CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N. MAIN ST
NOVEMBER 25, 2019; 12:00 (NOON)

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **Declaration Of Conflicts Of Interests**
4. **APPROVE AGENDA:**
5. **Approval Of Minutes: November 12, 2019**

   Documents:

   PLANNINGCOMMINUTES11122019.PDF

6. **Schedule Next Meeting: December 9, 2019**
7. **Plan Approval: CB District, Converting Space, 1821 N Rowley St, Slumberland Building West Side**

   Documents:

   PLANSLUMBERLAND.PDF

8. **Plat: Lot 21 In The Replat Of Tract A, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota**

   Documents:

   AERIALLOT21WILDOAK.PDF
   PLATWILDOAKLOT21.PDF

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

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

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
November 12, 2019

NOT APPROVED

Chairman Larson called the November 12, 2019 City Planning Commission Meeting at 12:00 (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

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

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

Declaration of Conflicts of Interest: Fergen #7 and Vaux #10

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

Approval of Minutes: Motion by Molumby, seconded by Vaux to approve the minutes with a correction of adding, Osterloo yes, to the roll call voting on the Chamber plat approval. All members voting aye, motion carried.

Schedule Next Meeting: Motion by Osterloo, seconded by Jirsa to schedule the next meeting for November 25, 2019. All members present voting aye, motion carried.

Rezoning Hearing and Action: James Radke, applicant and owner of Lot 8 & W ½ of Lot 9 and S ½ of vacated alley, Block 4, Greenridge Addition, City of Mitchell, Davison County, South Dakota. Letters to the neighbors have been mailed and the public notice has been published in the legal newspaper. Mr. Radke previously said he would construct a duplex on this parcel. No written objections were received. Motion by Molumby, seconded by Osterloo to recommend approval of the rezoning request. Roll Call vote: Larson yes, Vaux yes, Osterloo yes, Molumby yes, Jirsa yes, Fergen abstain, Genzlinger absent. Motion passes.

Plat: A Plat of Tract 1 of Lefort's Addition, Being a Subdivision of Lot 8, in the SE ¼ of Section 9, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within 3 miles of the city limits. The county has approved the variance. Motion by Fergen, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

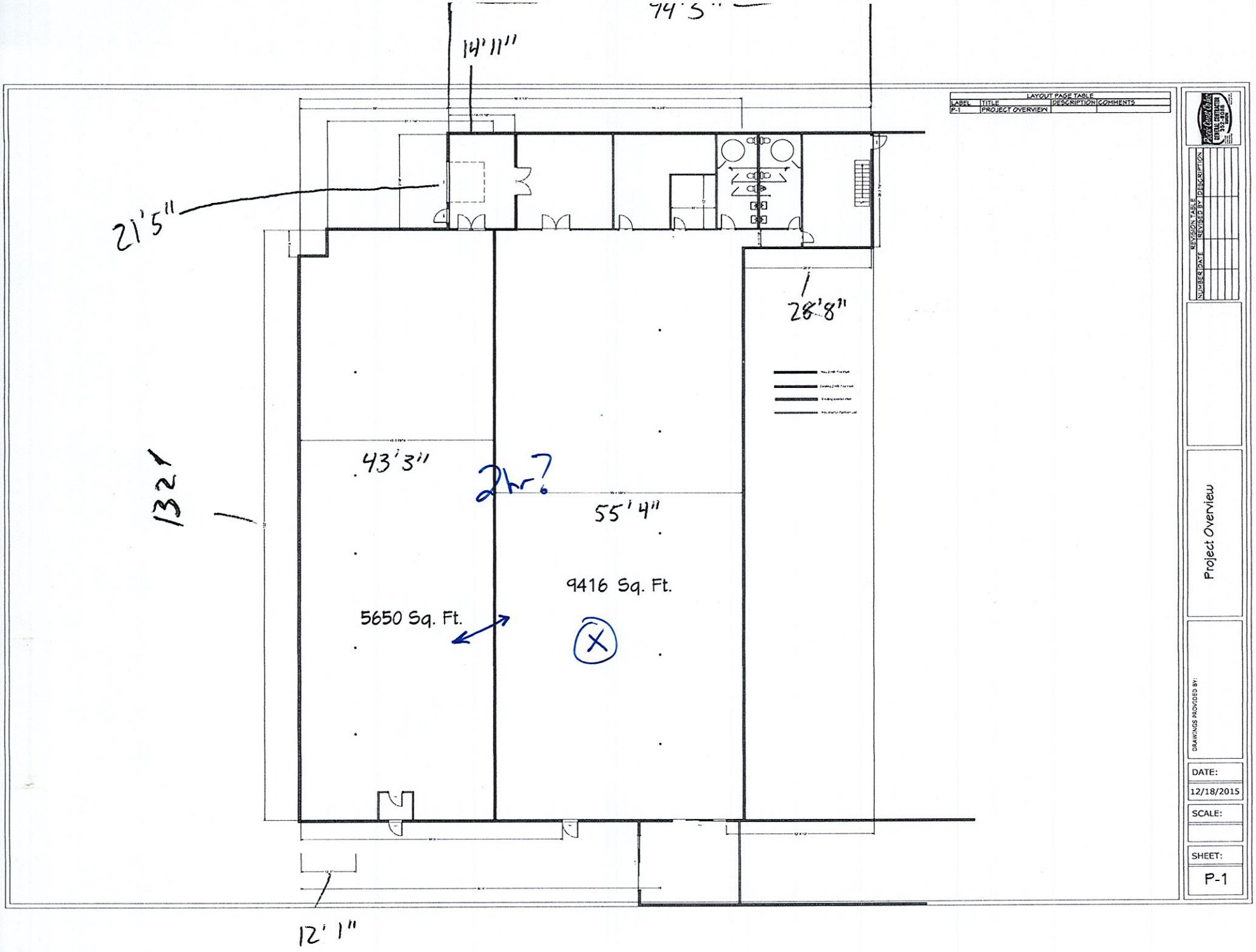
Plat: A Plat of Lot 20 in the Replat of Tract A, Wild Oak Golf Addition to the City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Molumby, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

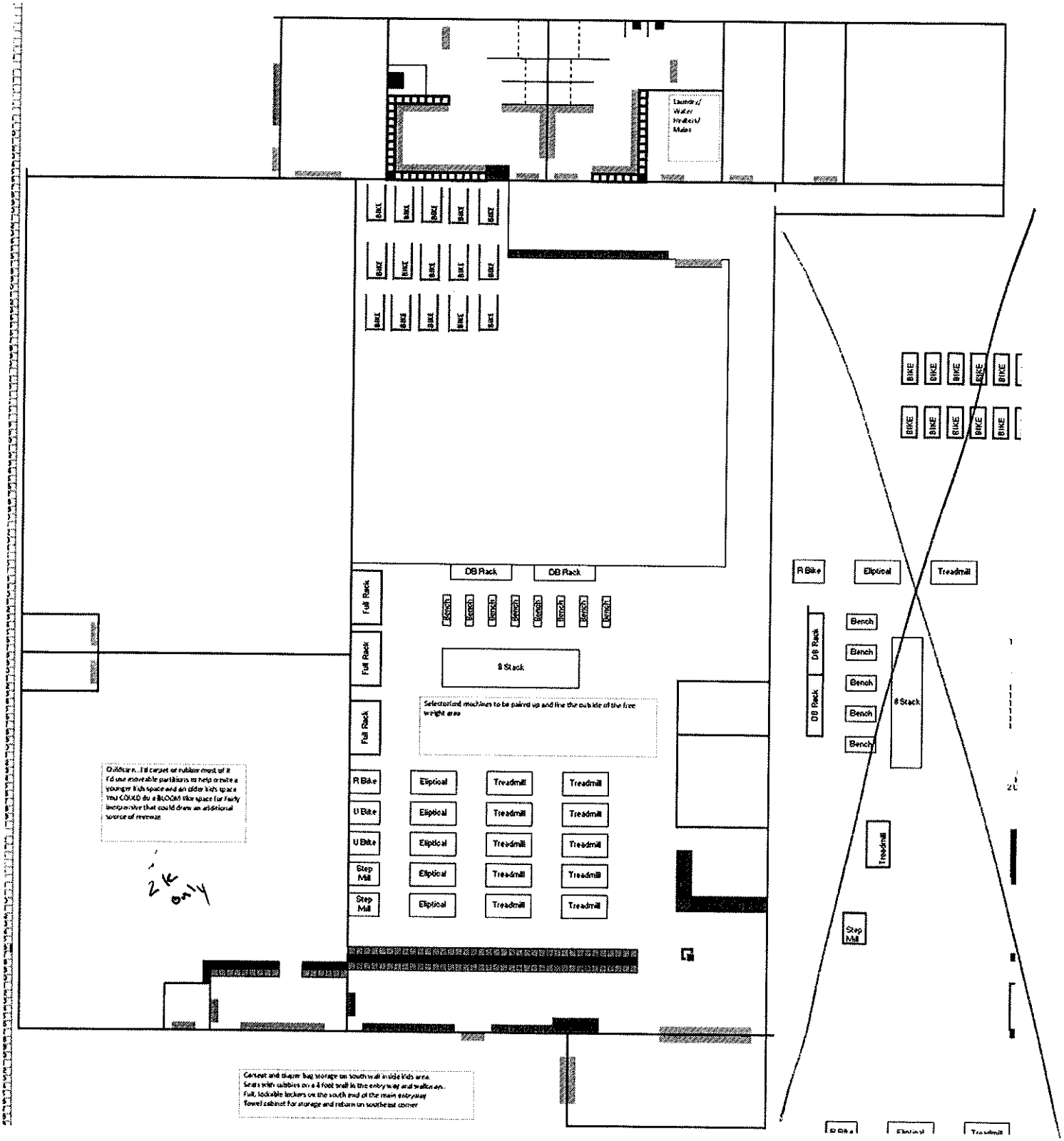
Plat: A Plat of Lots 1-A and 1-B, Block C of Westview Addition in the SE ¼ of Section 20, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Mr. Vaux indicated this would be developed for a manufacturer with potentially 15 employees. Motion by Jirsa, seconded by Molumby to approve the plat; Roll Call: Larson yes, Molumby yes, Fergen yes, Osterloo yes, Jirsa yes, Vaux abstain, Genzlinger absent. Motion carries.

Public Input: none

Chairman Larson adjourned the meeting at 12:11 pm

_____ _____


74'5"
14'11"
21'5"
28'8"
132'
43'3"
2hr?
55'4"
9416 Sq. Ft.
5650 Sq. Ft.
12'1"
LAYOUT PAGE TABLE
LABEL | TITLE | DESCRIPTION | COMMENTS
P-1 | PROJECT OVERVIEW
REVISION TABLE
NUMBER | DATE | REVISED BY | DESCRIPTION
Project Overview
DRAWINGS PROVIDED BY:
DATE:
12/18/2015
SCALE:
SHEET:
P-1



Nick Ovenden | GreatLIFE Golf & Fitness Club

Director of Fitness and Nutrition

4600 S. Tennis Ln. | Sioux Falls, SD 57106

605-361-0445 ext 2006 | 605-376-6349

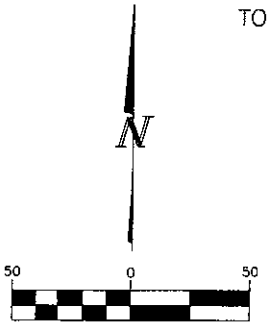
join**greatlife**.com

Date: Latest ‹ image 1 of 6 › 05/14/2019

PLAT OF

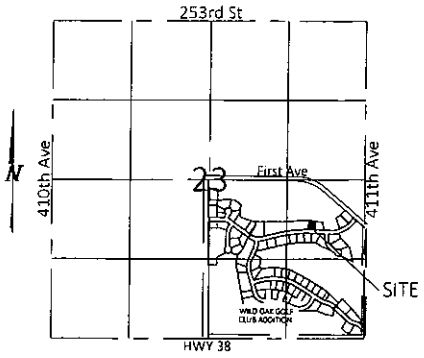
LOT 21 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



O = FOUND IRON PIN
● = SET CAPPED IRON PIN SD#8295
UE = UTILITY EASEMENT

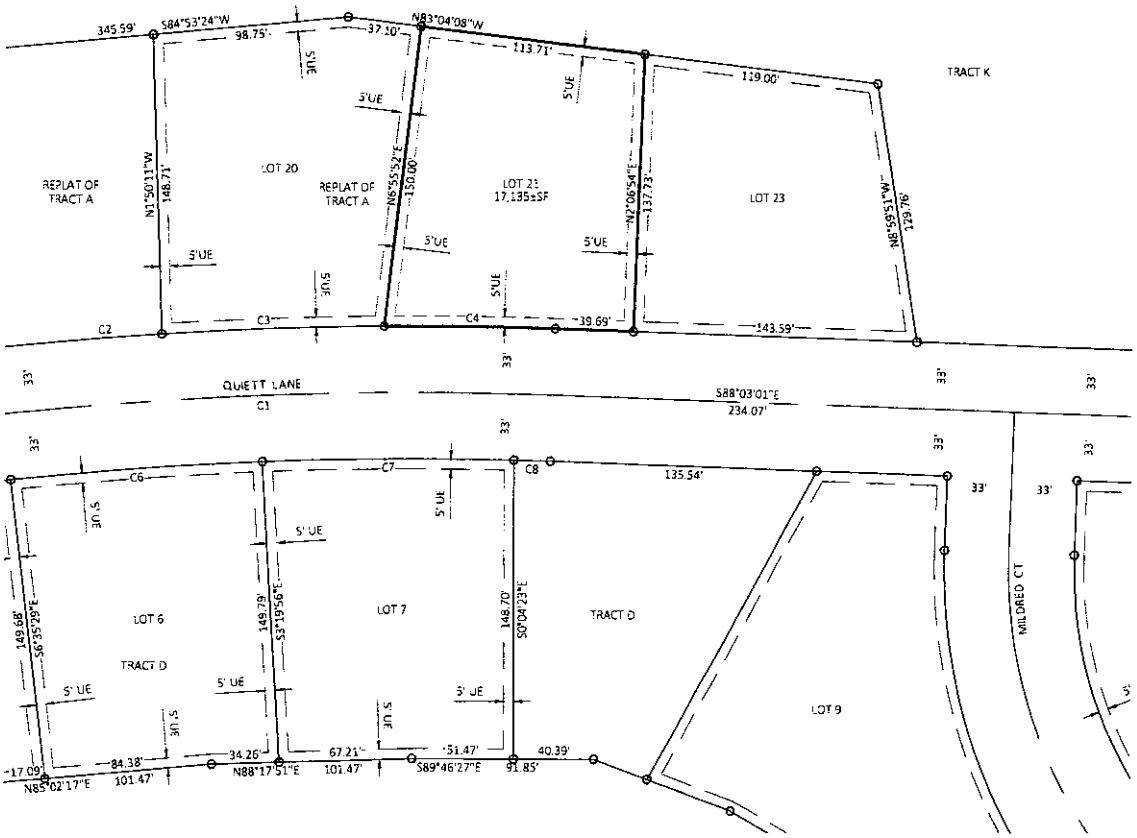
Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	540.81'	2000.00'	15°29'35"	539.17'	S84°12'11"W
C2	112.41'	2033.00'	3°10'05"	112.39'	S84°46'02"W
C3	112.41'	2033.00'	3°10'05"	112.40'	S87°56'07"W
C4	86.24'	2033.00'	2°25'50"	86.23'	N89°15'56"W
C6	127.14'	1967.00'	3°42'12"	127.12'	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

NOTE: AT THE TIME OF SURVEY THERE WAS NOT A LOT 22 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



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 20, 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 21 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.39 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

PREPARED BY: JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., 6810 S. LYNCREST AVE SUITE 101, SIOUX FALLS, SOUTH DAKOTA, 57108 605-367-1036

DAVISON COUNTY / WILD OAK ADDITION LAND PROJECTS/70052/DWG/Plat Drawing 3D 11-01-18 Lot 5 of TRACT D.DWG

PLAT OF

LOT 21 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 21 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 21 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 21 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 21 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 21 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