

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

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **Declaration Of Conflicts Of Interests**
4. **APPROVE AGENDA:**
5. **Approval Of Minutes: September 24, 2018**

Documents:

[PLANNINGCOMM9242018.PDF](#)

6. **Schedule Next Meeting October 22, 2018**
7. **Approval Of Plat: A Plat Of Lot 6-7-B, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota.**

Documents:

[PLAT6-7-BB7WESTWOOD.PDF](#)  
[LOT6-7-BB7WESTWOODAERIAL.PDF](#)

8. **Plat: A Plat Of Lots 7-A And 7-B, Block 92, John Lawler's Second Addition To The City Of Mitchell, Davison County, South Dakota.**

Documents:

[PLAT7A7BB92LAWLER2ND.PDF](#)  
[L7A7BB92LAWLER2NDAERIAL.PDF](#)

9. **OTHER BUSINESS:**
10. **PUBLIC INPUT: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.**
11. **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  
September 24, 2018, MINUTES**

**NOT APPROVED**

Chairman Larson called the September 24, 2018 city planning commission meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Fergen, Genzlinger, Osterloo  
Members Absent: Quenzer, Jirsa, and Allen

Staff Present: Putnam, Croce, J. Johnson, Hegg, Sandoval, and Mayor Everson

Approval of Agenda: Motion by Molumby, seconded Genzlinger to approve the agenda. All members present voting aye, motion carried.

Declaration of Conflicts of Interest: none

Approval of Minutes: Motion by Molumby, seconded by Osterloo to approve the minutes of the September 10, 2018 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Fergen, seconded by Osterloo to schedule the next meeting for Tuesday, October 9, 2018. All members present voting aye, motion carried.

Plan Approval: Dakota Sunset, 1524 W Havens, and zoned HB District. Dave Epp, Mueller Lumber, was present to answer questions. There will be an addition to the east and it will match the appearance of the existing building. He answered questions about the drainage. Motion by Osterloo, seconded by Fergen to approve the plan. All members present voting aye, motion carried.

Other Business: Chuck Mauszycki Sr. was present to discuss a proposed plat described as A Plat of Lot 6-7-8, Block 7 of Westwood First Addition in the SW ¼ of Section 16, T 103 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota. The purpose of the plat is to describe various storage existing buildings. Due to the short notice, no action taken.

Public Input: Dave Bechen is looking at a property on the SW corner of W 8<sup>th</sup> and N Minnesota Street. The property is zoned R2 and its unimproved. He is looking to construct a commercial building to house his electrical business. He would need to rezone the property, most likely to TWC District. The commission reviewed the zoning of the area. J. Johnson suggested that this rezoning take place when the w. 9<sup>th</sup> Ave rezoning actions are heard. Bechen will return with a plan drawn to scale. Ralph Kiner, Mitchell Realty, also provided some insight on the area. No action taken.

Chairman Larson adjourned the meeting at 12:30 pm.

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Chairperson

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Date



1 Inch = 100 Feet

**LEGEND**

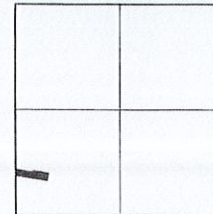
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- ⊠ = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PUR-6702
- WM =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

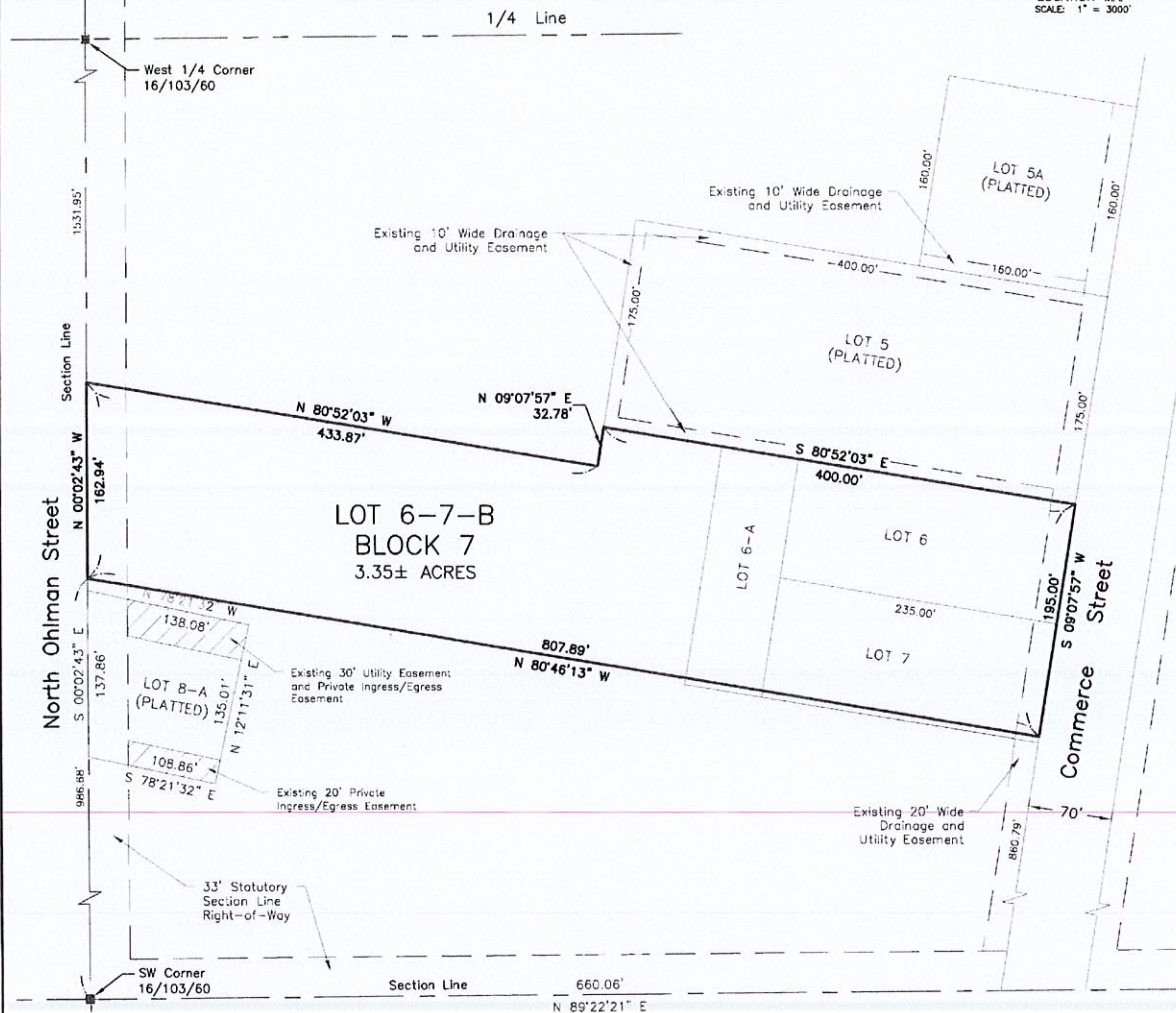
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH  
ZONE, STATE PLANE - NORTH AMERICAN  
DATUM 1983 - GEOID 12B.

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

SEC. 16, T 103 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'



A PLAT OF LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A  
SUBDIVISION OF THE SW 1/4 OF SECTION 16, 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, and All Stor LLC, a South Dakota Limited Liability Company, as owners, and under their direction for purposes indicated therein, I did on or prior to September 20, 2018, survey those parcels of land described as follows: LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOTS 6, 6-A AND 7 INCLUDING THE 10' WIDE DRAINAGE AND UTILITY EASEMENTS LYING ALONG THE SIDE AND REAR LOT LINES OF SAID LOTS, ALL IN BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 27 ON PAGE 46, PLAT BOOK 31 ON PAGE 23 AND PLAT BOOK 24 ON PAGE 37 RESPECTIVELY.

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



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**A PLAT OF LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A  
SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH  
P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.**

**RESOLUTION OF CITY PLANNING COMMISSION**

WHEREAS, the plat of LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, 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 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, 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

**RESOLUTION OF CITY COUNCIL**

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018; and

WHEREAS, it appears from an examination of the plat of LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Finance Officer/Deputy Finance Officer of the City of Mitchell

**CERTIFICATE OF COUNTY TREASURER**

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

\_\_\_\_\_  
Treasurer/Deputy Treasurer of Davison County

\_\_\_\_\_  
Date

**DIRECTOR OF EQUALIZATION**

The undersigned does hereby certify that a copy of the plat of LOT 6-7-B, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

\_\_\_\_\_  
Director of Equalization/Deputy Director of Equalization of Davison County

\_\_\_\_\_  
Date

**REGISTER OF DEEDS**

STATE OF SOUTH DAKOTA)  
)SS  
COUNTY OF DAVISON)

FILED for record this \_\_\_\_\_ day of \_\_\_\_\_, 2018, at \_\_\_\_\_, and recorded in Book \_\_\_\_\_ of Plats on Page \_\_\_\_\_ therein and recorded on Microfilm Number \_\_\_\_\_.

\_\_\_\_\_  
Register of Deeds, Davison County

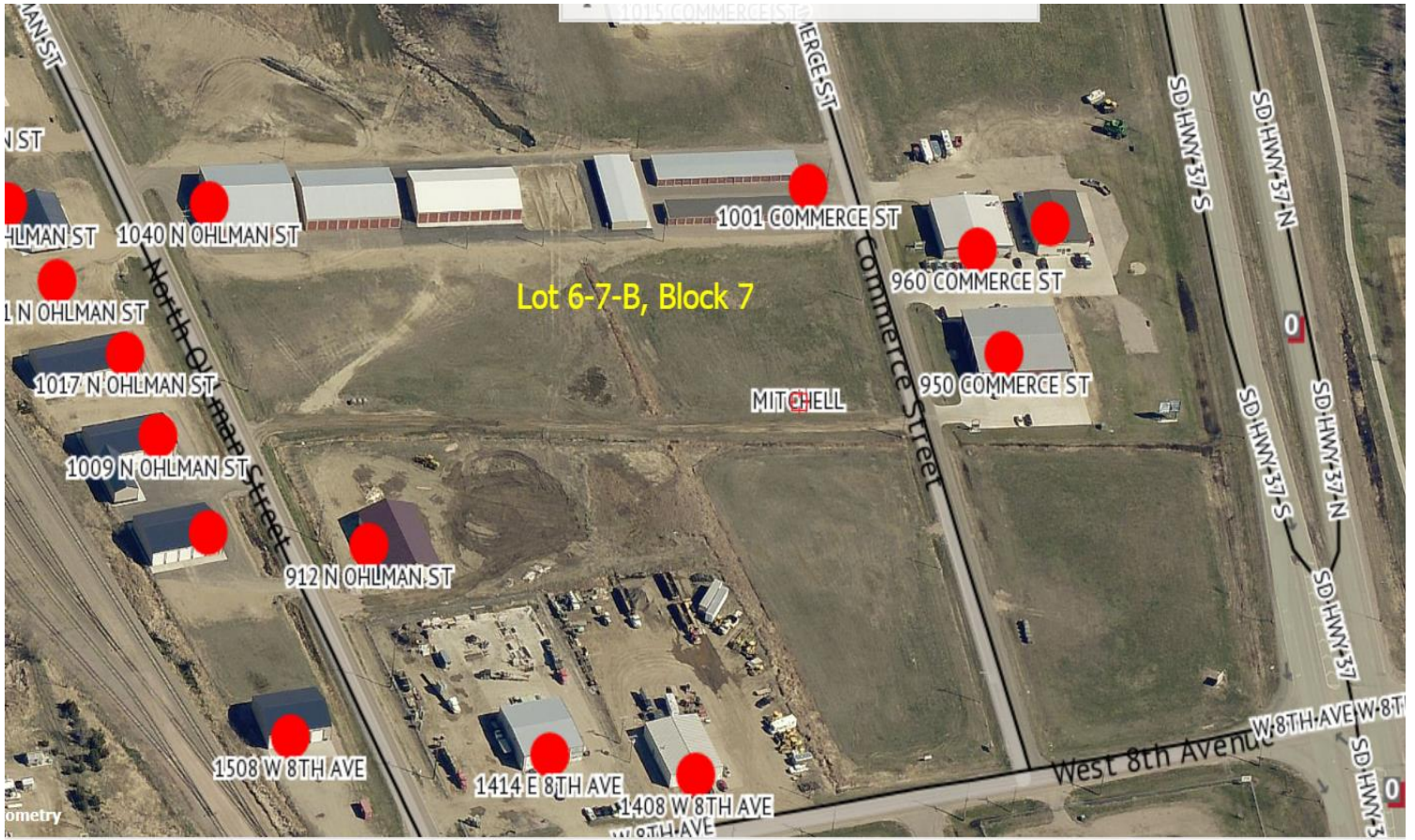
By \_\_\_\_\_

\_\_\_\_\_  
Deputy

**SPN**

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







1 Inch = 20 Feet

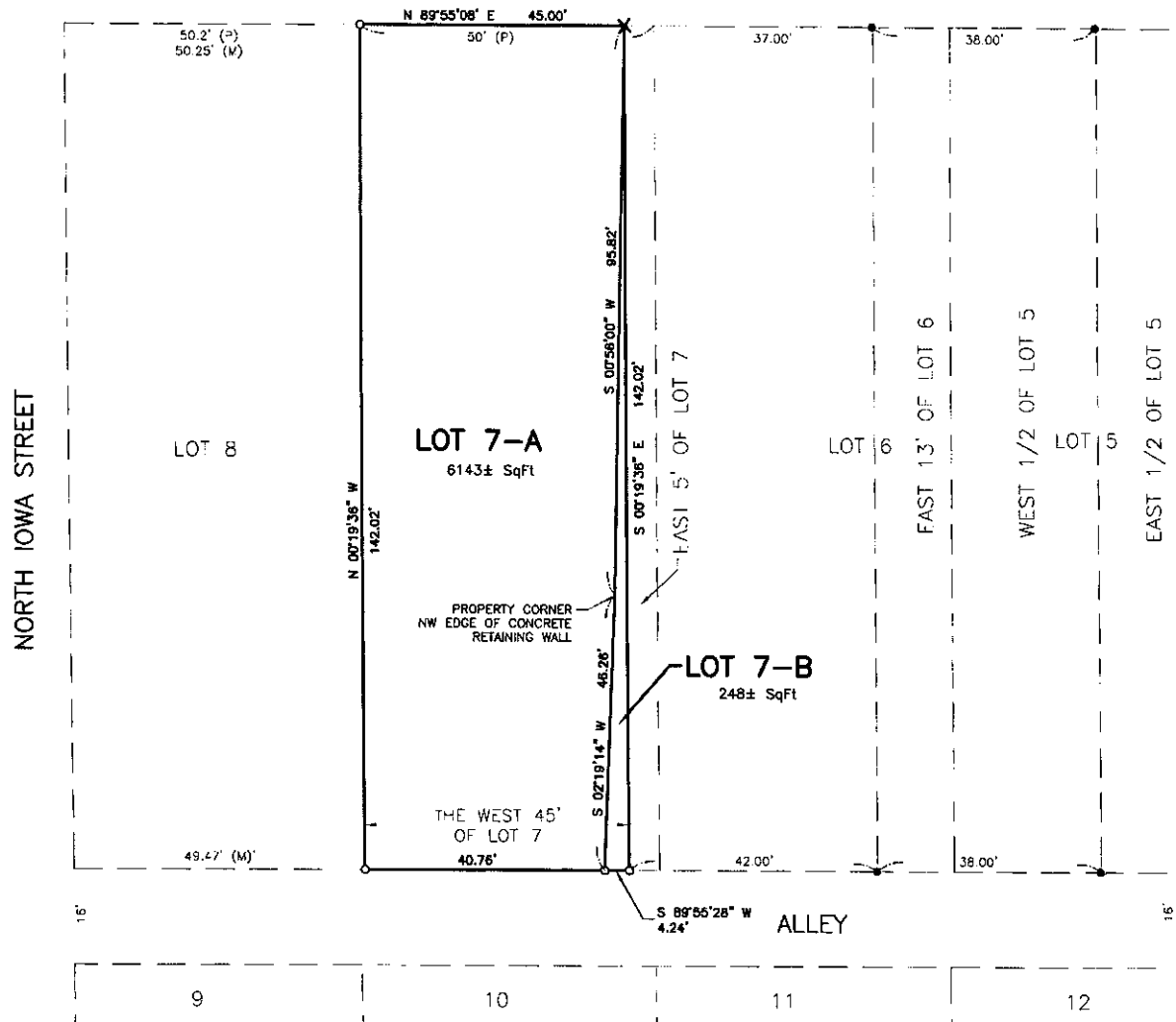
**LEGEND**

- - FOUND IRON MONUMENT
- - SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8298
- 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 PCK-8298
- WM - WITNESS MONUMENT
- X - X IN CONCRETE

PREPARED BY: PAUL C. KIEPKE, P.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 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.

**WEST 3rd AVENUE**

## A PLAT OF LOTS 7-A AND 7-B, BLOCK 92, JOHN LAWLER'S SECOND ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

**SURVEYOR'S CERTIFICATE**

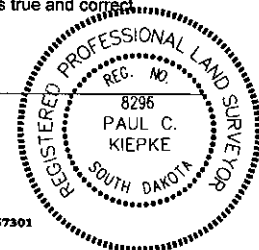
I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, and under their direction for purposes indicated therein, I did on or prior to September 28, 2018, survey those parcels of land described as follows: LOTS 7-A AND 7-B, BLOCK 92, JOHN LAWLER'S SECOND ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate THE WEST 45' OF LOT 7, BLOCK 92, JOHN LAWLER'S SECOND ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK 1 OF MISCELLANEOUS RECORDS, PAGE 180.

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 #SD8296

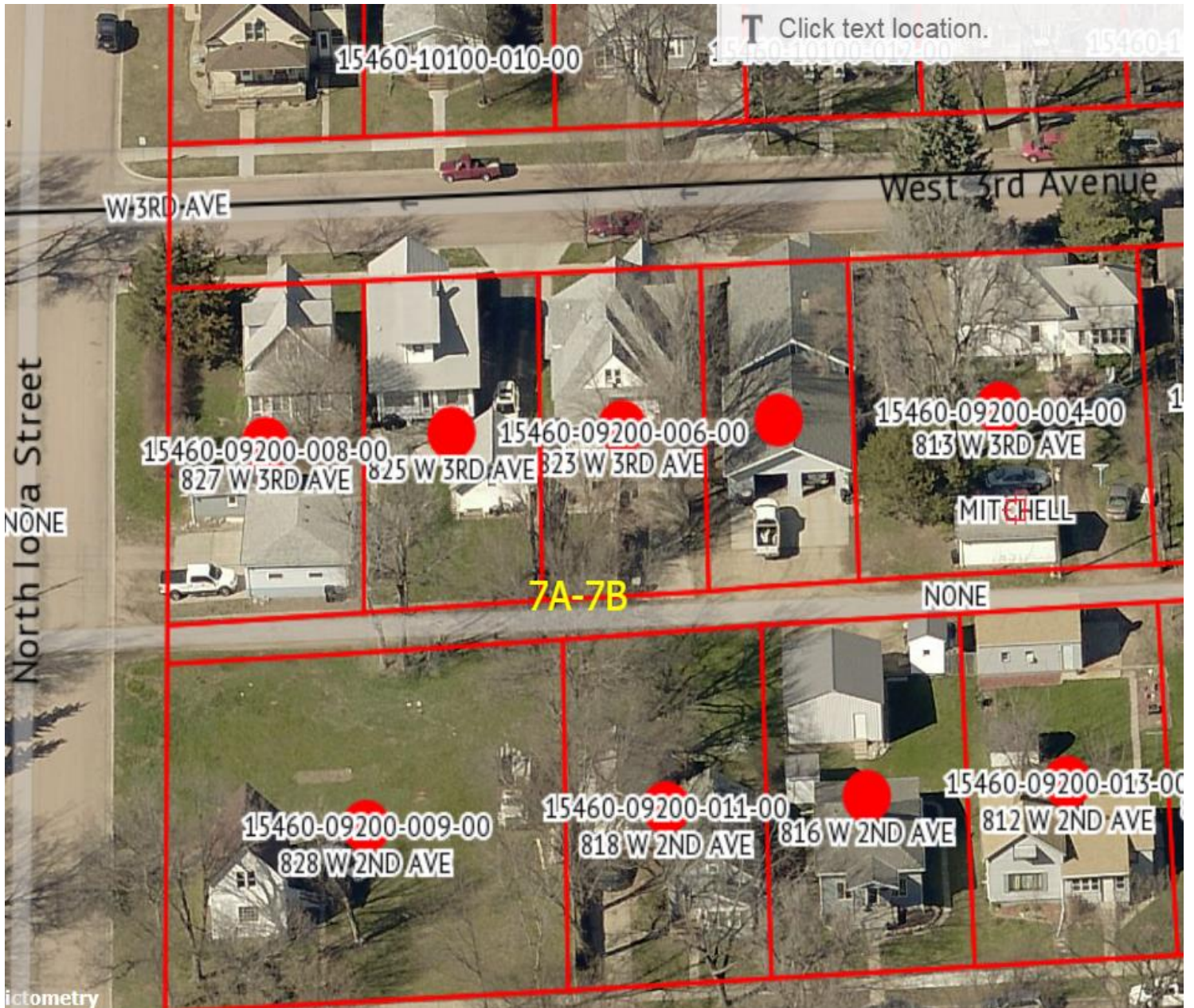
**SPN**

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Phone: (605) 996-7761 Fax: (605) 996-0015



7301

7301



15460-10100-010-00

Click text location.

15460-10100-017-00

W 3RD AVE

West 3rd Avenue

15460-09200-008-00  
827 W 3RD AVE

825 W 3RD AVE

15460-09200-006-00  
823 W 3RD AVE

15460-09200-004-00  
813 W 3RD AVE

MITCHELL

7A-7B

NONE

15460-09200-009-00  
828 W 2ND AVE

15460-09200-011-00  
818 W 2ND AVE

816 W 2ND AVE

15460-09200-013-00  
812 W 2ND AVE

ictometry