

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
FEBRUARY 24, 2020, 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: February 10 And 13, 2020 Meetings

Documents:

[PLANNINGCOMMINUTES2132020SPECMEETING.PDF](#)
[PLANNINGCOMMINUES210202.PDF](#)

6. Schedule Next Meeting: March 9, 2020
7. Plan Approval: 900 W Havens, Highway Oriented Business District
Interior remodel of an area of approximately 1,000 open area into separate offices.

Documents:

[900WHAVERENS.PDF](#)
[900WHAVERENSPLAN.PDF](#)

8. Rezoning: Hearing And Action On An ORDINANCE CHANGING THE DISTRICT CLASSIFICATION Of Real Property Currently Owned By Avera Queen Of Peace From UD Urban Development And R4 High Density Residential Districts To The Ridge View On Foster Planned Development District

Documents:

[NOHAVERAPROJECT.PDF](#)
[AVERAPLAN2.PDF](#)
[AVERACOVENANTS.PDF](#)
[15385-MADC 8TH FOSTER DEV- PLAT 15X26 \(003\).PDF](#)
[AERIALAVERAZONING.PDF](#)
[MITCHELL_MASTER_PLAN_CONTEXT_MAP.PDF](#)
[MASTER PLAN 1-20 PHASING.PDF](#)
[SHELTERMAP.PDF](#)
[AVERASUPPORTLETTERS.PDF](#)
[AVERALETTERSINNOTICEAREAOPPOSED.PDF](#)
[AVERALETTERSOUTSIDENOTICEAREAOPPOSED.PDF](#)
[AVERA2MAILINGLIST.PDF](#)

9. Correction: The Wrong Proposed Plat Was Included In The Packet; Note The One With 80' Lots On 8th Is Correct.

Documents:

[15385-MADC 8TH FOSTER DEV-LEGAL 15X26.PDF](#)

10. OTHER BUSINESS:

11. 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.

12. 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
FEBRUARY 13, 2020 SPECIAL MEETING**

NOT APPROVED

Chairman Larson called the February 13, 2020 Special Meeting of the City Planning Commission to order at 12:00 pm in the Council Chambers, 612 N Main St, Mitchell, SD

Members Present: Larson, Jirsa, Molumby, Vaux and Osterloo

Members Absent: Genzlinger, Fergen and Allen

Staff present: Putnam, Croce, J. Johnson, Sandoval, and Hegg

Conflicts of Interest: none

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

Plan Approval: (was Tabled at February 10, 2020 Meeting) Ramada Inn, 1525 W Havens, zoned HB Highway Oriented Business District. The hotel is remodeling the pool area. The city has the right to withhold permits if BID taxes are not paid. Justin Johnson informed the commission that the Ramada Inn has arranged to bring their taxes and bills that are owed current. Therefore, the permit may be issued. Motion by Vaux, seconded by Jirsa to approve the plan as submitted. Roll call vote: Larson yes, Jirsa yes, Vaux yes, Osterloo yes, Molumby yes, Fergen absent, Genzlinger absent. Motion carried 5 yes 0 no 2 absent.

Public Input: none

Chairman Larson adjourned the meeting at 12:04 pm.

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
February 10, 2020**

NOT APPROVED

Chairman Larson called the February 10, 2020 City Planning Commission Meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Osterloo, Jirsa, Genzinger, Vaux and Allen

Members absent: Fergen & Molumby

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

Declaration of Conflicts of Interest: none

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 Osterloo, seconded by Jirsa to approve the minutes of the January 27, 2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Vaux, seconded by Osterloo to schedule the next meeting for February 24, 2020. All members present voting aye, motion carried.

Plat: A Plat of Lots 2, 3, 4, 5, and 6, Block 6, MLC Addition, and a portion of West Pine Avenue, A Subdivision of Lots 4A and 4B, Block 4, Morningview Addition to the City of Mitchell, Davison County, South Dakota. Bob Mueller was present to answer questions. Putnam mentioned that the proposed plat conforms to the master plan. T. Johnson said water and sewer is in place. Motion by Jirsa, seconded by Genzinger to approve the plat. All members present voting aye, motion carried.

Plan Approval: LeAnn Jendersee, 1100 N Main St, Central Business District. The plan is to convert the interior of the building into a salon with some retail space. Hegg provided an update on the proposal. Motion by Genzinger, seconded by Jirsa to approve pending a code review. All members present voting aye, motion carried.

Plan Approval: Ramada Inn, 1525 W Haven, Highway Oriented Business District, remodeling of the pool area. Hegg provided an explanation of the project. J. Johnson told the commission that The Ramada is significantly behind in the Business Improvement District taxes and water bills. The city has the right to hold various permits if the taxes are unpaid. Motion by Vaux, seconded by Genzinger to table approval of the permit until such time the BID taxes and water bills are caught up with the city. Roll call: Larson yes, Jirsa yes, Vaux yes, Osterloo yes, Genzinger yes, Fergen absent and Molumby absent. Motion carried 5 yes 0 no 2 absent.

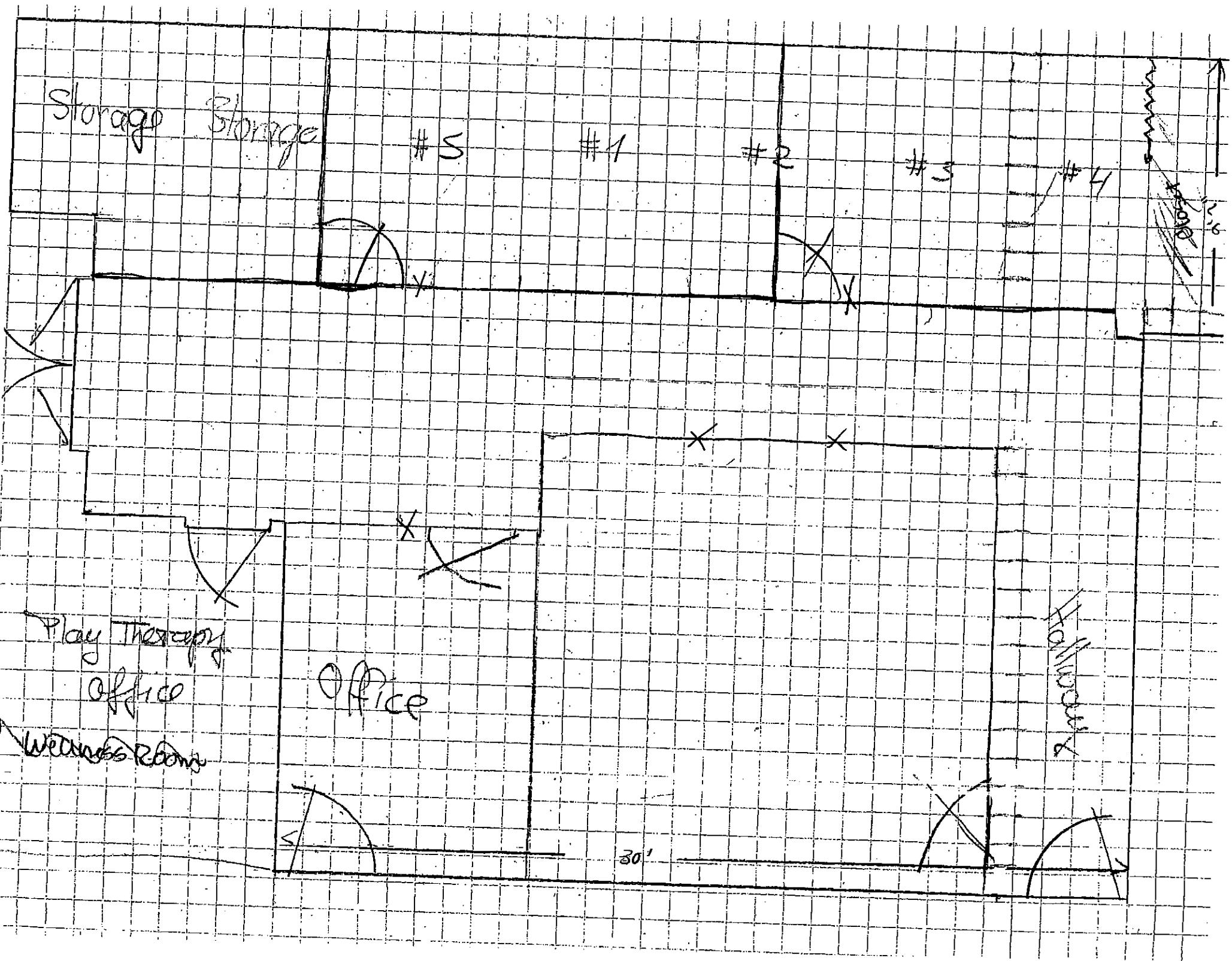
Hearing and Action on Conditional Use Permit for Brenda Ziegler, 520 E 6th Ave, legally described as Lot 12 & E 45' of Lot 11, Block 15, Burr's Addition, City of Mitchell, Davison County, South Dakota. Ms. Ziegler would like to open a lodging house at this location. The applicant was present to answer questions. No written objections were received. No one testified in opposition. The neighboring property owners were sent letters and the public notice was published in the local newspaper. Ms. Ziegler has had the property inspected and she is aware of the requirements of the state. She is in the process of purchasing the property contingent on city approval. Motion by Jirsa, seconded by Genzlinger to recommend the board of adjustment approve the conditional use permit. All members present voting aye.

Other business: none

Public Input: none

Chairman Larson adjourned the meeting at 12:20 pm.





NOTICE OF HEARING

TO: City of Mitchell Planning Commission, Mayor Bob Everson, City of Mitchell Common Council, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on Monday, February 24, 2020 at 12:00 pm (Noon) and the City Council will consider first reading on Monday, March 2 2020 at 6:00 pm and second reading and adoption of the ordinance will be held on Monday, March 16, 2020 at 6:00 pm. All meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the public hearings and provide testimony.

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS; Lots D-1 and R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from (UD) Urban Development District to The Planned Development District known as Ridge View on Foster Planned Development District and a parcel within Irregular Tract 1 except Lot "NWPS" in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota to be platted as Lot 1, Block 3, Ridge View on Foster Addition to The Planned Development District known as Ridge View on Foster Planned Development District.

The real property herein presently described will be platted and recorded with the Davison County Register of Deeds will be legally described as; Block 1, Lots 1 through 17, Block 2, Lots 1 through 8;, Block 3; Lots 1 and 2, Block 5, Lots 1 through 12, Block 6; Nagle Lane, Nursia Drive, and Peace Place, All in the Ridge View Foster Addition in the NW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

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

Section 1. That the following real property district classification legally described above to be changed from Urban Development District (UD) and R-4, High Density Residential District to a Planned Unit Development (PD) known as Ridge View on Planned Development District.

- A. Purpose: This Planned Development District Is intended for residential opportunities and provide for a variety of densities, which provide the efficient and diverse utilization of land.
- B. Scope: The regulations in this ordinance or set forth elsewhere in the City of Mitchell Zoning Code when referred to in this ordinance are the district regulations that shall be governed by the Ridge View on Foster Subdivision.

Sub Area A. As reference in the Exhibit, hereto attend to this ordinance: To be platted as Block 1, Ridge View on Foster Addition

A: Permitted Uses:

- 1. Multi-family dwellings of twenty-four (24) units or less.
- 2. Lodging House
- 3. Open Space

4. Parks and Playgrounds
5. Religious Institution
6. Single Family dwelling

B. Conditional Uses:

1. Bed & Breakfast
2. Childcare center, preschool, nursery.
3. Family Residential Child Care
4. Convenience Stores
5. Multi-family dwellings of more than twenty-four (24) units.
6. Office, Professional
7. Personal Health Services
8. Personal Services

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.
3. Residential accessory buildings/uses.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. Accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy five percent (75%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

Sub Area B As reference In the Exhibit hereto attached to this ordinance: To be platted as Lots 1 thru 8, Block 2, Ridge View on Foster Addition

A: Permitted Uses:

1. Open Space
2. Parks and Playgrounds
3. Single-family dwellings.

B. Conditional Uses:

1. Childcare, family residential

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. No accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy-five percent (45%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 10,000 square feet and a minimum Zoning lot width of 80 feet.

I. Minimum Yard Requirements:

1. Front Yard, 25 feet; Back Yard, 25 feet; Side Yard, 3 feet; Side Yard on a Corner, 20 feet

Sub Area C. As reference In the Exhibit hereto attached to this ordinance: To be platted as Lots 9 thru 17, Block 2, Ridge View on Foster Addition

A: Permitted Uses:

1. Multi-family dwellings of twenty-four (24) units or less.
2. Open Space
3. Parks and Playgrounds
4. Single Family dwelling

B. Conditional Uses:

1. Family Residential Child Care

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.
3. Residential accessory buildings/uses.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. Accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy five percent (75%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 6,000 square feet and a minimum Zoning lot width of 60 feet.

I. Minimum Yard Requirements:

1. Front Yard, 25 feet; Back Yard, 25' feet; Side Yard, 3 feet for interior lots; Side Yard on a Corner, 15 feet.

Sub Area D. As reference, In the Exhibit hereto attached to this ordinance: To be platted as Lot 1, Block 3, Ridge View on Foster Addition

A: Permitted Uses:

1. Multi-family dwellings of twenty-four (24) units or less.
2. Open Space
3. Parks and Playgrounds
4. Single Family dwelling

B. Conditional Uses:

1. Family Residential Child Care

C. Accessory Uses:

1. Accessory Buildings for Permitted and Conditional Uses
2. Home Occupations, unless the criteria set forth in 10-56-2 is not met. Note 10-5G-3A of City of Mitchell Zoning Code.
3. Residential accessory buildings/uses.

D. Parking Regulations

1. Parking within the Planned Development shall comply with the City of Mitchell Zoning Code.

E. Sign Regulations:

1. The placement and installation of signs shall comply with Title 9, City of Mitchell Municipal Code.

F. Maximum Building Height:

1. No principal building shall exceed two and one half stories or 35 feet in height.
2. Accessory building shall exceed 22 feet in height.

G. Maximum Coverage:

1. No more than seventy five percent (75%) of the zoning lot area shall be covered with Structures.
2. No accessory building shall exceed 2,000 square feet in area.

H. Minimum Lot Area and Width:

1. The minimum zoning lot area shall be no less than 6,000 square feet and a minimum Zoning lot width of 25 feet.

I. Minimum Yard Requirements:

1. Front Yard, 25 feet; Back Yard, 5 feet; Side Yard, 3 feet for interior lots; Side Yard on a Corner, 15 feet.

Section 3: That district classifications of the real property described in this ordinance are hereafter to be changed on the official zoning map to reflect the new district classification.

Section 4. The City Finance Officer shall publish notice of this ordinance, and the same shall become effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this _____ day of _____, 2020

Mayor

Attest:

Finance Officer

First Reading: March 2, 2020

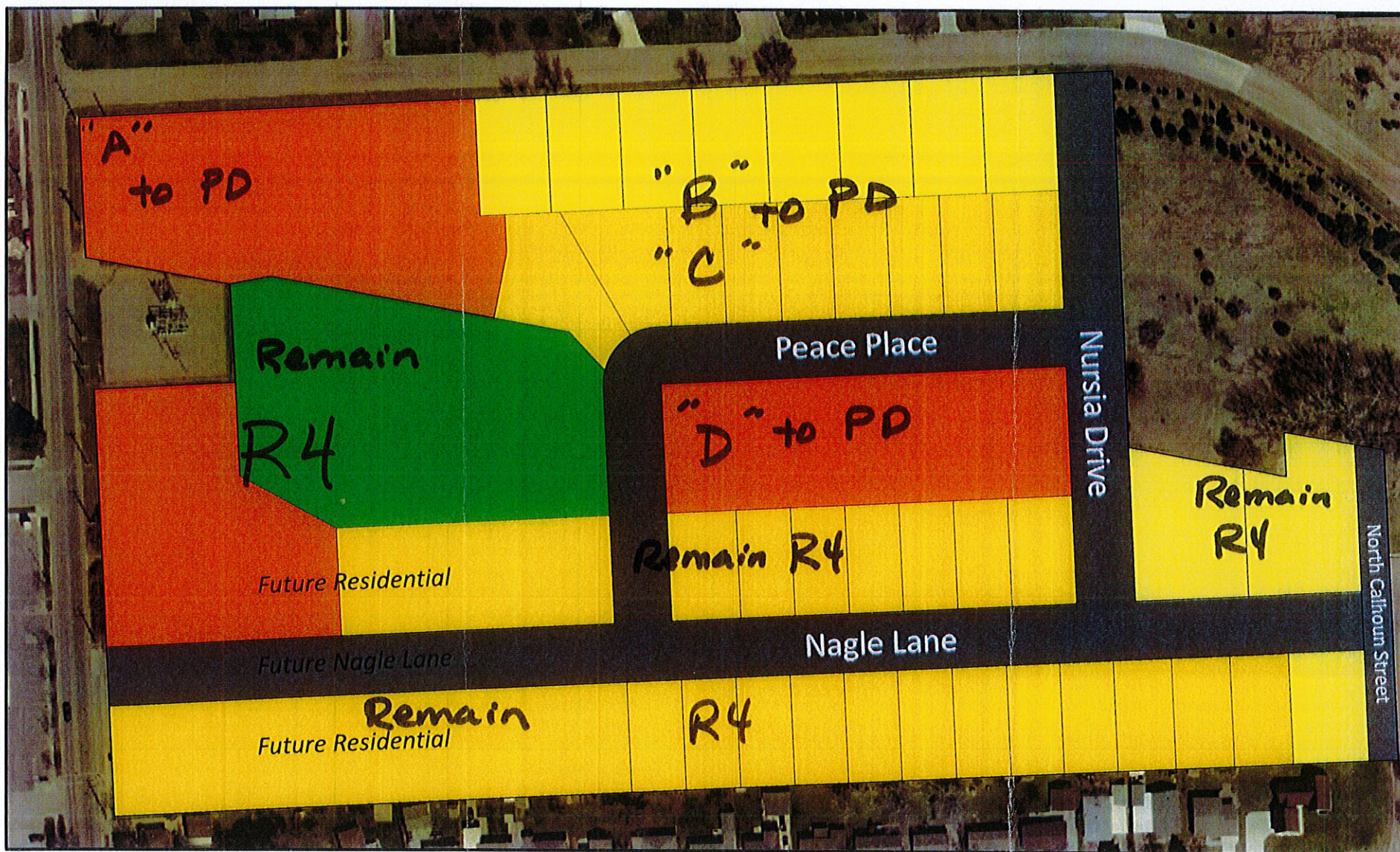
Second Reading: March 16, 2020

Adoption: March 16, 2020

Publish three times: February 13, February 20, and March 5, 2020

Ridge View on Foster Subdivision

Land Use Plan



Low-Density Residential

Medium-Density Residential



High-Density Residential

Open Space



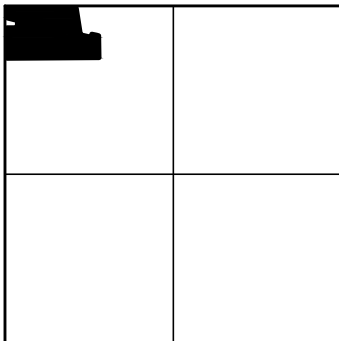
**PROPOSED RESTRICTION AND PROTECTIVE
COVENANTS AND CONDITIONS FOR RIDGE VIEW ON FOSTER PLANNED
DEVELOPMENT**

Avera Queen of Peace is currently evaluating the following proposed minimum restrictions and protective covenants on the recently announced Ridge View on Foster Planned Development. This Development will consist of 21.7 acres of land to be developed by the Mitchell Area Development Corporation (MADC) for the construction of attainable and workforce housing. These restrictions intend to exclude and prevent nuisances while enhancing each homeowner's peace and tranquility; thereby assuring each homeowner the full benefit and enjoyment of their home with no greater limitations on the free and undisturbed use of their home than is necessary to assure the same advantages to all neighbors.

- An Architectural Review Committee of not more than three individuals will be appointed by the MADC to review and approve plans for improvement prior to development. This committee will disband following the substantial buildout of the Development.
- Plans for improvements must be approved by the Architectural Review Committee.
- The exterior of the home shall be in a style compatible and complimentary to the neighborhood and community.
- The construction of the principle structure shall begin within twelve months after each lot is transferred to a Partner Builder. Construction shall be completed within eighteen months of lot transfer.
- All improvements must be engineered in a manner that will ensure proper drainage without being detrimental to adjoining lots or properties.
- All primary dwellings in Block 2, 3, 4, and 5 shall have an attached garage on a permanent foundation.
- Houses must be designed with a minimum of two (2) different ridgelines and cannot be a perfect rectangle or square.
- All siding shall be solid cementitious or composite prefinished siding.
- Fences must be of wood, pvc, or comparable material and shall not be chain link material.
- Any above grade entry landings will be constructed of concrete or composite decking and railing.
- All machinery, equipment, snow blowers, lawn mowers, woodpiles, and storage areas shall be kept concealed from the neighboring property, streets, and public walkways.
- No storage or parking of recreational vehicles, trucks, buses, trailers, boats, campers for period of more than seventy-two (72) continuous hours shall be permitted.
- Each developed lot shall require at least one planted tree in accordance with the Mitchell Street Tree program.
- No single-family home may be rented or leased within a five-year period after initial completion.

-end-

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

Street Right of Way Acreage Breakdown:

Peace Place = 50,676.13 SqFt / 1.16± Acres
Nagle Lane = 54,979 SqFt / 1.26± Acres
Nursia Drive = 12,008 SqFt / 0.27± Acre
North Calhoun Street = 11,585 SqFt / 0.26± Acre

Block and Lot Acreage Breakdown:

Block 1: 93,786 SqFt / 2.15± Acres
Block 2: 161,757 SqFt / 3.71± Acres
Lot 1 = 9,435 SqFt / 0.21± Acre
Lots 2 Thru 10 = 7,800 SqFt ea. / 0.17± Acre ea.
Lot 11 = 14,183 SqFt / 0.32± Acre
Lot 12 = 11,555 SqFt / 0.26± Acre
Lots 13 Thru 18 = 7,800 SqFt ea. / 0.17± Acre ea.
Lot 19 = 9,584 SqFt / 0.22± Acre
Block 3: 120,378 SqFt / 2.76± Acres
Lot 1 = 66,314 SqFt / 1.52± Acres
Lot 2 = 9,000 SqFt / 0.20± Acre
Lots 3 Thru 7 = 7,200 SqFt ea. / 0.16± Acre ea.
Lot 8 = 9,064 SqFt / 0.20± Acre
Block 4: 40,420 SqFt / 0.92± Acre
Lot 1 = 20,419 SqFt / 0.46± Acre
Lot 2 = 20,001 SqFt / 0.45± Acre
Block 5: 100,840 SqFt / 2.31± Acres
Lot 1 = 10,229 SqFt / 0.23± Acre
Lot 2 = 10,278 SqFt / 0.23± Acre
Lot 3 = 10,331 SqFt / 0.23± Acre
Lot 4 = 10,383 SqFt / 0.23± Acre
Lot 5 = 7,361 SqFt / 0.16± Acre
Lot 6 = 7,387 SqFt / 0.17± Acre
Lot 7 = 7,413 SqFt / 0.17± Acre
Lot 8 = 7,439 SqFt / 0.17± Acre
Lot 9 = 7,465 SqFt / 0.17± Acre
Lot 10 = 7,492 SqFt / 0.17± Acre
Lot 11 = 7,518 SqFt / 0.17± Acre
Lot 12 = 7,544 SqFt / 0.17± Acre
Block 6: 307,016 SqFt / 7.04± Acres

LEGEND

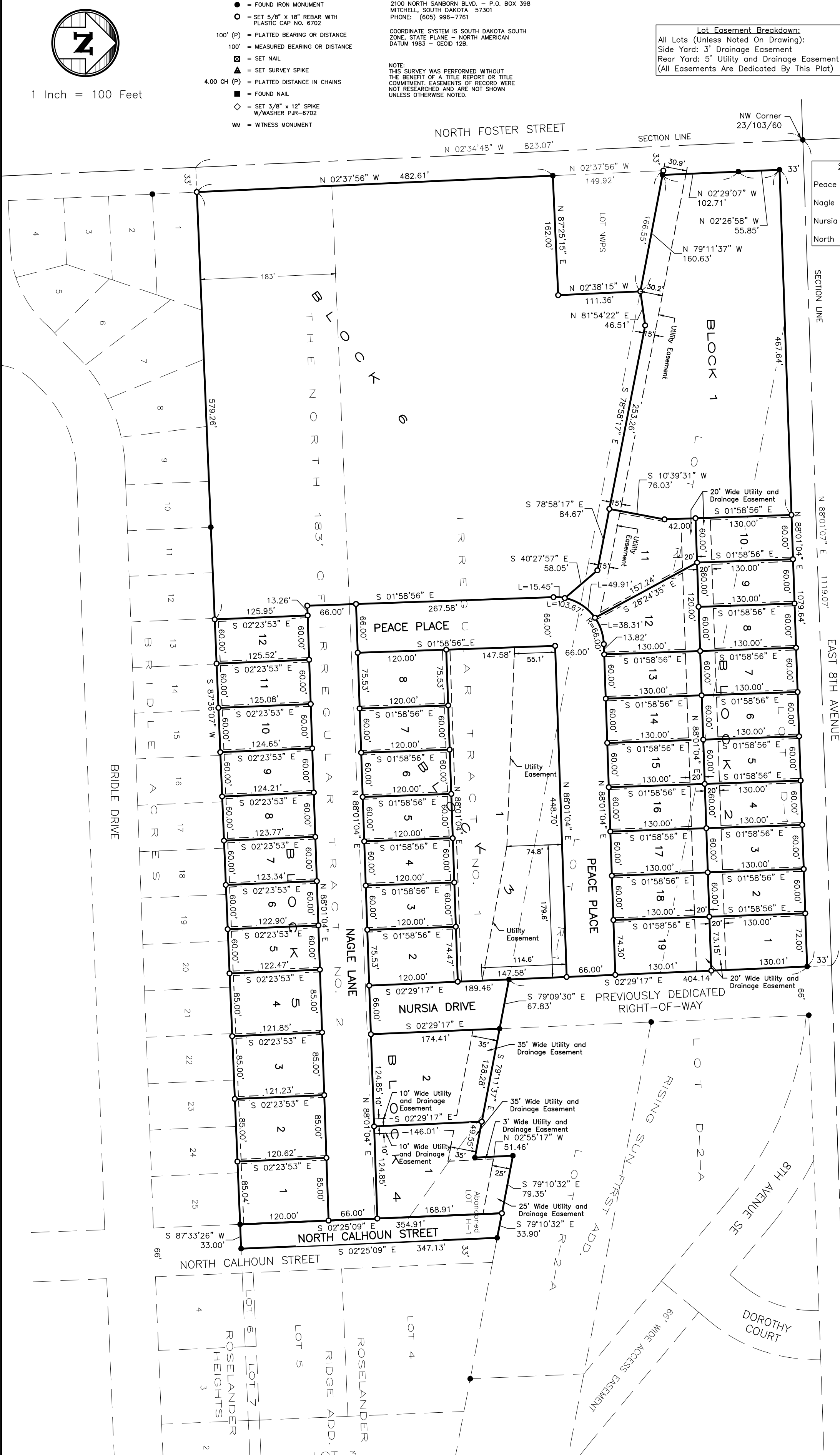
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS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

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

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

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

Lot Easement Breakdown:
All Lots (Unless Noted On Drawing):
Side Yard: 3' Drainage Easement
Rear Yard: 5' Utility and Drainage Easement
(All Easements Are Dedicated By This Plat)



A PLAT OF BLOCK 1; LOTS 1 THROUGH 19, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 12, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SPN

& Associates
Engineers, Planners and Surveyors

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

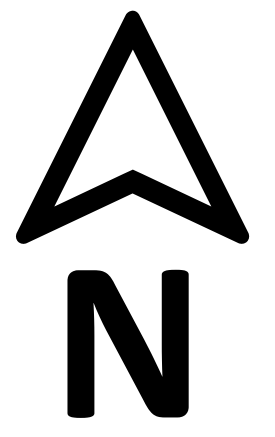


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Phasing Plan

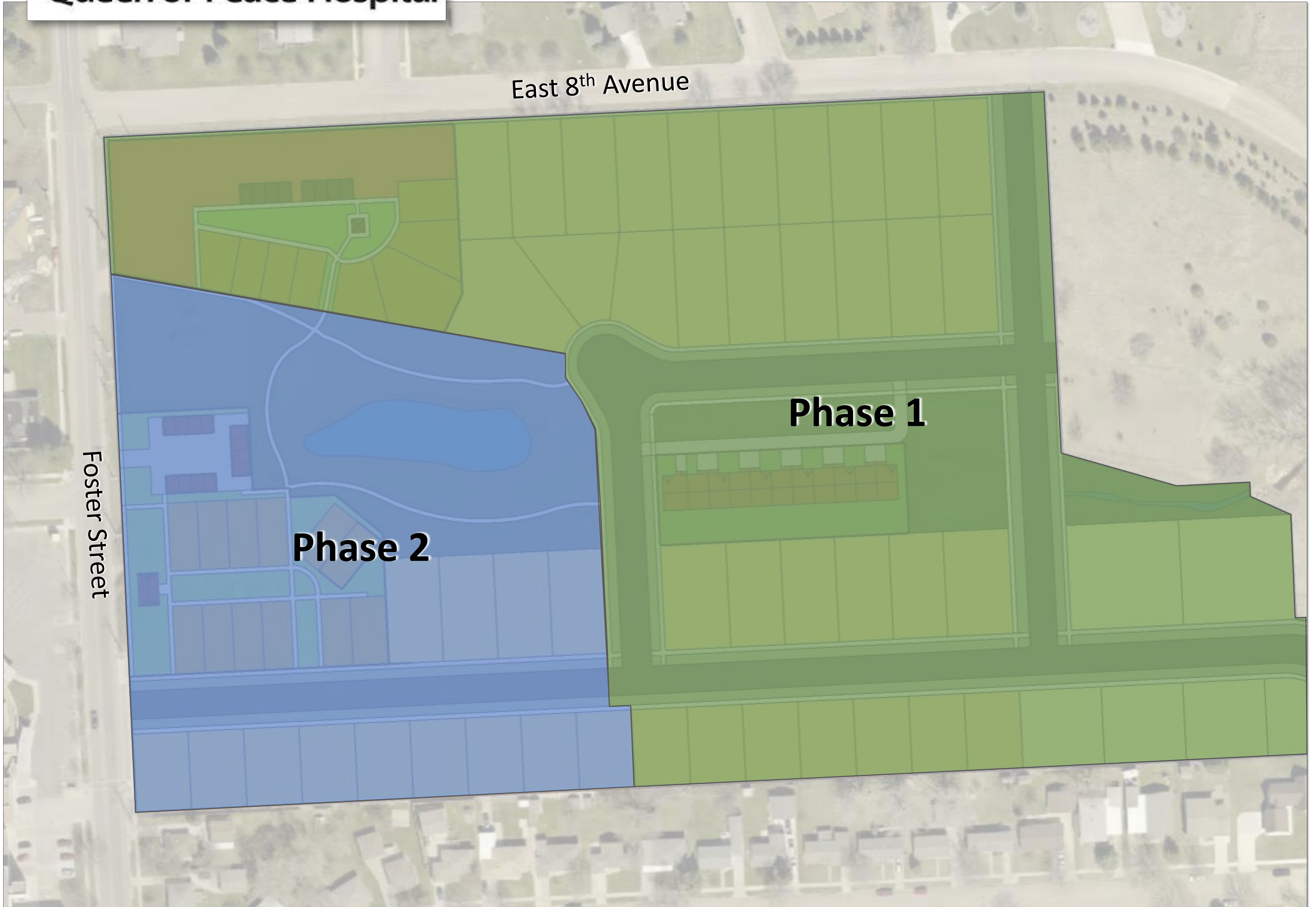


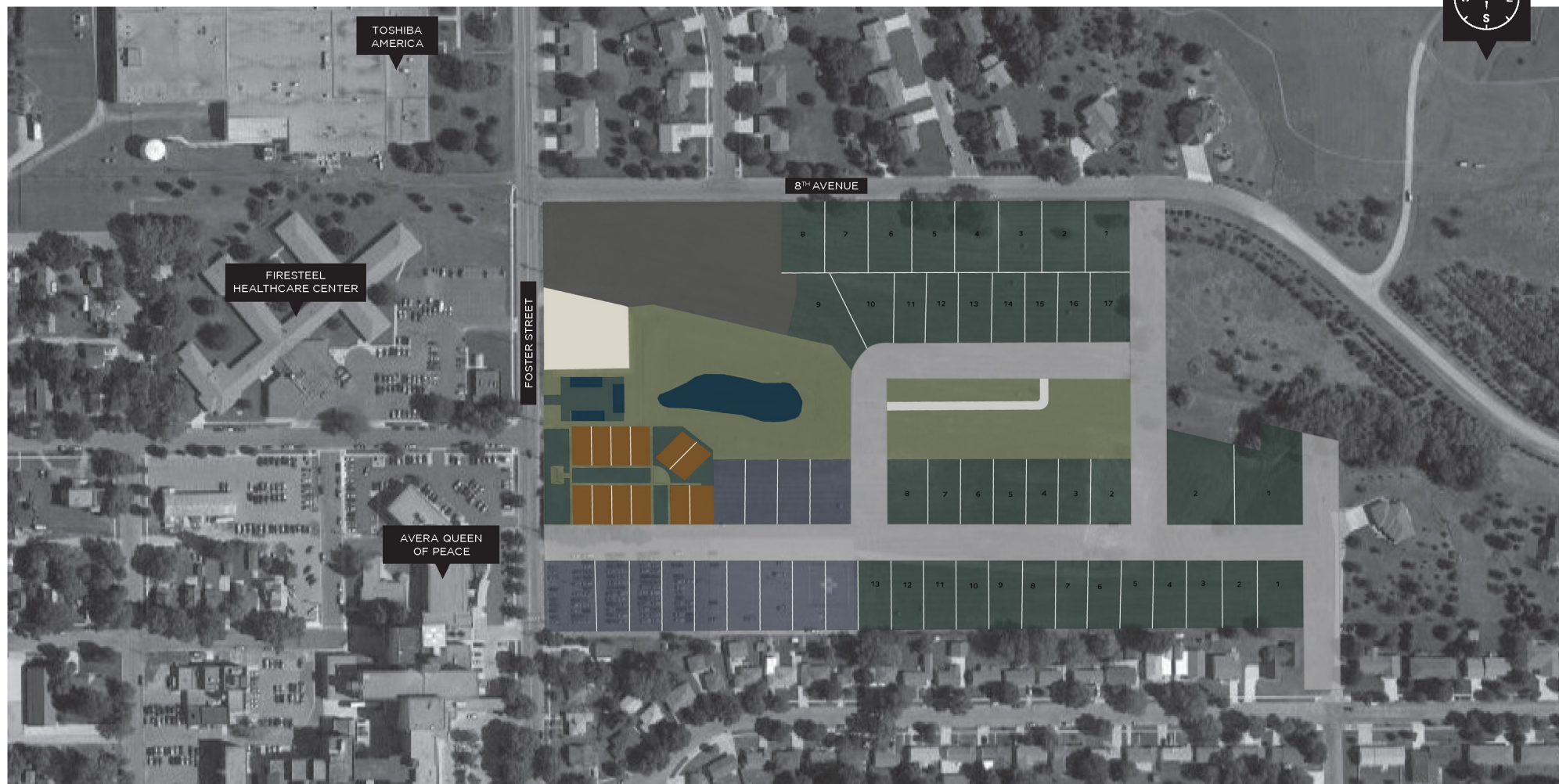
East 8th Avenue

Phase 1

Phase 2

Foster Street





February 20, 2020

To Whom this May Concern,

My name is Ken Schlimgen and I have been a resident of Mitchell since 1982. My wife, JoAnn and I have owned a home at 600 Roselander Road since 1998. Our home is one block from the east edge of the Ridgeview on Foster housing development. I am a board member for the Mitchell Area Development Corporation and the Mitchell United Way and the General Manager of Central Electric Cooperative.

I am sure you are aware that the lack of affordable housing is hindering the economic growth of our community. I have witnessed the struggles that newly hired employees face finding housing and I agree with these facts. However, I would like to speak from the perspective of a member of the Mitchell community and a homeowner in this neighborhood.

As a homeowner in this neighborhood, I am excited to see the plans for new homes. I believe the project benefits reach far beyond what economic factors can be placed on it. I see this as an opportunity for families and individuals to establish a home and their own neighborhood within our city. I believe the location for this project is ideal. These homes built per the requirements of this development in my opinion will not harm and may even increase the values of neighboring properties.

I understand there are concerns with potential traffic. Bridle Drive is to be one of two access roads to this development for phase 1. This street also has the same home density as the development. I have driven on Bridle Drive multiple times every day for the past 20 years. If I meet or even follow three cars during a trip on Bridle Drive, it was a very busy commute. I attended the public meeting held at the library last evening. On my drive home I did not meet a single car on Bridle Drive. This morning on my way to work at 7:30 a.m. I again did not meet a single car but I did follow one car to Foster Street.

I do share one concern surrounding the development of this property for both the neighbors and the future residents and that is drainage. I am certain this is being addressed through the planning process, but it is so important to prevent potential flooding or water issues.

Mitchell businesses and our community cannot grow without housing and our community has been given a tremendous gift through Avera's generosity. It's clear to me that the Ridgeview on Foster project will benefit the city, our business community, our neighborhood, and many, many families. I believe this project should move forward.

Sincerely,

Ken Schlimgen
600 Roselander Rd
Mitchell SD 57301

Mitchell Area Development Corporation



KLOCK WERKS

915 S. Kimball St.
Mitchell, SD 57301

ph: (605) 996-3700
fax: (605) 996-9900
info@getklocked.com

GETKLOCKED.COM

To: Neal Putnam, City of Mitchell

I, Brian Klock, am in support of the Ridge View on Foster housing project.

The most common barrier to employment is housing. There are employees who rent but would like to own, and employees who drive relative long distances to and from work every day because they cannot find a home in Mitchell.

If housing was available, the likelihood of businesses retaining employees would be greatly increased. Ultimately, our town is the winner – more homeowners mean more tax dollars to support growth and services.

It's clear Ridge View on Foster will benefit the city and the Mitchell business community. This project should move forward. Mitchell cannot grow without housing. This project should move forward.

Sincerely,

Brian Klock

Neil,

I am emailing you to express my support of the Ridge View on Foster housing project.

Mitchell does have a shortage of mid-level housing which is hurting our ability to fill job openings and grow. This housing shortage is stifling growth in Mitchell. The Ridge View Development is designed to fill this need and make the housing affordable for wage earners. This program is similar to those that have been done in Aberdeen, Brookings and Watertown who have experienced growth in recent years that Mitchell has not been able to attain.

The gift of land from Avera and the structure of the development will be good for the neighborhood and for the city of Mitchell as a whole. It is a path to progress for Mitchell. As a former 20 year resident of the Firesteel Drive area, I believe this development will not depress but will actually increase home values in the Firesteel and Bridle Drive areas.

Ridge View on Foster is good for Mitchell and the business community. This project should move forward. Mitchell cannot grow without housing. This project should move forward.

Jeff Logan

President,

Logan Luxury Theatres Corp.

209 N. Lawler St.

Mitchell, SD 57301

Office: 605-996-9022

Fax: 605-996-9241

Email: jeff.logan@loganmovie.com



Iverson Auto
IversonAuto.com

600 South Burr, Mitchell, SD 57301
Ford: 101 2nd Street SW, Huron, SD 57350
Chrysler: 101 2nd Street SW, Huron, SD 57350

Phone: 605-996-5683 / Fax: 605-996-1539
Phone: 605-352-6464 / Fax: 605-352-2171
Phone: 605-352-8686 / Fax: 605-352-1572

02/20/20

Greetings,

I am Austen Iverson with Iverson Auto in Mitchell, we support the Ridgeview on Foster obtainable housing development currently being planned.

With unemployment at record lows in this region, we are in fierce competition to find and retain employees. Low unemployment has deterred corporate growth. Without employees, we are prevented from taking on new clients and projects. Money is literally being left on the table in our community through lost income and unrealized capital expansions.

When we are able to find good employees, the most common barrier to employment is housing. Not apartments and not low-income housing, but obtainable, attractive single-family homes. We have employees who rent but would like to own, and employees who drive relative long distances to and from work every day because they cannot find a home in Mitchell. Only 54 percent of Mitchell residents own homes, compared to a national average of 64 percent ownership, this means that we are more likely to lose our workforce to other towns because we have a more transient population. If housing was available, the likelihood of retaining those employees would be greatly increased.

Ridgeview on Foster will support our greatest community need: obtainable housing. This aligns with the Forward 2040 surveys which indicated that Mitchell residents, particularly those under 40, see the lack of housing as a negative factor for the future growth of the community. Locals have been vocal, asking for new retail and restaurants. National retailers and many chain restaurants will not consider a town with fewer than 20,000 residents. Growth is the solution.

Mitchell area businesses are leaving about \$30 million in market share on the table. Those lost sales could create up to 180 new jobs. Jobs, at an assumed rate of \$18 per hour, which would equate to nearly \$7 million in wages annually. Money rolls over at least 2.5 times within a community when spent on local goods and services; the annual economic impact would be almost \$17 million. Multiply that over 10 years and the impact is just under \$170 million. That's new tax revenue to our community that we aren't currently receiving. Think about the taxes generated from that, the additional services and amenities that could come with it. More homeowners mean more tax dollars to support growth and services.

Mitchell businesses and the community cannot grow without housing. It's clear Ridgeview on Foster will benefit the city and the Mitchell business community. This project should move forward.

Sincerely,

Austen Iverson

Iverson Auto

IVERSONAUTO.COM

IVERSONFEATHERLITE.COM



February 20, 2020

Dear Planning and Zoning Commission Members,

This letter is an endorsement of the Ridgeview on Foster obtainable housing development.

The mission of the Mitchell Area Chamber of Chamber is to provide leadership to unify community action that enhances the business environment and the quality of life of the Mitchell region.

Thanks to the generous gift of land from Avera Queen of Peace Hospital to the Mitchell Area Development Corporation, a new neighborhood development is planned to address the need for obtainable housing to support our community businesses whose employees need housing, as well as the individuals who wish to purchase homes.

With unemployment at record lows in this region, Mitchell is in fierce competition to find and retain employees. Low unemployment has deterred corporate growth. Without employees, Mitchell businesses are prevented from taking on new clients and projects. Money is literally being left on the table in our community through lost income and unrealized capital expansions.

A common barrier for our member businesses employees is housing. Not apartments and not low-income housing, but obtainable, attractive single-family homes. Mitchell is currently out of balance, only 54 percent of Mitchell residents own homes, compared to the national average of 64 percent homeownership, this means that we are more likely to lose our workforce to other towns because we have a more transient population. If housing was available, the likelihood of retaining employees would be greatly increased.

Ridgeview on Foster will support our greatest community need: obtainable housing. This aligns with the Forward 2040 surveys which indicated that Mitchell residents, particularly those under 40, see the lack of housing as a negative factor for the future growth of the community. Locals have been vocal, demanding new retail, restaurants and quality of life amenities. National retailers and many chain restaurants will not consider a town with fewer than 20,000 residents. Growth is the solution.

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It's clear Ridgeview on Foster will benefit the city and the Mitchell business community.

Sincerely,

Mitchell Area Chamber of Commerce Board of Directors:

Lori Baye, Chair

Brad Zimmerman, Vice Chair

Matt Doerr, Treasurer

Becky Pitz, Past Chair

Charlie Bates

Corey Thelen

Austen Iverson

Brian Loken

Karissa Hart

Josh Moody

Michelle White-Abstain from voting

Jeff McCormick-Abstain from voting



601 North Main Street • Mitchell, SD 57301 • Phone: 605-996-5567 • Fax: 605-996-8273
www.mitchellchamber.com • www.mitchellsd.com

Available upon request

Neil Putnam

From: Trevor Dierks <tdierks@firstdakota.com>
Sent: Thursday, February 20, 2020 12:09 PM
To: Neil Putnam
Subject: Ridge View Housing Project

Neil,

Good afternoon.

I am providing this email to indicate my support of the Ridge View housing project.

I believe this proposed project will fill a segment of housing that is currently needed in Mitchell.

This type of housing development is being utilized by other cities in the country and state and we put Mitchell at a disadvantage as it relates to being able to attract new residents to Mitchell when they are comparing housing options and deciding where they may start their family or relocate their family.

Thanks,

Trevor Dierks

First Dakota National Bank
President - Mitchell
tdierks@firstdakota.com

(605) 995-7909
(605) 996-3784 Fax
500 E Norway Ave | PO Box 1306
Mitchell, SD 57301
www.firstdakota.com

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First Dakota National Bank is an Equal Opportunity Employer of women, minorities, protected veterans and individuals with disabilities.

Required Notification Area

Name	Address	Response	No Response
Toshiba	25530 Commerce Center Drive		x
Avera Queen of Peace	515 N Foster		x
Katherine & Van Wire	1415 Roland Lane	Opposed	
Allen & Marsha Tuchen	1411 Roland	Opposed	
Timothy & Terrian Murray	1416 Roland Lane	Opposed	
Micael & Wanda Baker	1412 Roland LN		x
Kelly & Kimberly Gregg	1435 Firesteel Drive	Opposed	
Dan & Joanne Darrington	1431 Firesteel Drive		x
Ricky & Valerie Johnson	1427 Firesteel Drive		x
Daniel Rhoads	800 Firesteel Drive	Opposed	
Dale & Marla Holm	804 Firesteel Drive	Opposed	
Rocky Niewenhaus	812 Firesteel Drive		x
Daniel & Mary Pranger	1624 E 8th Avenue	Opposed	
Gayle & Thomas Dice	PO Box 790	Opposed	
Thomas & Charlys Dice	PO Box 790	Opposed	x
William & Barbara Goldhamme	PO Box 394		x
Michele Peitz	608 N. Calhoun St	Opposed	
Michael & Pamela Bathke	1660 E 8th	Opposed	
		10 //	8 ?



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We DAN & MARY PRANGER
OWNER

1624 E. 9TH AVE
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

SEE ATTACHED

Outside expectations

Concerns:

1. Traffic patterns on 8th Ave. & Bridle Drive will be adversely affected

The first phase of development will require homeowners to exit the development on 8th Ave & Bridle Drive. This will dramatically increase traffic activity in the entire FireSteel & Bridle drive subdivisions. Only when the 2nd phase happens is a more reasonable & direct route planned to link the area with Foster Street. Despite several requests, we cannot get an answer as to why a street linking Foster cannot be constructed in the first phase immediately (N) north of the Avera parking lot. To encourage traffic to flow (W) to Foster, the planned (N)/(S) street on the (E) side of the development (Nursia Drive) should not be constructed, or at a minimum not constructed (N) of the proposed (E)(W) Peace Place road.

2. The transition from the established Firesteel neighborhood to the new development remains unclear

We have appreciated the concession to change the lot size on the (S) side of 8th Ave. from the far to small size of 60' to an 80' frontage (which still seems marginal in consideration of the lot sizes in Firesteel), but we still are unclear on what the proposed new homes will look like, what covenants & enforcement will be, how the infrastructure for sewer, water, & storm drainage will impact our home, will there regularly be cars parked in driveways & on the street, and will be a 'minimum' house size/appraised value. Is it possible to remove the lots (S) of 8th Ave. from the development? Sell them to builders who would build homes that would be more reflective of homes & lots (N) of 8th Ave. The proceeds of the lot sales could potentially be applied to the infrastructure needs in the development.

3. The uncertainty about development on the (NW) corner of the development (corner of Foster & 8th Ave) is concerning because of the potential for traffic congestion and development that does not blend with the residential neighborhood

Why not have residential lots the entire length of the (S) side of 8th Ave?

4. Why the rush to re-zone & build before all the neighbors & community members questions are answered?

We have been fortunate to attend several meetings about the potential development, but only a small percentage of the questions have been answered. The uncertainty about the components of the project and who all the players are seems to be the biggest concern.

We are not opposed to Ridge View on Foster Subdivision concept, but we must disapprove of moving forward with zoning changes to a planned development until we better understand what the finished project will look like and how it will impact the surrounding neighborhood.



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(We) Michael & Pamela Bathke
OWNER

1660 E. 8th Ave

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: See attached sheet.

Outside expectations

We have many concerns and questions regarding the proposed development, including the below:

SubArea A lists several business options under the conditional uses. Businesses offering professional and personal services where customers will come and go do not belong in our residential neighborhood and will only impact the volume of traffic. We would ask that Block A be used for single-family residential or twin-home units only. Why are there no minimum lot area and width nor minimum yard requirements listed for SubArea A?

For SubArea Block B, the side yard minimums remain at 3 ft. We had requested 8 ft. side yard minimums running the entire length of 8th street. Even if the house sizes are constrained by the Builder's RFP, that can be changed at any point in time. This needs to be addressed under city ordinance such is done for other Planned Developments. We had also asked for some of the larger lot sizes in the southwest corner of the first proposal to be transferred over to 8th Street and then taper the lots down to the 80 ft. width closer to Foster Street to better blend with the neighborhood. Also, what was the thought process behind changing the accessory building heights to 22 feet and square footage to 2,000 sq. ft.? These buildings could be larger than the homes. We disapprove of that. We would like more thought put into what can be done to develop a better buffer between the neighborhoods.

SubArea C now contains a permitted use of multi-family dwellings of 24 units or less. That was not part of the original proposal and does not match what has been laid out on the map we received. Likewise, why is the minimum square footage set at 6,000 square feet per lot? Again, that does not match with what is being presented on the map. Inconsistent messages are being sent and that is cause for alarm. The afore-mentioned language should be struck from this section.

The flow of traffic into and out of the development remains a huge concern. We have not heard or seen anything that adequately addresses the issue. Since the hospital is unable to forego their parking lot at this time, perhaps it would make more sense to put this project on hold until the hospital is ready to relinquish all of their property. Then, the development would not face as many space constraints and could be designed to fit the broader picture, instead of in a piece-meal fashion. Or, if there is truly a need for this housing now (and are we SURE there is?), perhaps there is another area of town may be better suited for this. Avera's gift is very generous. However, it feels like the MADC is trying to squeeze too much into too little room with the proposed designs that have been set before us. Sandwiching this high of a density of housing in between two existing neighborhoods creates a lot of issues that need to be carefully considered and worked through.

We are not certain that drainage concerns have been properly considered. It's February and homes on Bridle Drive have their sump pumps running and those homeowners are very concerned what will happen with such a large number of new homes placed in such a small area so close to them.

There seems to be confusion as to the location of the old landfill. When will soil testing be completed? Shouldn't that be completed before this project goes any further?

We did not receive a copy of the Avera Proposed Restrictions and Covenants with this round of paperwork, nor did we receive a new plat map. So, we are unclear as to whether any changes exist on those documents and what they may look like.

We would encourage the Planning and Zoning Commission members to send a "No" recommendation to the City Council. Thank you.

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We Chris + Michele Peitz
OWNER

608 N. Calhoun St.
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

We would approve if attached
"AA" lot would be adjusted to the
same size as lot "BB".

Please Text or Call Chris Peitz
at 605-770-3421 if this is unable *Outside expectations*



February 12, 2020

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I/We

Kelly & Kim Gregg

ADDRESS

____ APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS:

- 8th St. will be busy with people getting to Foster.
- Drainage issues

Outside expectations



February 12, 2020

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I/We

Marla J. Holm - 2-17-20
Rae C. Holm - 2-17-20
OWNER

804 FIRESTEEL DR., MITCHELL, S.DAK. 57301

ADDRESS

____ APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

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I/We Daniel Rhoads
OWNER

800 Firesteel Drive
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:
poor planning & explanations of traffic flow & drainage make this subdivision a debacle.

Outside expectations



February 12, 2020

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I/We Van & Kathy Wire
OWNER

1415 Roland Lane, Mitchell, S.D. 57301
ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

See Attached Sheet

Reasons for Disapproval (Proposal for Ridge View; packet received Feb 15, 2020):

While we support the idea of affordable housing in Mitchell, and are not opposed to such a development in the proposed area, we respectfully submit these points for consideration:

1. The entire south side of 8th Ave, from the corner of 8th and Foster to the corner of 8th and Nursia Dr, should be zoned R-1, to blend in with the surrounding neighborhood. Retail or commercial businesses do not fit into the surrounding residential neighborhood. Specifically, area "A" on the corner of Foster and 8th should be residential or left empty.
2. The side yard allotment indicates 3' in an R1 lot. To blend in with the existing neighborhood to the north, homes along 8th should have at least 8' side yard allotments.
3. The enclosed map does not delineate Phase I and Phase II. Previous information indicated no access into the new development from Foster St during Phase I. Access into Ridge View on Foster must be from Foster St for construction and residential traffic for the duration of the project, Phase I and Phase II. This could be easily accomplished without impeding the hospital parking lot.
4. There should be an alley between the backyards of the houses along Nagle Lane and Bridle Dr to improve traffic flow.
5. Avera has evidently placed strict parameters on this gift of land. Please consider leaving the parcel as it exists until Avera can gift the entire plot to the city of Mitchell. Then the 21.7 acres may be considered as a unit, instead of piecemealing it together in separate phases.



February 12, 2020

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(I/We) Tim & Terrina Murray
OWNER

1416 Roland Lane
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS: This project is poorly designed. Funneling all of the traffic down 8th street is unfair to the area residents. The non-profit chosen to develop this property has ZERO experience doing such a project.
Outside expectations



February 12, 2020

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I/We Allen & Marsha Tuschen
OWNER

1411 Roland Lane
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

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I/We Tom & Charlys Dice
OWNER

820 Dorothy Court
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Would like to see the 8TH Avenue houses zoned R-1. Glad to see these lots going to 80'. Area still needs some planning.

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



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I/We David & Maria Solmons

1404 Bridle Drive

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

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I/We Dennis & Linda Stokes

1406 Bridle Drive

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Not in favor multi-family dwellings behind us.

Outside expectations



February 12, 2020

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I/We

Gene H. Blair

1500 Brattle Drive

ADDRESS

 APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS:



February 12, 2020

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I/We

Beatrice Nelson

1506 Bridle Drive

ADDRESS

____ APPROVE

+ DISAPPROVE

No response will indicate approval.

COMMENTS:

This pertains to me.

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



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I/We LAVONNE HOEFS

Lavonne Hoefs

ADDRESS

1604 Breda Dr.

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

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I/We Robert and Jeanne Lorenz

1612 Bridle Drive

ADDRESS

____ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

We are concerned about the drainage, the extra traffic, type of buildings. We are opposed to additional Calhoun Street assessments as well since we will never use that street. *Outside expectations Jeanne Lorenz*



February 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed REVISED FROM PREVIOUS 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

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I/We LEWIS G. BORNHAM DAVID E. BADA

1616 BRUCE ST.

ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

THIS PLAN IS A VERY POOR DESIGN,
WHO WILL OWN THE APARTMENT AND COMMERCIAL
AREA?

Outside expectations



February 12, 2020

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I/We

Caroline McCall

1617 Bridle Avenue

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS: Too many "unknowns". What is County involvement on Calhoun St. since the east side is not in City limits. What are drainage plans for old landfill area?

Outside expectations



February 12, 2020

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I/We Ana G Estrada

1304 Bridle

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Not sure about this Project *Outside expectations*



February 12, 2020

TO WHOM IT MAY CONCERN: .

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I/We

Anne & Arlen Moke
OWNER

1708 Buddle Drive

ADDRESS

____ APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS: Still concerns about traffic on Buddle Drive.

Issues now to sink holes. When it snows it becomes pretty much one lane traffic due to ice + snow. ? water drainage issues also.
Outside expectations

February 12, 2020

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I/We

Maryann Lee

1501 E. 5th Ave

ADDRESS

☐ APPROVE

☒

DISAPPROVE

No response will indicate approval.

COMMENTS:



February 12, 2020

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I/We

Gayle Dice

1600 Ridge Lane

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We Jason & Taya Swanson

1501 Ridge Lane, Mitchell

ADDRESS

 APPROVE

 X DISAPPROVE

No response will indicate approval.

COMMENTS:

Concern over sewage, traffic into the neighborhood. Concern over ~~current~~ value of existing homes. Highly recommend. Some sort of covenant on the new homes being built to provide consistency.

Outside expectations



February 12, 2020

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I/We Paul & Sue Seric

1510 Ridge Lane
ADDRESS

☐ APPROVE
☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

The traffic will be terrible & the value of our homes will go down.

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We Eleanor Jenkins

Eleanor Jenkins
1517 Ridge Lane

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We Anthony Magnusa

1424 Forestal Drive

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Traffic + Value of Homes

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We

John Wign

1400 Firesteel

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

February 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed REVISED FROM PREVIOUS 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

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I/We

Carolyn Sweet

1320 Firesteel Drive

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

High Traffic
Value of homes



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We Jason + Naelle Stobner

910 Firesteel Dr

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

*concern for heavy traffic
& home value*

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We Brian and Barb Stork

1423 Firesteel Dr Mitchell, SD

ADDRESS

 APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



January 15, 2020

TO WHOM IT MAY CONCERN:

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The City Planning Commission will be conducting a hearing on this request on ^{Friday} ~~Monday~~, January 27, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday February 3, 2020 and the second reading and adoption of the proposed ordinance will be held on Tuesday, February 18, 2020, both council meetings will 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

Cheryl Rothfuss
OWNER

1415 Trustal DR.

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We

Betty Jay Anderson
OWNER

1300 Roland Lane

ADDRESS

____ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We Joe Tovsland
OWNER

1312 Roland Ln
ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We Grant Uecker
OWNER

1315 Roland Lane
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:



February 12, 2020

TO WHOM IT MAY CONCERN:

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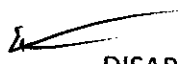
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I/We

Ronald Wermers
OWNER

1311 Roland Lane
ADDRESS

____ APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

TO WHOM IT MAY CONCERN:

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I/We *Debra and Jean Ammon*
OWNER

1316 Roland Lane, Mitchell, S. D.

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

*Please Consider making this area as acceptable as possible for all of us living in this area.
Thank You!*



February 12, 2020

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I/We Dusko Mirković
OWNER

1401 Roland Lane Mitchell SD 57301

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

TO WHOM IT MAY CONCERN: .

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I/We Adam & Lindsey Schulz
OWNER

1406 Roland Ln
ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:

I did not see anything in the RFP regarding the setbacks on 8th Street. This is something I would still like to see.

We also would request to have input during the planning and development of area A on the map.

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We Dave & Laurie Kent

401 N. Marshall

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

We are concerned about infrastructure.

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We

SCOTT WALTON

[Signature]

1021 WILLIAMS

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



- Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We William Dahn Walker Stik

413 hackberry

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



February 12, 2020

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I/We

Sam Munson

1521 E. Hanson

ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

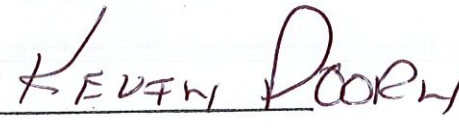
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I/We

804 VINCENT PLACE

ADDRESS

 APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:



February 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed REVISED FROM PREVIOUS 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

The City Planning Commission will be conducting a hearing on this request on Monday, February 24, 2020 at 12:00 pm (noon). The City Council will be holding first reading on the rezoning ordinance on Monday March 2, 2020 and the second reading and adoption of the proposed ordinance will be held on Monday, March 16, 2020, both council meetings will 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 Jason Seppala

700 S Iowa St Mitchell SD 57301

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations



February 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that a proposed ordinance described in the enclosed REVISED FROM PREVIOUS 'Notice of Hearing' would change the current zoning of the identified real property from Urban Development District and High Density Residential District to a planned unit development district known as the Ridge View on Foster Planned Development District will be considered by the city planning commission and city council.

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I/We

Julia Greene Terry Keene
OWNER

41225 Race View Drive Mitchell SD.

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

TOSHIBA

25530 COMMERCE CENTER DR
LAKE FOREST CA 92630

AVERA QUEEN OF PEACE

525 N FOSTER
MITCHELL SD 57301

KATHERINE & VAN WIRE

1415 ROLAND LN ✓
MITCHELL SD 57301

ALLEN & MARSHA TUCHEN ✓

1411 ROLAND LN *called disapprove*
MITCHELL SD 57301

TIMOTHY & TERRIAN MURRAY

1416 ROLAND LN ✓
MITCHELL SD 57301

MICHAEL & WANDA BAKER

1412 ROLAND LN
MITCHELL SD 57301

KELLY & KIMBERELY GREGG

1435 FIRESTEEL DR ✓
MITCHELL SD 57301

DAN & JOANNE DARRINGTON

1431 FIRESTEEL DR
MITCHELL SD 57301

RICKY & VALERIE JOHNSON

1427 FIRESTEEL DR
MITCHELL SD 57301

DANIEL RHOADS

800 FIRESTEEL DR ✓
MITCHELL SD 57301

DALE & MARLA HOLM

804 FIRESTEEL DR ✓
MITCHELL SD 57301

ROCKY NIEWENHAUS

812 FIRESTEEL DR
MITCHELL SD 57301

DANIEL & MARY PRANGER

1624 E 8TH AVE ✓
MITCHELL SD 57301

GAYLE & THOMAS DICE

PO BOX 790 ✓
MITCHELL SD 57301

THOMAS & CHARLYS DICE ✓

PO BOX 790
MITCHELL SD 57301

WILLIAM & BARBARA GOLDAMMER

PO BOX 394
MITCHELL SD 57301

MICHELE PEITZ

608 N CALHOUN ST ✓
MITCHELL SD 57301

TIM & CAROLYN KNIGHT

1700 BRIDLE DR
MITCHELL SD 57301

ALREN & ANNE MOKE

1708 BRIDLE DR
MITCHELL SD 57301

JEANETTE GEBEL

1716 BRIDLE DR
MITCHELL SD 57301

DENNIS BURNHAM

1616 BRIDLE DR
MITCHELL SD 57301

ROBERT & JEANNE LORENZ

1612 BRIDLE DR
MITCHELL SD 57301

ERIC DEGEN

1608 BRIDLE DR
MITCHELL SD 57301

LAVONNE HOEFS

VICKY VERHEY
1604 BRIDLE DR
MITCHELL SD 57301

MICHELLE & DANIEL MIKA

1600 BRIDLE DR
MITCHELL SD 57301

TIMOTHY CRELLY

1510 BRIDLE DR
MITCHELL SD 57301

DEREK COPE

1508 BRIDLE DR
MITCHELL SD 57301

BEATRICE NELSON

1506 BRIDLE DR
MITCHELL SD 57301

WILLIAM HAMILTON

1504 BRIDLE DR
MITCHELL SD 57301

KURT & GLORIA HENRICKSEN

1502 BRIDLE DR
MITCHELL SD 57301

EUGENE & JO ELAINE HAIAR
1500 BRIDLE DR
MITCHELL SD 57301

WILLIAM & CHERI HAMILTON
1400 E 5TH
MITCHELL SD 57301

SHIRLEY WUERTZER
1408 BRIDLE DR
MITCHELL SD 57301

DENNIS & LINDA STOKES
1406 BRIDLE DR
MITCHELL SD 57301

DAVID SOLMONSON
1404 BRIDLE DR
MITCHELL SD 57301

KATIE NOACK
1402 BRIDLE DR
MITCHELL SD 57301

WILLIAM & JUDITH GERAETS
1316 BRIDLE DR
MITCHELL SD 57301

RYAN STACH
1312 BRIDLE DR
MITCHELL SD 57301

BEN & JENNIFER EGLI
1308 BRIDLE DR
MITCHELL SD 57301

JOSHUA & ALLISON RUSSELL
40457 261ST ST
MITCHELL SD 57301

DAVYD TITZE
RODNEY TITZE
506 N FOSTER
MITCHELL SD 57301

MCKENZY & HEATHER YOUNG
510 N FOSTER
MITCHELL SD 57301

CHARLES & PEGGY FINKENBINER
1724 BRIDLE DR
MITCHELL SD 57301

PAUL & JANE STEHLY
601 ROSELANDER RD
MITCHELL SD 57301

JACQUELINE & QUENTON THOMPSON
1725 BRIDLE DR
MITCHELL SD 57301

KEVIN & MICHELE DEVRIES
1717 BRIDLE DR
MITCHELL SD 57301

JASON & ANN CARPENTER
1709 BRIDLE DR
MITCHELL SD 57301

ANDREW & BROOKE MENTELE
1701 BRIDLE DR
MITCHELL SD 57301

CAROLRAE MCCORKELL
1617 BRIDLE DR
MITCHELL SD 57301

JOSEPH & JENNA MILLER ANDREAU
1613 BRIDLE DDR
MITCHELL SD 57301

ROXANNE LARSON
1609 BRIDLE DR
MITCHELL SD 57301

HILLARY STERN
1605 BRIDLE DR
MITCHELL SD 57301

ANDREW KRUEGER
1601 BRIDLE DR
MITCHELL SD 57301

ERIC HUBBARD
1409 E 2ND AVE
MITCHELL SD 57301

JASON & AMY GEBHARD
1517 BRIDLE DR
MITCHELL SD 57301

SHANE TAYLOR
1513 BRIDLE DR
MITCHELL SD 57301

BRENT SCHMIDT
1509 BRIDLE DR
MITCHELL SD 57301

GARY & GLORIA OLDENBERG
1505 BRIDLE DR
MITCHELL SD 57301

LAURRIE BESTON
1501 BRIDLE DR
MITCHELL SD 57301

DERIK WEIGANDT
1411 BRIDLE DR
MITCHELL SD 57301

KALLA SAUVAGE
SARAH HARGENS
1409 BRIDLE DR
MITCHELL SD 57301

COLLIN KOWALL
1407 BRIDLE DR
MITCHELL SD 57301

TONIA LAGG
1405 BRIDLE DR
MITCHELL SD 57301

LINDA AAKER
PO BOX 474
MITCHELL SD 57301

DAWN GRISSOM
1401 BRIDLE DR
MITCHELL SD 57301

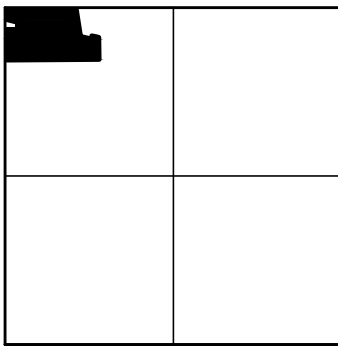
WILLIAM & CHERI HAMILTON
1400 E 5TH
MITCHELL SD 57301

DAVID & PAMELA PUNT
1305 E 5TH
MITCHELL SD 57301

COLLEEN NOHR CREDIT
SHELTER TRUST
1301 E 5TH
MITCHELL SD 57301

MICHAEL & PAMELA BATHKE
1660 E 8TH
MITCHELL SD 57301 ✓

SEC. 23, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



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 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 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.

Lot Easement Breakdown:
All Lots (Unless Noted On Drawing):
Side Yard: 3' Drainage Easement
Rear Yard: 5' Utility and Drainage Easement
(All Easements Are Dedicated By This Plat)

Street Right of Way Acreage Breakdown:
Peace Place = 50,676.13 SqFt / 1.16± Acres
Nagle Lane = 54,979 SqFt / 1.26± Acres
Nursia Drive = 12,008 SqFt / 0.27± Acre
North Calhoun Street = 11,585 SqFt / 0.26± Acre

Block and Lot Acreage Breakdown:

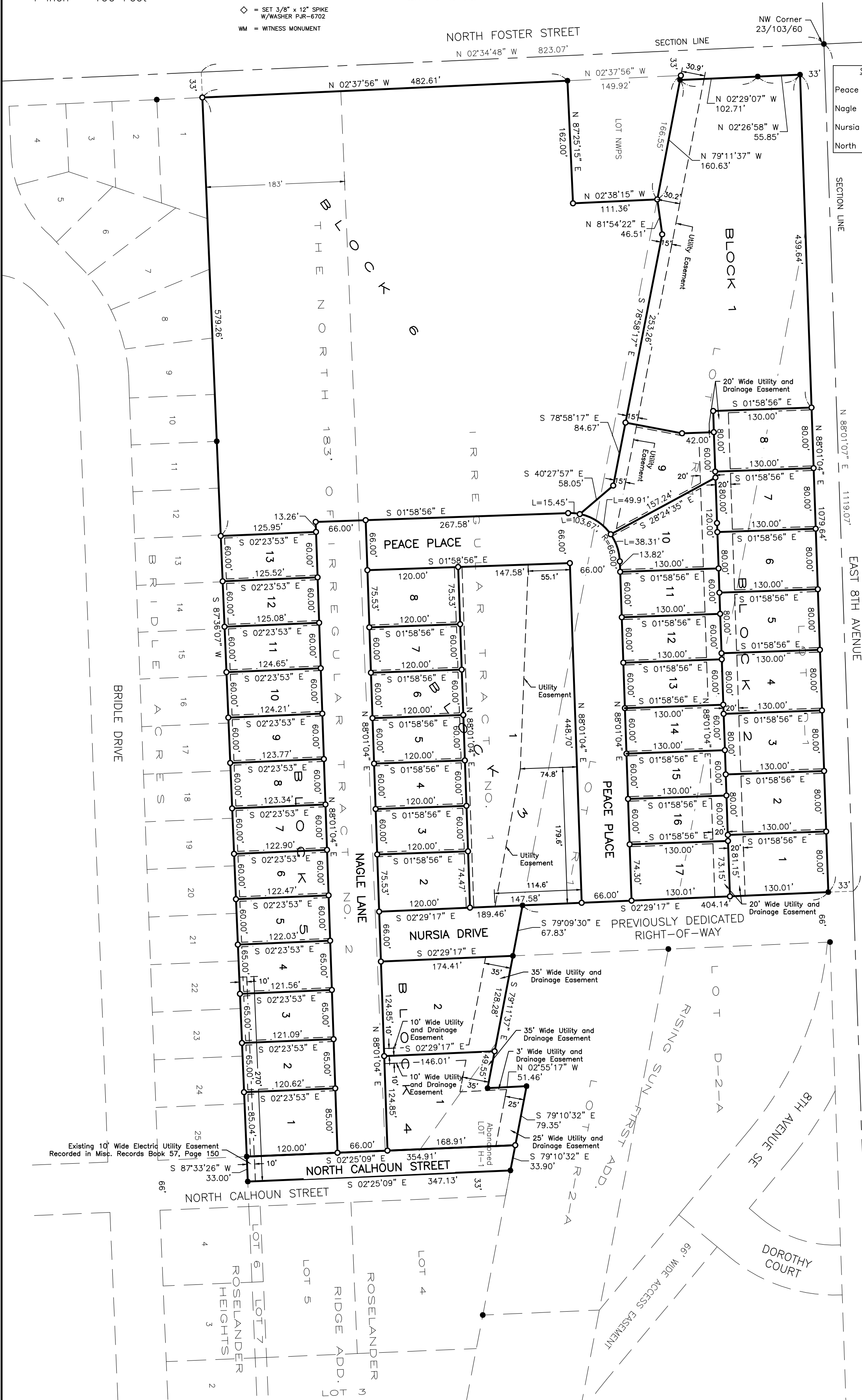
Block 1: 90,145 SqFt / 2.07± Acres
Block 2: 165,397 SqFt / 3.80± Acres
Lot 1 = 10,475 SqFt / 0.24± Acre
Lots 2 Thru 8 = 10,400 SqFt ea. / 0.24± Acre ea.
Lot 9 = 14,183 SqFt / 0.32± Acre
Lot 10 = 11,555 SqFt / 0.26± Acre
Lots 11 Thru 16 = 7,800 SqFt ea. / 0.17± Acre ea.
Lot 17 = 9,584 SqFt / 0.22± Acre

Block 3: 120,378 SqFt / 2.76± Acres
Lot 1 = 66,314 SqFt / 1.52± Acres
Lot 2 = 9,000 SqFt / 0.20± Acre
Lots 3 Thru 7 = 7,200 SqFt ea. / 0.16± Acre ea.
Lot 8 = 9,064 SqFt / 0.20± Acre

Block 4: 40,420 SqFt / 0.92± Acre
Lot 1 = 20,419 SqFt / 0.46± Acre
Lot 2 = 20,001 SqFt / 0.45± Acre

Block 5: 100,840 SqFt / 2.31± Acres
Lot 1 = 10,229 SqFt / 0.23± Acre
Lot 2 = 7,855 SqFt / 0.18± Acre
Lot 3 = 7,886 SqFt / 0.18± Acre
Lot 4 = 7,917 SqFt / 0.18± Acre
Lot 5 = 7,334 SqFt / 0.17± Acre
Lot 6 = 7,361 SqFt / 0.16± Acre
Lot 7 = 7,387 SqFt / 0.17± Acre
Lot 8 = 7,413 SqFt / 0.17± Acre
Lot 9 = 7,439 SqFt / 0.17± Acre
Lot 10 = 7,465 SqFt / 0.17± Acre
Lot 11 = 7,492 SqFt / 0.17± Acre
Lot 12 = 7,518 SqFt / 0.17± Acre
Lot 13 = 7,544 SqFt / 0.17± Acre

Block 6: 307,016 SqFt / 7.04± Acres



A PLAT OF BLOCK 1; LOTS 1 THROUGH 17, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 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 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 January ____, 2020, survey those parcels of land described as follows: BLOCK 1; LOTS 1 THROUGH 17, BLOCK 2; LOTS 1 THROUGH 8, BLOCK 3; LOTS 1 AND 2, BLOCK 4; LOTS 1 THROUGH 13, BLOCK 5; BLOCK 6; NAGLE LANE; NURSIA DRIVE; AND PEACE PLACE, ALL IN RIDGE VIEW ON FOSTER ADDITION IN THE NW 1/4 OF SECTION 23, 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 IRREGULAR TRACT NO. 1, INCLUDING LOT H1, BUT SPECIFICALLY EXCLUDING LOT NWPS AND THE EAST HALF OF NORTH FOSTER STREET THEREIN; THE NORTH 183 FEET OF IRREGULAR TRACT NO. 2, EXCEPT NORTH FOSTER STREET THEREIN; LOT D-1 AND LOT R-1; ALL IN THE NW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 1 ON PAGE 24 (IRREGULAR TRACTS NO. 1 AND 2), PLAT BOOK 6 ON PAGE 298 (LOT H1) AND IN PLAT BOOK 14 ON PAGE 25 (LOT D-1 AND LOT R-1).

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 ____, 2020.

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

