

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
APRIL 22, 2019 , 12:00 pm (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: April 8, 2019

Documents:

[PLANNINGCOMMINUTES482019.PDF](#)

6. SCHEDULE NEXT MEETING May 13, 2019, 12:00 PM
7. Approval Of Plat: A Plat Of Lots 1 And 2 Of GRS Addition In The S 1/2 Of The N 1/2 Of The N 1/2 Of The SE 1/4 Of Section 3, T 102 N, R 60 W Of The 5 P.M., Davison County, South Dakota

Documents:

[PLATGRS.PDF](#)
[3-SCHULZ GERALD GIS.PDF](#)

8. Plat: A Plat Of Lot 4, Block 5 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., Davison County, South Dakota

Documents:

[AERIAL4B5WOODSPLAT.PDF](#)
[PLATL4B5WOODS.PDF](#)

9. **CONDITIONAL USE PERMIT:**

On Sight Storage LLC has applied for a conditional use permit to operate a self-service storage facility located at 120 S. Lawler, legally described as Lots 10 & 11, Block 20, Original Addition, City of Mitchell, Davison County, South Dakota. The property is zoned CB Central Business District.

Documents:

[ONSIGHTDESC.PDF](#)
[NOHONSIGHT.PDF](#)
[ONSIGHTNEIGHBORS.PDF](#)
[AERIAL120SLAWLER.PDF](#)

10. **VARIANCE:**

Brenda Oleson & Dan Hauser have applied for a front yard variance of 10 feet vs. 25 feet as required for moving an existing accessory building located at 721 W Hanson Ave, legally described as Lot 12, Block 8, Railroad Addition, City of Mitchell, Davison County, South Dakota. The said property is zoned R2 Single Family Residential District.

Documents:

[HAUSERAPP.PDF](#)
[NOHHAUSER.PDF](#)
[HAUSERPLAN.PDF](#)
[HAUSERNEIGHBORS.PDF](#)
[AERIAL721WHANSON.PDF](#)

11. VARIANCE:

Gary & Sandy Butterfied have applied for a backyard variance of 20 feet vs. 25 feet as required and an oversize variance of 1,848 square feet vs 1,200 square feet for the purpose of constructing an accessory building located at 700 W. Pine Ave, legally described as Lot 1, Block 6, MLC Addition, City of Mitchell, Davison County, South Dakota. The property is zoned PD Mueller Lumber Morningview Subdivision Planned Development District.

Documents:

[NOHBUTTERFIEDVARCUP2019.PDF](#)
[BUTTERFIELDPLAN.PDF](#)
[BUTTERFIELDNEIGHBORS.PDF](#)
[BUTTERFIELDLETTERS.PDF](#)
[AERIAL11B6MLCADDPLAT.PDF](#)
[MLCMASTERPLAN.PDF](#)
[BUTTERFIELDPLAT.PDF](#)

12. Approval Of Plan: Proposed Parking Lot Puetz Corp.

Documents:

[PUETZCORPMITCHELLOFFICEPARKINGEXPANSION04-09-2019.PDF](#)

13. Plan Approval: City Of Mitchell, 514 N Main St (Formerly Northwestern Energy), Remodel, Zoned CB Central Business District

Documents:

[DAILYREPUBLICPLAN.PDF](#)

14. OTHER BUSINESS:

15. 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.

16. ADJOURNMENT:

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

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
April 8, 2019

NOT APPROVED

Chairman Larson called the April 8, 2019 City Planning Commission meeting to order at 12:00 PM, in the Council Chambers, 612 N Main St, Mitchell, SD.

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

Members Absent: none

Staff Present: Putnam, Croce, T. Johnson, J. Johnson, Ellwein, London, Overweg, Jenniges & Mayor Everson

Declaration of Conflicts: Osterloo, Molumby and Fergen have a conflict with Agenda Item #9

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

Approval of Minutes: Genzlinger noted on the agenda item (VFW plan approval) that he had a condition that a sign be posted stating only 49 occupants during construction. Motion by Genzlinger, seconded by Jirsa to approve the minutes with the correction.

Schedule Next Meeting: Motion by Quenzer, seconded by Fergen to schedule the next meeting for April 22, 2019. All members present voting aye, motion carried.

Conditional Use Permit: (Continued from last meeting) Yvonne Steward, applicant, and Mid Dakota Properties, owner, have made an application for a family residential child care at the property legally described as S ½ of Lots 1 & 2, Block 14 & N ½ of vacated alley, Rowley's 2nd Addition, NE ¼, 21-103-60, City of Mitchell, Davison County, SD (517 N Duff St). The property is zoned R4 Multi-family residential district. The applicant was present to answer questions. The commission reviewed the written comments from the neighborhood. Letters to the neighboring property owners were sent March 13, 2019 and the public notice was published March 14 & March 21, 2019. Putnam noted the fire marshal has inspected the property and the property passed. Steward is registering with the state department of social services. Margaret Spensley and Putnam reviewed the history of the partial alley vacation, which was decided by the SD Supreme Court. Steward responded to questions about parking and noted the vehicles in question are her family's. She has instructed her clients to drop off the children on Duff Street. She has three children of her own. She has been operating for some time; however, the number of children she is watching has increased. Angie Nagel (neighbor) expressed concern about the supervision of the children, the presence of a dog, and the heavy traffic on Duff Street. Additionally, she noted the yard is small and the neighborhood may not be safe for kids. Steward noted her hours are 5:30 am to 5:30 pm. Motion by Molumby, seconded by Genzlinger to recommend the Board of Adjustment to deny the application citing yard size, neighborhood opposition, and traffic as factors. Roll Call: Larson yes, Jirsa yes, Genzlinger yes, Molumby yes, Quenzer no, and Fergen no. Motion passes 5 yes 2 no.

Discussion of Possible Platting and Roadways: Crago property owners. Melisa Crago presented a proposed master plan for a development on the property adjacent to Iverson Addition that is outside the city limits, but within the ETJ area. The area they purchase shows to two 66' roadways. She indicated that sometime in the near future, her son would like to build a house in the area, which is not is not platted. She indicated they do not have any immediate plans to develop the property. It was noted by the planning commission that the road accessing to South Rowley Street would need to be platted and improved and would need a cul-de-sac, because the roadway to the south is not accessible. The drainage of the area was discussed extensively. Wade London, property owner, provided some input about the condition of the roadway that extends to the south and observations of the drainage. Ms. Crago was advised to bring back a master plan and plat with more detail at the time they wish to plat a lot. No action taken.

Discussion and/or recommendation of vacation of N. Langdon Street commencing at Fair Oaks Avenue, going north to East 23rd Avenue. Putnam informed the commission that Avera is only requesting vacating that portion of N Langdon Street that extends south to the Radke property line. Avera wishes to build a parking lot over the abandoned Langdon Street right-of-way. The city, Northwestern Energy and possibly others have utilities within the ROW. The proposed resolution will require that the property owner (currently Avera) bear the costs for removal of parking lot, in the event utility service is required. Larson inquired it is possible to have an arrangement to permit a private parking lot on public ROW. Various city staff expressed concern about such a situation. Larson suggested that there might be other options for parking, rather than vacating a portion of the street. Motion by Jirsa, seconded by Genzlinger to say that there are not in favor of the vacation. Roll call: Larson yes, Quenzer yes, Jirsa yes, Genzlinger yes, Osterloo abstain, Molumby abstain, and Fergen abstain. Motion carried 4-0-3.

Rezoning: Lot C in the E ½ of NE ¼ of Section 30, T 103 N, R 60 W, Davison County, South Dakota from TWC Transportation, Warehousing, and Commercial District to UD Urban Development. No one was present to discuss this. A new buyer of Lot C wishes to construct a single-family residence on this property, but the property is currently zoned TWC. There are some residential sites to the south. Letters to the neighbors were sent March 13 and the public notice were and to be published March 28, April 4, and April 25, 2019. Jenniges noted the county has no objections. Motion by Fergen, seconded by Osterloo to recommend the council approve the rezoning. All members present voting aye, motion carried.

Plat: A Plat of Lot 1, Block 6, MLC Addition and a portion of West Pine Street, A Subdivision of Block 3 and Lot 4B, Block 4, Morningview Addition to the City of Mitchell, Davison County, South Dakota. Putnam noted this follows the master plan. He also mentioned that a variance request on this property would be heard at the next meeting. Putnam said that Pine Street is to be as Pine Avenue. A revised plat will be submitted to the council. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Other Business: Molumby and other commissioners extended a sincere congratulation to Lyndon Overweg on his announcement to retire. Larson acknowledged the assistance Chief Overweg has provided to the commission.

Public Input: none

Chairman Larson adjourned the meeting at 12:53 pm.



1 Inch = 100 Feet

LEGEND

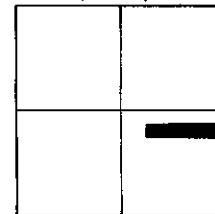
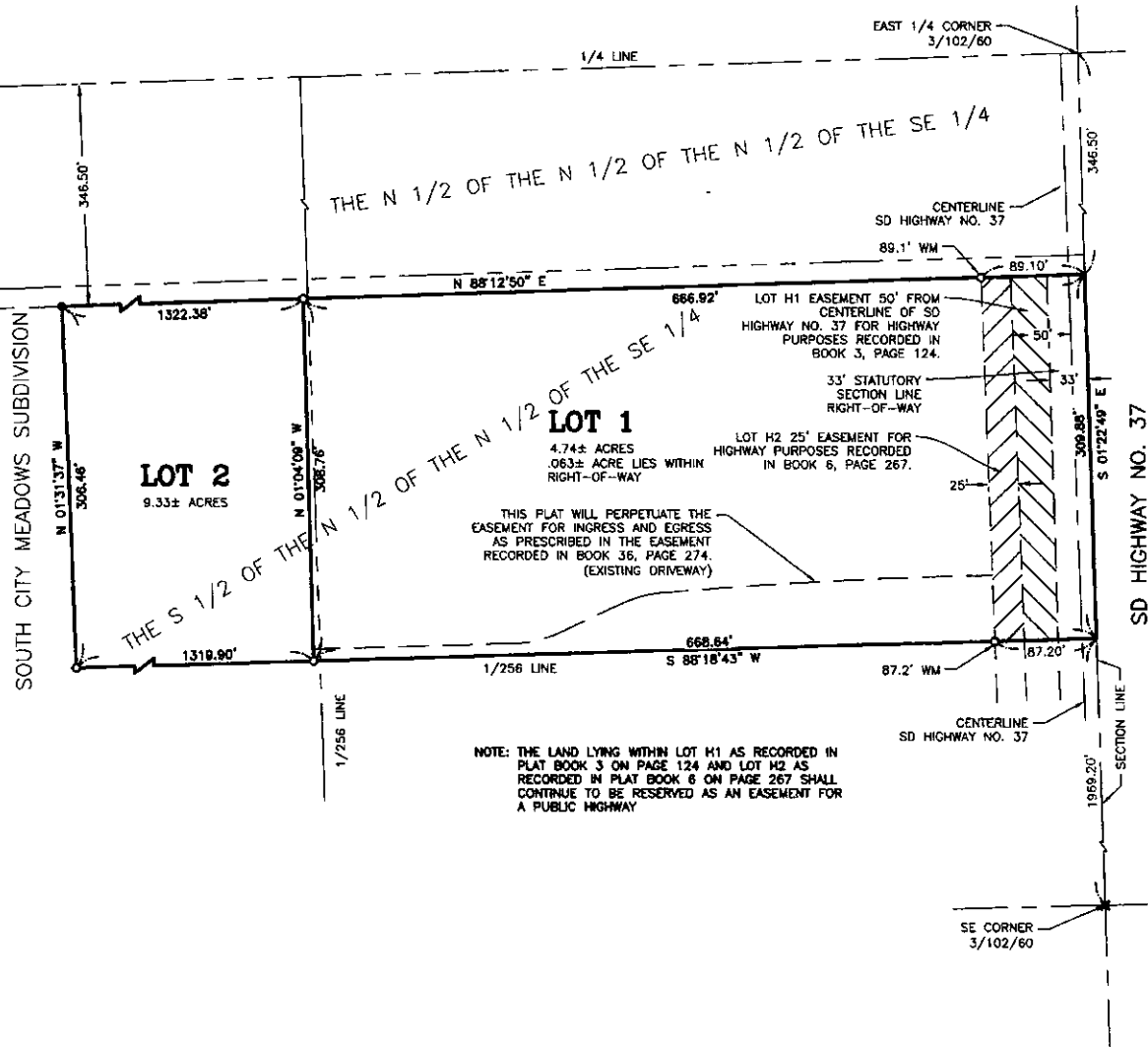
- = FOUND IRON MONUMENT
- = SET 5/8" X 14" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- ✕ = X IN CONCRETE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, 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 126.

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

SEC. 3, T 102 N, R 60 W

LOCATION MAP
SCALE: 1" = 3000'

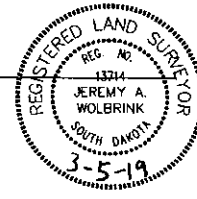
A PLAT OF LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, 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 owner as listed hereon, and under his direction for purposes indicated therein, I did on or prior to February 22, 2019, survey those parcels of land described as follows: LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 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 5TH day of MARCH, 2019.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



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

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

A PLAT OF LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2019.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

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

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2019, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

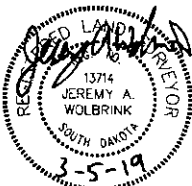
Access to S.D. Highway No. 37 is approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

By: _____ Title: _____ Date: _____
Highway or Street Authority

CERTIFICATE OF COUNTY TREASURER

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

Treasurer/Deputy Treasurer, Davison County Date



SPN

& Associates

Engineers, Planners and Surveyors

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

A PLAT OF LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of LOTS 1 AND 2 OF GRS ADDITION IN THE S 1/2 OF THE N 1/2 OF THE N 1/2 OF THE SE 1/4 OF SECTION 3, T 102 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director
of Equalization, Davison County

Date _____

REGISTER OF DEEDS

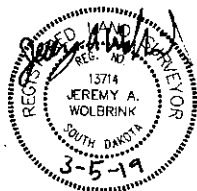
STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2019, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By.

Deputy

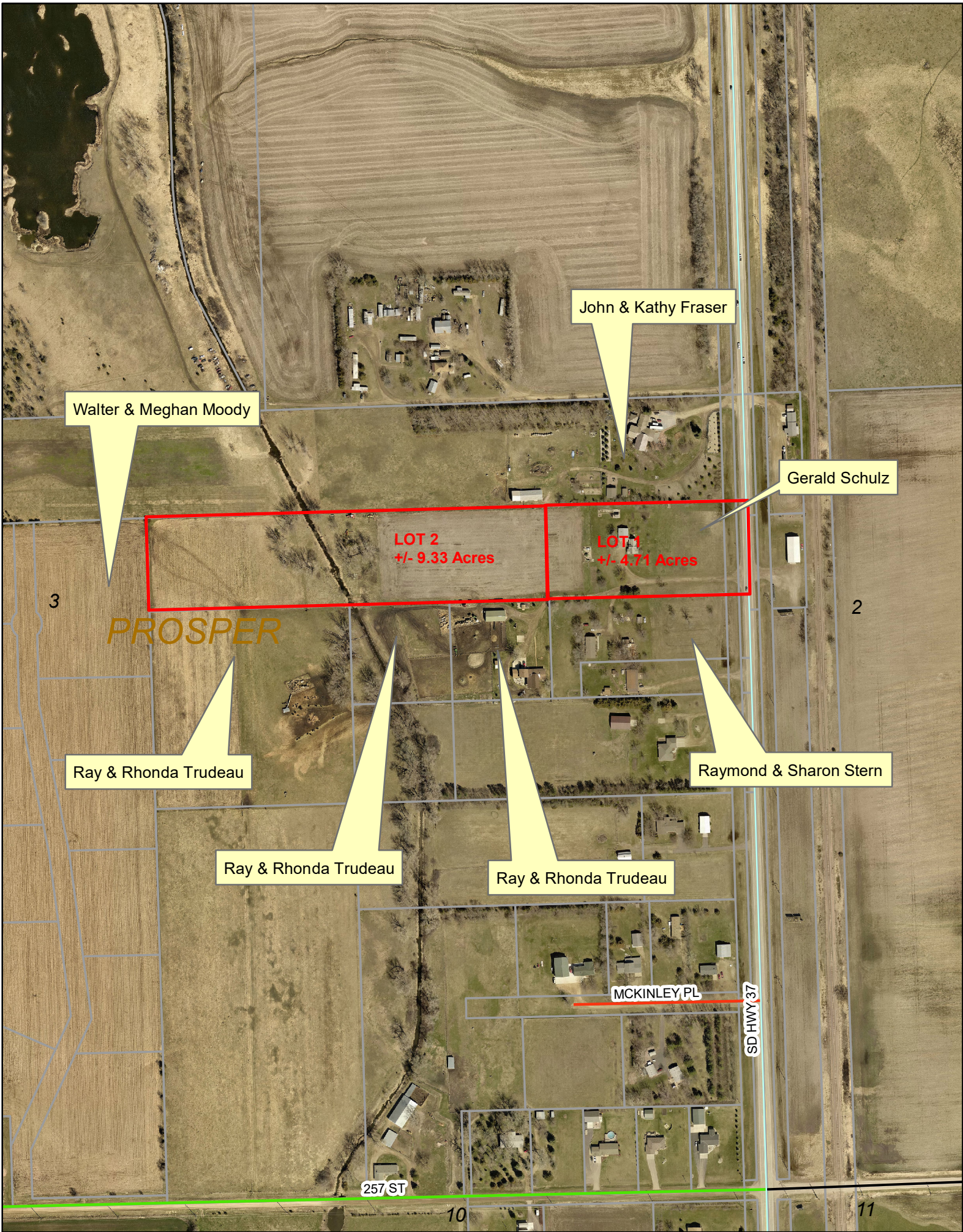


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Walter & Meghan Moody

John & Kathy Fraser

Gerald Schulz

LOT 2
+/- 9.33 Acres

LOT 1
+/- 4.71 Acres

PROSPER

Ray & Rhonda Trudeau

Raymond & Sharon Stern

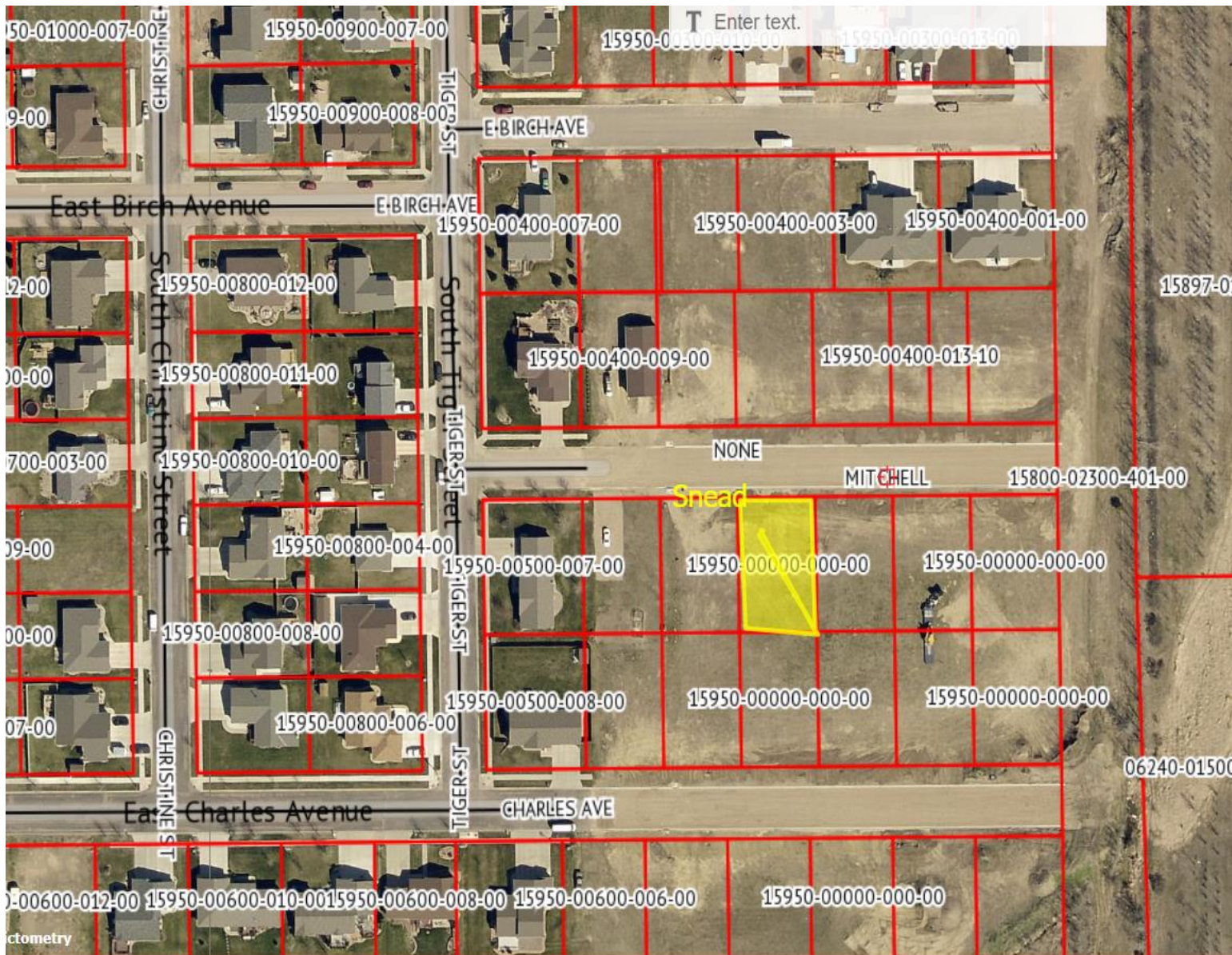
Ray & Rhonda Trudeau

Ray & Rhonda Trudeau

MCKINLEY PL

SD HWY 37

257 ST





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
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- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER P/R-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

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

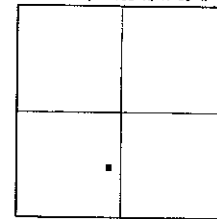
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.

**EASEMENTS WITHIN LOT 4,
BLOCK 5 DEDICATED BY THIS PLAT:**

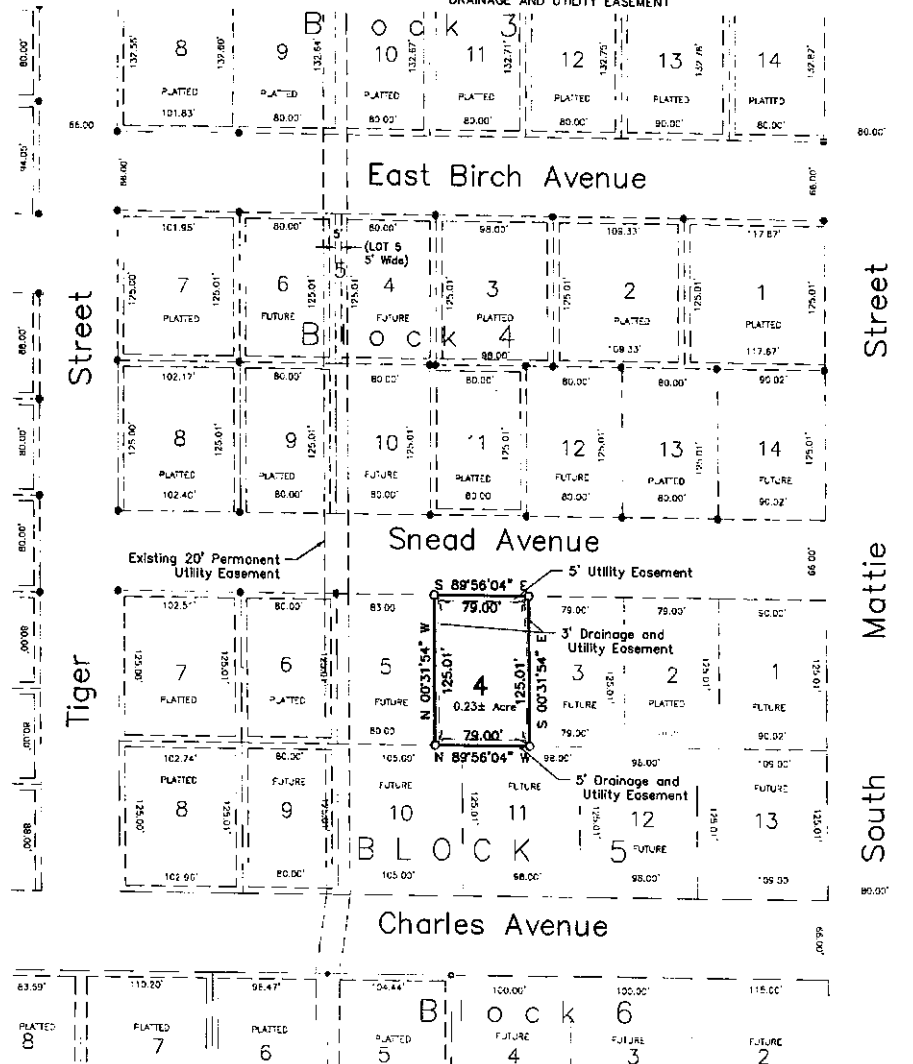
FRONT ALONG SNEAD AVENUE = 5'
UTILITY EASEMENT.

SIDES AS SHOWN = 3'
DRAINAGE AND UTILITY EASEMENT

REAR AS SHOWN = 5'
DRAINAGE AND UTILITY EASEMENT



LOCATION MAP
SCALE: 1" = 3000'



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

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 10, 2019, survey those parcels of land described as follows: LOT 4, BLOCK 5 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 _____, 2019.

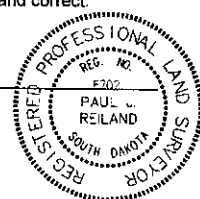
Registered Land Surveyor #SD6702

SPN

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

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2019; and

WHEREAS, it appears from an examination of the plat of LOT 4, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 4, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2019.

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 4, BLOCK 5 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2019, 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



Neil, Below is the write up Let me know if you have any questions.

On Sight Storage would like to create an indoor self storage facility on the 1st & 2nd floors of our building located on 120 S Lawler.

We expect to store cars, boats, motorcycles, ATVs and other vehicles on the the first floor.

The 2nd floor will consist of 10 * 20 storage units 8 foot tall. We are projecting about 40 storage units on the second floor primarily for household storage.

The facility will incorporate the latest security technology for access control, video surveillance and fire alarm. We will also maintain the existing fire sprinkler system.

Neil, Below is the write up Let me know if you have any questions.

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We expect to store cars, boats, motorcycles, ATVs and other vehicles on the the first floor.

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The facility will incorporate the latest security technology for access control, video surveillance and fire alarm. We will also maintain the existing fire sprinkler system.

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 On Sight Storage LLC has applied for a conditional use to operate a self-service storage facility at the property located at 120 S Lawler St, legally described as Lots 10 & 11, Block 20, Original Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (CB) Central Business District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on April 22, 2019, 12:00 P.M and the Board of Adjustment on May 6, 2019 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 5th day of April 2019.

Michelle Bathke

FINANCE OFFICER

Publish twice: April 11 & April 24, 2019

Approximate Cost:

MITCHELL INVESTMENT PROPERTIES
LLC
219 E 1ST AVE
MITCHELL SD 57301

ON SIGHT STORAGE LLC
PO BOX 819
MITCHELL SD 57301

D & E MUSIC & VENDING
117 S LAWLER ST
MITCHELL SD 57301

TOBINS TRANSFER INC
322 E 9TH AVE
MITCHELL SD 57301

JAMES J & LINDA L FETERAL
REVOCABLE LIVING TRUST
PO BOX 94
MITCHELL SD 57301

ARLEN L & PATRICIA J SCHUH
41280 ROCK CREEK DR
MITCHELL SD 57301

CHESTERMAN CO
4700 S LEWIS BLVD
SIOUX CITY IA 51106

DONALD W & BARBARA J YOUNG
JOINT REVOCABLE LIVING TRUST
167 S HARMON DR
MITCHELL SD 57301

KENNETH D SETNESS
212 E RAILROAD ST
MITCHELL SD 57301

TIMOTHY D ALLEN DBA
TOBIN TRANSFER & STORAGE
113 E 1ST AVE
MITCHELL SD 57301



APPLICATION FOR VARIANCES

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

The undersigned applicant(s) Brenda Oleson & Dan Hauser are hereby making an application for a Front yard variance of 10' vs 25' as required for moving a garage, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

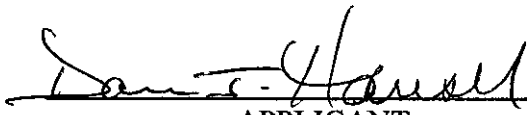
Lot 12, Block 8, Railroad Addition to the City of Mitchell, Davison County, South Dakota (721 W Hanson Ave)

The said real property is zoned (R2) Single Family Residential District.

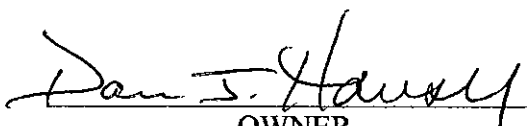
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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 17 of APR, 2019.



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 Brenda Oleson & Dan Hauser have applied for a front yard variance of 10 feet vs 25 feet as required for moving of an existing an accessory building at 721 W Hanson Ave, legally described as Lots 12, Block 8, Railroad 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 April 22, 2019, 12:00 P.M and the Board of Adjustment on May 6, 2019 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 8th day of April 2019.

Michelle Bathke

FINANCE OFFICER

Publish once : April 11, 2019

Approximate Cost:

HANSONS AVE



22'8"

23'2"

HOUSE

71' x 35'2"

12'6"

GARAGE

28' x 14'

PROPOSED
LOCATION

DRIVEWAY

50'9"

29'6"

GARAGE

30'2" x 36'6"

7'

ADDITIONAL CURB 12'
BREAK OUT

10' LINING UP WITH HOUSE

FENCE LINE

MONTANA

01029
39

KYLE R FOWLER
720 W HANSON AVE
MITCHELL SD 57301

ERNEST M & MARIAN C BIES
712 W HANSON AVE
MITCHELL SD 57301

CITY OF MITCHELL
612 N MAIN ST
MITCHELL SD 57301

BRENDA OLESON & DAN J HAUSER
721 W HANSON AVE
MITCHELL SD 57301

JONATHAN WALTER KROPP
210 S MONTANA ST
MITCHELL SD 57301

JORDAN & AMANDA THURINGER
214 S MONTANA ST
MITCHELL SD 57301

HAUSER RENTALS LLC
1420 E BIRCH AVE
MITCHELL SD 57301

PATSY A & DIANE BURKHOLDER
219 S MONTANA ST
MITCHELL SD 57301

CURTIS E DUMAS
215 S MONTANA ST
MITCHELL SD 57301

ELAINE POOLEY
211 S MONTANA ST
MITCHELL SD 57301

TIMOTHY P & LINDA D CHRISTENSEN
34 W HARMON DR
MITCHELL SD 57301

T & B RENTALS
407 N MAIN ST
MITCHELL SD 57301

JOSHUA A SCHWINGLER
804 W HANSON AVE
MITCHELL SD 57301

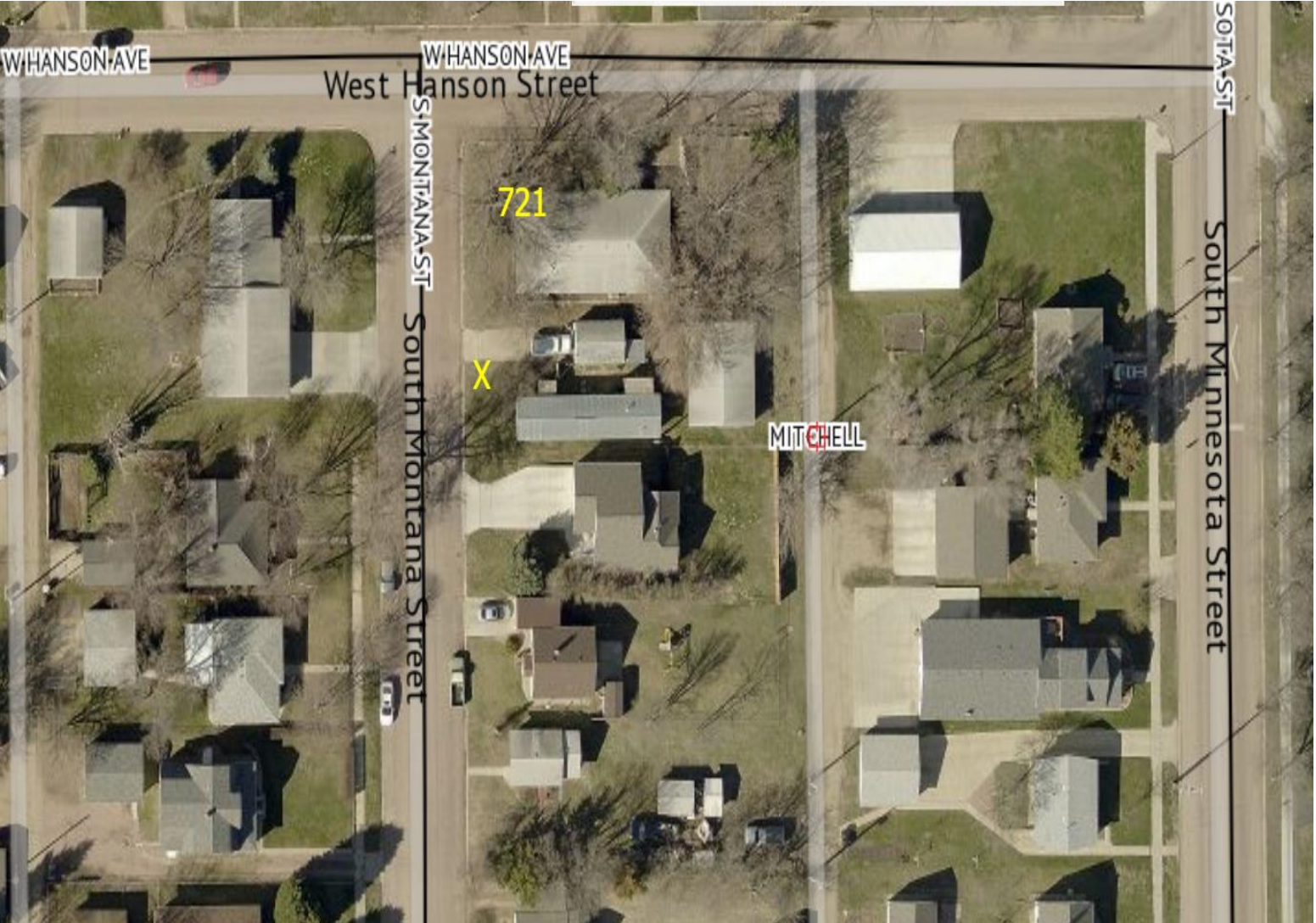
LARRY E & MERIBETH L FINK
600 S BURNS ST
MITCHELL SD 57301

SAMUEL R & JACALYN A DALTON
621 W 3RD AVE
MITCHELL SD 57301

DENNIS A & CAROL R BUCKLAND
209 S MINNESOTA ST
MITCHELL SD 57301

TIM CHRISTENSEN
34 W HARMON DR
MITCHELL SD 57301

MARGARET M ANDERSON
219 S MINNESOTA 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 Gary & Sandy Butterfield have applied for a back yard variance of 20 feet vs 25 feet as required and an oversize variance of 1,848 square feet vs 1,200 square feet as required for the purpose of constructing an accessory building at 700 W Pine Ave, legally described as Lots 1, Block 6, MLC Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (PD) Mueller Lumber Morningview Subdivision Planned Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on April 22, 2019, 12:00 P.M and the Board of Adjustment on May 6, 2019 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.

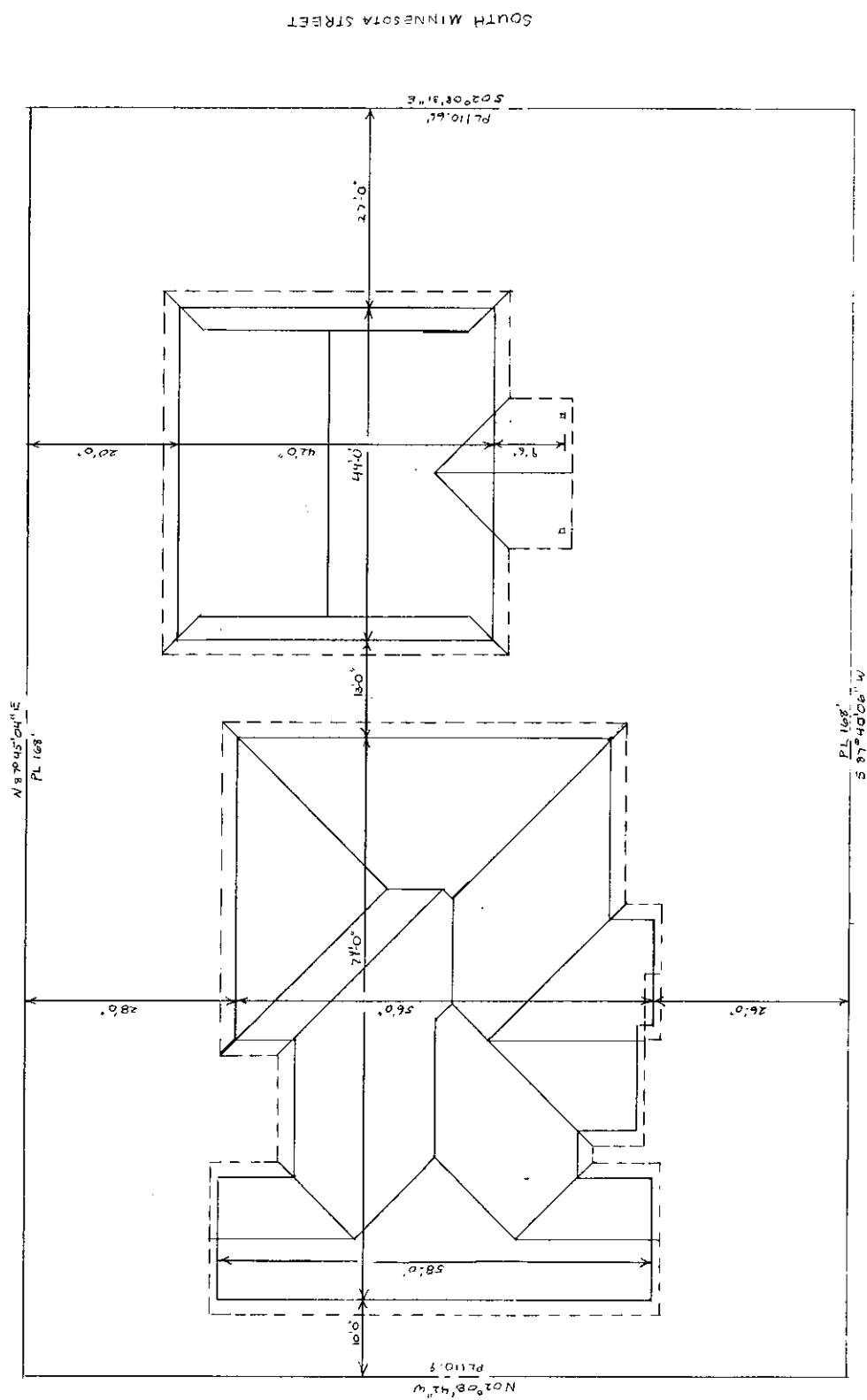
Dated at Mitchell, South Dakota, this 5th day of April 2019.

Michelle Bathke

FINANCE OFFICER

Publish once : April 11, 2019

Approximate Cost:



LEGAL DESCRIPTION

LOT 1, BLOCK 6 MLC ADDITION, A SUBDIVISION OF BLOCK 3 AND LOT 48, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAWSON COUNTY, SOUTH DAKOTA

MR & MRS GARY BUTTERFIELD

SCALE: 1" = 10' APPROVED BY:

Page 1 of 1

DRAWN BY KRX

01/01/2019

MUELLER LUMBER COMPANY

ACQUISITION OF THE ENGLISH V

MUELLER LUMBER COMPANY
400 N OHLMAN ST
MITCHELL SD 57301

ROGER & MARY SCHEURENBRAND
711 W NORWAY AVE
MITCHELL SD 57301

KAYLA LORGE
713 W NORWAY AVE
MITCHELL SD 57301

JAMES A & ELAINE K HOMOLKA
715 W NORWAY AVE
MITCHELL SD 57301

GLADYS A BALDWIN
1212 S MILLER ST
MITCHELL SD 57301

ROBERT H & BEVERLEY J SWENSON
JOINT REVOCABLE LIVING TRUST
1428 PARK DR
MITCHELL SD 57301

MUELLER LUMBER COMPANY
400 N OHLMAN ST
MITCHELL SD 57301

ROBERT W & GAIL A MUELLER
99 S HARMON DR
MITCHELL SD 57301

GARRY G & MERRY C COX
615 W PINE AVE
MITCHELL SD 57301

STEVEN LAWRENCE
CONNIE MARIE SHIELDS
4430 DUNIBAR RIDGE RD
MINNETONKA MN 55345

KENT & NANCY WIETGREFE
JOING REVOCABLE LIVING TRUST
611 W PINE AVE
MITCHELL SD 57301



April 11, 2019

TO WHOM IT MAY CONCERN:

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I/We Bob + Gail Mueller
OWNER
1600 - 1604 S. MINNESOTA
99 S. Harmon Dr
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

April 11, 2019

TO WHOM IT MAY CONCERN:

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I/We Mueller Lumber Company, Mitchell S.D.
OWNER
Secretary / Treasurer
vacant land on Pine & Minnesota
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:



April 11, 2019

TO WHOM IT MAY CONCERN:

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I/We

Mueller Lumber Company
OWNER

Michelle L. White
Secretary/Treasurer

1608 & 1612 S. Minnesota Ave

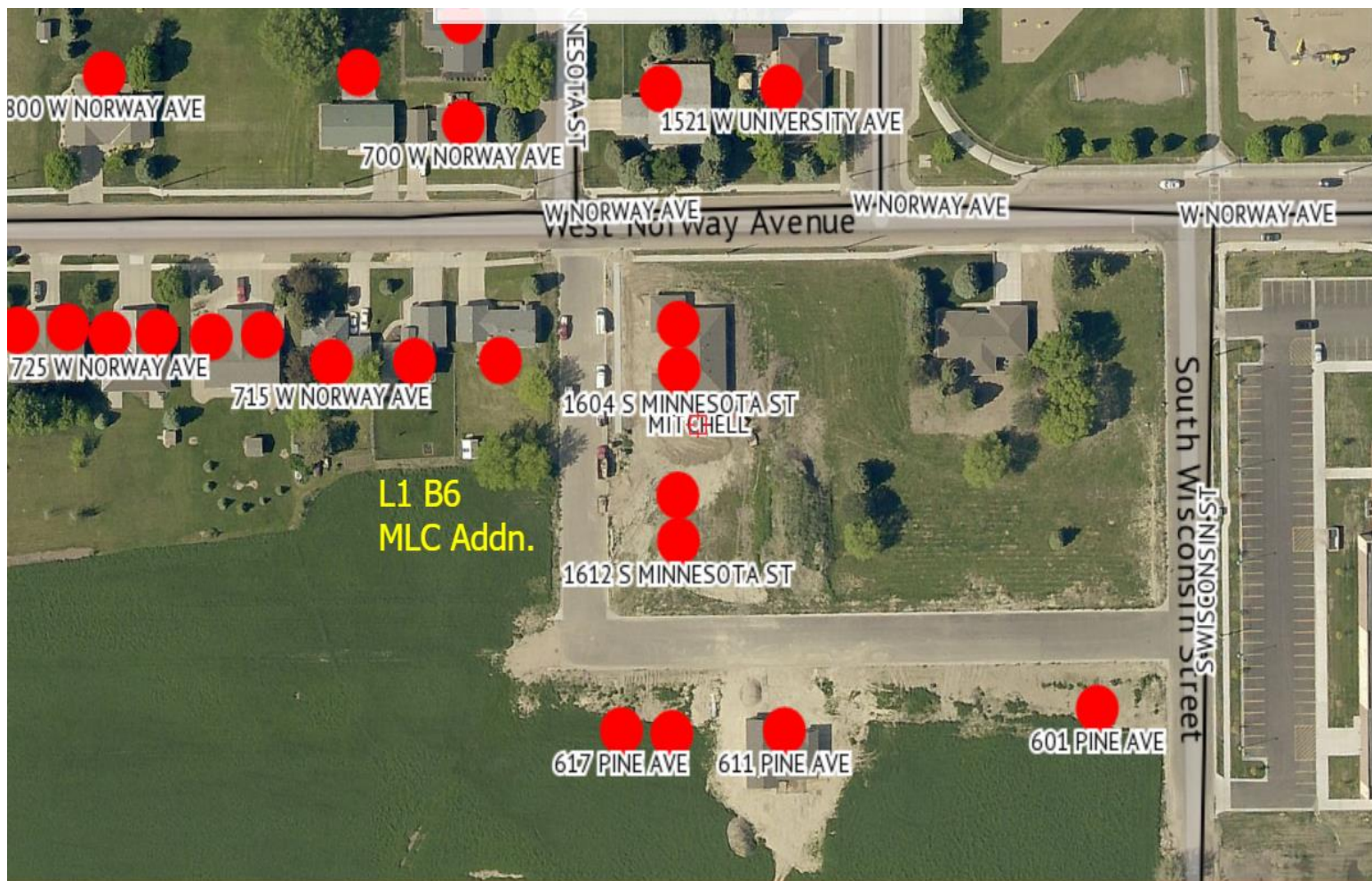
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:



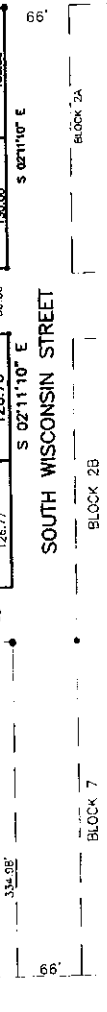
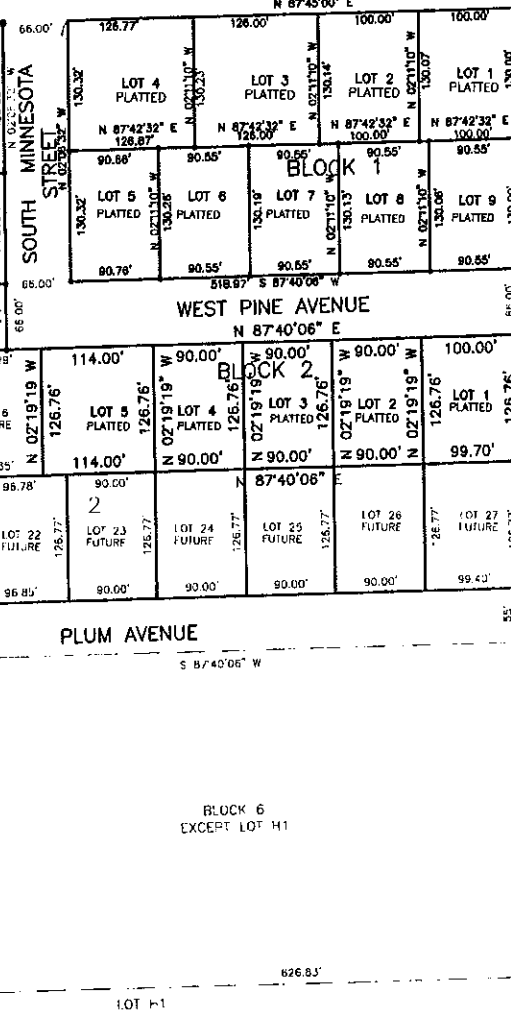
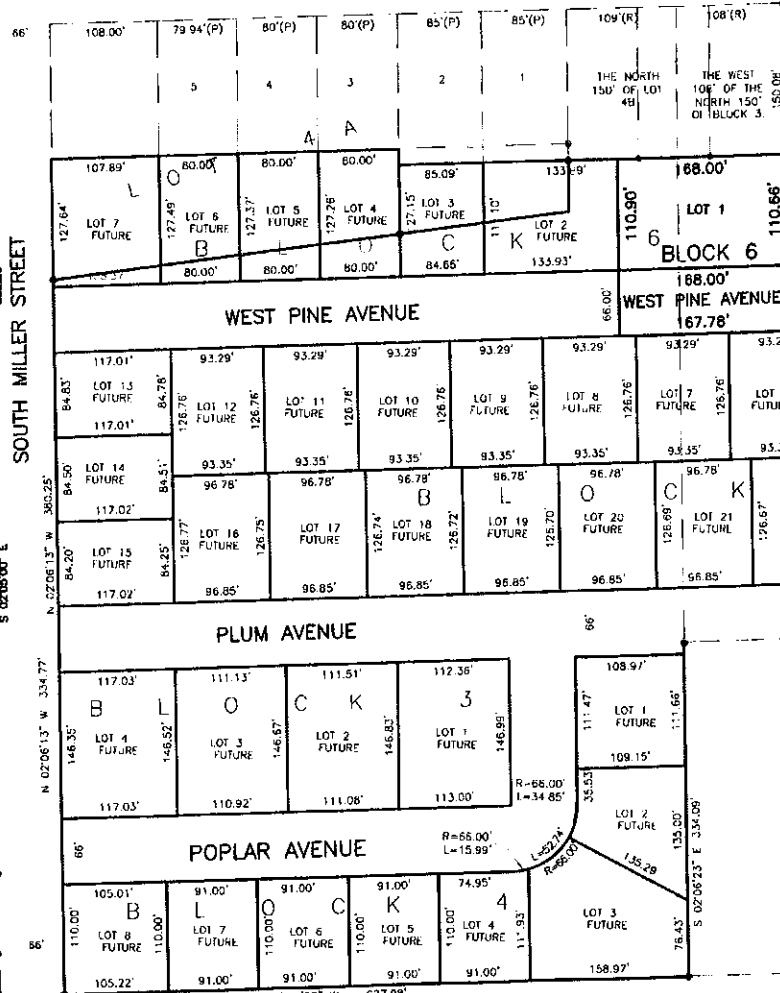
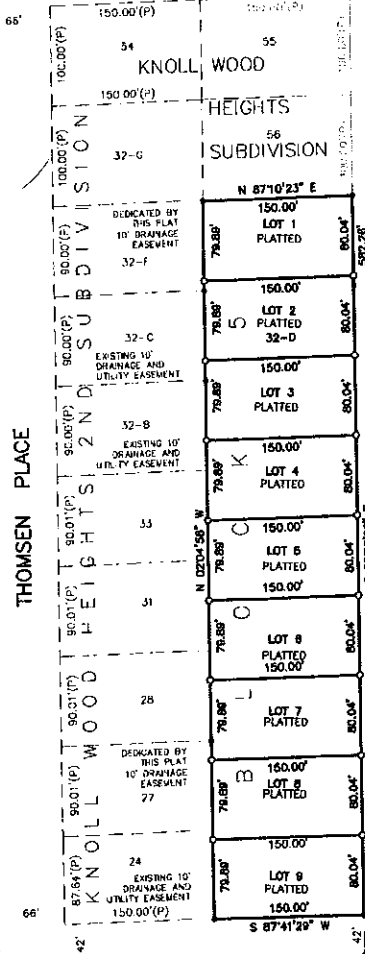


SCALE: 1" = 120'

West Norway Avenue

WEST NORWAY AVENUE

WEST NORWAY AVENUE



SPN

MUeller LUMBER
MORNINGVIEW SUBDIVISION
DATE: 04/04/2019

SPN & Associates
Engineers, Planners and Surveyors
P.O. Box 996, South Dakota 57001



1 Inch = 60 Feet

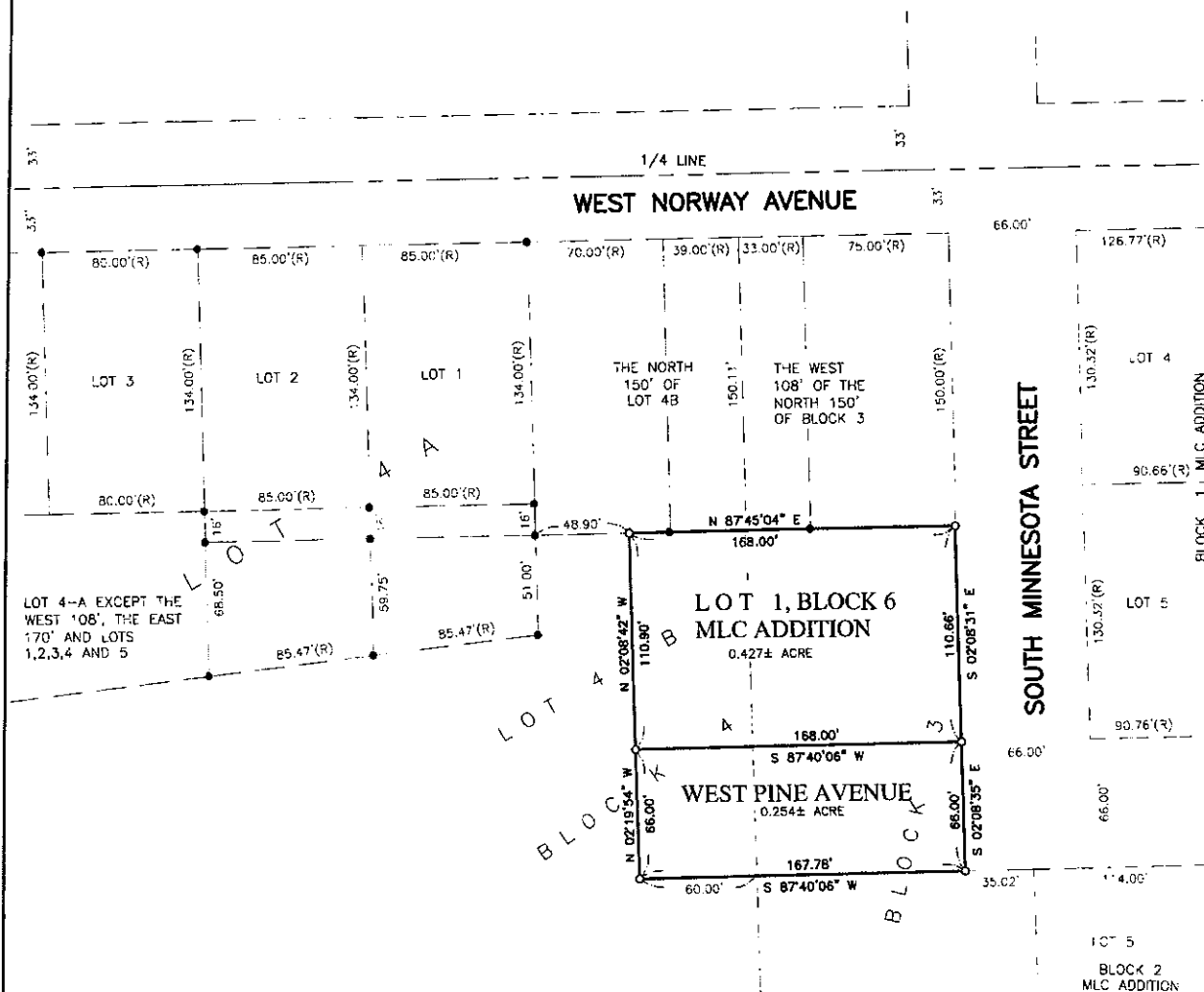
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" x 10" REBAR WITH PLASTIC CAP NO. 6702
- 100' (R) = RECORDED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 1.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/ WASHER P.R. 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 12E.

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



A PLAT OF LOT 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Mueller Lumber Company, a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to March 27, 2019, survey those parcels of land described as follows: LOT 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

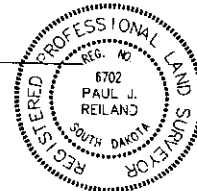
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this _____ day of _____, 2019.

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 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE 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 Mueller Lumber Company, 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 BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of Mueller Lumber Company, 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 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Mueller Lumber Company, 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 1, Block 6 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists South Minnesota Street and West Pine Avenue. 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 _____, 2019.

Robert W. Mueller, President of Mueller Lumber Company,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
JSS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2019, before me, _____, the undersigned officer, personally appeared Robert W. Mueller, of Mueller Lumber Company, a South Dakota corporation, and that he, as such 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 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 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2019.

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
Phone: (605) 996-7761 Fax: (605) 996-8015



RESOLUTION OF CITY COUNCIL

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 _____, 2019.

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 1, BLOCK 6, MLC ADDITION, AND A PORTION OF WEST PINE AVENUE, A SUBDIVISION OF BLOCK 3 AND LOT 4B, BLOCK 4, MORNINGVIEW ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2019, 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) 996-0815





"From Concept to Completion...Your Full Circle Building Solution"

04-09-2019

Dear City of Mitchell Planning and Zoning Committee,

Puetz Corporation has recently purchased two lots, 301 E 9th Avenue and 305 E 9th Avenue, directly north of our downtown Mitchell headquarters. 301 E 9th Avenue was a long-time nuisance property. 305 E 9th Avenue, the lot directly East of 301 E 9th Avenue was a home that has stood empty for the last couple of years. When Puetz Corporation purchased 301 E 9th Avenue, the building had already been demolished. Puetz recently hired a contractor to demolish the house and garage on 305 E 9th Avenue.

Our plan for these properties is attached and includes converting the land to a private parking lot for 25 vehicles and a crane parking area/material storage for the eastern portion of the property.

Puetz Corporation has had their corporate office at the 800 N Kimball location since 1982. We like being in downtown Mitchell and we are committed to supporting the Mitchell Mainstreet community. We currently have around 30 employees that are at the home office during the day. An additional 40 field personnel base out of this office as well. Typically, our 30 office employees park in the city parking lot to the West of our building during the day and leave in the early evening. The field personnel park in our yard area and tend to come to our office between 5 and 7am and leave between 4 and 6:30pm though many will be parked overnight. Because of the growth of our business, our yard is becoming crowded. The new private parking lot will help reduce the crowding of vehicles in the yard and better accommodate the shipping and receiving of equipment and materials via semi-trucks.

The crane storage accomplishes the same thing. Two of our three cranes that we have either parked in our yard or warehouse would be stored in the crane storage area. One crane to be stored in this area is our 110-ton lattice crane. This piece of equipment tends to spend 90% of the time on job sites as it must be disassembled and trucked when it is moved. This crane would be disassembled and stored in its smallest form within the storage area. The other crane we envision being stored would be our 45-ton truck crane. This is the smallest of our cranes and often leaves the premise daily. Our other 75-ton truck crane will remain in our yard.

Puetz Corporation wants to be a good neighbor and make the visual impact of the crane storage and parking area as minimal as possible. The main difference between the crane storage and the parking area is that the parking area would be paved with concrete and the crane storage would be gravel with reinforced subgrade and structural fabric. The crane storage would also be enclosed for security reasons with a slatted wood fence like what is seen on the Northwest corner of our current building. This fence would go up eight feet to minimize the visibility of the cranes. The gate to the crane storage would open towards 9th avenue where cranes would back in and then depart forward. The gate would be slatted to minimize the visual impact for neighbors. We have also pulled back the North side of the enclosed area to be South of the adjacent neighbor's front porch. This again is to minimize the visual impact to the neighborhood and allow for a better turning radius for the cranes when they depart.

Other steps Puetz is taking to improve the area is paving the West portion of the alley on the South side of the two Puetz lots. This will help with drainage and keeping gravel from the alley from making its way onto the street. Both approaches on the North connecting to 9th avenue will be concrete with the crane storage approach being thickened reinforced concrete. Sidewalk that is damaged during the construction will be replaced. Most of the large trees on the East and West sides of the property will be kept. Lighting for the parking lot and storage will be kept to a minimum with a sensor eye and timed shut off at 10pm. These lights will be LED and faced down with a hood for minimal light spread to the area.

We would like to request a no parking area from the East curb of Kimball back 90 feet on 9th avenue on both sides of the street. This no parking area will minimize the chance of accidents as the turning radius for the cranes is tight as seen on the attached site plan. This no parking area still allows access and street parking to all neighbor's property from the street.

Puetz Corporation's intent is to talk with all neighbors directly adjacent to the new parking and crane area prior to the planning and zoning meeting to help explain our plan and get feedback.

It is our hope that the Planning and Zoning committee will see the efforts Puetz Corporation is making to enhance this downtown neighborhood and minimize the visual impact of this change. Puetz Corporation is a growing company and we want to keep our employees in the downtown core. Having sat on the Mainstreet and Beyond Board, I understand the positive impact that 30 to 70 employees can make to the retail, services and restaurants in the downtown area. If there is one thing that our downtown is lacking, it is professional commercial businesses with large amounts of employees. It is businesses like ours that help to create micro economies that help sustain many other downtown businesses just as we depend of them. Too often, businesses like ours would move to the edge of town because of the space available and the ease of entering and leaving the property. We want to stay in the downtown core because it is our history and because we feel we are an integral part of the fabric that makes up the economic diversity of a vibrant or at least surviving downtown.

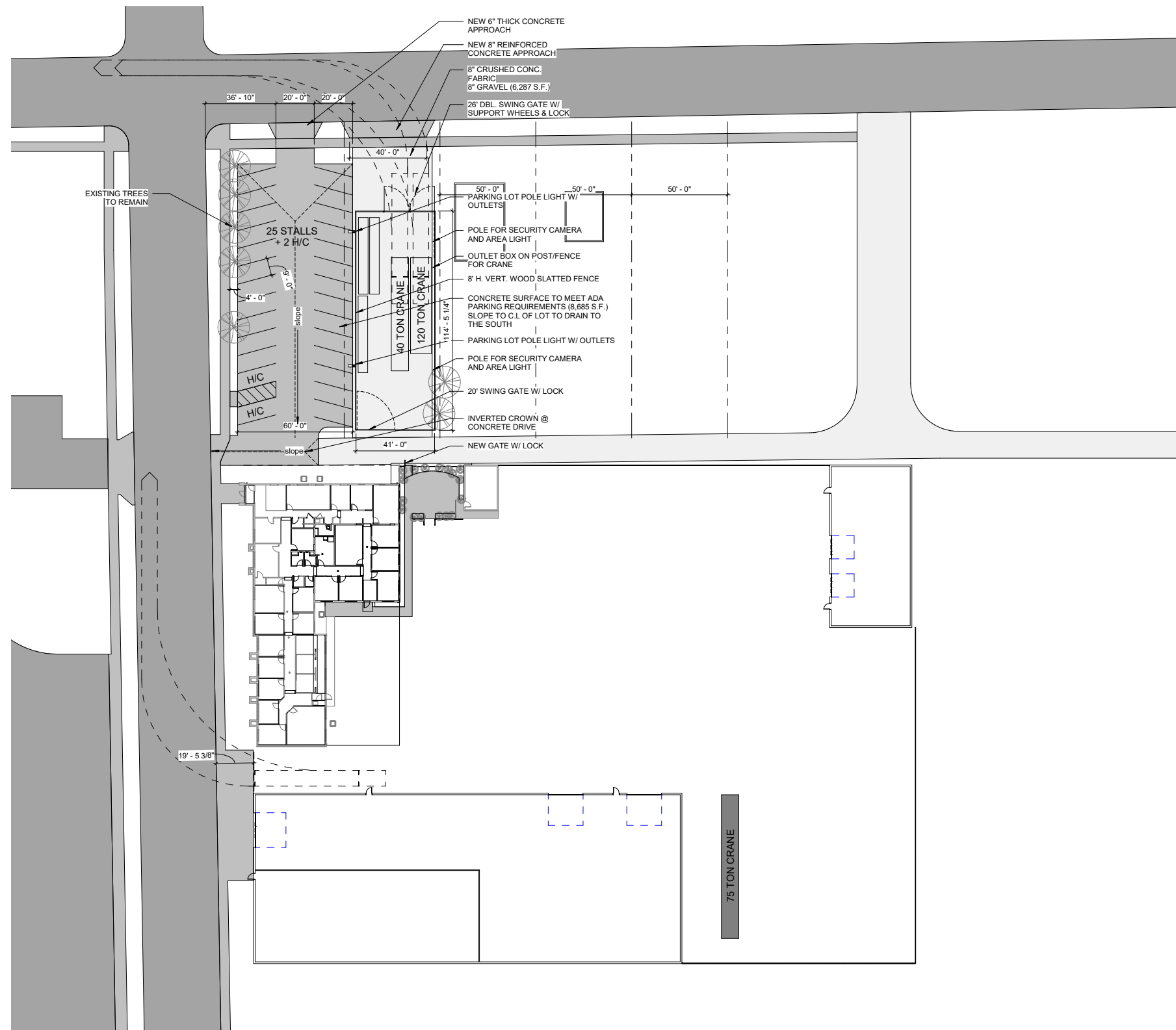
I hope you approve the parking and crane storage along with the no parking area. I very much appreciate your consideration and feedback.

Kind Regards,



Mark Puetz, CEO

Puetz Corporation



1 SITE PLAN - Option A
1" = 30'-0"

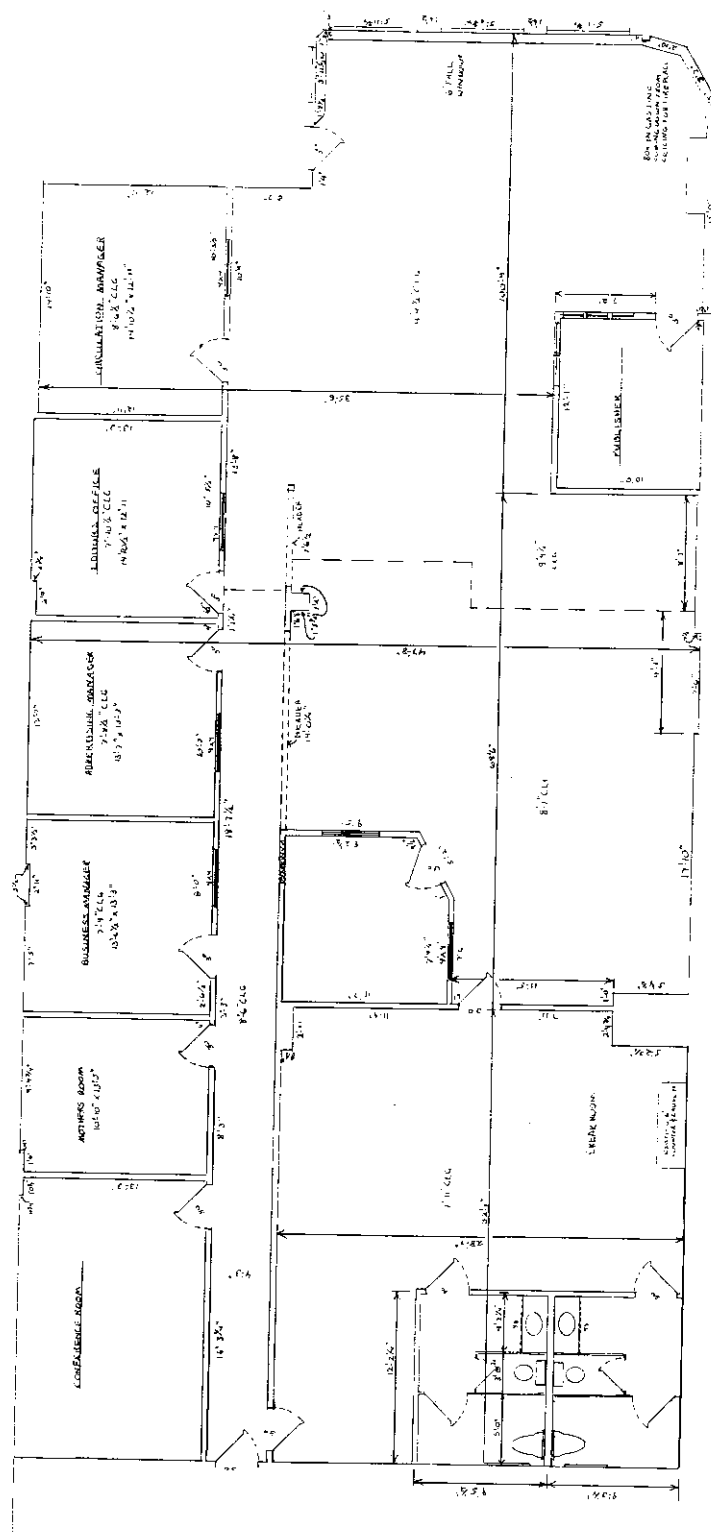


WEST VIEW FROM ACROSS KIMBALL STREET
(8'-0" HIGH WOOD PICKET FENCE BEYOND NEW CONCRETE PARKING AREA)

Puetz Office Site
Mitchell, S.D.



© Date: 04/05/19



NEW FLOOR PLAN
FOR DAILEY REPUBLIC

OLD NORTHWESTERN BUILDING	ADDRESS: 1000 W. 10TH ST.	DATE: 3-22-19	MEYER LUMBER COMPANY	RECEIVED: 3-22-19
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