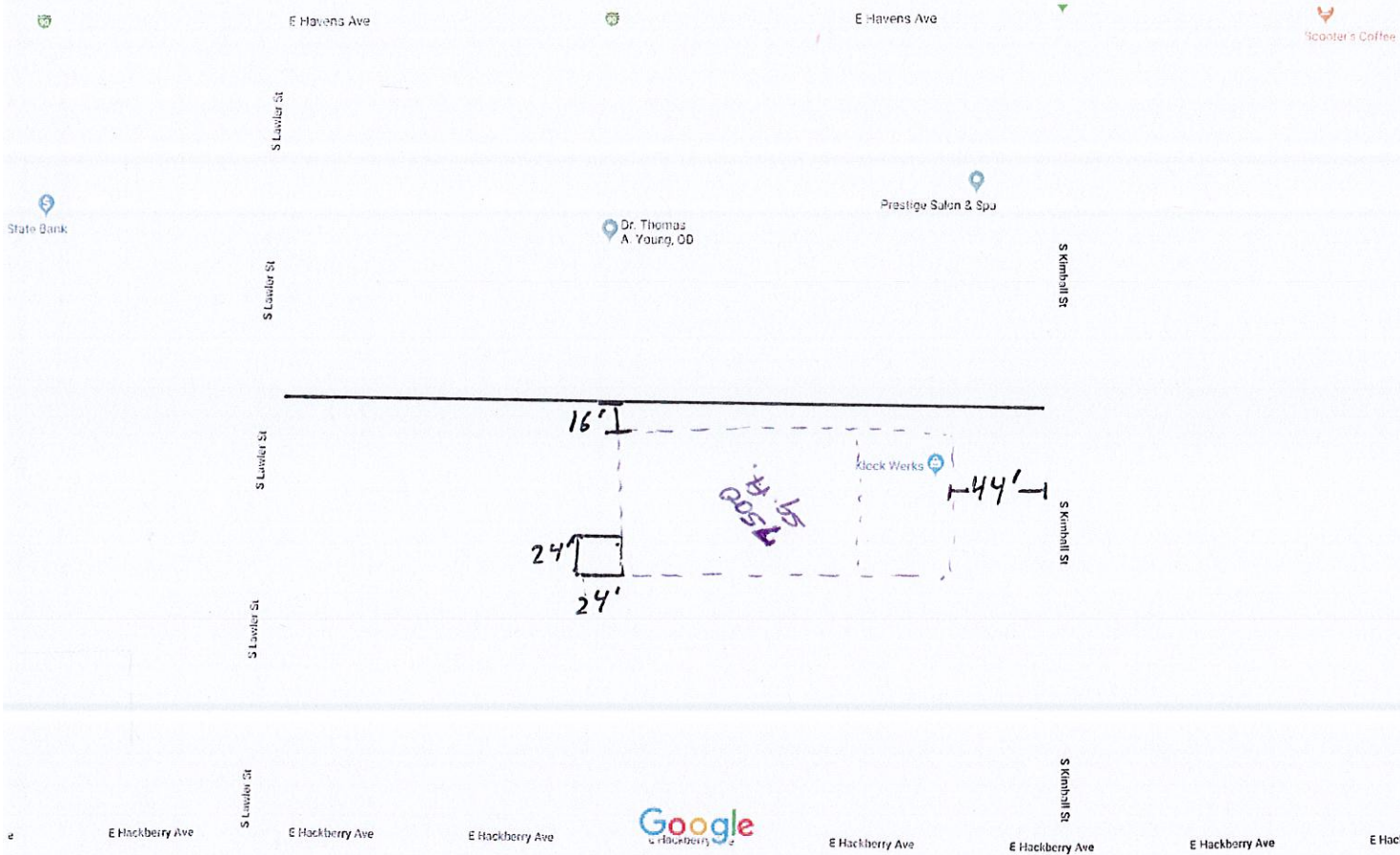
FLORENCE SEMMLER
1500 SHARPSTONE DR #4
MITCHELL SD 57301

SPENCER QUARRIES
25341 430TH AVE
SPENCER SD 57374

DAVID & DIXIE SCHLADWEILER
3020 S OHLMAN ST
MITCHELL SD 57301

THOMAS PUETZ
40827 256TH ST
MITCHELL SD 57301

Maps



Map data ©2018 Google 20 ft

* Lots 1+2 Block S
Weaver's Squares Edition

915 S. Kimball St.
Mitchell, SD 57301



24' x 24'
Removing Junky
Box Truck and
Building a new
garden shed

Imagery ©2018 Google, Map data ©2018 Google 50 ft

Neil Putnam

From: Mauszycki, Christine <Christine.Mauszycki@dwu.edu>
Sent: Thursday, June 21, 2018 1:24 PM
To: Neil Putnam
Subject: Hwy 37 bypass digital billboard
Attachments: Sign.pdf

Neil,

Please find the attached rendering of where we intend to put our digital billboard. This will be 10x30, between 30-40 feet high. We intend to have this 300 feet from a park and school. We would like this to be discussed at the Planning commission meeting which I believe falls on July 9th. Please let me know if you need anything further from me.

--

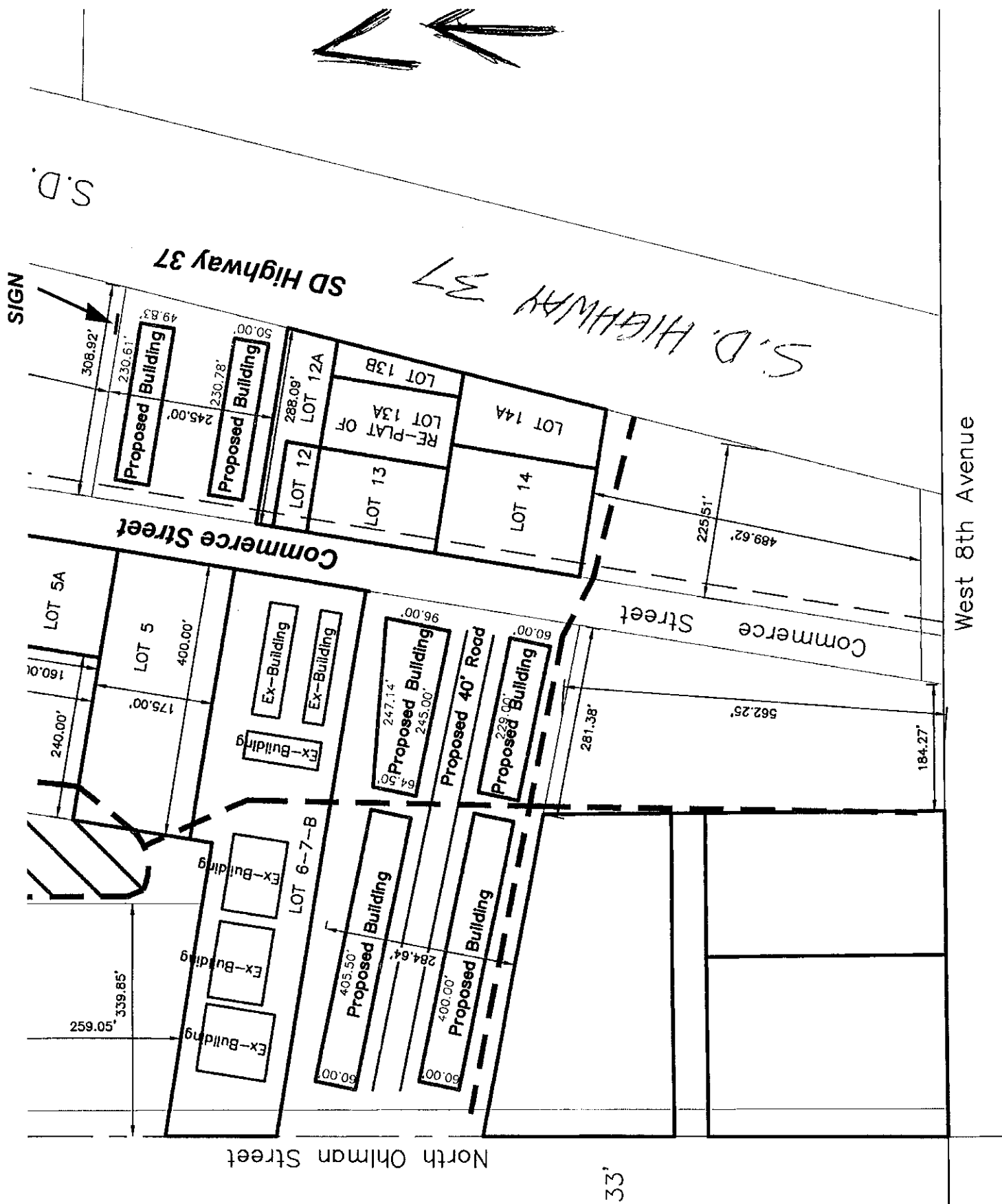
Christine Mauszycki, CPA, M.P.A.

Assistant Professor of Accounting
Chair of the Business Department
1200 W. University Ave. / Mitchell, SD / 57301
605-995-2737 / www.dwu.edu

Relator / Harmony / Deliberative / Consistency / Analytical

 DAKOTA WESLEYAN UNIVERSITY
ESTABLISHED 1862





LOT 5A

96.00'

Commerce Street

LOT 12

LOT 13

RE-PLAT OF
LOT 13A

LOT 13B

288.09'
LOT 12A

Proposed Building

Proposed Building

SIGN



308.92'

230.61'

49.83'

245.00'

230.78'

50.00'

SD Highway 37

SD

