

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

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: October 28, 2019

Documents:

[PLANNINGCOMMINUTES10282019.PDF](#)

6. Schedule Next Meeting: November 25, 2019
7. Rezoning Hearing And Action: James Radke, Applicant. Lot 8 & W 1/2 Of Lot 9 & S 1/2 Of Vacated Alley, Block 4, Greenridge Addition City Of Mitchell, Davison County, South Dakota From R1 Single Family Residential To R4 High Density Residential District.

Documents:

[NOHRADKEREZONING.PDF](#)
[RADKENEIGHBORS.PDF](#)
[RADKELETTERS.PDF](#)
[REZONEAERIAL400WILDWOOD.PDF](#)

8. Plat: A Plat Of Tract 1 Of Lefort's Addition, Being A Subdivision Of Lot B, In The S.E. 1/4 Of Section 9, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota

Documents:

[4-MEYER-PLAT.PDF](#)
[3-MEYER-GIS.PDF](#)

9. Plat: A Plat Of Lot 20 In The Replat Of Tract A, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT20WILDOAK.PDF](#)
[AERIALLOT20WILDOAK.PDF](#)

10. Plat: A Plat Of Lots 1-A And 1-B, Block C Of Westview Addition In The SE 1/4 Of Section 20, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

11. OTHER BUSINESS:

- 12. 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.

13. 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
October 28, 2019**

NOT APPROVED

Vice-Chairman Molumby called the October 28, 2019 City Planning Commission Meeting to order at 12:00 (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

Members Present: Molumby, Genzlinger, Jirsa, Osterloo, Vaux, Fergen, and Allen

Member Absent: Larson

Staff Present: Putnam, Hegg, Sandoval, Croce, Schroeder, Ellwein, T. Johnson, J. Johnson

Declaration of Conflicts of Interest: Jirsa declared on Item #7, Vaux and Genzlinger Item #11, and Osterloo Item #8.

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

Approval of Minutes: Motion by Osterloo, seconded by Genzlinger to approve the minutes of the October 15, 2019 meeting. All members present voting aye, motion carried.

Schedule the Next Meeting: Motion by Fergen, seconded by Jirsa to schedule the next meeting for November 12, 2019. All members present voting aye, motion carried.

Conditional Use Permit: Mark Bigelow MRS LLC (applicant) and EIG Palace Mall (owner) have made an application for a conditional use permit for construction of self-service storage facility buildings with various compartment sizes fifty (50) to four hundred (400) hundred square feet, for household and commercial storage located at 1801 N Main St (known as Palace Mall); legally described as SC-1, SC-2, SC-3, SC-4, SC-5 Except SC-4A, SC 4-1, SC 4-2, Partly in NW ¼ 15 and NE ¼ 16, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota and SC-4A, NE ¼ 16, of T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota. The said real property is zoned HB Highway Oriented Business District. Mr. Bigelow was available by phone to answer questions. No one testified in opposition. The commission reviewed the written comments that were received. A public notice was published in the legal newspaper and the required letters were sent to the neighbors. Bigelow said the existing tenants are staying. The new owner will convert the remaining part of the mall into indoor storage facilities. Genzlinger question if this is the most appropriate use of the building and its location. Bigelow mentioned that they have retained architect Larry Jirsa. T. Johnson reminded everyone of that the water lines underneath the mall need attention. T. Johnson also reminded the potential developers that if there is a change to the paved undeveloped land, then the engineer's office would need to review the plan and the city-landscaping ordinance is applicable. The commission asked about outside storage and the developer responded that maybe in the future, but would work with the city if such plans come to fruition. Bigelow also mentioned that there are open to new tenants. Motion by Fergen, seconded by Osterloo to recommend approval of conditional use permit to the board of adjustment with the condition that the storage remain inside at this time and outside storage would require planning commission approval. Roll Call: Fergen, yes, Molumby yes, Osterloo yes, Genzlinger no, Vaux no, Jirsa abstain, Larson absent. Motion passes 3 yes, 2 no, 1 abstain, 1 absent.

Variance: Steven and Leann Jendersee have applied for a backyard variance of 3 feet vs 5 feet for construction of an addition to their existing detached garage located at 123 S Mentzer St, legally described as Lots 11 & 12, Block 2, Applegate Addition, City of Mitchell, Davison County, South Dakota. The real property is zoned R2 Single Family Residential District. Mr. Jendersee was available to answer questions. He mentioned that this would be an extension to his existing garage. The access will be the same, as it now exists. The public notice was published in the official newspaper and letters to the neighboring property owners were sent. No one testified in opposition. Motion by Genzlinger, seconded by Jirsa to recommend approval to the Board of Adjustment. All members present voting aye, except Osterloo abstaining. Motion carried.

Plat: A Plat of Lot B of D & J Addition and Lot C of Murky's Addition, In the S ½ of the SE ¼ of Section 11, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. Revised Legal Description per the Register of Deeds review: Plat of Lots 1 and 2 of Mirky's Addition, in the S ½ of the SE ¼ of Section 11, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. The Register of Deeds noted the plat could not have two additions on the same plat; her opinion came after the agenda was posted. This is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Motion by Genzlinger, seconded by Fergen to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Tract 1 of Jesse's Addition in the Southeast Quarter (SE ¼) of Section 14, Township 104 North, Range 61 West of the 5th P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within the 3-mile platting jurisdiction. The owner needs to plat in order to comply with county zoning rules. Motion by Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat Approval: Chamber of Commerce, 601 N Main St, CB District. Genzlinger representing Ciavarella Design explained the project. It is mostly interior work. Motion by Jirsa, seconded by Fergen to approve the plan. Roll Call vote: Molumby yes, Fergen yes, Jirsa yes, Genzlinger abstain, Vaux abstain, Larson absent. Motion carries.

Public Input: None

Vice-Chairman Molumby adjourned the meeting at 12:45 pm.

NOTICE OF HEARING

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

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Tuesday, November 12, 2019 at 12:00 p.m., the city council will consider 1st Reading of the Ordinance on Monday, November 18, 2019 at 6:00 p.m. and 2nd Reading and Adoption on Monday, December 2, 2019 at 12:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot 8 & W ½ of Lot 9, and S ½ of vacated alley, Block 4, Greenridge Addition, City of Mitchell, Davison County, South Dakota from R1 Single Family Residential District to R4 Multi-Family Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

BE IT ORDAINED BY THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS: Lot 8 & W ½ of Lot 9, and S ½ of vacated alley, Block 4, Greenridge Addition, City of Mitchell, Davison County, South Dakota from R1 Single Family Residential District to R4 Multi-Family Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the ____ day of ____, 2019.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: November 18, 2019
SECOND READING: December 2, 2019
ADOPTION: December 2, 2019

Published three times: November 1, 7, and 14, 2019

EDWARD & EILEEN ANDERSON
412 WILDWOOD
MITCHELL SD 57301

JAMES RADKE
324 FAIROAKS AVE
MITCHELL SD 57301

RONALD MOLLER LIVING TRUST
500 WILDWOOD
MITCHELL SD 57301

NORMAN & SONDR A KNICKREHM
506 WILDWOOD
MITCHELL SD 57301

VERA MAY
401 WILDWOOD
MITCHELL SD 57301

GARY & EILEEN WEDEL
407 WILDWOOD
MITCHELL SD 57301

DENNIS & DORIS SCHRANK
415 WILDWOOD
MITCHELL SD 57301

JOEL & AUDREY STAHL
501 WILDWOOD
MITCHELL SD 57301

B & B INVESTORS LLC
1710 LINCOLN J AVE SUITE B
SPIRIT LAKE IA 51360

STEVEN & KAY FRENCH
324 WILDWOOD
MITCHELL SD 57301

D'ORSAY WINTHERS
148 N HARMON
MITCHELL SD 57301

RUSSELL & SUSAN LOKER
401 FAIROAKS
MITCHELL SD 57301

MICHAEL & TAMMIE HERRLEIN
407 FAIROAKS
MITCHELL SD 57301

KACEE & CHAD REGAN
413 FAIROAKS
MITCHELL SD 57301

KEVIN & JOANN BLAALID
501 FAIROAKS
MITCHELL SD 57301

TIMOTHY & PATRICIA DRAKE
507 FAIROAKS
MITCHELL SD 57301



October 31, 2019

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot 8 & W ½ of Lot 9 & S ½ of vacated alley, Block 4, Greenridge Addition, City of Mitchell, Davison County, South Dakota from R1 Single Family Residential District to R4 High Density Residential District AND THE OFFICIAL ZONING MAP BE CHANGED TO THE REFLECT THE SAME. James Radke is making the application in order to construct a two-family dwelling on the property.

YOU ARE FURTHER NOTIFIED, the Planning Commission will hold that public hearings on November 12, 2019, 12:00 (Noon) and the City Council will hold first reading on November 18, 2019 at 6:00 pm and second reading and adoption is scheduled for December 2, 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 Norman & Sonda Kruckeberg
OWNER

506 Wildwood
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



October 31, 2019

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I/We Harold & Eileen Maltz
OWNER

500 Wildwood Av
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



October 31, 2019

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I/We Wesley Wither
OWNER

148 N Harmon Dr. Mitchell
ADDRESS

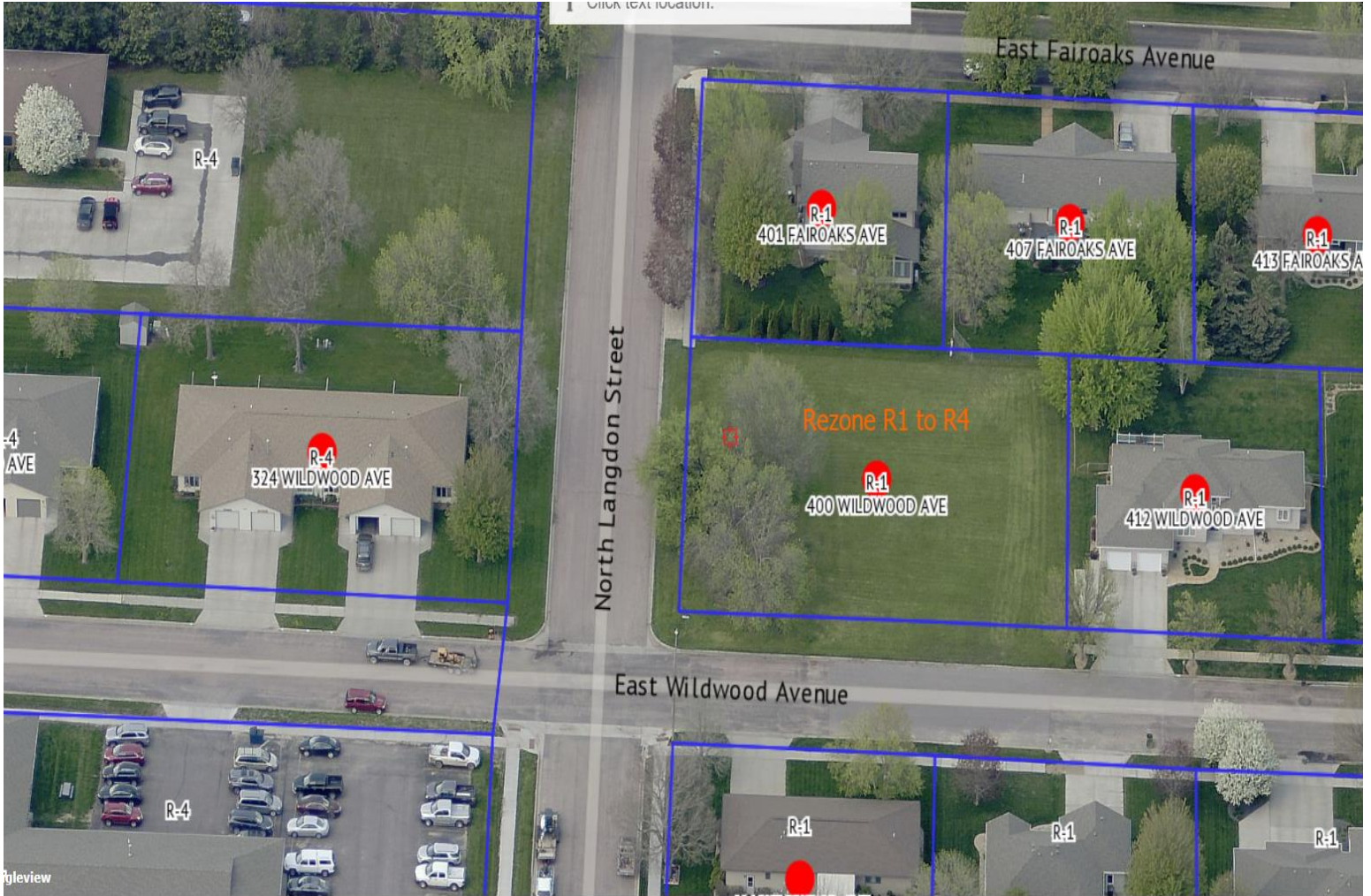
☒ APPROVE

☐ DISAPPROVE

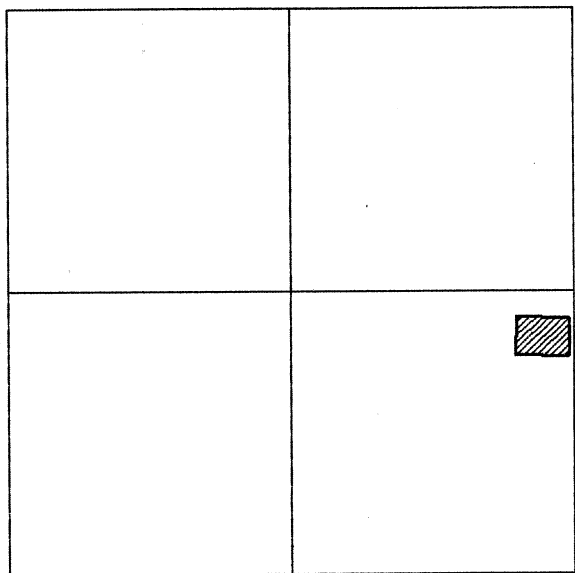
No response will indicate approval.

COMMENTS:

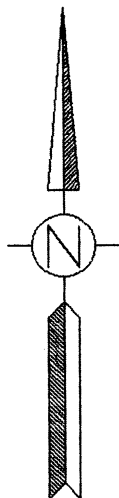
Outside expectations



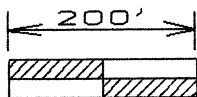
PLAT OF TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE S.E.1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA



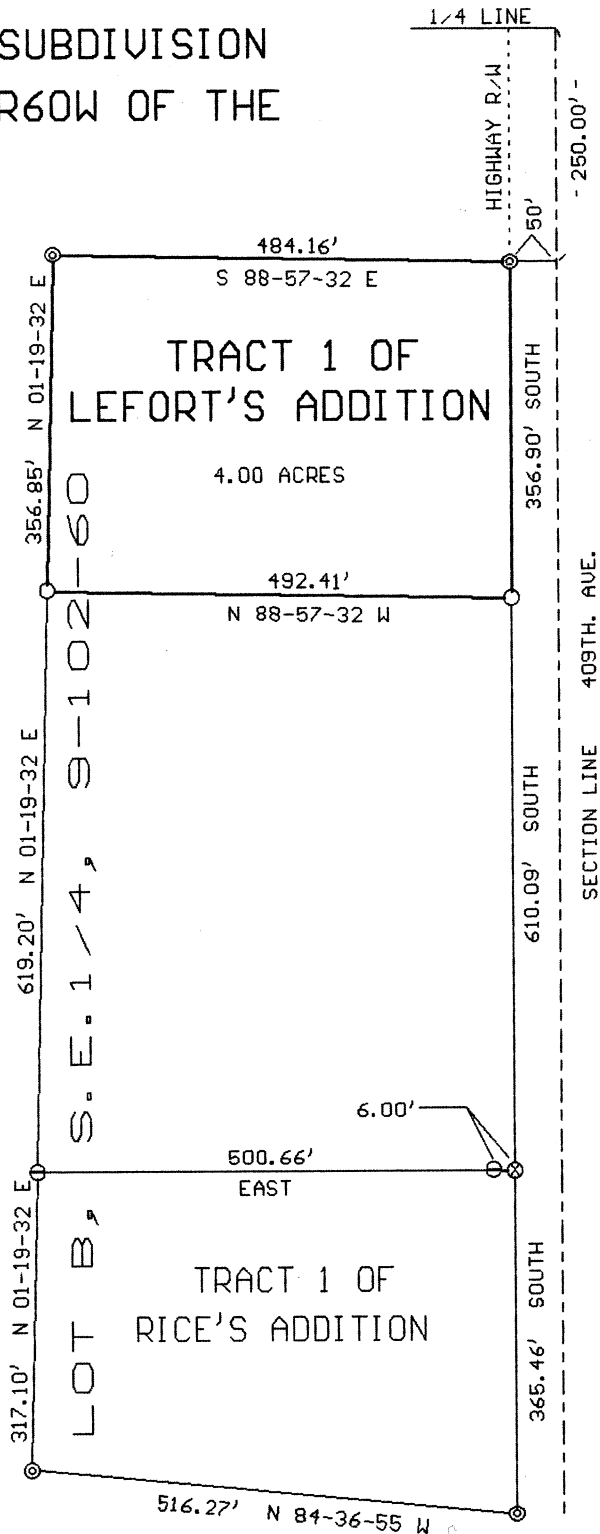
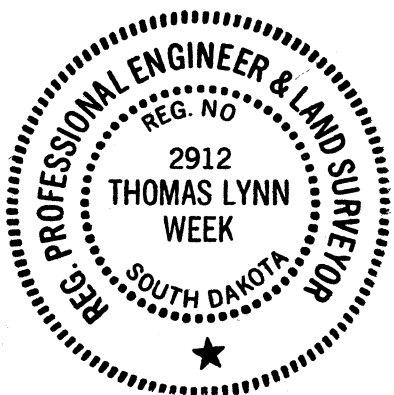
LOCATION - SECTION 9-102-60



SCALE :



- ⊖ FOUND REBAR WITH CAP
- ⊗ INACCESSIBLE POINT
- ⊙ FOUND PIPE
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 25TH. DAY OF OCTOBER, 2019.

Thomas Lynn Week
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS NO APPROACH TO TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. ANY CHANGE IN THE EXISTING ACCESS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

PLAT OF TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, WILLARD S. MEYER AND ANDREA M. MEYER, DO HEREBY CERTIFY, THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT 1 OF LEFORT'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS 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 ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS 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 DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS ____ DAY OF _____, _____.

WILLARD S. MEYER

ANDREA M. MEYER

STATE OF _____

COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WILLARD S. MEYER AND ANDREA M. MEYER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, _____.

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, _____.

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF 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 TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, 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.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, _____.

CITY PLANNING COMMISSION BY: _____

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 _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, 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 TRACT 1 OF LEFORT'S ADDITION, BEING A SUBDIVISION OF LOT B, IN THE SE1/4 OF SECTION 9, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, _____.

FINANCE OFFICER BY: _____

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER\DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____, _____.

TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, _____, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333

Lynnette Shattuck

Willard Meyer
Variance in minimum lot
size of +/- 21 acres
creating lot size +/- 4 acres
Approved 10-15-19

Tract 1
+/- 4 acres

Deborah Bornitz

9

PROSPER

10

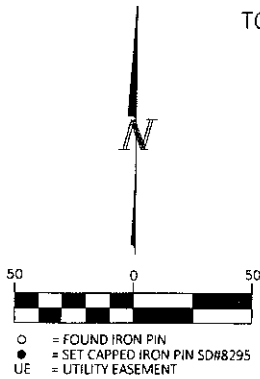
William & Lanett Buche

Willard Meyer

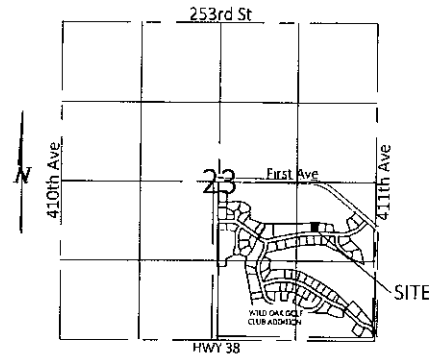
Rice Monte

409 AVE

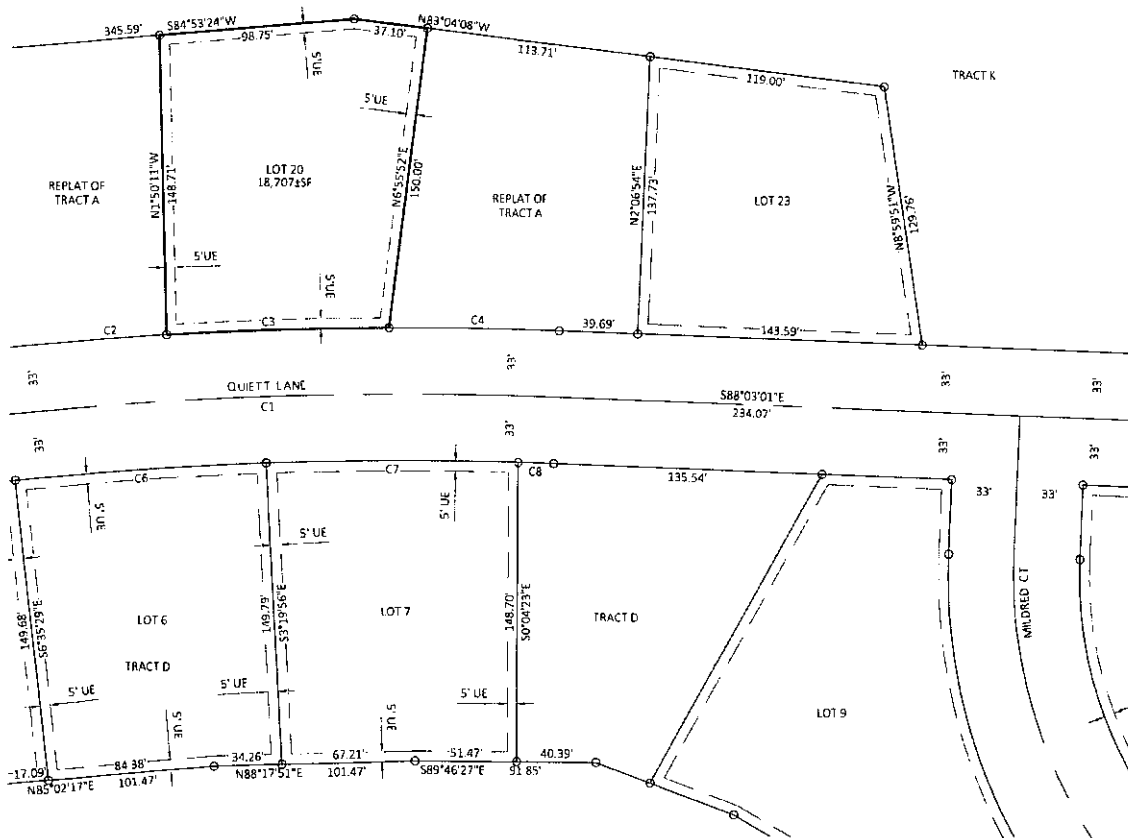
PLAT OF
LOT 20 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	540.81'	2000.00'	15°29'35"	539.17'	S84°12'11"W
C2	112.41'	2033.00'	3°10'05"	112.39'	S84°46'02"W
C3	112.41'	2033.00'	3°10'05"	112.40'	S87°56'07"W
C4	86.24'	2033.00'	2°25'50"	86.23'	N89°15'56"W
C6	127.14'	1967.00'	3°42'12"	127.12'	S85°51'57"W
C7	127.19'	1967.00'	3°42'17"	127.16'	S89°34'11"W
C8	18.11'	1967.00'	0°31'39"	18.11'	N88°18'51"W



VICINITY MAP
SEC 23, T103N, R60W



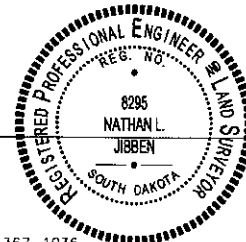
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE NOVEMBER 6, 2019, SURVEY A PORTION OF THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 20 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.43 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 201_____.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOT 20 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS _____ DAY OF _____, 20____

DAVID A. BACKLUND, PARTNER
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC

COUNTY, SOUTH DAKOTA

PLAT OF
LOT 20 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 20 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 20 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE

_____ DAY OF _____, 20____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 20 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 20 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

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

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD

T Click text location.



Click a starting point.

15890-0TWC-000-00

15890-0TWC-000

305 S PEPSI ST

NONE

West Ash Avenue

Lot 1-A

0-203-10

15890-00400-000-00

TWC

15890-00300-002-00

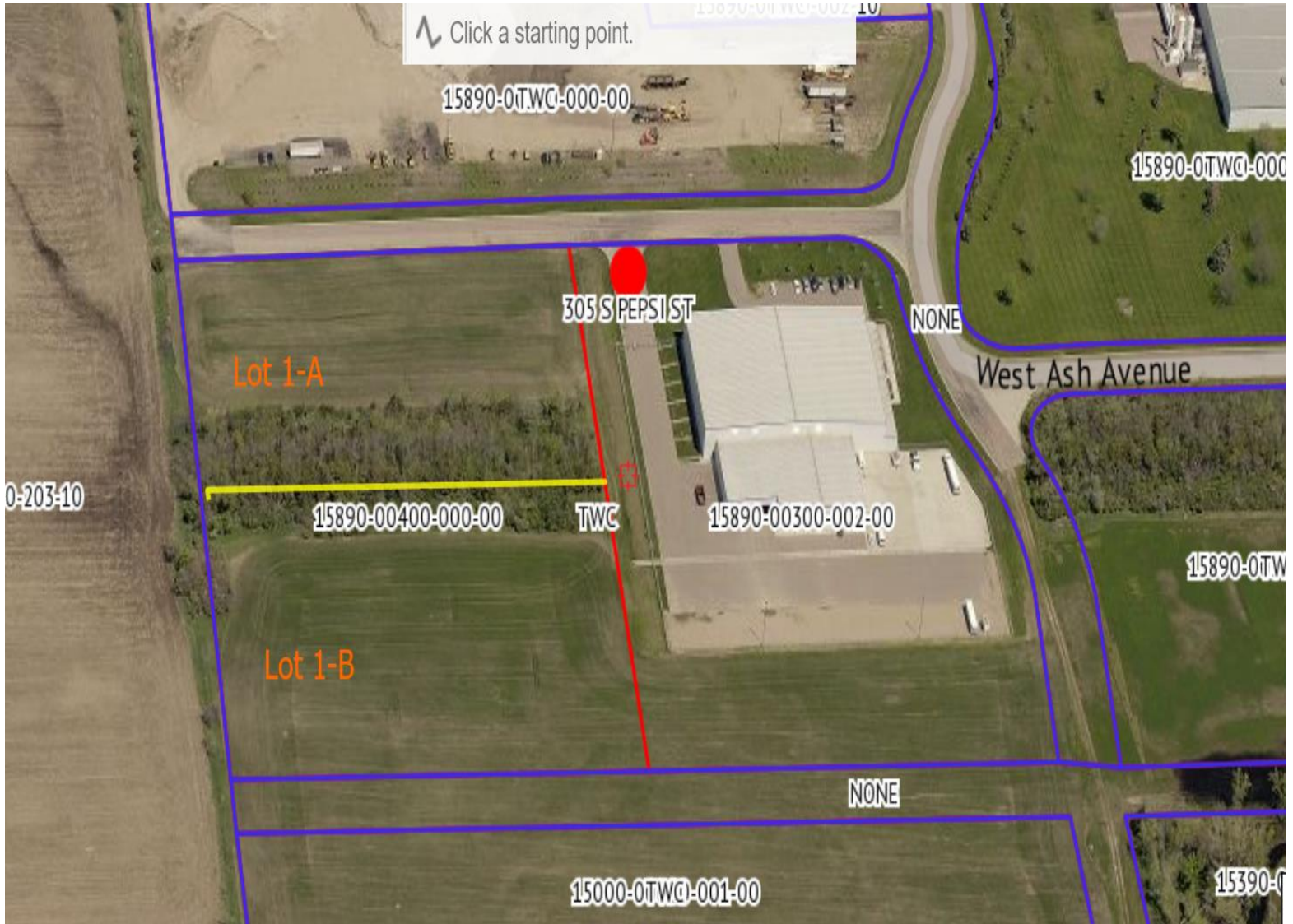
15890-0TW

Lot 1-B

NONE

15000-0TWC-001-00

15390-0





1 Inch = 100 Feet

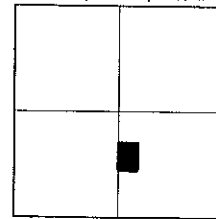
LEGEND

- = 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 PLR-6702
- WM = WITNESS MONUMENT

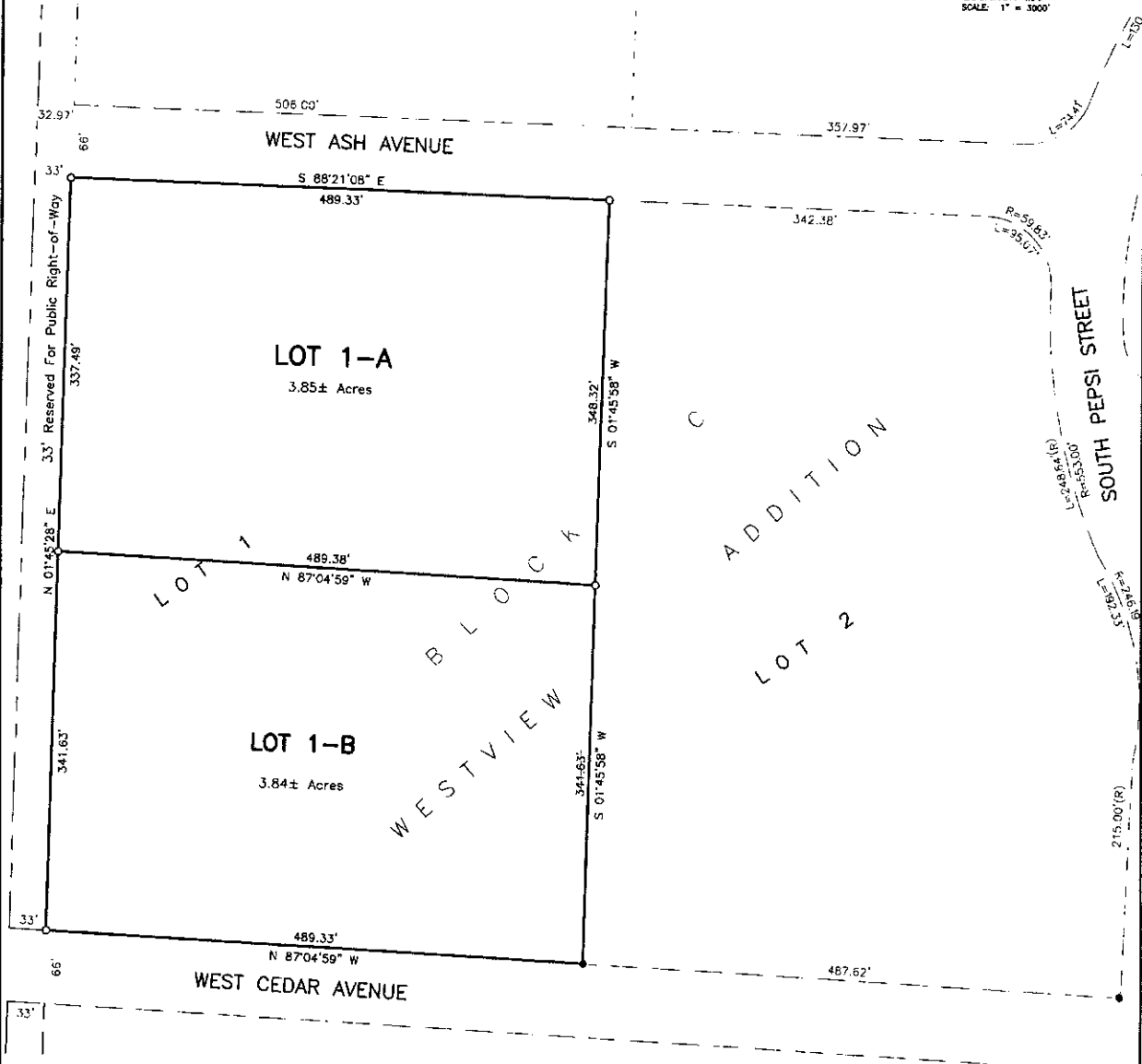
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 1-A AND 1-B, BLOCK C OF WESTVIEW ADDITION IN THE SE 1/4 OF SECTION 20, 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 the Mitchell Area Development Corporation, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to October 30, 2019, survey those parcels of land described as follows: LOTS 1-A AND 1-B, BLOCK C OF WESTVIEW ADDITION IN THE SE 1/4 OF SECTION 20, 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 LOT 1, BLOCK C OF WESTVIEW ADDITION IN THE SE 1/4 OF SECTION 20, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 16 ON PAGE 92.

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





