

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
JULY 13, 2020; 12:00 PM (NOON)

1. CALL TO ORDER:
2. Introduction Of New Member; Brad Penney
3. ROLL CALL:
4. Election Of Chairperson For 1 Year Term July, 2020 To July, 2021
5. Election Of Vice-Chairperson For 1 Year Term, July, 2020 To July, 2021
6. Declaration Of Conflicts Of Interests
7. APPROVE AGENDA:
8. Approval Of Minutes: June 22, 2020 Meeting

Documents:

[PLANNINGCOMMINUTES6222020.PDF](#)

9. Schedule Next Meeting: July 27, 2020
10. Plat: A Plat Of Tract A Of Stratton's Addition In The South 940.50' Of The SW 1/4 Of Section 1, T 103 N, R 61 W Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATSTRATTONS.PDF](#)
[AERIALSTRATTONPLAT.PDF](#)

11. Plat: Plat Of Lot 2 In Tract H, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATWILDOAKL2TRH.PDF](#)
[AERIALL2THWILDOAK.PDF](#)

12. Conditional Use Permit:

Logan and Chelsey Smith have applied for a conditional use permit to operate a family residential childcare center in their home at 1008 E. 7th Ave, legally described as Lot 13, Block 13, Wilkinson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

Documents:

[SMITHAPP.PDF](#)
[NOHSMITHCUP.PDF](#)
[SMITHNEIGHBORS.PDF](#)
[AERIAL1008E7THAVE.PDF](#)

13. Variance:

Michael Miller has applied for a back yard variance of 13 feet vs 16 feet as required for replacing a detached garage that was destroyed by a fire located at 412 N Burr St, legally described as Lots 6A & 7A, Block 31, Cooley and Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R2) Single Family Residential District.

Documents:

[APPMILLER.PDF](#)
[MILLERPLAN.PDF](#)
[NOHMILLER.PDF](#)
[MILLERNEIGHBORS.PDF](#)
[AERIAL412NBURR.PDF](#)

14. Variance:

Adam & Katie Koch have applied for a side yard variance of 3 feet vs 8 feet as required for construction of garage at 2212 Kelly Drive legally described as Lot 1 Ex W 150 feet, Country Living Estates, NE ¼, Section 14, T 103 N, R 60 W, Davison County, South Dakota. The said real property is zoned (UD) Urban Development District.

Documents:

[KOCHAPP.PDF](#)
[ADAM GARAGE_2020-06-11.PDF](#)
[NOHKOCH.PDF](#)
[KOCHNEIGHBORS.PDF](#)
[AERIALKELLYDR.PDF](#)

15. Discussion And Recommendation Of ROW Between 1419 And 1415 Firesteel Drive

Documents:

[AERIALFIRESTEELVAC.PDF](#)

16. Discussion And Recommendation: ROW Vacation Between 103 And 99 N Harmon Drive

Documents:

[AERIALNHARMONDRVAC.PDF](#)

17. Discussion And Recommendation: Ivy Ave ROW Between S Kimball St And S Lawler St

Documents:

[AERIALIVYAVEVAC.PDF](#)

18. OTHER BUSINESS:

19. 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.

20. 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
June 22, 2020

NOT APPROVED

Chairman Larson called the June 22, 2020 City Planning Commission Meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N. Main St.

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

Staff Present: Putnam, Schroeder, Hegg, J. Johnson, London, Powell, Croce, and Sandoval

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Jirsa, seconded by Osterloo to approve the minutes of the June 8, 2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Osterloo to schedule the next meeting for July 13, 2020. All members present voting aye, motion carried.

Plan Approval: GT Body, 715 N Main St, HB Highway Oriented Business District. Construction of a 40' X 90' new building. Greg Tilberg, property owner, indicated the building will have 16 foot sidewalks with an 80' front yard setback. It will be heated and insulated. Motion by Jirsa, seconded Vaux to approve the plan. All members present voting aye, motion carried.

Plan Approval: Mitchell Telecom New Building at 1691 N Main St, HB District. Puetz Construction provided plans for the new structure. Civil plans need to be submitted. Motion by Genzlinger, seconded by Jirsa to approve the plan. All members present voting aye, motion carried.

Plat: A Plat of Lot 14, Block 10 of the Woods First Addition, A Subdivision of the East ½ of the SW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 5 and 7, Block 4A of Westwood First Addition, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Motion by Jirsa, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:10 pm.



1 Inch = 300 Feet

LEGEND

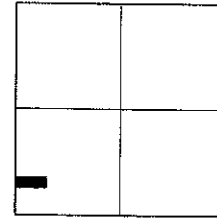
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6306
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER POK-0285
- WM = WITNESS MONUMENT

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

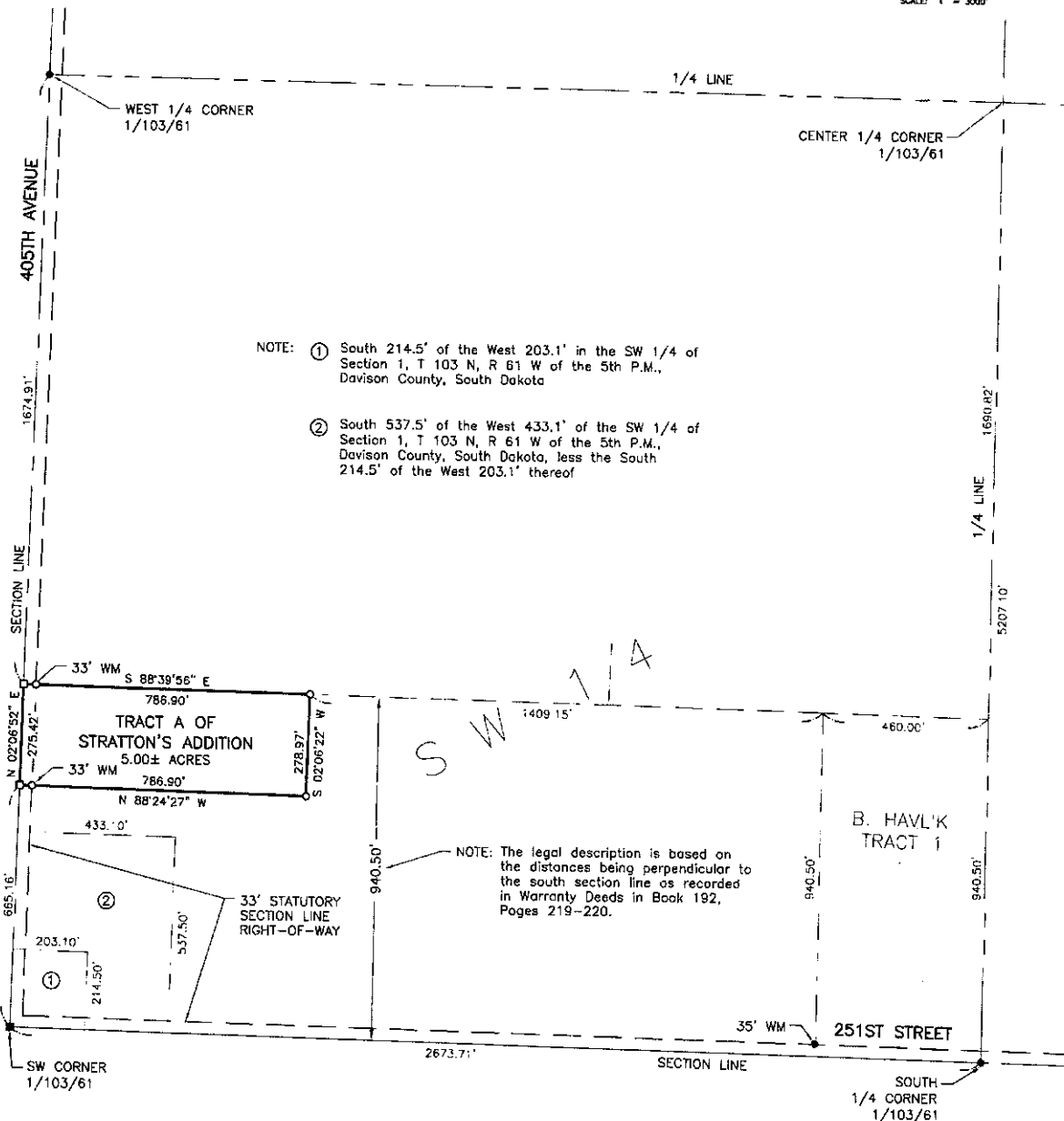
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GIRD DISTANCES

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

SEC. 1, T 103 N, R 61 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Bryce Havlik and Lisa Havlik, as owners, and under their direction for purposes indicated therein, I did on or prior to June 25, 2020, survey those parcels of land described as follows: TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.
 Dated this ____ day of ____ 2020.

Registered Land Surveyor #SD8296



SPN

& Associates

Engineers, Planners and Surveyors

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

A PLAT OF TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SOUTH 940.50 FEET OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, alleys and easements, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Tract A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists 405th Avenue. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2020.

Bryce Havlik

Lisa Havlik

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Bryce Havlik and Lisa Havlik, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of TRACT A OF STRATTON'S ADDITION IN THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, 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 _____, 2020.

Chairperson/Vice-Chairperson of Mitchell 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 _____, 2020; and

WHEREAS, it appears from an examination of the plat of TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul C. Kiepke, 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 A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, be and the same is hereby 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 foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2020.

Finance Officer/Deputy Finance Officer of City of Mitchell

SPN

& Associates

Engineers, Planners and Surveyors

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



A PLAT OF TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul C. Kiepke, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairperson/Vice Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of TRACT A OF STRATTON'S ADDITION IN THE SOUTH 940.50' OF THE SW 1/4 OF SECTION 1, T 103 N, R 61 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2020.

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

AUDITOR'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified, and acting County Auditor of Davison County, South Dakota, and that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2020, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach is hereby approved. Any change in the location of the existing approach shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

I, _____, hereby certify that I am the duly elected, qualified, and acting Treasurer of Davison County, South Dakota, and I hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

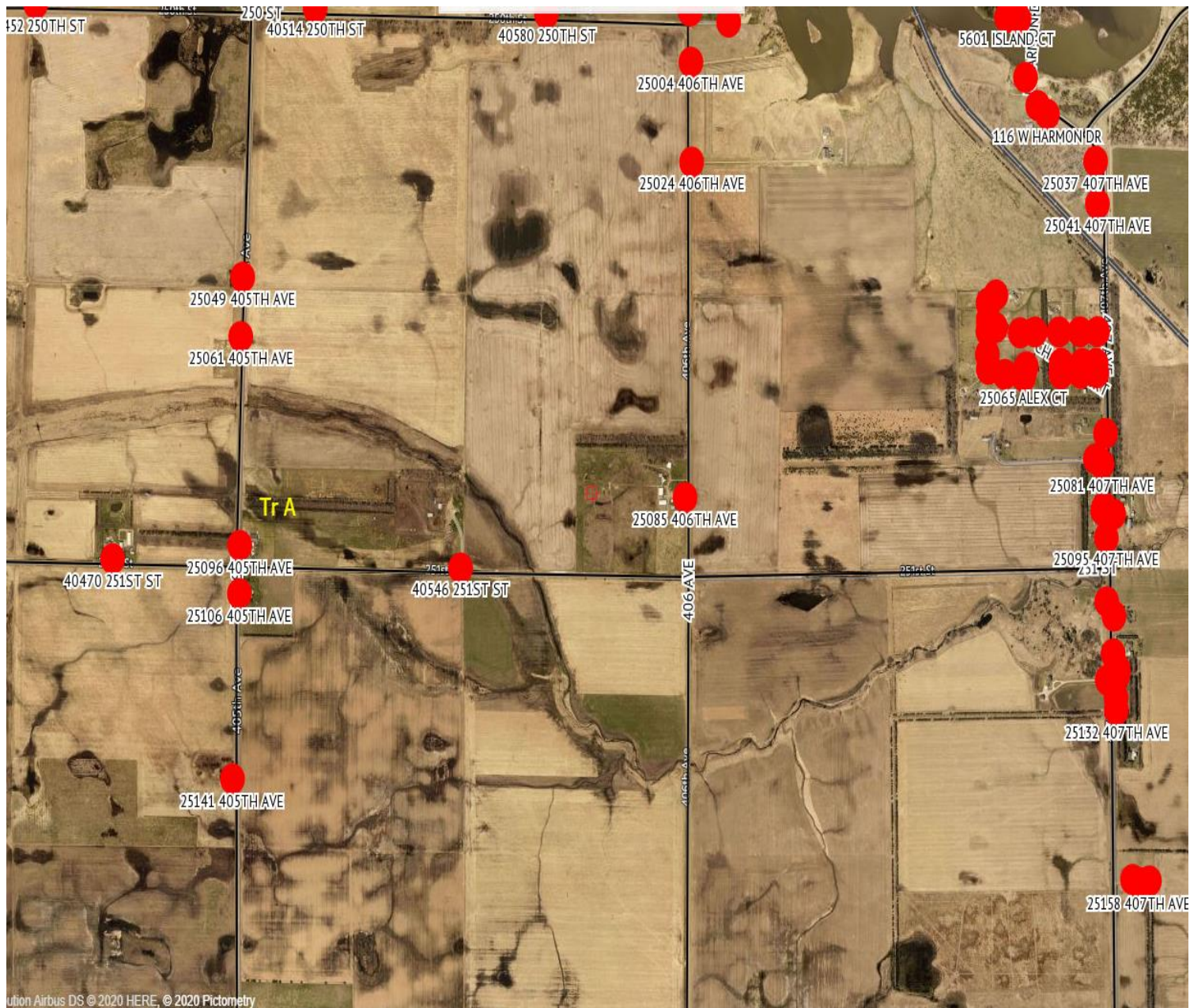
SPN

& Associates

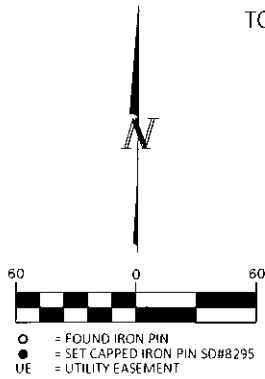
Engineers, Planners and Surveyors

2180 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

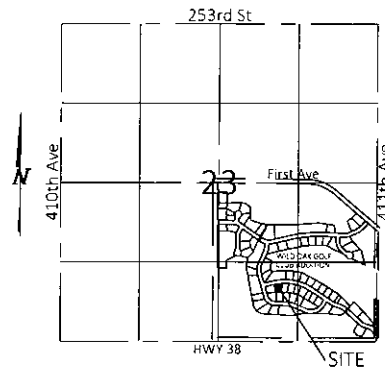




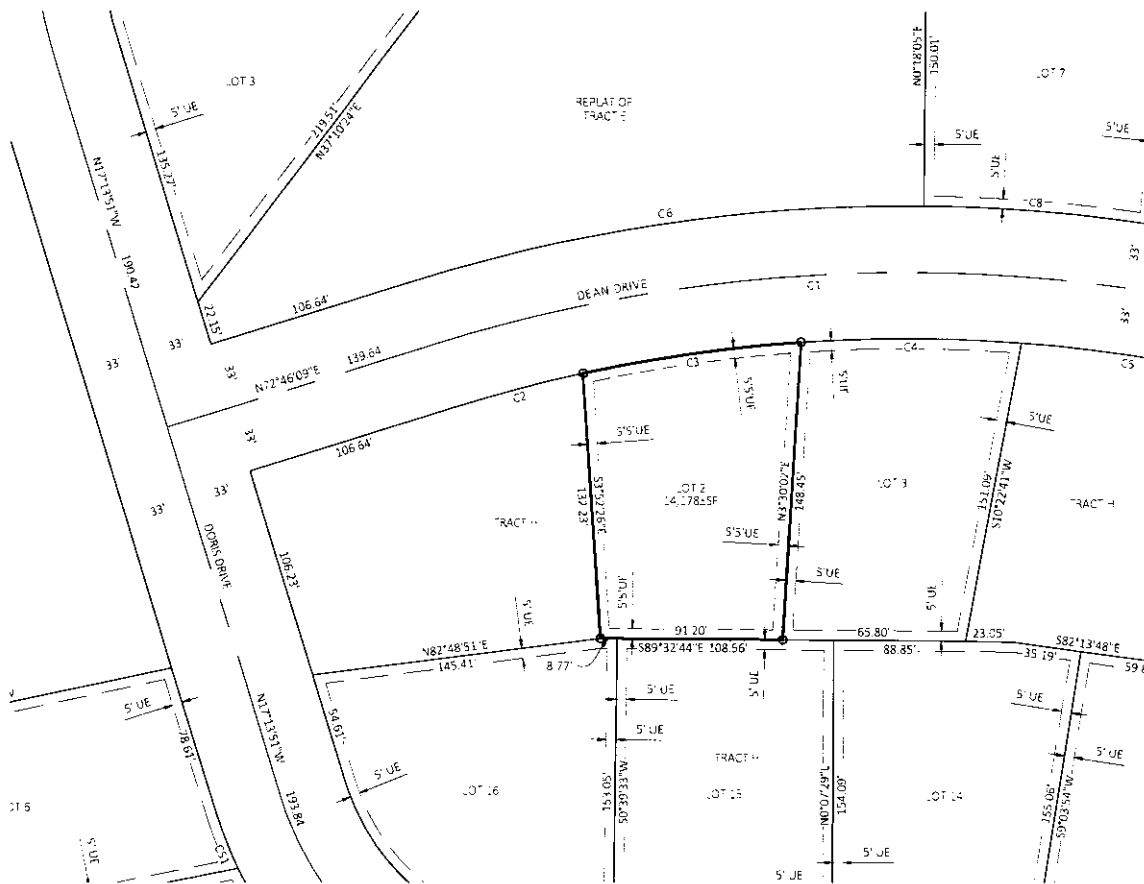
PLAT OF
LOT 2 IN TRACT H,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	685.70	800.00	49°06'35"	664.90	N82°40'33"W
C2	67.17	767.00	5°01'03"	67.15	S75°16'41"W
C3	110.39	767.00	8°14'46"	110.29	S81°54'37"W
C4	110.18	767.00	8°13'49"	110.08	N89°51'06"W
C5	108.62	767.00	8°06'51"	108.53	N81°40'45"W
C6	258.85	833.00	17°48'15"	257.81	S81°40'17"W
C8	112.89	833.00	7°45'52"	112.80	N85°32'39"W



VICINITY MAP
SEC 23, T103N, R60W

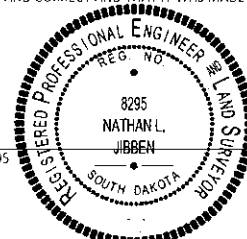


I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE June 23, 2020, SURVEY A PORTION OF TRACT H, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 2 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.33 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 _____, 202__.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOT 2 IN TRACT H,
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 2 IN TRACT H,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 2 IN TRACT H, 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 2 IN TRACT H, 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 2 IN TRACT H, 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 2 IN TRACT H, 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.

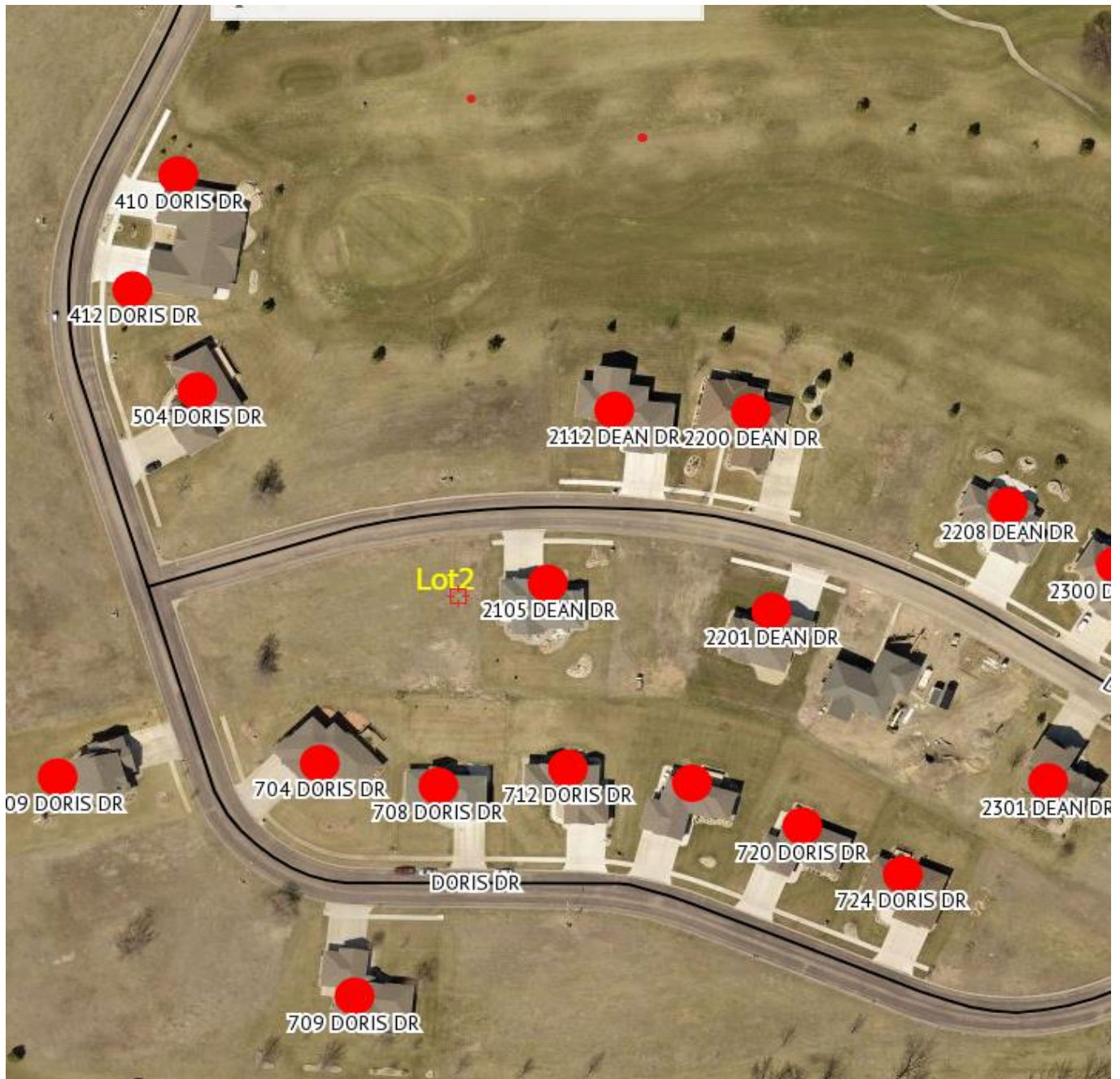
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

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



APPLICATION FOR CONDITIONAL USE PERMIT

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

The undersigned applicant(s) ^{Logan}~~Michael~~ & Chelsey Smith are making an application for a conditional use permit as required pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

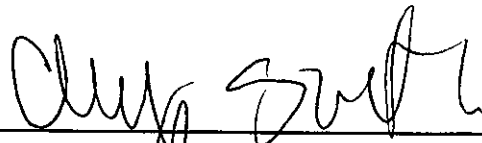
Lot 13, Block 13, Wilkinsons Addition, City of Mitchell, Davison County, South Dakota;
1008 E. 7th Ave.

Applicant(s) ^{Logan}~~Michael~~ & Chelsey Smith of the above-described real estate are planning to operate a family residential child care center in their home. The said real property is zoned (R4) High Density Residential District.

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

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

Dated this 16 of June, 2020.



APPLICANT



OWNER

NOTICE OF HEARING

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

You are hereby notified that Logan and Chelsey Smith have applied for a conditional use permit to operate a family residential childcare center in their home at 1008 E. 7th Ave, legally described as Lot 13, Block 13, Wilkinson's Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, July 13, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, July 20, 2020 at 6:00 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

Dated at Mitchell, South Dakota, this the 19th day of June, 2020.

Michelle Bathke

Finance Officer

Publish Twice July 1, 2020 & July 8, 2020

Approximate Costs:

LOGAN & CHELSEY SMITH
1008 E 7TH AVE
MITCHELL SD 57301

DEBRA EILTS
1000 E 7TH AVE
MITCHELL SD 57301

ANDREW W KELLEY
1012 E 7TH AVE
MITCHELL SD 57301

JAMES T & SHELLY D. PRATT
1014 E 7TH AVE
MITCHELL SD 57301

MATTHEW E HEIDINGER
1020 E 7TH AVE
MITCHELL SD 57301

SARAH LUDWIG
THE FAITH HOME & SCHOOL
1009 E 6TH AVE
MITCHELL SD 57301

PALMER PLACE LLC
3313 N OHLMAN ST
MITCHELL SD 57301

RALPH WOODRASKA
1009 E 8TH AVE
MITCHELL SD 57301

LONNIE & MANDY ROBINSON
936 E 7TH AVE
MITCHELL SD 57301

RIESIDE PROPERTIES
PO BOX 127
MITCHELL SD 57301

DARREL E HOHN
600 E 7TH AVE
MITCHELL SD 57301

SHERYLIN K SCHULDT
937 E 8TH AVE
MITCHELL SD 57301

DENNIS DEJONG
1014 N GAMBLE
MITCHELL SD 57301

JOSHUA P WILLIAMS
1005 E 7TH AVE
MITCHELL SD 57301

BRADLEY CLARK
PO BOX 93
MITCHELL SD 57301

FLOYD & MARGARET ELIASON
1013 E 7TH AVE
MITCHELL SD 57301

NATHAN & MEGAN KLINE
1025 E 7TH AVE
MITCHELL SD 57301



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED, that Michael Miller has applied for a back yard variance of 13 feet vs 16 feet as required for replacing a detached garage that was destroyed by a fire located at 412 N Burr St, legally described as Lots 6A & 7A, Block 31, Cooley and Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on July 13, 2020, 12:00 P.M. (Noon) and the Board of Adjustment on July 20, 2020 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 19th day of June, 2020.

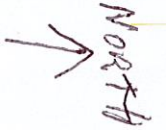
Michelle Bathke

FINANCE OFFICER

Publish once: July 1, 2020

Approximate Cost:

BURR ST.



House 4.12 North Burr.

15'

Alley

13'

Garage

121.9'

124'

17'

3' 9"

My Garage was burned in a fire. It has been here for over forty years with out an issue. I would like to build it with the same dimensions as it stood.

Property Line

To rebuild it I need a 3 foot Variance from the alley to Main Door. ~~Other~~ 13 foot instead of 16 foot otherwise I can not fit a Car in the garage.

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED, that Michael Miller has applied for a back yard variance of 13 feet vs 16 feet as required for replacing a detached garage that was destroyed by a fire located at 412 N Burr St, legally described as Lots 6A & 7A, Block 31, Cooley and Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned (R2) Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on July 13, 2020, 12:00 P.M. (Noon) and the Board of Adjustment on July 20, 2020 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 19th day of June, 2020.

Michelle Bathke

FINANCE OFFICER

Publish once: July 1, 2020

Approximate Cost:

BRYAR VETOS
601 E 5TH AVE
MITCHELL SD 57301

CORY & DESTINY MAREK
609 E 5TH AVE
MITCHELL SD 57301

CORI JACKSON
MICHAEL MCPEEK
615 E 5TH AVE
MITCHELL SD 57301

STEVEN & JENNIFER SCHREINER
617 E 5TH AVE
MITCHELL SD 57301

SARAH COMP
618 E 4TH AVE
MITCHELL SD 57301

JOHN & LARAE HUSMAN
612 E 4TH AVE
MITCHELL SD 57301

S.P. & CHARLOTTE NICOLAISEN
608 E 4TH AVE
MITCHELL SD 57301

LYLE & LEXI BREUKELMAN
1310 FOOTHILLS DR
SPEARFISH SD 57783

CONNER WHITLEY
JUAN J GARRETT
521 E 5TH AVE
MITCHELL SD 57301

DONALD & EVELYN REYNEN
604 E 5TH AVE
MITCHELL SD 57301

KAREN LARSON
515 E 5TH AVE
MITCHELL SD 57301

MID DAKOTA PROPERTIES
407 N MAIN ST
MITCHELL SD 57301

JONATHAN & RENEE HASKELL
516 E 4TH AVE
MITCHELL SD 57301

BARBARA SCHLAFFMAN
512 E 4TH AVE
MITCHELL SD 57301

MICHAEL RICHMOND
621 E 5TH AVE
MITCHELL SD 57301

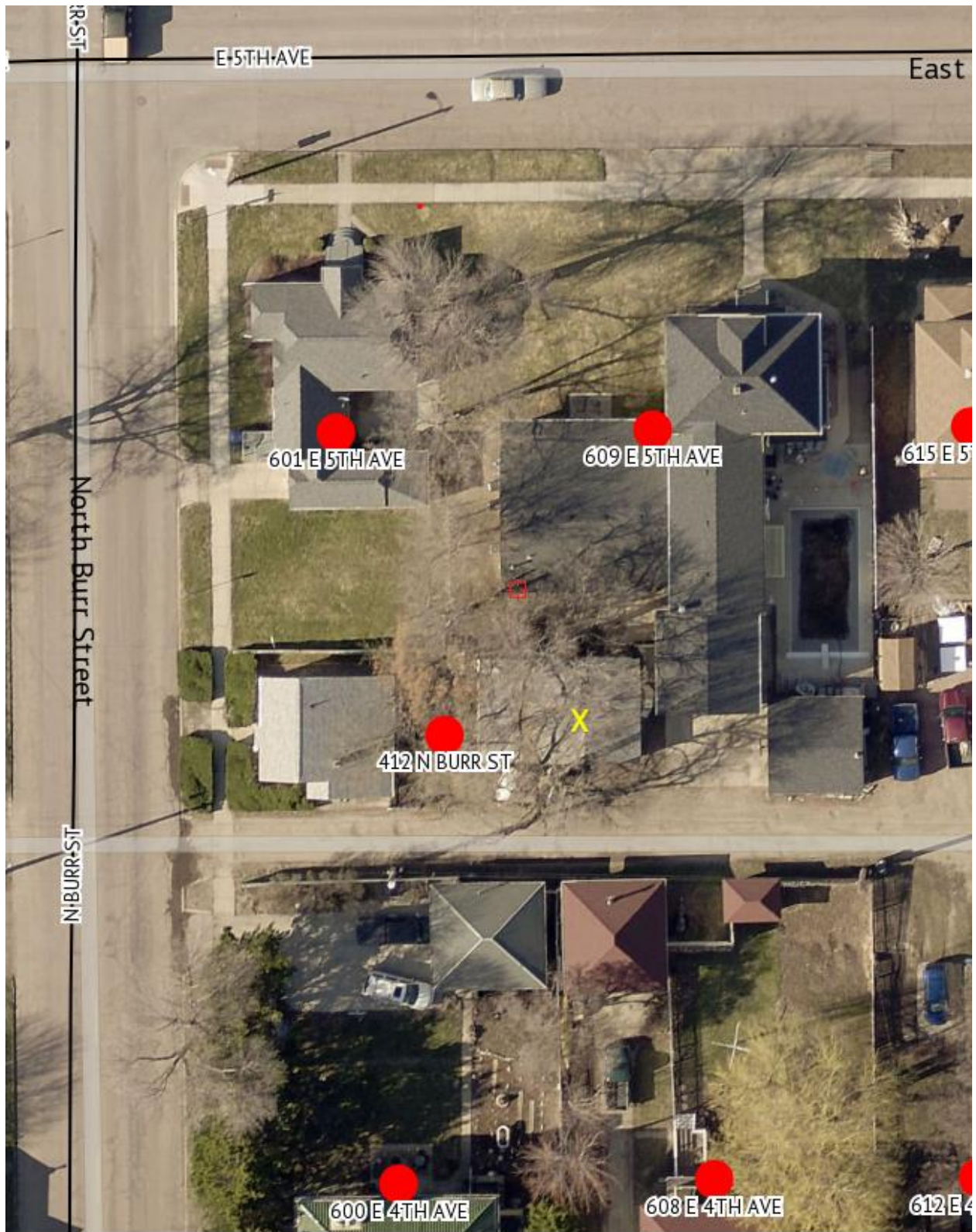
T & B RENTALS
407 N MAIN ST
MITCHELL SD 57301

JUAN SUAREZ
510 E 4TH AVE
MITCHELL SD 57301

JOSEPH & CHERYL THURINGER
600 E 5TH AVE
MITCHELL SD 57301

THOMAS & BECKY BURDICK
1432 SAWGRASS AVE
MITCHELL SD 57301

LORENE GOODWIN
524 E 5TH AVE
MITCHELL SD 57301



APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Adam & Katie Koch are making an application for a side yard variance of 3 feet vs 8 feet as required pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 1 Ex W 150' , Country Living Estates, NE ¼, Section 14, T 103 N, R 60 W, Davison County, South Dakota (2212 Kelly Dr)

Applicant(s) Adam & Katie Koch of the above-described real estate are planning to construct an attached garage. The said real property is zoned (UD) Urban Development District.

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

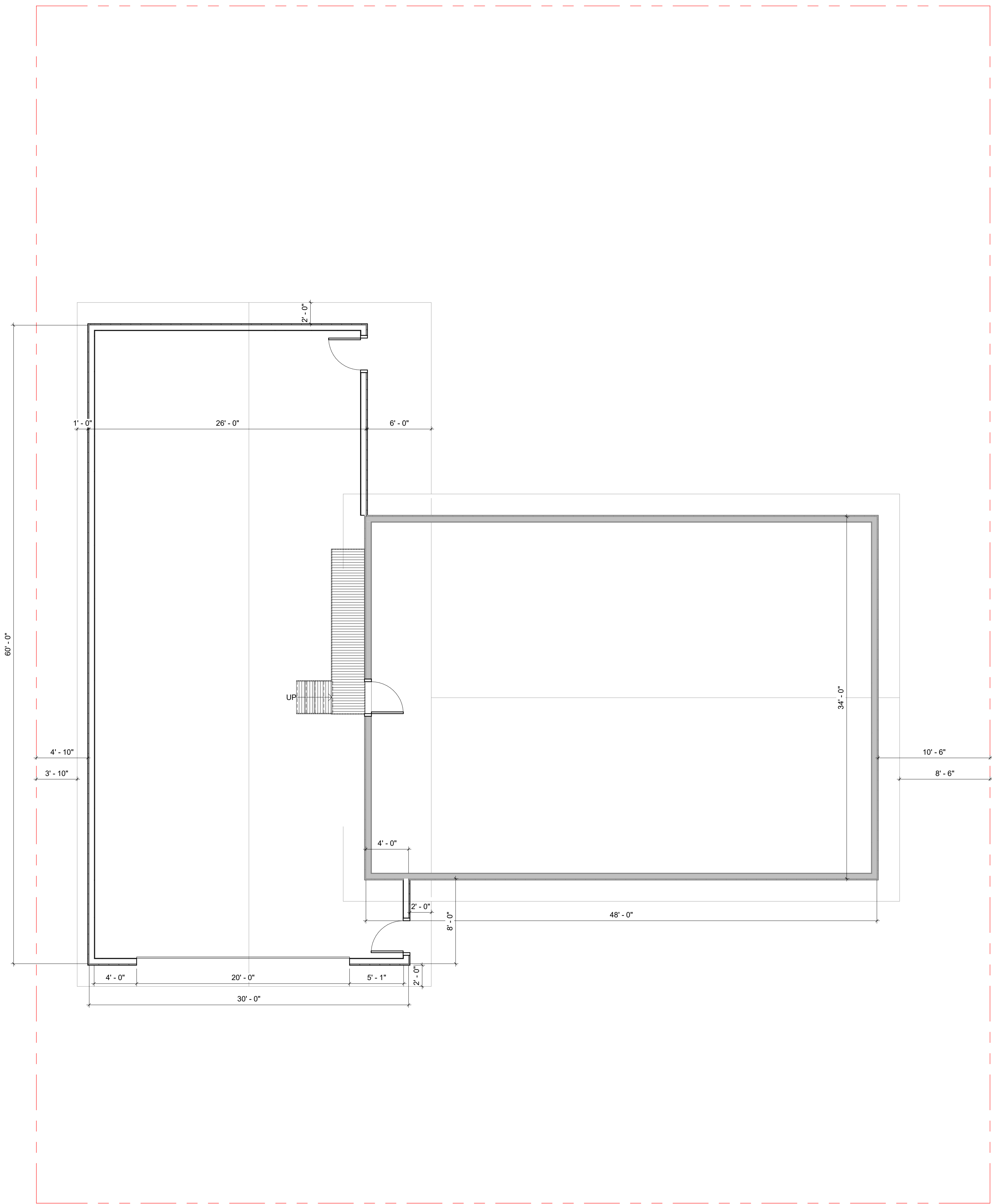
Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 20th of June, 2020.

Adam & Katie Koch
APPLICANT

OWNER

ADAM GARAGE
MITCHELL, SD



MAIN LEVEL FLOOR PLAN

3/16" = 1'-0"

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Adam & Katie Koch have applied for a side yard variance of 3 feet vs 8 feet as required for construction of garage at 2212 Kelly Drive legally described as Lot 1 Ex W 150 feet, Country Living Estates, NE ¼, Section 14, T 103 N, R 60 W, Davison County, South Dakota. The said real property is zoned (UD) Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on July 13, 2020, 12:00 P.M. (Noon) and the Board of Adjustment on July 20, 2020 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 24th day of June, 2020.

Michelle Bathke

FINANCE OFFICER

Publish once: July 1, 2020

Approximate Cost:

ADAM & KATIE KOCH
2212 KELLY DR
MITCHELL SD 57301

TERRY & LINETTE REIMNITZ
2200 KELLY DR
MITCHELL SD 57301

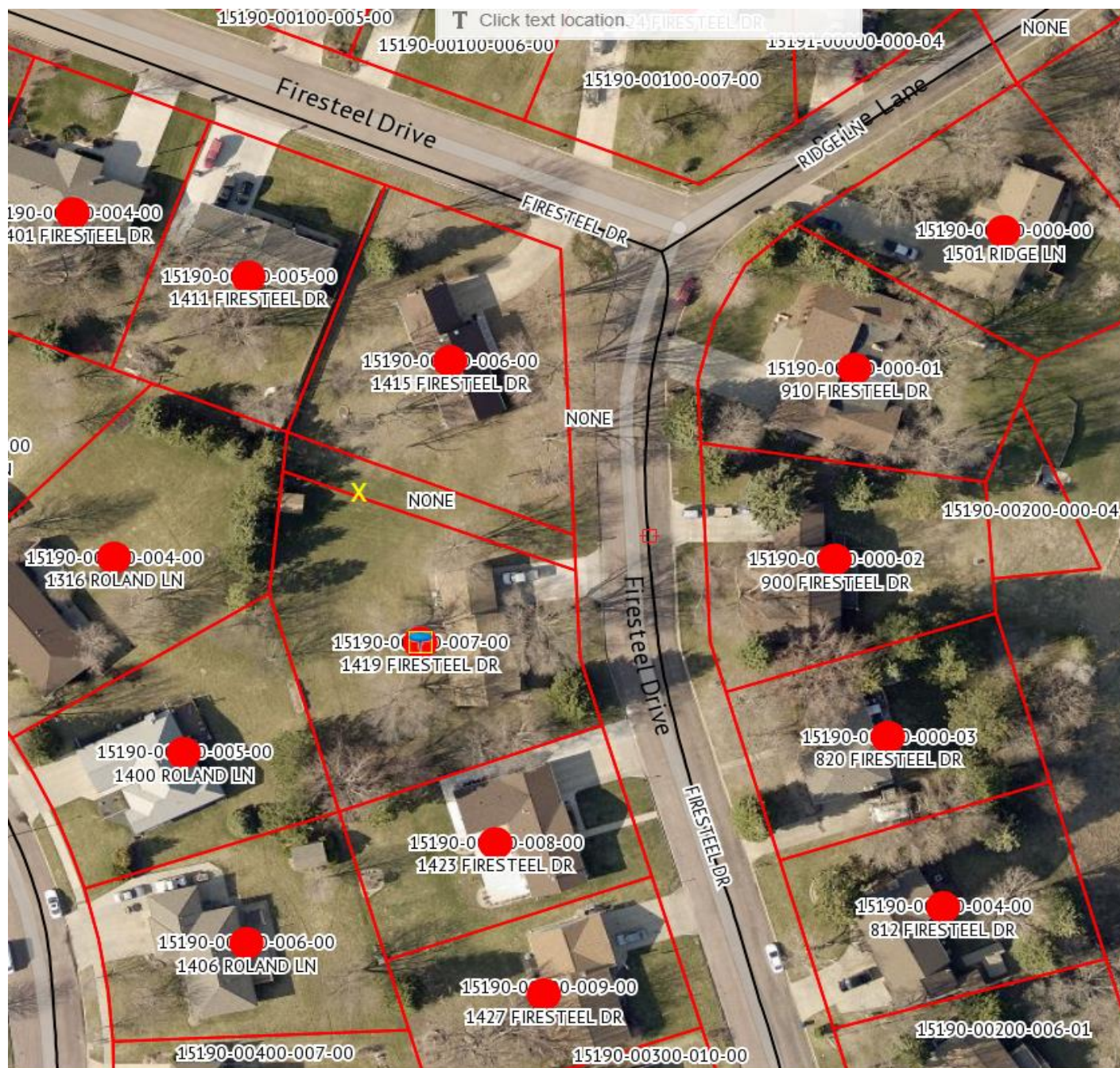
AMANDA & GREGORY NEPPL
2218 KELLY DR
MITCHELL SD 57301

SHAWNA HECK
2301 KELLY DR
MITCHELL SD 57301

PAUL & TAMIE REILAND
2209 KELLY DR
MITCHELL SD 57301

BRANDON CAZER
2300 KELLY DR
MITCHELL SD 57301







Click text location.

E HACKBERRY AVE

E HACKBERRY AVE

E HACKBERRY AVE

S MAIN ST

S MAIN ST

E IVY AVE

S LAWLER ST

Request to vacate

100 ft
20 m