

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
AUGUST 10,2020, 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: July 27, 2020

Documents:

[PLANNINGCOMMINUTES7272020.PDF](#)

6. Schedule Next Meeting: August 24, 2020

7. Rezoning:

Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

Documents:

[AHLERSAPP.PDF](#)
[REZONEORDAHLERS.PDF](#)
[NOHAHLERSVARREZONING2020.PDF](#)
[AHLERSDRAWINGS.PDF](#)
[AHLERSEXHIBIT.PDF](#)
[AHLERSAPPLETTER.PDF](#)
[AHLERSNEIGHBOR.PDF](#)
[AHLERSLETTER.PDF](#)
[AERIALAHLERS.PDF](#)

8. Variance:

Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

9. Plat: A Plat Of DWU Lot G, A Subdivision Of Dakota Wesleyan University Campus, City Of Mitchell, Davison County, South Dakota

Documents:

[DWUPLATMCGOVERN.PDF](#)
[AERIALDWUMCGOVERN.PDF](#)

- 10. Plat: A Plat Of Lot 8-G, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 161 T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLAT8GWESTWOOD.PDF](#)
[AERIAL8GWESTWOODPLAT.PDF](#)

- 11. Plat: A Plat Of Lots 9A And 9B, A Subdivision Of Lot 9 Of Marsden's Addition In The South 1/2 Of The NW 1/4 And The SW 1/4 Of The NE 1/4 Of Section 5, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLAT949BMARDSEN.PDF](#)
[AERIAL9A9BWESTWOOD.PDF](#)

- 12. Conditional Use Permit: Sean & Jessica Anderson, 725 E 12th Ave**

Sean & Jessica Anderson have applied for a conditional use permit to operate a family residential childcare center at 725 E 12th Ave, legally described as Lot 4, Block 1, Northridge Subdivision, to the City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[ANDERSONAPP.PDF](#)
[NOHANDERSON.PDF](#)
[AERIALANDERSONCUP2020.PDF](#)
[ANDERSONNEIGHBORS.PDF](#)

- 13. Conditional Use Permit: Mitchell Sandventure, 4350 N Main Street**

Mitchell Sandventure LLC have applied for a conditional use permit for a quarry, explore and extract minerals at the property located at 4350 N Main St, legally described as SW ¼ Exc Lots H1 & H2, W HY, Section 3, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development District. Conditional Use Permit approved in 2006, but due to change in ownership a new permit is required.

Documents:

[APPSANDVENTURE.PDF](#)
[SANDVENTURENOH.PDF](#)
[SANDVENTURENEIGHBORS.PDF](#)
[SANDVENTURELETTERS.PDF](#)
[AERIALSANDVENTURE.PDF](#)
[SANDVENTUREMINUTES.PDF](#)

- 14. Expansion And Improvements To The Manufactured Housing Community To Be Known As Corn Palace Estates, 713 E Havens**

Per City Ordinance, expansion or improvements to an existing manufactured home community (Park) requires planning commission and city council approval.

Documents:

[EXPANSION OF CPE V.2 \(MITCHELL COMMISSIONS - 8.10.2020 MEETING\).PDF](#)

15. OTHER BUSINESS:

- 16. 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.

17. ADJOURNMENT:

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

**CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
JULY 27, 2020**

NOT APPROVED

Chairman Larson called to order the July 27, 2020 City Planning Commission Meeting at 12:00 PM (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Molumby, Jirsa, Osterloo, Genzlinger, Penney, Vaux and Allen
Members Absent: none

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

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Vaux, seconded by Jirsa to approve the minutes of the July 13, 2020 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, second by Osterloo to schedule the next meeting for August 10, 2020. All members present voting aye, motion carried.

Conditional Use Permit: Sklyer Seivert, applicant, and CJG Properties LLC, owner, have applied for a conditional use permit to operate a family residential child care center in the home located at 809 N Wisconsin St, legally described as Lot 4, Block 52, Capital Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R4 High Density Residential District. Ms. Seivert was present to answer questions. She responded to issues stated in the letters that were received by the commission. The fire marshal has inspected the property and he has no issues. The public notice has been provided to the local newspaper and letters to neighbors were sent. No one testified in opposition. Larson indicated there is quite a bit of traffic in the area. Motion by Osterloo, seconded by Jirsa to recommend the board of adjustment approve the permit with two conditions; 1. The permit is not transferable, 2. If the business ceases to operate for a period of six months or longer then a new permit would be required. Roll Call Vote: Jirsa yes, Osterloo yes, Molumby yes, Penney yes, Vaux yes, Genzlinger yes, Larson no. 6 yes, 1 no, motion carried.

Rezoning: Steven Ahlers has requested the property legally described as the W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard variance of 20 feet vs 25 feet under the R2 District, the HB district requires 30 feet, and a back yard variance of 15 feet vs 25 feet under the R2 District, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

Mr. Ahlers was present to answer questions. He stated that his units will not be climate controlled and will be less expensive than those in the old mall. He will be looking to provide a barrier between his property and the apartments to the west. The public notice has been provided to the local newspaper and letters to the neighborhood were sent. Commissioners questioned him on drainage, access, snow removal, and easements. Northwestern Energy has been made aware of this project. Schroeder informed the commission that a water line going north and south is along the west property line and that maintenance and repair of the line, may result in denying access to the units. Motion by Jirsa, seconded by Osterloo to table action on the rezoning until the next meeting and the applicant is to supply a revised plan showing drainage, snow removal, fencing, and pavement. Roll Call: Larson yes, Vaux yes, Jirsa yes, Osterloo yes, Molumby yes, Penney yes, Genzlinger no. 6 yes 1 no, motion carried.

Variance: Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is request a front yard variance of 20 feet vs 25 feet under the R2 District, the HB district requires 30 feet, and a back yard variance of 15 feet vs 25 feet under the R2 District, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use. Motion by Molumby, seconded by Osterloo to table the variances until next meeting. Roll Call; Vaux yes, Molumby yes, Genzlinger, yes, Osterloo yes, Jirsa yes, Larson yes, Penney absent. 6 yes, 1 absent. Motion carries.

Plat: Lots 1-5, EZ Green Acres Addition, in the Southeast Quarter of the Southwest Quarter of the Southeast Quarter (SE ¼, SW ¼, SE ¼) of Section 3, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. This property is outside the city limits, but within the city's zoning jurisdiction. The county has to review the plat. The property owner was present to answer questions. Putnam pointed out that both the county and the city have ordinances that address the naming of additions and it's possible that "Green Acres" may need to be changed. Motion by Genzlinger, seconded by Jirsa to approve the plat, provided the addition name is acceptable. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:30 PM.

APPLICATION FOR VARIANCE AND REZONNG

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

The undersigned applicant(s) STEVEN AHLERS is making an application for variances and rezoning real property to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

W 56' of Outlot #7, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave)

Rezoning from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

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 10 of July, 2020.



APPLICANT



OWNER

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; The W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; The W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

Passed and approved this the 17th day of August, 2020.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: August 3, 2020
SECOND READING: August 17, 2020
ADOPTION: August 17, 2020

NOTICE OF HEARING

To: The City of Mitchell Planning Commission, Board of Adjustment, City Council, and the general public:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW $\frac{1}{4}$ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission will consider the variance and rezoning request on July 27, 2020, 12:00 PM (Noon) and the Board of Adjustment will consider the variance request on August 3, 2020 at 6:00 PM. The City Council will consider first reading of the rezoning request on August 3, 2020 at 6:00 PM and consider second reading and adoption of the rezoning request on August 17, 2020 at 6:00 pm, all meeting will be in 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 requests.

Dated at Mitchell, South Dakota, this 10th day of July, 2020.

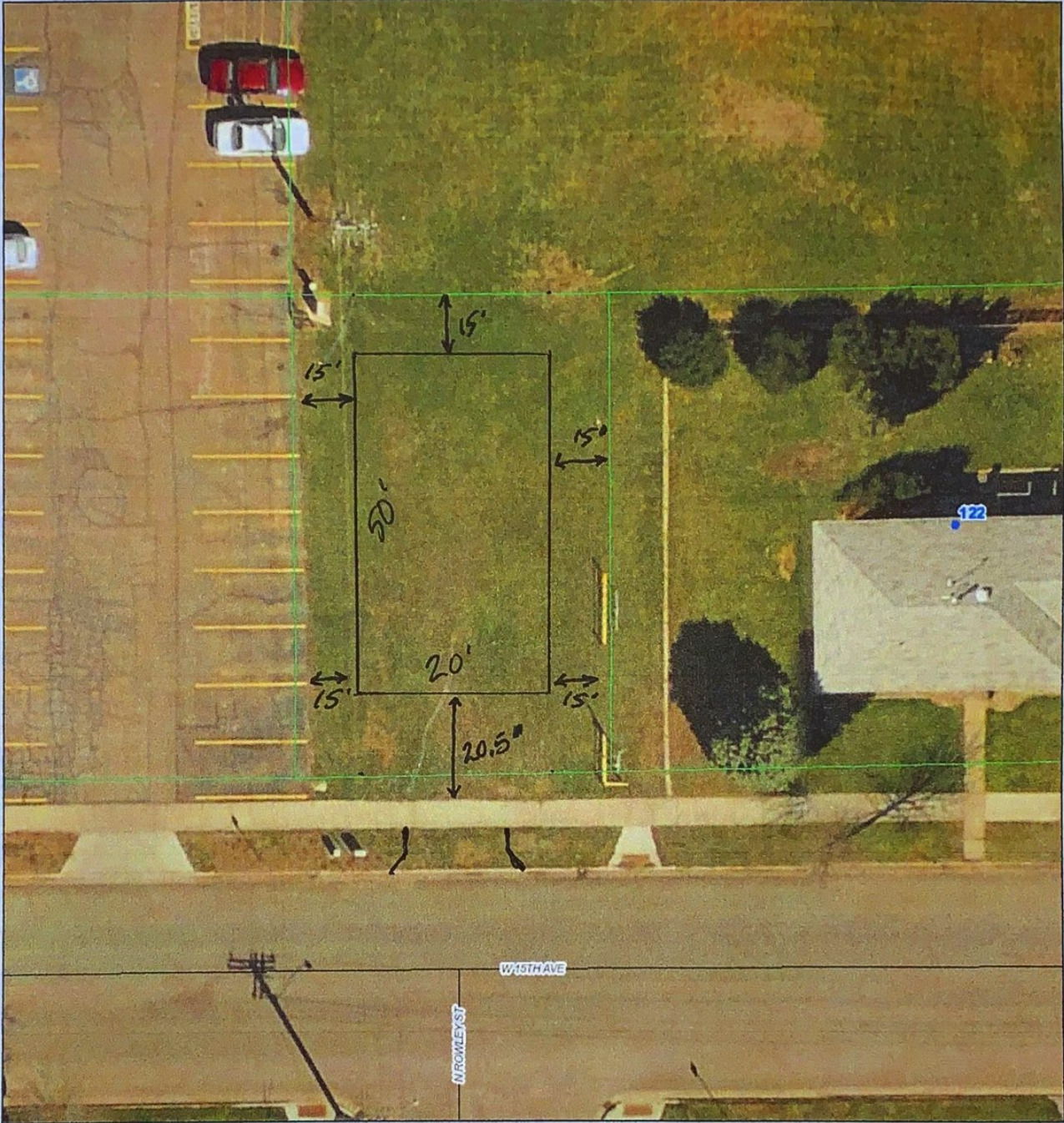
Michelle Bathke

FINANCE OFFICER

Publish once: July 15, July 22, and August 5, 2020

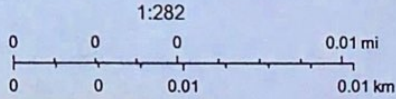
Approximate Cost:

DAVISON COUNTY WEB VIEWER

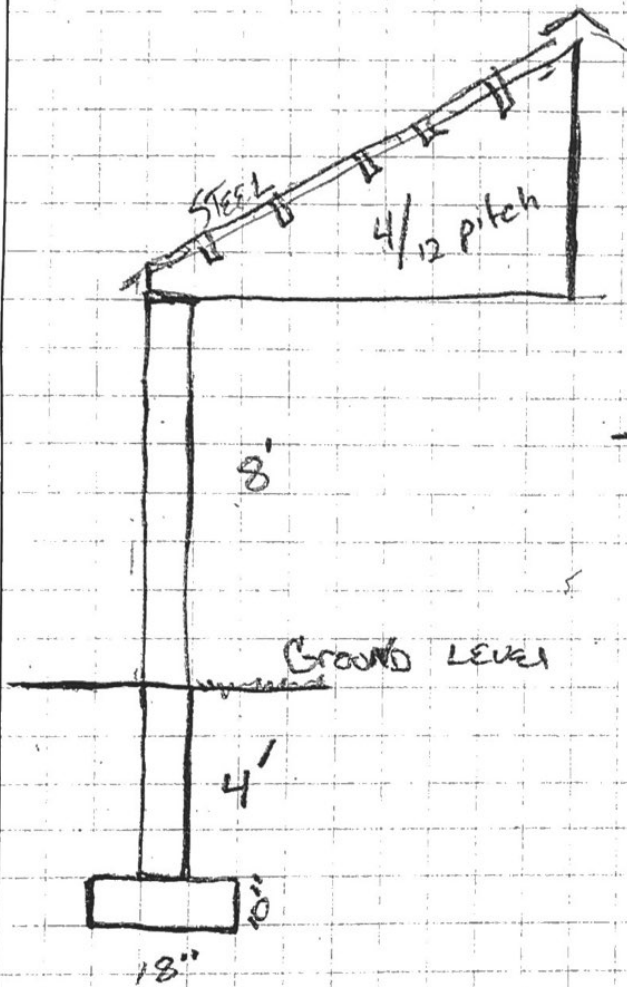


3/6/2020, 11:44:47 AM

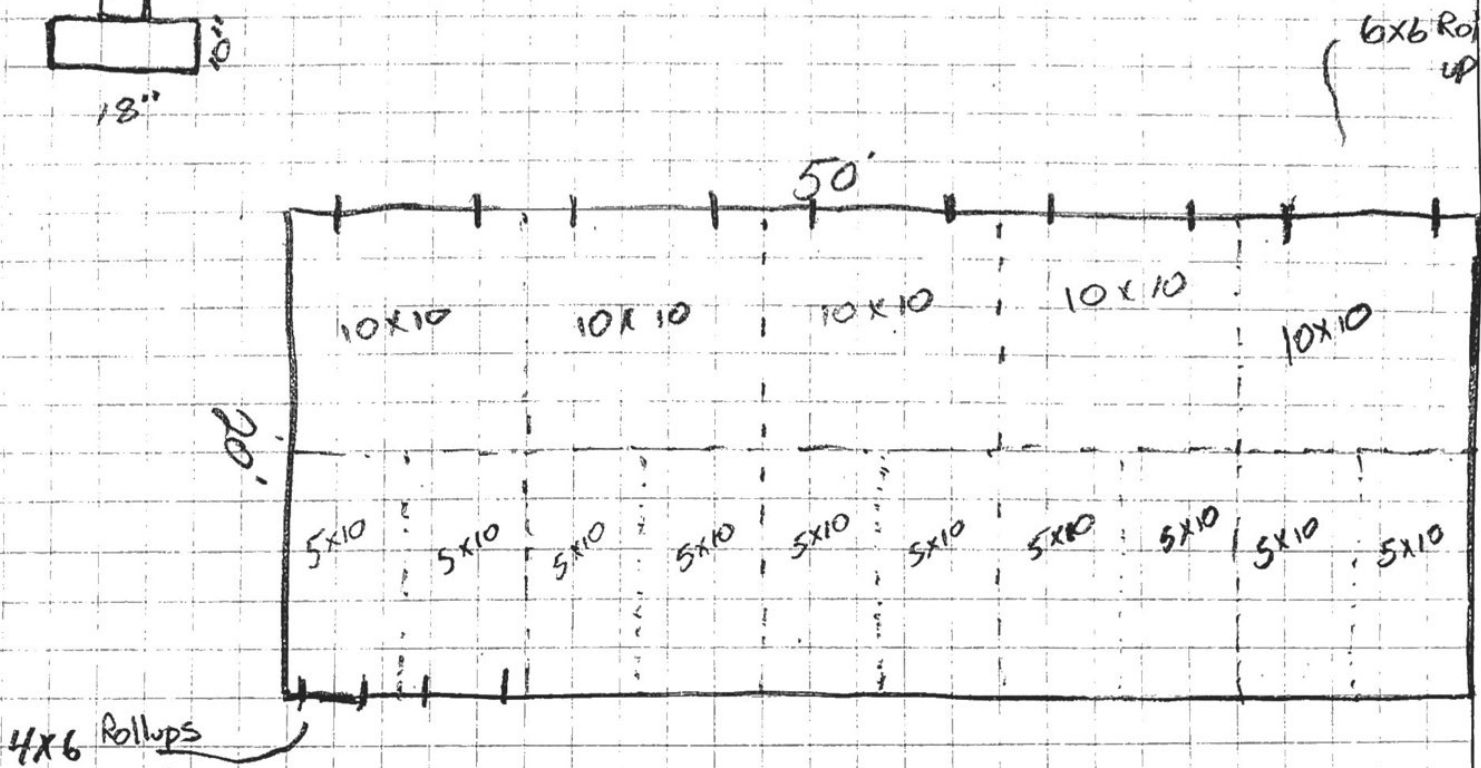
- ADDRESS POINT
- ROADS
- PARCEL
- ETHAN CITY LIMITS
- MT VERNON CITY LIMITS
- MITCHELL CITY LIMITS



2x4 WALLS
2x6 LAM POLES



RAFTER 10' SPACING
w/ 2x6 DROP IN GIRTS



Neil,

I won't be able to get the updated draft to you right away due to the fact my contractor has a drafter that will not be able to get to it until Saturday but want to let you know the updated plan. I will forward you the Drawing as soon as I can get my hands on it hopefully by Monday morning.

Draft will include drainage plan as requested in the last meeting sloped to the street for storm drain access

Draft will show 2' apron around the building

The remainder of the area will be gravel lot (I have included picture of other storage units around town that are apron with gravel lots)

Barrier for property line to the west will be cable barrier like adjacent property owner has to existing now to match. Will discuss with Denny Kaemick

Snow removal...with excess lot room to the north pushing snow to north end of the lot should not be a problem. Any excess would have to be hauled away.

One other thing that was mentioned in the mention was close proximity to Northwestern Gas line protection. 15' is almost the size of a double garage door - plenty of access space.

Let me know if you need anything further.

Thanks

Steve



Variance and Rezoning Request

To Whom It May Concern:

I am asking for rezoning of this property from residential to commercial due to future planning and the possibility of building a commercial structure there for self storage purposes but don't want to limit myself for future planning if I want us it for personal use in the future.

I am asking for multiple variances due to the fact that this is a very small area and there are multiple utililies that are surrounding the property that have to be worked around and will also be doing a curb knockout for road access to the property.

The building will be mostly steel with partial brick façade colored to match neighboring structures for aesthetics.

If you have any further questions please let me know.

Thanks you for your consideration.

Steve Ahlers

PRILL FAMILY TRUST
1501 N MAIN
MITCHELL SD 57301

PATRICIA HOHBACH TRUST
122 W 15TH
MITCHELL SD 57301

SBB DEVELOPERS LLC
105 S MAIN AVE
SIOUX CENTER IA 51250

MELVIN & BRENDA EILTS
821 KYNETTE PL
MITCHELL SD 57301

STEVE AHLERS
1414 N ROWLEY
MITCHELL SD 57301

DENNIS & WYONNE KAEMINGK
1312 MITCHELL BLVD
MITCHELL SD 57301

JAMES & SHAWN MILES
1419 N ROWLEY
MITCHELL SD 57301

GEORGE & LAUREL HARTWIG
1415 N ROWLEY
MITCHELL SD 57301

KODY & HEATHER DOERR
211 W 15TH
MITCHELL SD 57301

JOHN & LINDA MCLEOD
1307 RIDGE RD
MITCHELL SD 57301

FIRST BANK OF SD
ATTN: METRO0061
2800 E LAKE ST LAKE 0012
MINNEAPOLIS MN 55406

CAMDEN & SHERRY HOFER
1408 N ROWLEY
MITCHELL SD 57301

THERESA GOTTLOB
1409 N ROWLEY
MITCHELL SD 57301

July 15, 2020

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

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I/We Chuck & Brenda E. / TS
OWNER

1609 N Main
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

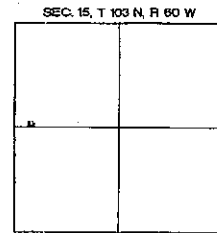
COMMENTS:

If our property has an easement on the east 10' of the West 20' the utility company should need the same on this property. I don't feel it's feasible to build a building where the easement should continue across this property. With the overhead power lines the gas lines on the east side and buried water lines I feel it is not a good fit for 20x50 storage facility. People will have to drive on both sides to put stuff in it. I just think with all things considered that the property should remain R2. I don't believe anything should be built there.

GRAPHIC SCALE DOCUMENT 1977



(IN FEET)
1 inch = 60 ft.

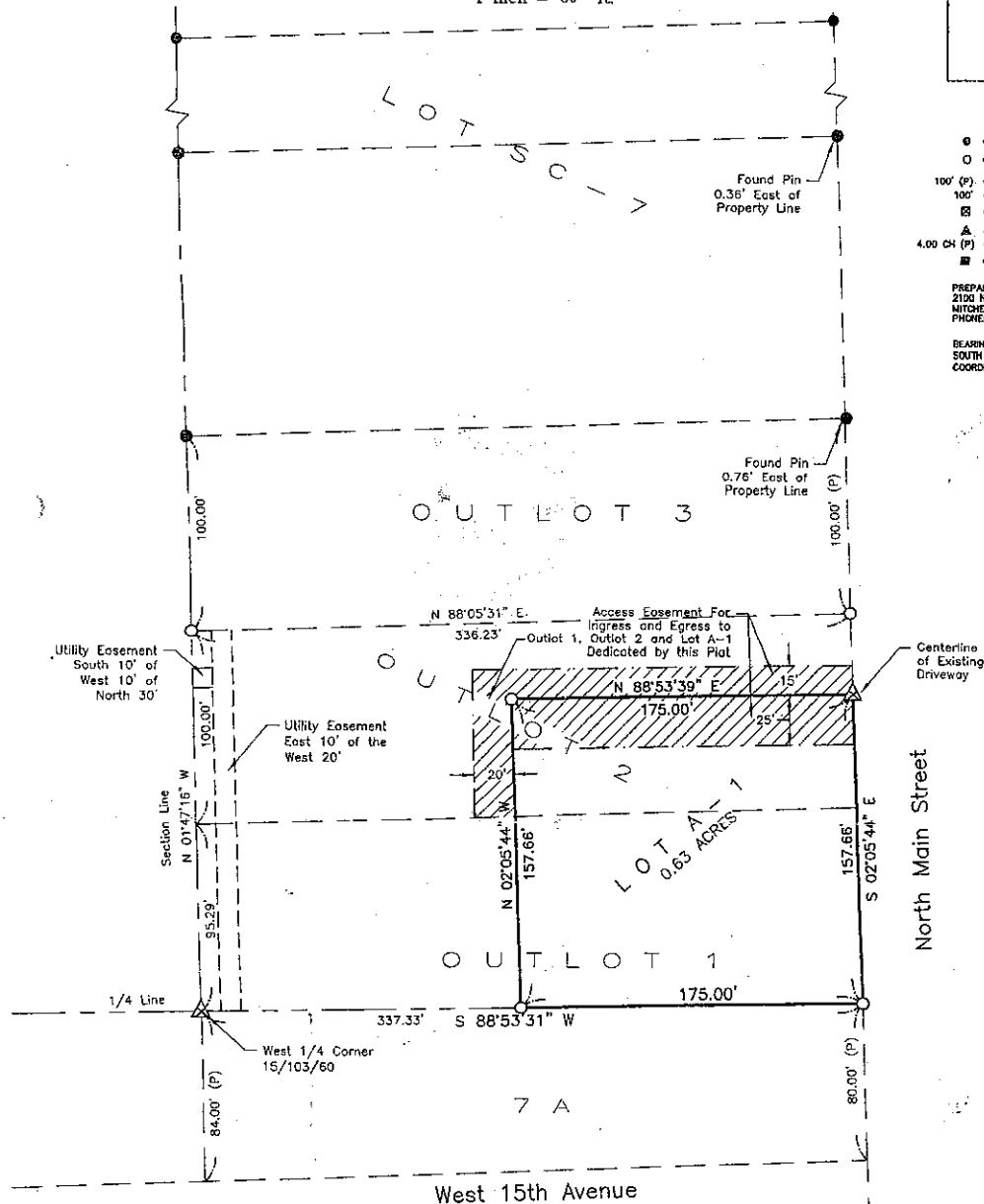


LOCATION MAP
SCALE 1" = 3000'

- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8208
 - 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

PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON
SOUTH DAKOTA - SOUTH STATE PLAN
COORDINATE SYSTEM



IS
ORIGINAL SIZE
OF THIS PLAT
UPON FILING

A PLAT OF LOT A-1, A SUBDIVISION OF PREVIOUSLY PLATTED GREEN'S OUTLOTS 1 AND 2 TO MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, IN THE NW 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 Valwic, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 5, 2012, survey those parcels of land described as follows: LOT A-1, A SUBDIVISION OF PREVIOUSLY PLATTED GREEN'S OUTLOTS 1 AND 2 TO MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, IN THE NW 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 13th day of June, 2012.

BOOK 28 PAGE 24

PAUL C. KIEPKE
REGISTERED LAND SURVEYOR
REG. NO. 8296
SD
Registered Land Surveyor #SD8296

SPN

& Associates
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 388
Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

July 15, 2020

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I/We Steve R Ahlers
OWNER

1415 N. Rowley St
ADDRESS

 APPROVE

X DISAPPROVE

No response will indicate approval.

COMMENTS:

Do we really need another self-storage unit in Mitchell - especially so close to the new one in the mall? I don't think this is a good location.

July 15, 2020

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I/We Theresa Gottlob
OWNER

1409 N. Rowley St
ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

July 15, 2020

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I/We

Patricia Hohensch
OWNER

122 W 15th Ave
ADDRESS

☒

APPROVE

☐

DISAPPROVE

No response will indicate approval.

COMMENTS:

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

Mitchell

Outside expectations

July 15, 2020

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I/We

DR ROGER TRIL
OWNER

1501 N MAIN
ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:





GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

McCabe Street

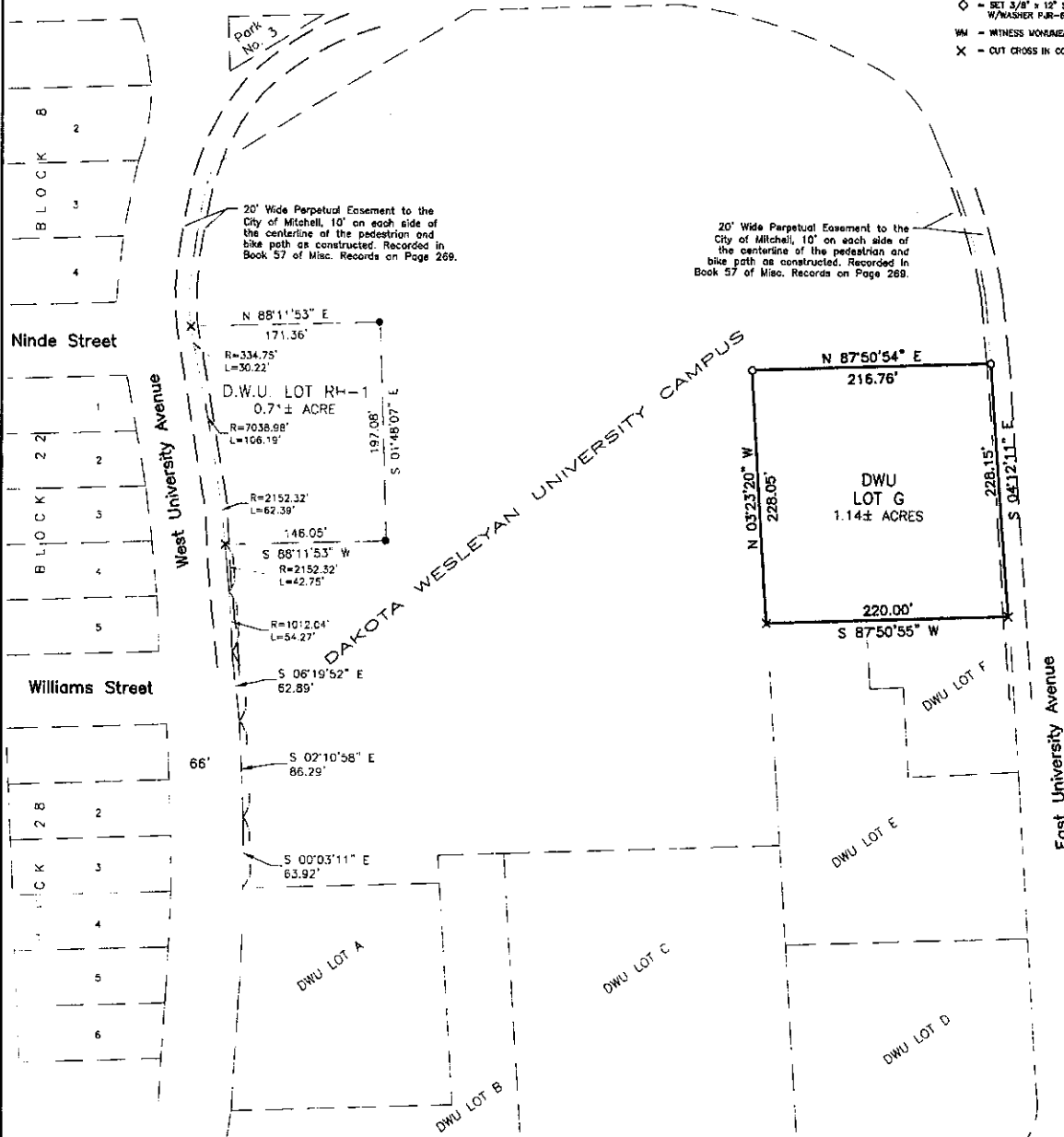
LEGEND

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

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

GRID BEARINGS AND GRID DISTANCES
ARE SHOWN.

- = FOUND IRON MONUMENT
- = SET 3/8" x 16" 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.W.-6702
- WM = WITNESS MONUMENT
- X = CUT CROSS IN CONCRETE



A PLAT OF DWU LOT G, A SUBDIVISION OF DAKOTA WESLEYAN UNIVERSITY CAMPUS, 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 Dakota Wesleyan University, a South Dakota nonprofit corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 23, 2020, survey those parcels of land described as follows: DWU LOT G, A SUBDIVISION OF DAKOTA WESLEYAN UNIVERSITY CAMPUS, CITY OF MITCHELL, 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 #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



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



A PLAT OF DWU LOT G, A SUBDIVISION OF DAKOTA WESLEYAN UNIVERSITY CAMPUS, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2020; and

WHEREAS, it appears from an examination of the plat of DWU LOT G, A SUBDIVISION OF DAKOTA WESLEYAN UNIVERSITY CAMPUS, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of DWU LOT G, A SUBDIVISION OF DAKOTA WESLEYAN UNIVERSITY CAMPUS, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does 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 the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned does 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 this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of DWU LOT G, A SUBDIVISION OF DAKOTA WESLEYAN UNIVERSITY CAMPUS, CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2020, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____
Deputy

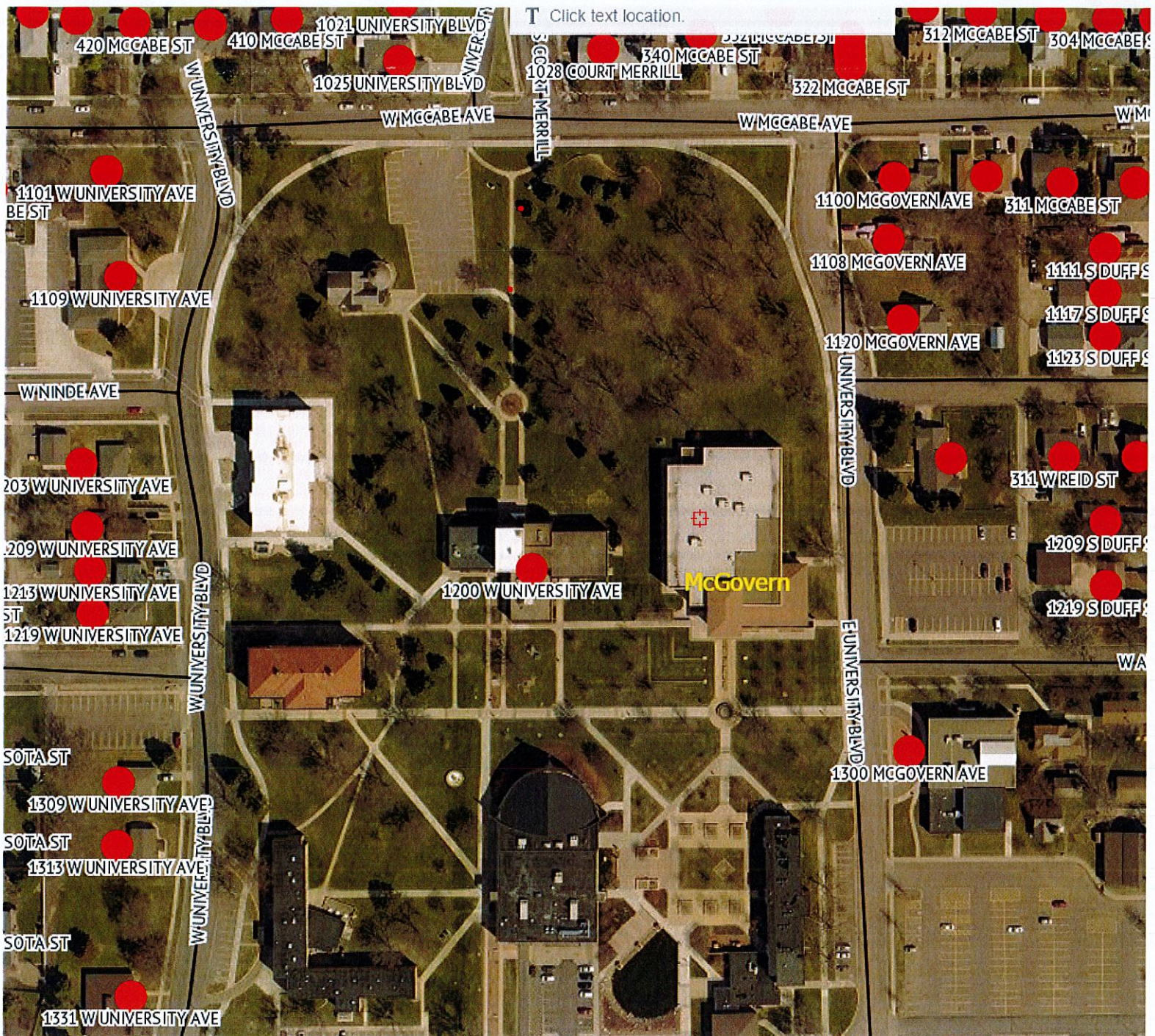
SPN

& Associates

Engineers, Planners and Surveyors

2140 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015







1 Inch = 100 Feet

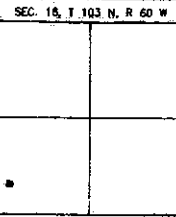
LEGEND

- - PLAIN IRON MONUMENT
- - SET 6/8" x 10" PEGAS 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" SPIC W/ WADSWORTH P.A. 6702
- WM - WITNESS MONUMENT

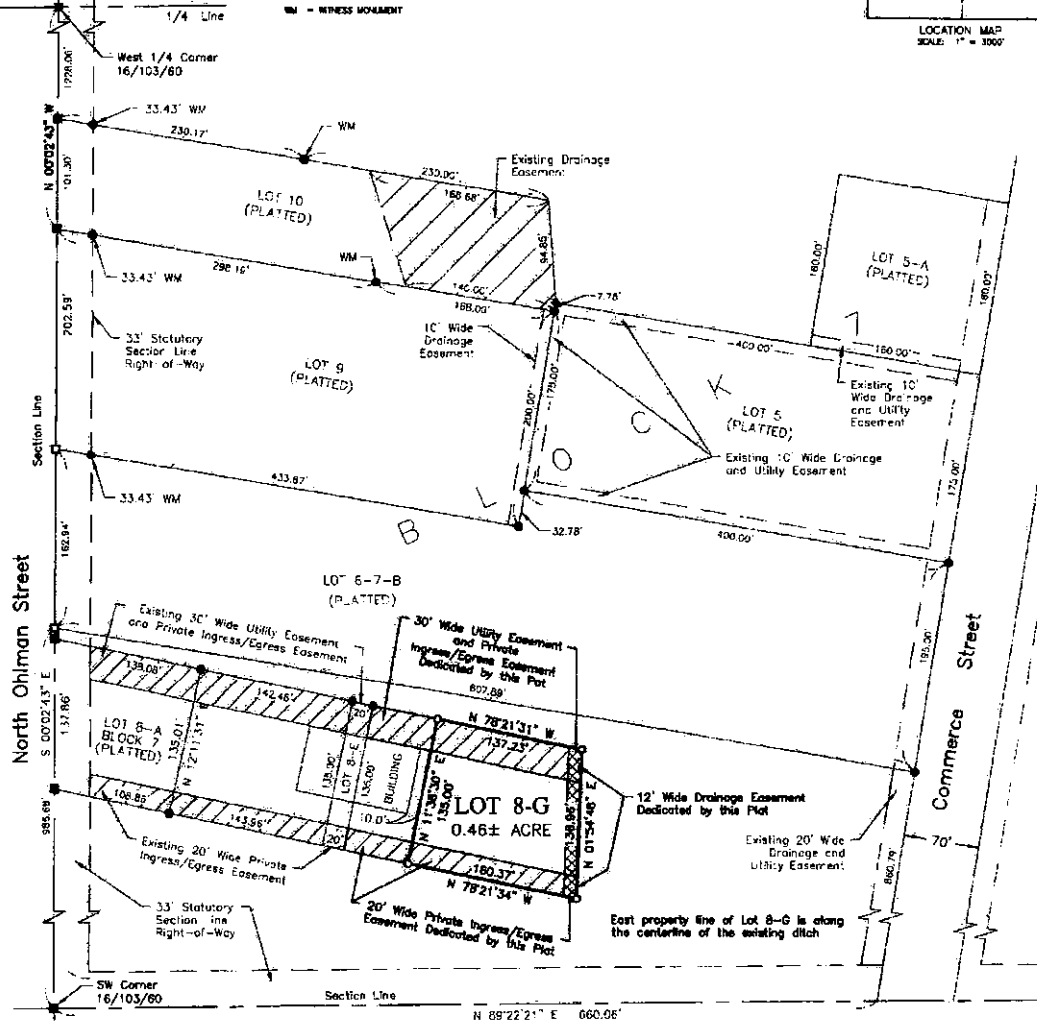
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANDROW BLVD. - P.O. Box 308
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 696-7761

BEARINGS ARE BASED ON AN ADJACENT COORDINATE SYSTEM
USING GPS AND BEARINGS/GROUND
DISTANCES

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



LOCATION MAP
SCALE: 1" = 3300'



A PLAT OF LOT 8-G, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, 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 CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 23, 2020, survey those parcels of land described as follows: LOT 8-G, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, 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 #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

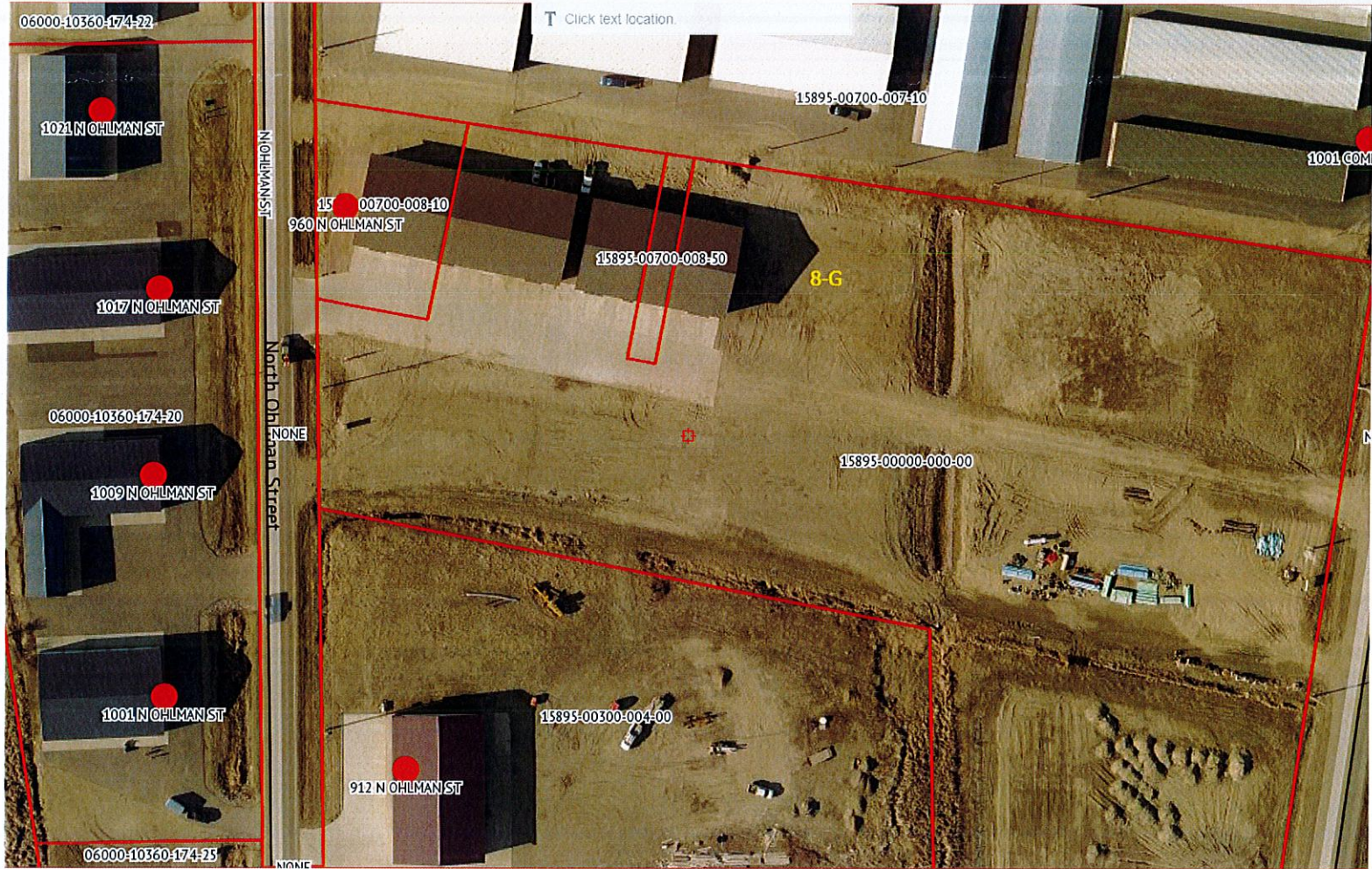
2100 North Sandrow Blvd. - P.O. Box 308 Mitchell, South Dakota 57301
Phone: (605) 696-7761 Fax: (605) 696-0015



2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-8015

2188 North Sanborn Blvd. - P.O. Box 998 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-6015







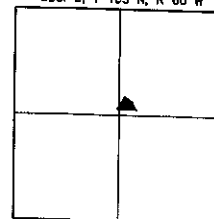
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER (JAW-13714)
- WM = WITNESS MONUMENT

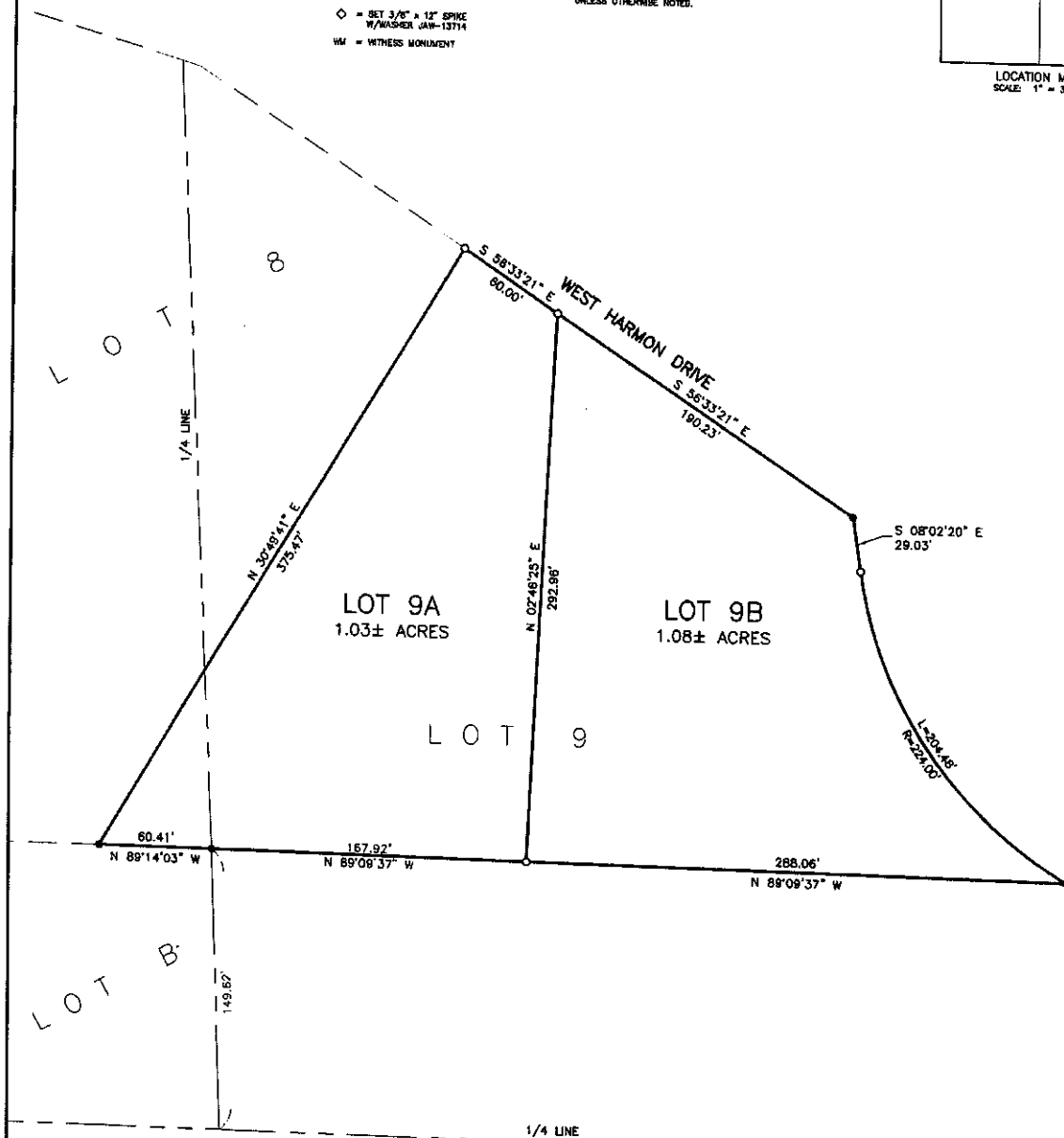
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 898-7751

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

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



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Janet M. Everson, as owner, and under her direction for purposes indicated therein, I did on or prior to July 14, 2020, survey those parcels of land described as follows: LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 15, ON PAGE 19, SEPTEMBER 8, 1894.

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 22nd day of JULY 2020.

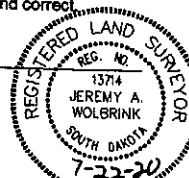
Registered Land Surveyor #SD13714

SPN

& Associates

Engineers, Planners and Surveyors
2100 North Sargent Road, Suite 100, St. Paul, MN 55112

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



A PLAT OF LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 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 I, the undersigned, hereby certify that I am the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I 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 Lots 9A and 9B shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West Harmon Drive. 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.

I also hereby certify that the platting of said LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, does hereby vacate previously platted LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 15, ON PAGE 19, SEPTEMBER 8, 1994.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2020.

Janet M. Everson

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

On this, the _____ day of _____, 2020, before me, _____, the undersigned officer, personally appeared Janet M. Everson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 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 LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does 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

SPN/ 20-15569 SHEET 3 OF 3

A PLAT OF LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the 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 LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned does 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 LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 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

The undersigned does 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

The undersigned does 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 this office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 9A AND 9B, A SUBDIVISION OF LOT 9 OF MARSDEN'S ADDITION IN THE SOUTH 1/2 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 5, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2020, at _____, and recorded in Book _____ of Plats on
Page _____ therein and recorded on Microfilm Number _____

Register of Deeds, Davison County

By _____
Deputy

SPN

& Associates
Engineers, Planners and Surveyors
2160 North Sanborn Blvd. - P.O. Box 358 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

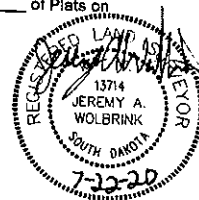




image 1 of 6 > 04/07/2020

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) Sean & Jessica Anderson are hereby making an application for a conditional use permit pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 4, Block 1, Northridge Subdivision, Northridge Addition to the City of Mitchell,
Davison County, South Dakota (725 E 12th Ave)

Applicant(s) Sean & Jessica Anderson of the above-described real estate, request(s) to operate a childcare center in her home. The said real property is zoned (R2) Single Family Residential District.

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

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

Dated this 20 of July, 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 Sean & Jessica Anderson have applied for a conditional use permit to operate a family residential childcare center at 725 E 12th Ave, legally described as Lot 4, Block 1, Northridge Subdivision, to the City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, August 10, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 17, 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.

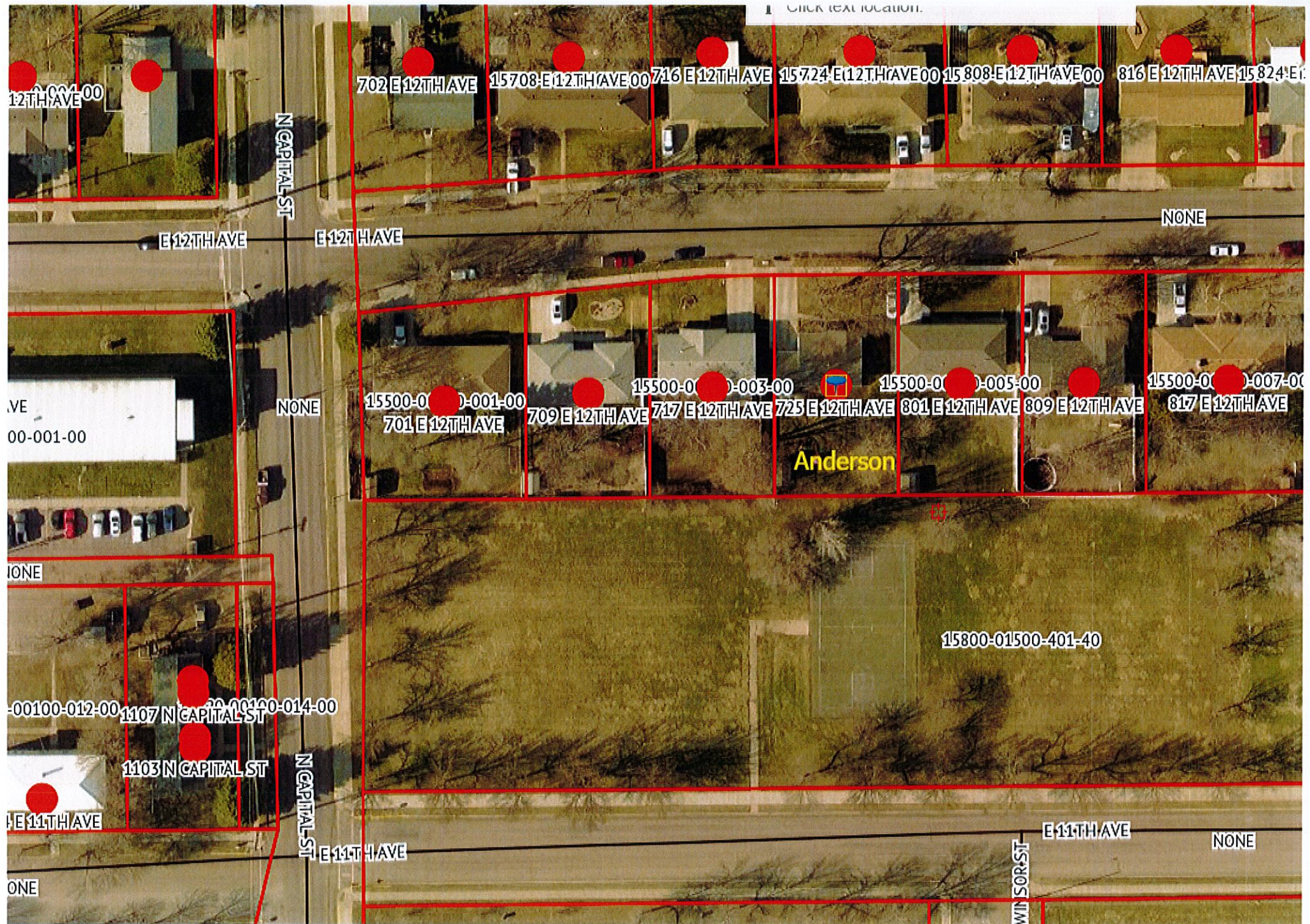
Dated at Mitchell, South Dakota, this the 23rd day of July, 2020.

Michelle Bathke

Finance Officer

Publish Twice July 29, 2020 & August 5, 2020

Approximate Costs:



Anderson

15800-01500-401-40

W FOSTER ST

ISREAL ESPINOSA
717 E 12TH
MITCHELL SD 57301

SEAN & JESSICA ANDERSON
725 E 12TH
MITCHELL SD 57301

ALVIN & JUDY FISCHER
709 E 12TH
MITCHELL SD 57301

JOHN & DANA SIECK
701 E 12TH
MITCHELL SD 57301

LIANNOL & MAY FLEMING
702 E 12TH
MITCHELL SD 57301

DEBRA SKELLY RATH
708 E 12TH
MITCHELL SD 57301

THOMAS & SANDRA SHEETS
716 E 12TH
MITCHELL SD 57301

STEVEN & VERLA VLEGER
724 E 12TH
MITCHELL SD 57301

TIA SHIPPY
NATHAN SATRANG
808 E 12TH
MITCHELL SD 57301

MAXINE BAKER, JANICE ARMIN
STEVEN BAKER
816 E 12TH
MITCHELL SD 57301

AMANDA & BENAMIN HARGREAVES
824 E 12TH
MITCHELL SD 57301

ROBERT & BETTY POLLY
801 E 12TH
MITCHELL SD 57301

VALERIE FREDRICH
809 E 12TH
MITCHELL SD 57301

CURTIS HOHBACH
817 E 12TH
MITCHELL SD 57301

MITCHELL SCHOOL DISTRICT
800 W 10TH AVE
MITCHELL SD 57301

CODY THOMSEN
1220 N CAPITAL
MITCHELL SD 57301

ZION EVANGELICAL LUTHERAN
CHURCH
620 E 3RD
MITCHELL SD 57301

BARRY & LUANN ELDEEN
717 E 13TH
MITCHELL SD 57301

JUSTIN HOEK
725 E 13TH
MITCHELL SD 57301

DAVID EMMERT
40672 252ND ST
MITCHELL SD 57301

ELLEN DRAKE
809 E 13TH
MITCHELL SD 57301

MICHELLE TIMMERMAN
817 E 13TH
MITCHELL SD 57301

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) Mitchell Sandventure LLC. hereby making an application for a conditional use permit pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

SW ¼ Exc Lots H1 & H2 W HY, Section 3, T 103 N, R 60 W, Davison County, South Dakota (4350 N Main St)

Applicant(s) Mitchell Sandventure LLC. of the above-described real estate, request(s) a conditional use permit for a quarry, exploration and extraction of minerals. 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 16 of July, 2020.

Robert Ball - Mitchell Sandventure LLC
APPLICANT

Robert Ball
OWNER

NOTICE OF HEARING

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

You are hereby notified that Mitchell Sandventure LLC have applied for a conditional use permit for a quarry, explore and extract minerals at the property located at 4350 N Main St, legally described as SW ¼ Exc Lots H1 & H2, W HY, Section 3, T 103 N, R 60 W, Davison County, South Dakota. The property is zoned UD Urban Development District.

The City Planning Commission will be conducting a hearing on this application on Monday, August 10, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, August 17, 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 16th day of July, 2020.

Michelle Bathke

Finance Officer

Publish Twice July 22 & July 29, 2020

Approximate Costs:



MITCHELL SANDVENTURE LLC
25351 405TH AVE
MITCHELL SD 57301

STEPHEN & GAYLE MOECKLEY
PO BOX 1174
MITCHELL SD 57301

SCOTT SUEFLOW
25075 410TH AVE
MITCHELL SD 57301

CHRIS & LAURA FOSNESS
720 E 6TH AVE
MITCHELL SD 57301

MICHAEL & JEAN HALEY TRUST
25240 CAMPGROUND RD
MITCHELL SD 57301

Resurrection Lutheran Church
Po Box 714
Mitchell, SD 57301

Horseman Sports Inc
Po Box 41,
SALEM, SD 57058

TINGLE RENTAL PROP.
4351 N MAIN ST
MITCHELL, SD 57301

TAMMY LARANG &
KIM TYSDAL
25046 398th AVE
Mt. Vernon, SD 57363

Jeffrey & Linda Logan
44 Bay Hill
Mitchell, SD 57301

Cudmore Kneifel Const.
11504 Melehert Pl
Hill City, SD 57745

July 29, 2020

TO WHOM IT MAY CONCERN:

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I/We

Jeff Logan
OWNER

HOME - 44 BAY HILL, MITCHELL, SD.
NEIGHBORING PROPERTY - STARLITE DRIVE-IN
ADDRESS 4601 N. MAIN ST.
MITCHELL, SD 57301

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

As long as there is a buffer of
pasture land between the quarry
and highway 37, I have no
objection + see no problems.
It would be good to plant a shelter
belt between the quarry + Hwy 37.

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



July 29, 2020

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I/We Sammy Lancy 4401 W. Main
OWNER

25406 398th Ave, Mt Vernon
ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:



SD HWY 37 S

SD HWY 37 S

SD HWY 37 S

251-ST

TWC

Cond. Use application
only in UD

X

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**REGULAR MEETING OF THE CITY COUNCIL
COUNCIL CHAMBERS, CITY HALL
MITCHELL, SOUTH DAKOTA**

**JANUARY 17, 2006
7:30 P.M.**

PRESENT: Britt Bruner, Allen Lepke, Doug Molumby, Bev Robinson,
Bill Rubendall, Terry Timmins, Jerald Toomey, Ken Tracy

PRESIDING: Mayor Alice Claggett

AGENDA:

Moved by Tracy, seconded by Toomey, to approve the agenda as prepared with an addendum. Motion carried.

MINUTES:

Moved by Robinson, seconded by Rubendall, to approve the minutes of the regular City Council meeting held on January 3, 2006. Motion carried.

DISCUSSION:

Davison County Commissioners and state officials were present to discuss a proposed road swap. The Davison County Commissioners would like the state to take over a 16 mile stretch of County Road 41, previously designated as a state highway. In return for taking over County Road 41, the state would like the City to take responsibility for two portions of state roads, Havens Street from Ohlman to Foster and Burr Street from Havens to Interstate 90. The state would also convert Spruce Street between Rowley and Ohlman into a three lane road with curb and gutter, install permanent traffic lights at the I-90 and Highway 37 intersection and the Highway 37 and Spruce Street intersection. Discussion followed between city, county, and state officials. Moved by Robinson, seconded by Lepke, to continue the discussion at a later date. Motion carried.

ORDINANCE:

Ordinance #2186, Rezoning Joseph W. Ellwein property, East of Highway 37 between 250th and 251st Streets has been withdrawn by the applicant.

BOARD OF ADJUSTMENT:

Moved by Rubendall, seconded by Molumby, for the City Council to adjourn and sit as the Board of Adjustment. Motion carried.

It was advised that this is the date and time set for hearing on the application of Joseph W. Ellwein Inc. and Schoenfelder Construction for a conditional use permit to mine for gravel east of Highway 37 between 250th Street and 251st Street, legally described as the East ½ of the West ½ of the West ½ of

Section 3-103-60, Davison County, South Dakota. Notice of hearing has been given according to statute and affidavit of publication is on file. The Planning Commission approved said application with the following conditions: (1) trees are to be planted on the project line separating the mining activities from the land not being disturbed, (2) the access to South Dakota Highway 37 be approved by the South Dakota Department of Transportation, and (3) the conditional use permit be only issued to the current owner (non-transferable). Discussion followed between property owners and neighbors. Moved by Robinson, seconded by Molumby, to approve said application with Planning Commission recommendations and also including the following conditions the permit is reviewed in one year, the hours of operation are Monday through Saturday from 7:30 am to 6:00 pm, only one acre is mined at a time and the area is reclaimed, and there is no stockpiling of gravel or sand. Motion carried.

It was advised that this is the date and time set for hearing on the application of Larry Koster for a variance to move a 24 x 44 ½ foot four car garage from 421 East 11th Avenue to 2341 West 23rd Avenue, legally described as the North 435 feet of the West 150 feet of the West ½ of the Northeast ¼ except Lot H1-N, Northeast Section 17-103-60, Davison County, South Dakota. Notice of hearing has been given according to statute and affidavit of publication is on file. The Planning Commission approved said application. Application has been withdrawn by applicant.

Moved by Rubendall, seconded by Bruner, that the 6th day of February, 2006 at 7:30 p.m. in the Council Chambers of City Hall be the date and time set for hearing on the application of Alicia Nelson for a conditional use permit to operate a daycare center in her home at 1805 North Wisconsin, legally described as Lot 2, Block 9, Fullerton Properties Addition and to direct the Finance Officer to give notice according to statute. Motion carried.

Moved by Molumby, seconded by Lepke, that the 6th day of February, 2006 at 7:30 p.m. in the Council Chambers of City Hall be the date and time set for hearing on the application of Larry Thompson for a variance to construct a garage at 916 Kippes Cove, legally described as Lot 5, Nelson's Addition and to direct the Finance Officer to give notice according to statute. Motion carried.

Moved by Timmins, seconded by Molumby, for the Board of Adjustment to adjourn and the City Council to reconvene in regular session. Motion carried.

COMMITTEE REPORTS:

Traffic Commission:

The Traffic Commission met on January 17, 2006 at 6:15 p.m. in the Council Chambers of City Hall. The commission was informed of new signs which will be placed on Main Street and one block on each side from 1st to 6th Avenue.

Public Health & Safety Committee:

The Public Health & Safety Committee met on January 17, 2006 at 6:20 p.m. in the Council Chambers of City Hall. The committee reviewed a nuisance property, approved lighting at the 2nd and Lawler city parking lot, and discussed a proposed fence ordinance.

It was advised that this is the date and time set for hearing on the application of Jenny Van Overschelde for a conditional use permit to operate a daycare center in her home at 1101 East 4th Avenue, legally described as Lot 6, Block 8, Gleeson's Addition, City of Mitchell, Davison County, South Dakota. Notice of hearing has been given according to statute and affidavit of publication is on file. The Planning Commission approved said application with the conditions the permit is not transferable and will expire if not operated in a six month period. Moved by Bruner, seconded by Allen, to approve said application with Planning Commission recommendations. Motion carried.

It was advised that this is the date and time set for hearing on the application of Mike Titze for a variance to construct an addition/garage at 316 West 6th Avenue, legally described as the East ½ of Lot 7 and the East ½ of the South ½ of Lot 8, Block 11, Rowley's 2nd Addition, City of Mitchell, Davison County, South Dakota. Notice of hearing has been given according to statute and affidavit of publication is on file. The Planning Commission approved said application. Moved by Tracy, seconded by Barington, to approve said application. Motion carried.

Moved by Lepke, seconded by Molumby, to authorize the continued operation of the Joseph W. Ellwein and Schoenfelder Construction's conditional use permit to mine for gravel east of Highway 37 between 250th Street and 251st Street, legally described as the East ½ of the West ½ of the West ½ of Section 3-103-60, Davison County, South Dakota with no further review. Motion carried.

Moved by Lepke, seconded by Barington, for the Board of Adjustment to adjourn and the City Council to reconvene in regular session. Motion carried.

COMMITTEE REPORTS:

Traffic Commission:

The Traffic Commission met on January 16, 2007 at 7:05 p.m. in the Council Chambers of City Hall. The commission denied a request for additional speed limit signage in the Court Merrill area following the completion of a speed study.

Finance Committee:

The Finance Committee met on January 16, 2007 at 7:20 p.m. in the Council Chambers of City Hall. The committee approved the request of the Mitchell Public Library to apply for grant funds for a computer purchase.

Moved by Smith, seconded by Allen, to approve the committee reports. Motion carried.

DEPARTMENT REPORTS:

Moved by Lepke, seconded by Molumby, to approve the following department reports: Police Department Report for November, Fire/EMS Reports for October and November, Building Permits Issued in December and 2006, Palace Transit Report for December, Water Department Report for December, Airport Report for December, Airport Board Minutes from December 12, 2006, Library Board Minutes from December 12, 2006, and Parks, Recreation, and Forestry Board Minutes from November 14, 2006. Motion carried.

Schoenfelder Construction Inc.

**3131 West Havens
Mitchell, S. D. 57301**

Phone (605) 996-3254

Fax (605) 996-3254

1-4-2006

Mitchell City Planning Commission

We are requesting a rezone and conditional use permit to mine sand from land owned by Joseph W. Ellwein Inc. We are proposing to go in to the area off of highway 37 using an existing driveway into the property. We would be building a driveway and culvert over a waterway to access the area. We plan on mining the area using the process of stripping black dirt off the top for use in reclamation. We would then direct load the material into trucks as needed and haul out to projects. We would be doing this in small areas, replacing black dirt and replanting grass.

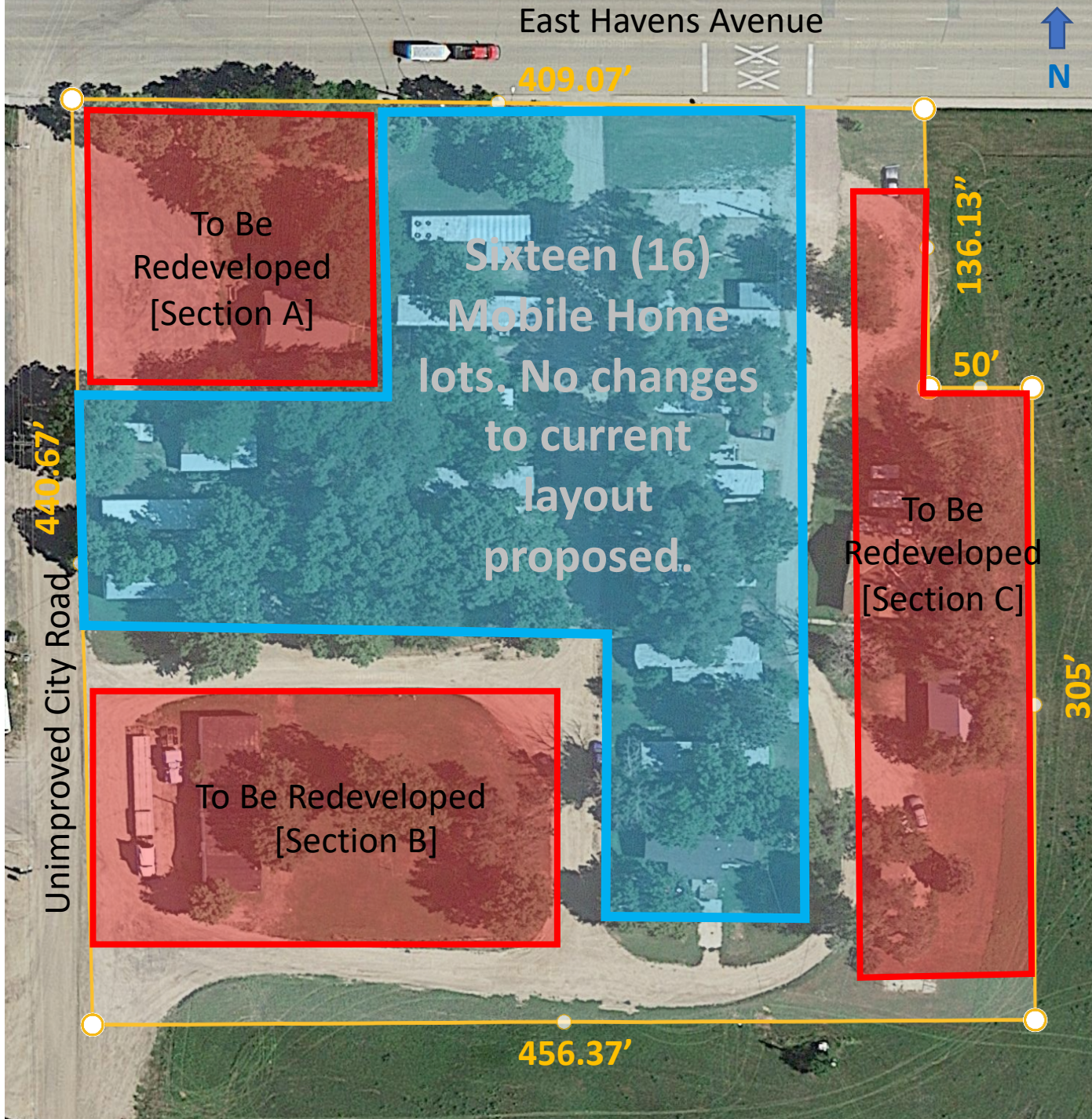
We are furnishing a map of the area for your information. If you have any questions you would like to ask prior to the meeting please feel free to call the office at 996-3254, Norm's cell at 770-3255 or Cal Muilenburg the office manager cell at 770-3254. We would gladly answer any questions or take you out to the site for a tour.

Thanks

Sincerely Yours

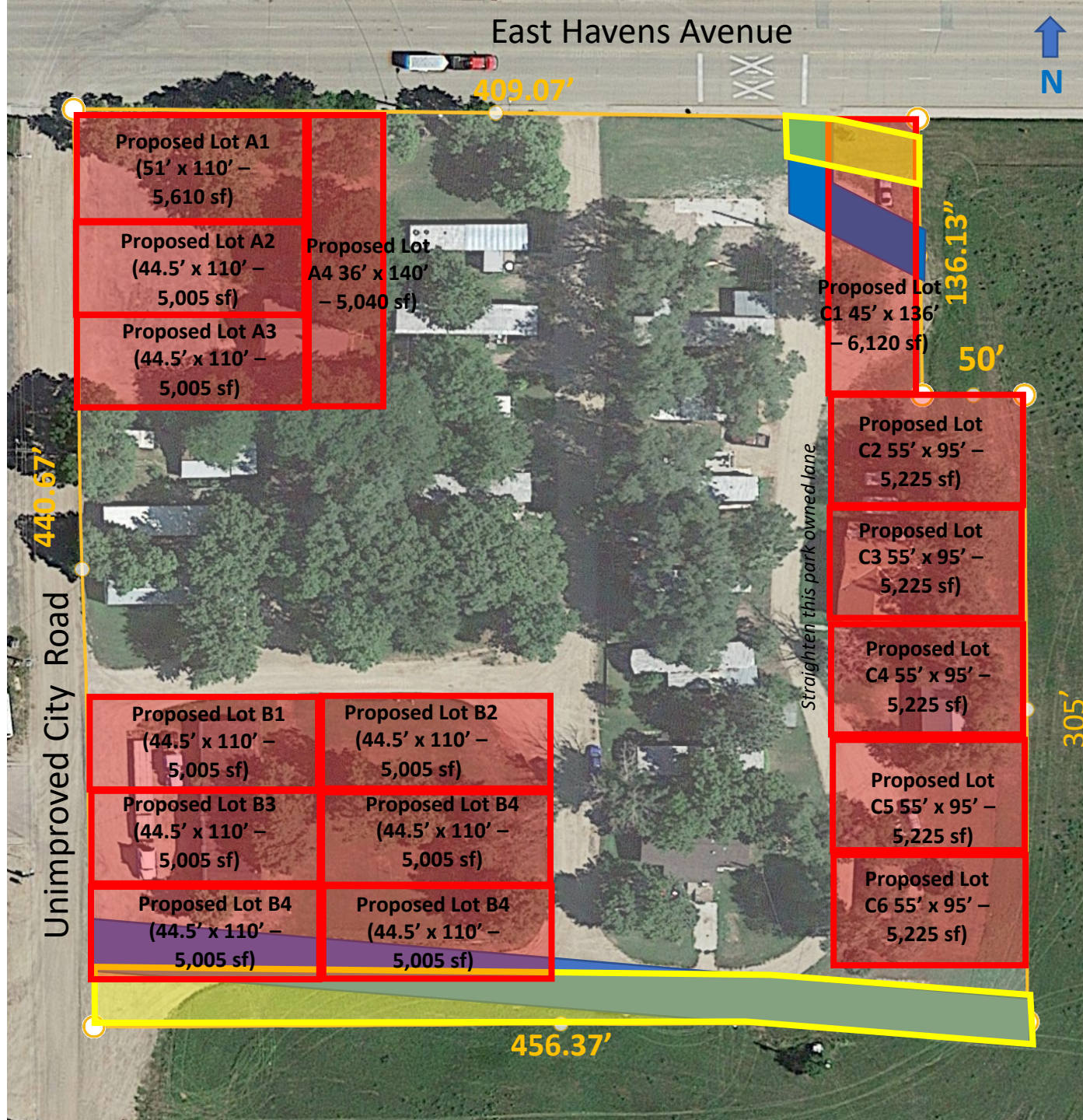


Schoenfelder Construction Inc.
Cal Muilenburg
Office Manager



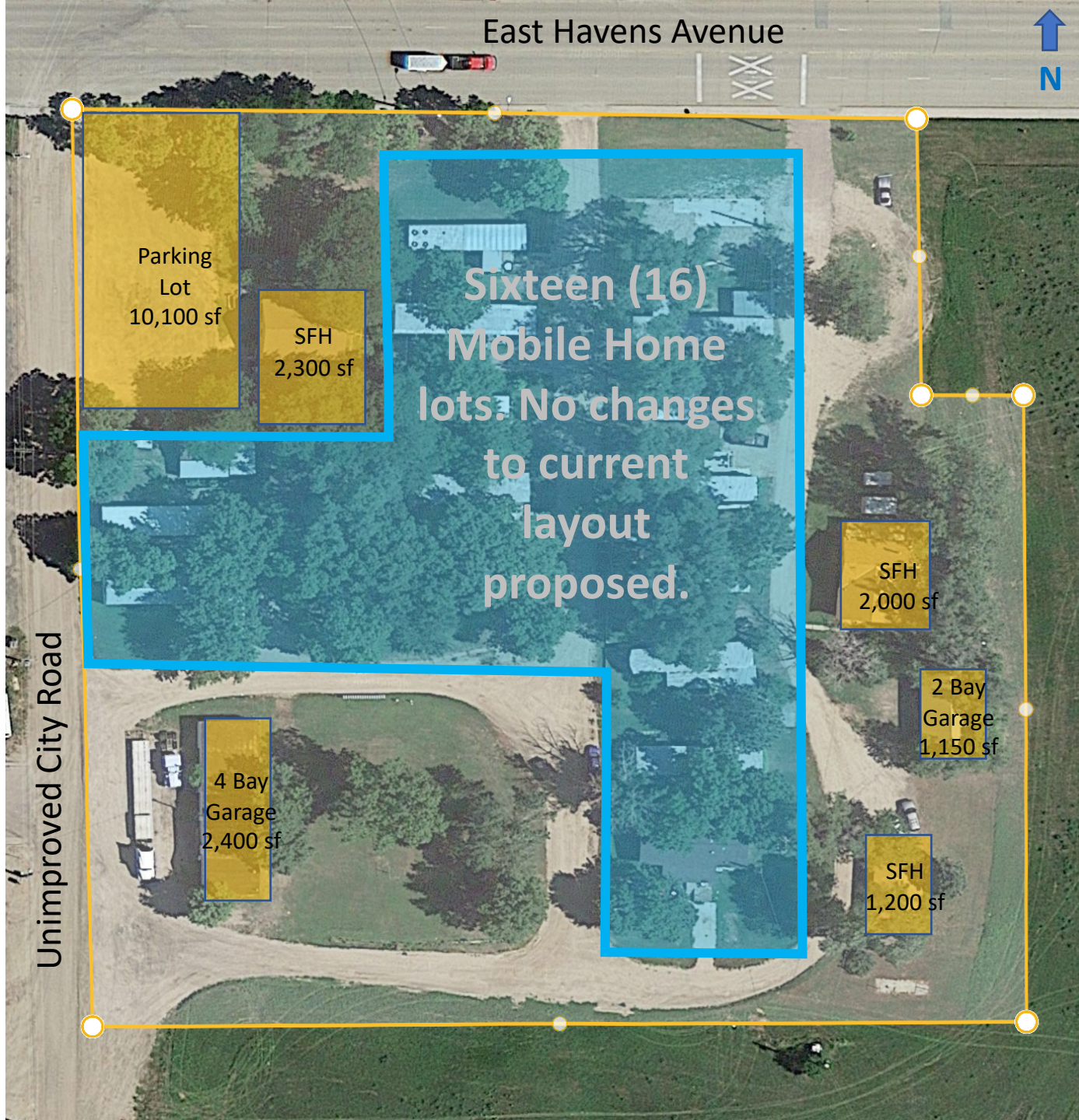
Expansion - Areas of Focus

1. Park currently has 16 mobile home lots which are highlighted in blue. No changes to those lots are proposed.
2. The area highlighted in red will be redeveloped. This includes:
 - a. Demolition of all structures (3 stick-built homes, a 4-bay garage, a 2-bay garage and a paved parking lot).
 - b. Developing 16 new mobile home lots.



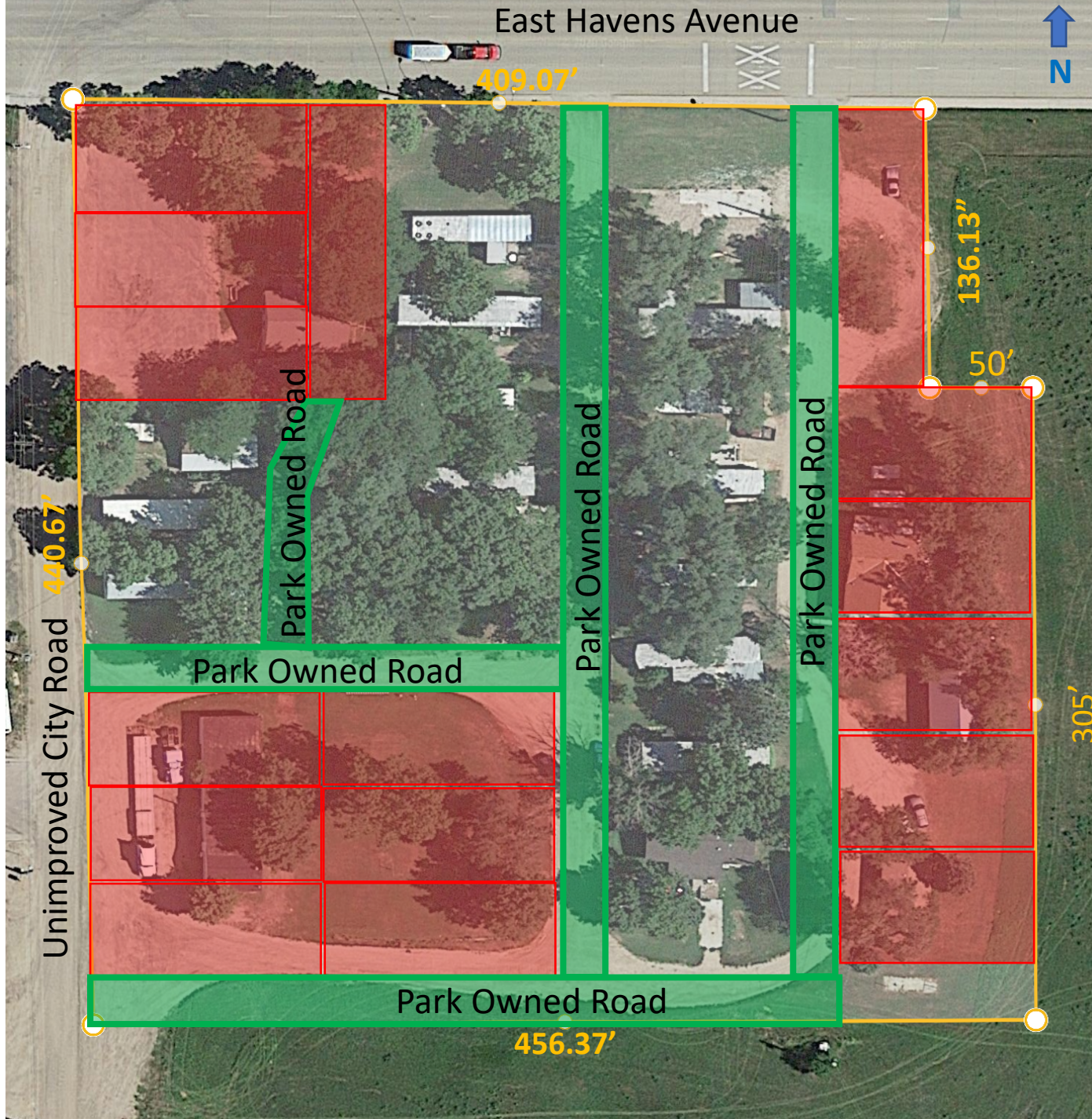
Expansion - Proposed Lot Layout

1. 16 new mobile home lots with lot sizes ranging from 5,005 sf to 6,120 sf.
2. Mutual Access Easements in NE Corner of property and along Southern border of property (both in Dark Blue) will need to be modified. These MAEs are for the benefit of adjacent properties. Proposed modifications are shaded in yellow with dark yellow border. Will not build on proposed modified MAE's.
3. Impact of other easements is TBD.



Expansion - Impact to Impervious Surfaces

1. Demolition of all structures (3 stick-built homes, a 4-bay garage, a 2-bay garage and a paved parking lot) will result in the **removal of @19,150 sf of impervious surface.**
2. Assuming the new 16 lots are filled with large 16' by 76' (1,216 sf) homes **the impervious surface added would be 19,456 sf.** Avg size of mobile homes in park currently are 750 sf.
3. **To have a net reduction in impervious surfaces we commit to keep impervious surface added by 16 new mobile home roofs to less than 19,000 sf.**



Treatment of Park Roads (providing a dust-free driving surface)

1. Targeting a chip seal over a stabilized aggregate base
2. Will explore all other options while committing to a dust-free surface material or program to manage dust.