

CITY OF MITCHELL
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JULY 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: July 8, 2019

Documents:

[PLANNINGCOMM782019.PDF](#)

6. Schedule Next Meeting Monday August 12, 2019
7. Plat: A Plat Of Lots 12A & 12B In The Replat Of Tract A, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL12A12BWILDOAK.PDF](#)
[AERIAL12A12BTAWILDOAK.PDF](#)

8. Plat: A Plat Of Kelly Tract 1, A Subdivision Of The SW 1/4 Of The SE 1/4 Of Section 36, T 104 N, R 61 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATKELLY.PDF](#)
[AERIALKELLYPLAT.PDF](#)

9. Conditional Use Permit:

Danetrea Sonne has applied for a conditional use permit to operate a family residential child care business at the property located at 817 W Douglas Ave, legally described as E 75' of Lot 11 & 12, Block 5, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[SONNEAPP.PDF](#)
[SONNENOH.PDF](#)
[AERIAL817WDOUGLAS.PDF](#)
[SONNENEIGHBORS.PDF](#)
[SONNELETTER.PDF](#)

10. CONDITIONAL USE PERMIT:

GC-VW Revocable Trust & Haley Marquardt have applied for a conditional use permit to operate a family residential child care business and/or a childcare center, preschool, and nursery business at the property located at 1525 S Miller St, legally described as S 115' of Lot 16 D Exc W 25' of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 & R3.

Documents:

[MARQUARDTAPP.PDF](#)
[MARQUARDTNOH.PDF](#)
[MARQUARTNEIGHBORS.PDF](#)
[MARQUARTNEIGHBORS2.PDF](#)
[AERIAL1525SMILLER.PDF](#)

11. VARIANCE:

Patricia Reimnitz has applied for a backyard variance of 20 feet vs 25 feet to construct an attached entryway from the house to the garage that is located at 204 W 13th Ave, legally described as Lot 11, Block 15, Capital Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

Documents:

[REIMNITZAPPPLAN.PDF](#)
[REIMNITZNOH.PDF](#)
[AERIAL204W13TH.PDF](#)
[REIMNITZLETTERS.PDF](#)
[REIMNITZNEIGHBORS.PDF](#)

12. OTHER BUSINESS:

13. 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.

14. ADJOURNMENT:

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

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
JULY 8, 2019
NOT APPROVED**

Chairman Larson called the July 8, 2019 City Planning Commission at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

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

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

Election of Chairman July 1, 2019 thru July 1, 2020. Motion by Molumby, seconded by Jirsa to nominate Jay Larson and that a unanimous ballot be cast for Mr. Larson. All members present voting aye except Larson who abstained. Motion carried.

Election of Vice-Chairman July 1, 2019 thru July 1, 2020. Motion by Jirsa, seconded by Genzlinger to nominate Doug Molumby. Motion by Larson, seconded by Jirsa that a unanimous ballot be cast for Mr. Molumby. All present voting aye, except Molumby abstaining.

Declaration of Conflicts of Interest: none

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: Motion by Genzlinger, seconded by Molumby to approve the minutes of the June 24, 2019 meeting. All members present voting aye, motion carried.

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

Hearing and Action on Rezoning; Vern Eide, 301 Block of East 1st Ave.

Mitchell Investment Properties LLC & Davison Motor Cars LLC are hereby making an application for rezoning Lots 1 & 2, Block 24 and North ½ of vacated alley, Original Addition, City of Mitchell, Davison County, South Dakota from CB Central Business District to TWC Transportation, Warehousing, and Commercial District and Lots 3-6, Block 24 and North ½ of vacated alley, Lots 7-11, and S ½ of vacated alley, Block 24, Original Addition, City of Mitchell, Davison County, South Dakota from R2 Single Family residential district to TWC Transportation, Warehousing, and Commercial District and the official zoning map is to be changed to reflect the same.

A representative of Vern Eide was present. The public notice was published on June 27, July 3, and July 25, 2019 and letters to the adjoining neighbors were sent on June 26, 2019. Putnam informed the commissioners that there has been an error on the map, which inadvertently identified the area R2, it was previously was TWC. It is the error was made when the maps were computerized or drawn. No one testified in opposition of the rezoning. Motion by Genzlinger, seconded by Jirsa to recommend the council approve the rezoning. Roll Call: Larson aye, Molumby aye, Genzlinger aye, and Jirsa aye. Motion carried.

Conditional Use Permit: Michele Hanten has applied for a conditional use permit to operate an animal hospital, clinic, boarding, shelter, training business at the property located at 1104 W Havens, legally as Irregular Tract 6 ex ROW 6 and Irregular Tract 8 exc ROW 8 in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District. Ms. Hanten provided an explanation of the proposed business. They will install a fence to prevent the dogs from getting loose. Most of the activities will be conducted indoors. She will not perform veterinary services. She works with service dogs and training of dogs. She was made aware of neighbors' concerns about barking. Hegg asked for a clarification of the definition and ask the applicants to provide a plan for waste disposal. The public notice was published in the local paper on June 27 and July 3, 2019 and letter to the neighbors were sent June 26, 2019. No one testified in opposition. A motion by Genzlinger, seconded by Molumby to recommend the board of adjustment approve the permit with the condition no veterinary services at this site. All members present voting aye, motion carried.

Conditional Use Permit: Amanda Nava has applied for a conditional use permit to operate a family residential child care business at the property located at 516 W 10th Avenue, legally described as Lot 8, Block 39, Capital Addition, City of Mitchell, Davison County, South Dakota. Zoned R2 Single Family Residential District. Ms. Nava was present to answer questions. No one testified in opposition. No written objections were received. The public notice was published in the official newspaper on June 27 and July 3, 2019 and letters to the neighbors were sent June 26, 2019. Motion by Molumby, seconded by Jirsa to recommend the Board of Adjustment to approve the permit with the following conditions; 1) The applicant pass a fire inspection, 2) the permit is not transferable, 3) if the business ceases to operate for a period of six months or longer, then a new permit would be required. All members present voting aye, motion carried.

Plat: Plat of Lot D in the NE ¼ of the NE ¼ of Section 30, T 103 N, R 60 W of the 5th P.M. The county planning commission has approved this plat. This completes the process of constructing a residential property and expands the territory. This property was recently rezoned. Motion by Molumby, seconded by Jirsa to approve this plat. All members present voting aye, motion carried.

Plat: Plat of Lot 6 in Tract H, Wild Oak Golf Club Addition, To the City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:23 pm



1 Inch = 30 Feet

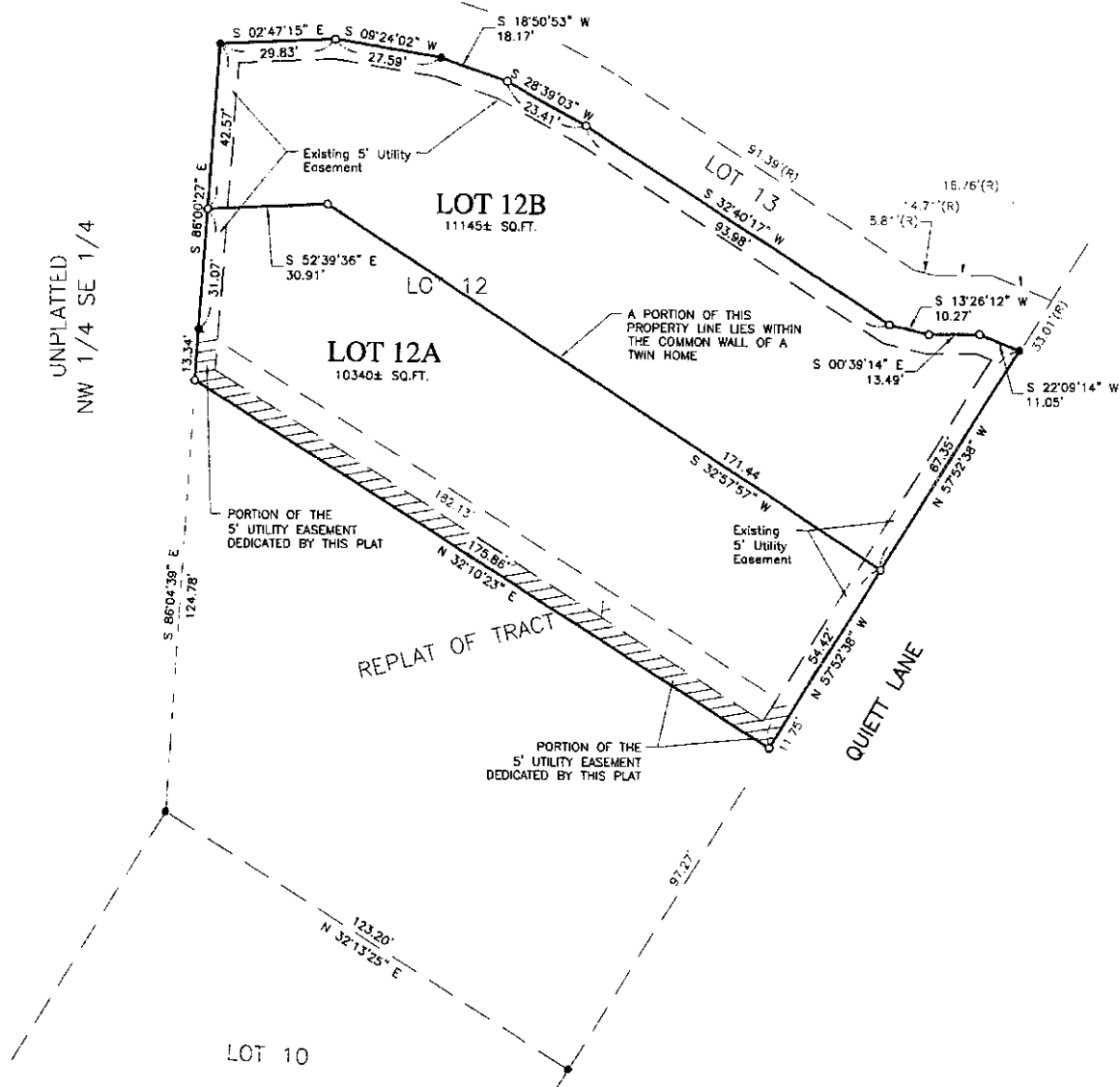
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 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 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 - ZONE 12B

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



A PLAT OF LOTS 12A AND 12B IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, 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 owners as listed under the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to June 28, 2019, survey those parcels of land described as follows: LOTS 12A AND 12B IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 12 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 32 ON PAGE 34.

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 #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



A PLAT OF LOTS 12A AND 12B IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB 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 we, the undersigned, 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 REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, 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 12A AND 12B OF WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; the utility easement previously reserved along the westerly lot line of Lot 12 as shown in Plat Book 32 on page 34 is to be released of record by documents separate from this plat; and that development of the land included within the boundaries of said Lots 12A and 12B shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Quiet Lane. 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.

This plat does hereby vacate previously platted LOT 12 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 32 ON PAGE 34.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2019.

David A. Backlund, Member of Firesteel Links, LLC, a Limited Liability Company, owner of the original Replat of Tract A

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2019, before me, _____, the undersigned officer, personally appeared David A. Backlund, who acknowledged himself to be a Member of Firesteel Links, LLC, a Limited Liability Company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as a Member.

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

Notary Public, South Dakota
My Commission Expires: _____

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2019.

Dale Smith, Owner of Lot 12 in the Replat of Tract A

Anne Smith, Owner of Lot 12 in the Replat of Tract A

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, before me, _____, the undersigned officer, personally appeared Dale Smith and Anne Smith, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.



IN WITNESS 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 LOTS 12A AND 12B OF WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, 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 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 12A AND 12B OF WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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) 996-0015

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA





1 Inch = 200 Feet

LEGEND

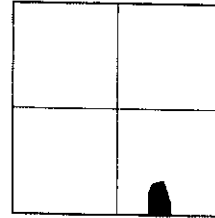
- = FOUND IRON MONUMENT
- = SET 0.75" x 1.5" REBAR WITH PLASTIC CAP NO. 8702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER PAR-8702
- WM = WITNESS MONUMENT
- ⊙ = SEPTIC SYSTEM CLEANOUT

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 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.

SEC. 36, T 104 N, R 61 W



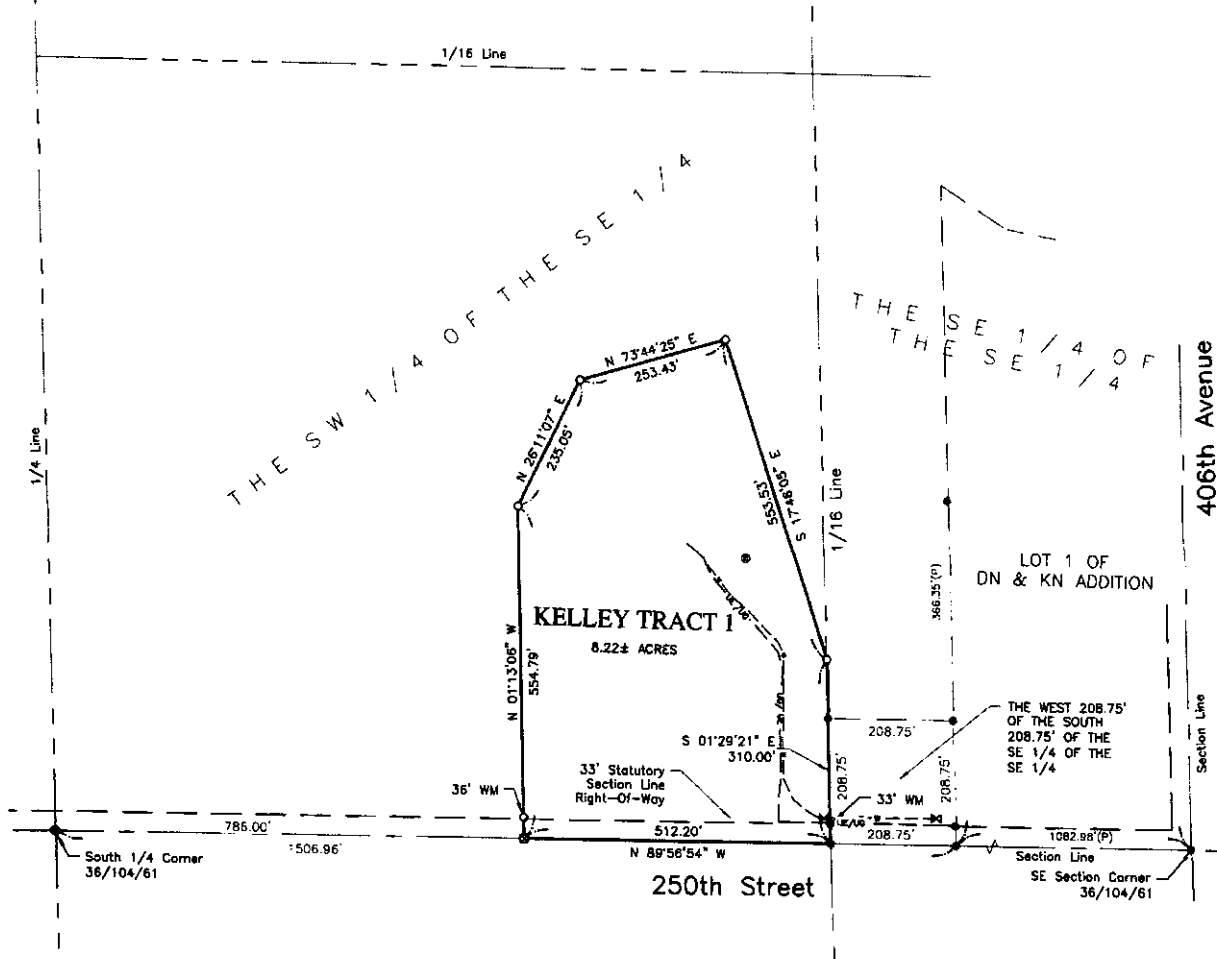
LOCATION MAP
SCALE: 1" = 3000'

Notes:

THE CITY OF MITCHELL HAS A PERMANENT RIGHT TO FLOOD EASEMENT RECORDED IN DEED BOOK 131, PAGE 77.

—E/G— OF NORTHWESTERN ENERGY BURIED ELECTRIC AND GAS RECORDED IN BOOK 63, PAGE 205.

—W— OF DAVISON COUNTY WATER RECORDED IN BOOK 62, PAGE 335, BOOK 70, PAGE 255 AND BOOK 47, PAGE 1029.



A PLAT OF KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 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 the City of Mitchell, South Dakota, a South Dakota municipal corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 17, 2019, survey those parcels of land described as follows: KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this 10TH day of JULY, 2019.

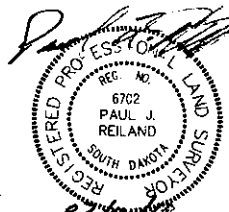
SPN

& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-6016

Registered Land Surveyor #SD8702



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



A PLAT OF KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 W OF THE 5TH P.M., 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 KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 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 KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 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 _____, 2019.

Finance Officer/Deputy Finance Officer of the City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 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 KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 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 _____, 2019.

Chairman/Vice-Chairman of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 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.

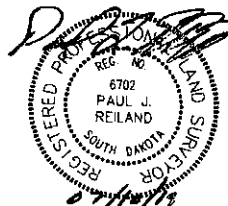
Auditor/Deputy Auditor, Davison County

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 KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

CERTIFICATE OF HIGHWAY AUTHORITY

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

By: _____
Highway Authority

Title: _____

Date: _____

DIRECTOR OF EQUALIZATION

I hereby certify that a copy of the plat of KELLEY TRACT 1, A SUBDIVISION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, T 104 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director
of Equalization, Davison County

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

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

Register of Deeds, Davison County

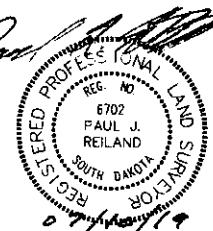
By _____
Deputy

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



T Click text location.

Kelly

24966 406TH AVE

24988 406TH AVE

40580 250TH ST

24996 406TH AVE

24998 406TH AVE

25004 406TH AVE

as of latest ▾ 05/10/2019 - 05/15/2019

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) Danetrea Sonne is hereby 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:

E 75' of Lots 11 & 12, Block 5, Van Eps 2nd Add, City of Mitchell, Davison County,
South Dakota (817 W Douglas Ave)

Applicant(s) Danetrea Sonne of the above-described real estate, request(s) to operate a childcare 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 28th of June, 2019.



APPLICANT



OWNER

NOTICE OF HEARING

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

You are hereby notified that Danetrea Sonne has applied for a conditional use permit to operate a family residential child care business at the property located at 817 W Douglas Ave, legally described as E 75' of Lots 11 & 12, Block 5, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, July 24, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, August 5, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

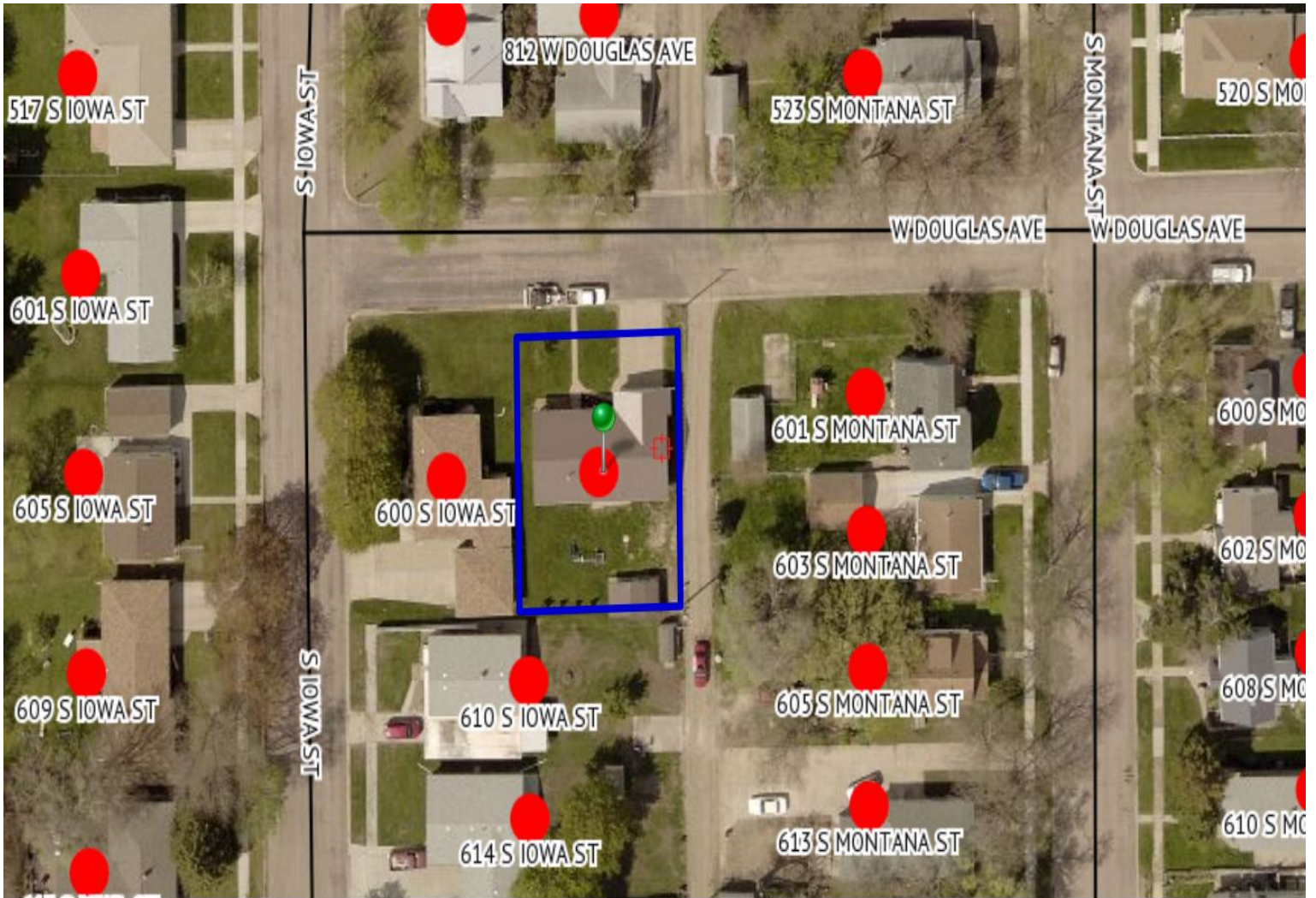
Dated at Mitchell, South Dakota, this the 3rd day of July, 2019.

Michelle Bathke

Finance Officer

Publish Twice July 11, & July 25, 2019

Approximate Costs:



ites: Latest ▾

◀ image 1 of 12 ▶

05/14/2019

KYLE FOWLER
601 S MONTANA
MITCHELL SD 57301

CASSANDRA BIERMAN
603 S MONTANA
MITCHELL SD 57301

MICHAEL & KATHRYN BROOKBANK
SCHMITT LIVING TRUST
797 KEVIN DR
TEA SD 57064

KENT SCHOEFF
619 S MONTANA
MITCHELL SD 57301

R & M RENTALS LLC
723 E 7TH AVE
MITCHELL SD 57301

MARK & SANDI HIEB
600 S IOWA
MITCHELL SD 57301

MENTELE APTS
708 S ANDERSON
MITCHELL SD 57301

DANIEL FECHNER
618 S IOWA
MITCHELL SD 57301

ROBERT ERICKSON
2620 W 70TH AVE
MITCHELL SD 57301

AARON WILLIS
817 W DOUGLAS
MITCHELL SD 57301

CHERYL TORIBIO
621 S IOWA
MITCHELL SD 57301

DANNY & DANA MUCK
615 S IOWA
MITCHELL SD 57301

CINDY HOCKETT
609 S IOWA
MITCHELL SD 57301

DAVID HARNISCH
605 S IOWA
MITCHELL SD 57301

EILEEN RUDEN
601 S IOWA
MITCHELL SD 57301

TRAVIS SALMONSON
ELIZABETH LAMB
517 S IOWA
MITCHELL SD 57301

DOUGLAS & ANGEL DEWAARD
515 S IOWA
MITCHELL SD 57301

DOUGLAS & LORI HOOK
822 W IOWA
MITCHELL SD 57301

MARK DOUGLAS
BECKY GAULKE
25527 413TH AVE
MITCHELL SD 57301

BRADLEY CLARK
40732 245TH ST
LETCHER SD 57359

CLARK COMPANIES
47035 250TH ST
BALTIMORE SD 57003

PRESTON SKINNER
519 S MONTANA
MITCHELL SD 57301

REBECCA & ANDREAS UNRUH
515 S MONTANA
MITCHELL SD 57301



July 10, 2019

TO WHOM IT MAY CONCERN:

You are hereby notified that Danetrea Sonne has applied for a conditional use permit to operate a family residential child care business at the property located at 817 W Douglas Ave, legally described as E 75' of Lots 11 & 12, Block 5, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, July 22, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, August 5, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

I/We Mark Hieb Sandi Hieb

OWNER

600 S. Iowa St

ADDRESS

X APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

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) GC-VW Marquardt Revocable Trust (Hayley Marquardt) is hereby 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:

S 115' of 16D Ex W 25' Block 16, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota (1525 S Miller Ave)

Applicant(s) Amanda Nava of the above-described real estate, request(s) to operate a Childcare (Family Residential) or Childcare Center, Preschool, & Nursery in the home. The said real property is zoned (R2) Single Family Residential District and R3 Medium Density Residential District

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

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 2 of July, 2019.

Hayley Marquardt
APPLICANT

VaLan Marquardt
OWNER
George or VaLan Marquardt

NOTICE OF HEARING

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

You are hereby notified that GC-VW Revocable Trust (Haley Marquardt) has applied for a conditional use permit to operate a family residential child care and/or childcare center, preschool, and nursery business at the property located at 1525 S Miller St, legally described as S 115' of Lot 16D Exc W 25' of Block 16, Sunnyside Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District and R3 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, July 24, 2019 at 12:00 pm and the Board of Adjustment will be holding a hearing on Monday, August 5, 2019 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 3rd day of July, 2019.

Michelle Bathke

Finance Officer

Publish Twice July 11, & July 25, 2019

Approximate Costs:

WANEMA WIECZOREK
PO BOX 127
WHITE RIVER SD 57579

RICHARD STEDMAN
920 W NORWAY #202
MITCHELL SD 57301

JOHN & CONSTANCE ACKERMAN
501 E SPRUCE #156
MITCHELL SD 57301

RODNEY & CONNIE VERMEULEN
24779 HWY 37
MITCHELL SD 57301

TROY & KARLA KOKESH
920 W NORWAY #205
MITCHELL SD 57301

LEROY & CORINE LIGTENBERG
6620 WELLINGTON DR
RAPID CITY SD 57702

NICHOLAS STUEUTELBERG
920 W NORWAY #301
MITCHELL SD 57301

JEAN TURNER
920 W NORWAY #302
MITCHELL SD 57301

NORMA EPEL
920 W NORWAY #303
MITCHELL SD 57301

ROSE STOCKING
920 W NORWAY #304
MITCHELL SD 57301

HOWARD & BARBARA HART
920 W NORWAY #305
MITCHELL SD 57301

GERALDING SAENZ
920 W NORWAY #306
MITCHELL SD 57301

BONNIE SIELER ELLIS
FREDERICK ELLIS
1523 S MILLER
MITCHELL SD 57301

DAVID & CINDY DRISCOLL
1519 S MILLER
MITCHELL SD 57301

MYRON VANBUSKIRK TRUST
2571 S WESTLAKE DR #100
SIOUX FALLS SD 57106

DAVID & PAIGE RADKE
1513 S MILLER ST
MITCHELL SD 57301

TYSON & LISA SCHULZ
1509 S MILLER
MITCHELL SD 57301

DANIEL & CATHERINE SAND
816 KYNETTE PL
MITCHELL SD 57301

MELVIN & BRENDA EILTS
821 KYNETTE PL
MITCHELL SD 57301

TIMOTHY & DANIELLE WAGNER
809 KYNETTE PL
MITCHELL SD 57301

DALE & SHEILA LETCHER
1524 S MILLER
MITCHELL SD 57301

RUNE & NANCY TORGENSEN
816 W NORWAY
MITCHELL SD 57301

FRED & DOROTHY STAHL
800 W NORWAY
MITCHELL SD 57301

DAVID & ANITA KLINE
821 W NORWAY
MITCHELL SD 57301

THURINGER LIVING TRUST
40814 256TH ST
MITCHELL SD 57301

CHRISTOPHER & STEPHANIE NEMEC
901 W NORWAY
MITCHELL SD 57301

WILLIAM & KAREN KRIETLOW
921 W NORWAY
MITCHELL SD 57301

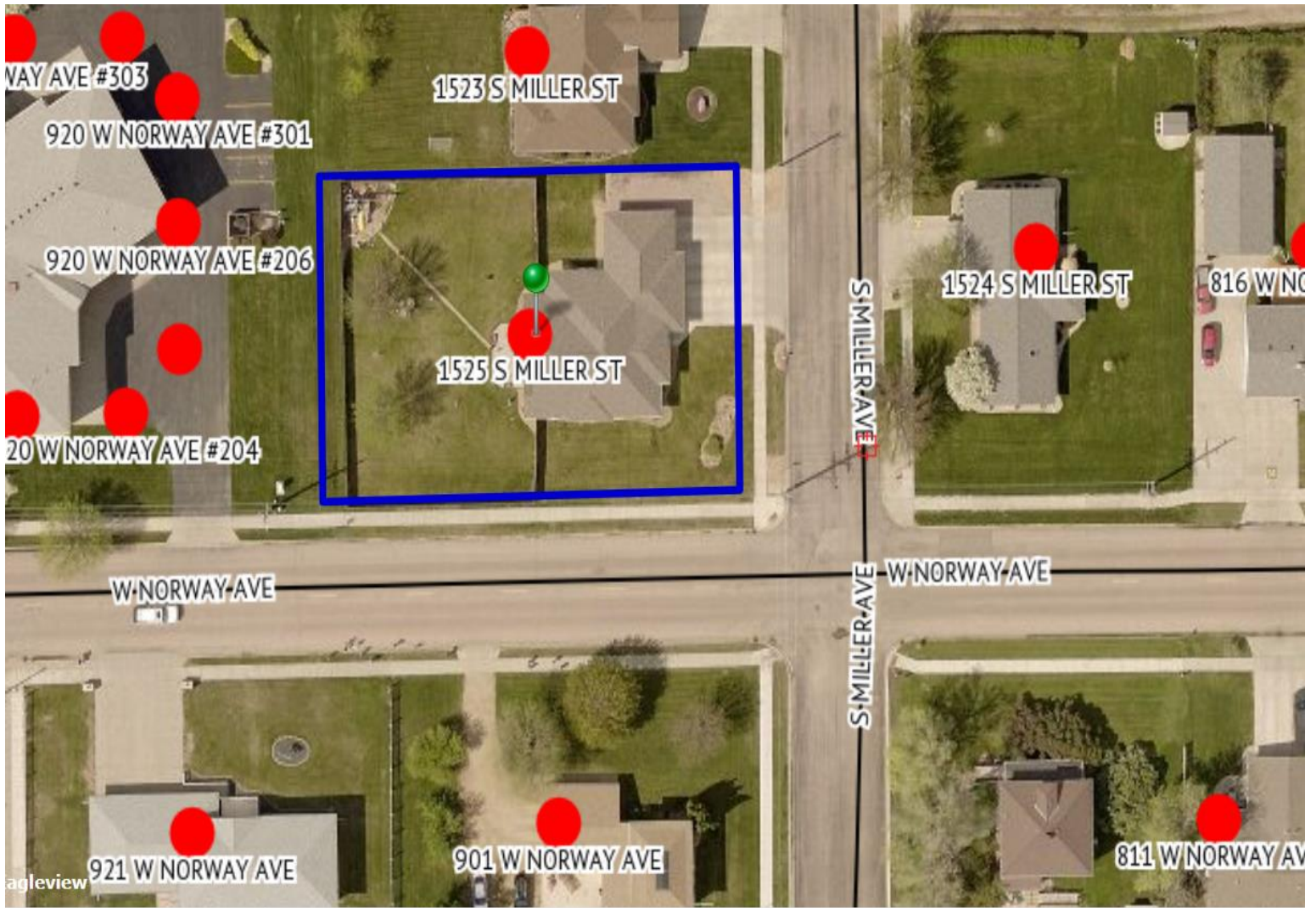
DAVID DIENERT
1625 S MILLER
MITCHELL SD 57301

DENNIS & DIAN HARTMAN
660 E 54TH AVE
MITCHELL SD 57301

JASON SWINDLER
DELORES ROY
1618 THOMSEN PL
MITCHELL SD 57301

CURT, KELLY & JONATHON HART
1001 W NORWAY
MITCHELL SD 57301

MYRON VANBUSKIRK
25715 WESTLAKE DR #100
SIOUX FALLS SD 57106



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) Patricia Reimnitz is hereby 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 11, Block 14 Capital Addition to the City of Mitchell, Davison County, South Dakota
(204 W 13th)

Applicant(s) Patricia Reimnitz of the above-described real estate, request(s) a variance of 20' vs 25' to construct an entryway between the house and detached garage. 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 15th of July, 2019.

Patricia J. Reimnitz
APPLICANT

Patricia J. Reimnitz
OWNER

TAT Reimnitz

PERMIT FOR BUILDING PERMIT

DATE 7-1-76

NAME Elnora Fuchs

ADDRESS 204 W. 13TH

Legal Description: Lot 11 Block 15 Addition Capital

Description: Dimensions 16' X 26'

Use ~~Residence~~
3 Season Room

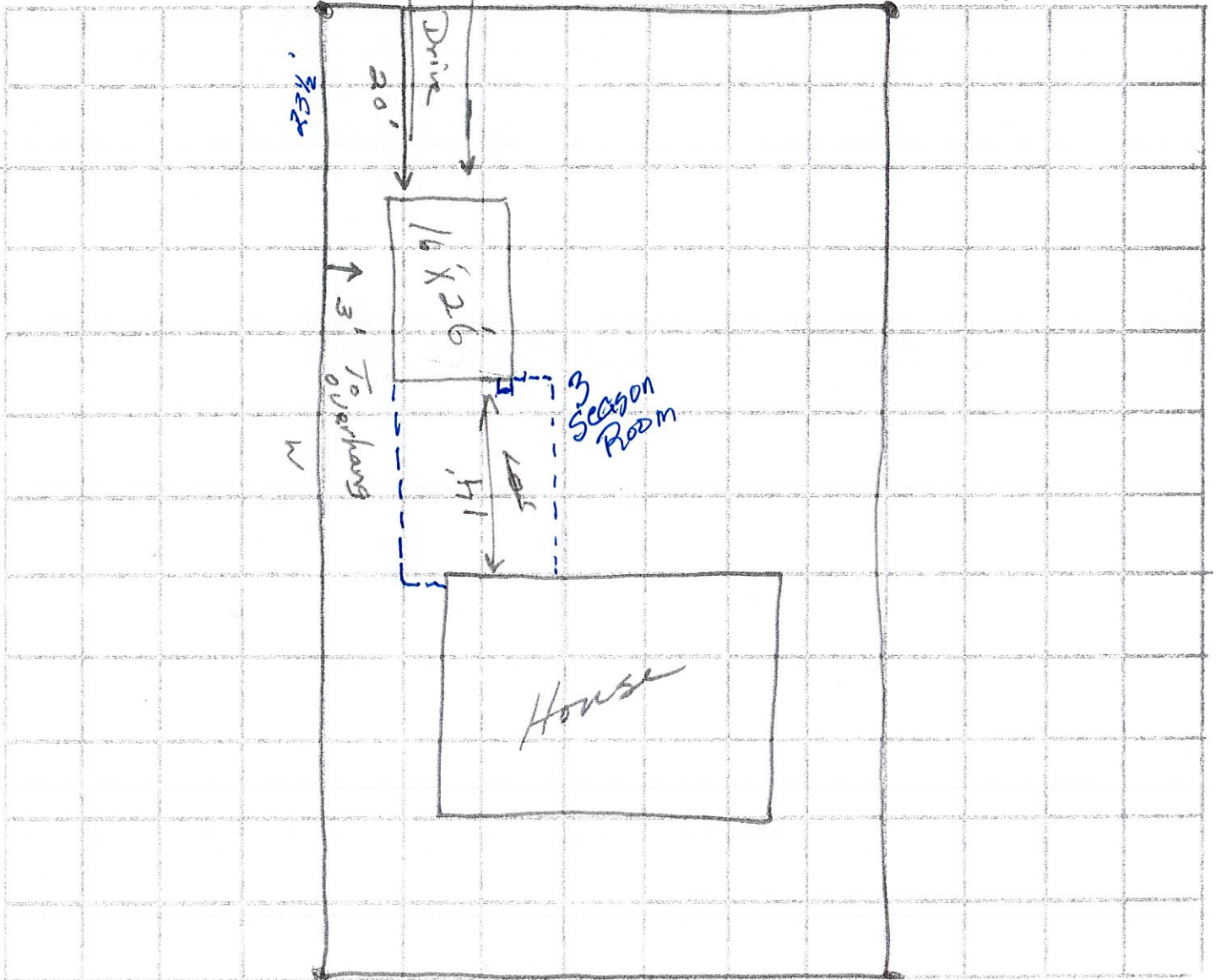
Materials Wood frame

Building Type I II III IV V Fire Zone I II III

Building Occupancy A B C D E F G H I

Alley

1700.00



Approved by

13TH

Building Inspector

Applicant

Date

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 Patricia Reimnitz has applied for a backyard variance of 20 feet vs 25' to construct an attached entryway from house to garage at her home located at 204 W 13th Ave, legally described as Lot 11, Block 15, Capital Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 22, 2019 at 12:00 P.M and the Board of Adjustment on August 5, 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.

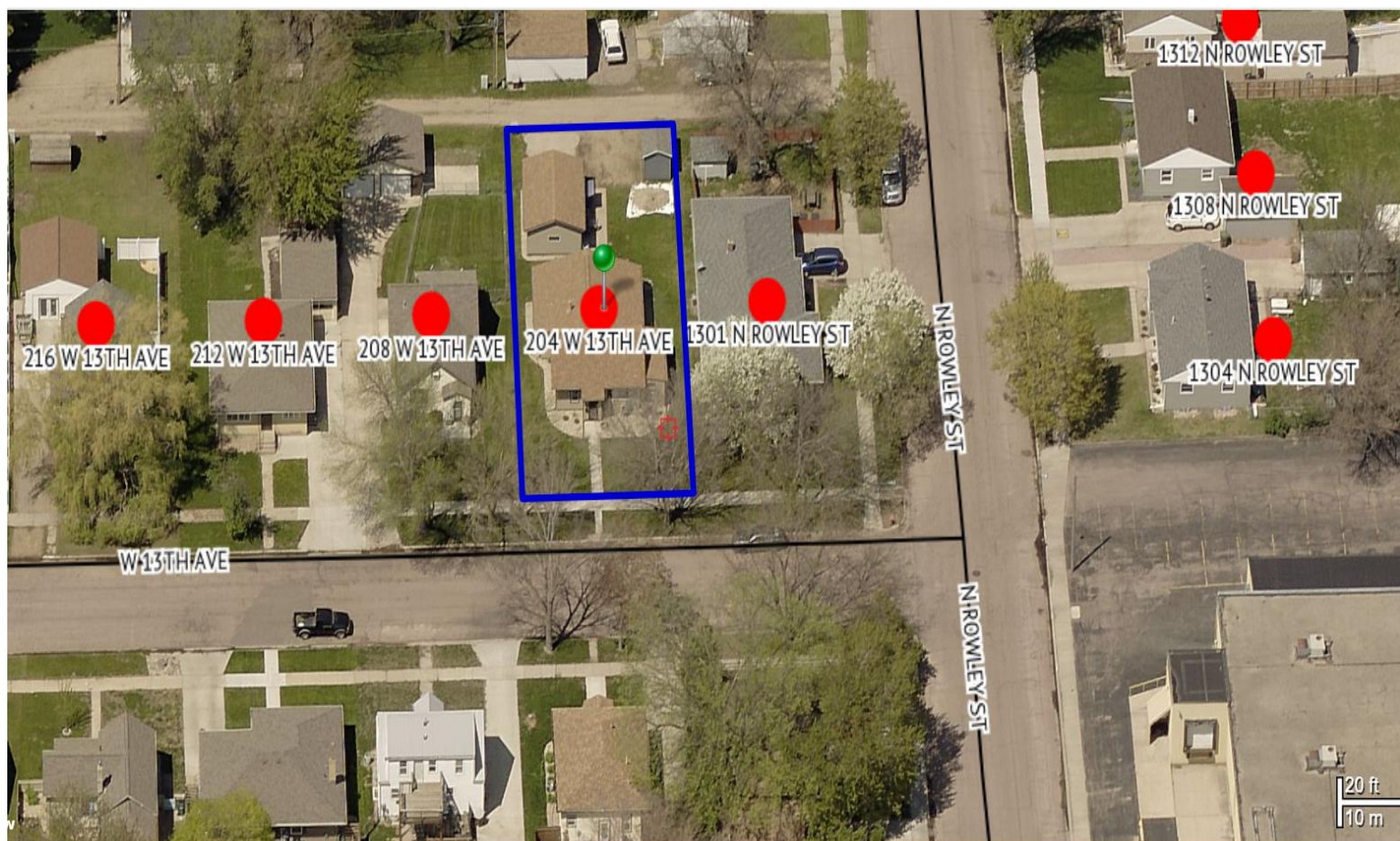
Dated at Mitchell, South Dakota, this 3rd day of July 2019.

Michelle Bathke

FINANCE OFFICER

Publish once: July 11, 2019

Approximate Cost:





July 10, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Patricia Reimnitz has applied for a backyard variance of 20 feet vs 25' to construct an attached entryway from house to garage at her home located at 204 W 13th Ave, legally described as Lot 11, Block 15, Capital Addition, City of Mitchell, Davison County, South Dakota. Zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the Planning Commission on July 22, 2019 at 12:00 P.M and the Board of Adjustment on August 5, 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.

I/We

Richard & Sherry Darrington

OWNER

213 W 13th

ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

JOAN & LEE KAYSER
1301 N ROWLEY
MITCHELL SD 57301

PATRICIA REIMNITZ
204 W 13TH
MITCHELL SD 57301

STEPHANIE STACEY
208 W 13TH
MITCHELL SD 57301

JOHN & WAYNE VICKERS
1520 RIDGE LANE
MITCHELL SD 57301

CHAD POLLREISZ
216 W 13TH
MITCHELL SD 57301

LISA JOLLIF
220 W 13TH
MITCHELL SD 57301

ALICE HARRINGTON
1315 N ROWLEY
MITCHELL SD 57301

REBECCA DEAN
1321 N ROWLEY
MITCHELL SD 57301

KATIE BRINK
209 W 14TH
MITCHELL SD 57301

PAUL & LYNETTE SCHRECK
215 W 14TH
MITCHELL SD 57301

LYNETTE & EDWARD HIGGINS
1324 N DUFF
MITCHELL SD 57301

THOMAS & ARLE POLLREISZ
1213 N ROWLEY
MITCHELL SD 57301

DILLON MILES
205 W 13TH
MITCHELL SD 57301

BRYCE & CHELSEA FUCHS
209 W 13TH
MITCHELL SD 57301

RICHARD & SHERRY DARRINGTON
213 W 13TH
MITCHELL SD 57301

JANET KELLEY
217 W 13TH
MITCHELL SD 57301

BRYAN & JANET THURINGER
223 W 13TH
MITCHELL SD 57301

LYONS UNKE INC
PO BOX 529
SALEM SD 57058

GLORIA KUMMER
1304 N ROWLEY
MITCHELL SD 57301

ROXANNE ROSS
1308 N ROWLEY
MITCHELL SD 57301

KENT LIDDEKE
1312 N ROWLEY
MITCHELL SD 57301

NICOLE COOPER
1316 N ROWLEY
MITCHELL SD 57301

ROBERT WAY
PATRICIA HAMILTON
1320 N ROWLEY
MITCHELL SD 57301