

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

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

Documents:

[PLANNINGCOMMISSIONMIN8102020.PDF](#)

6. Schedule Next Meeting: September 14, 2020

7. Variance: Steven Ahlers, 126 W 15th Ave, TABLED FROM LAST MEETING

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

8. Conditional Use Permit: Juan Contreras, 901 E 4th Ave

Juan Contreras has applied for an oversize variance of 2,296 square feet vs 2,000 square feet as required to construct a detached garage located at 901 E 4th Ave, legally described as Lots 9 & 10, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[CONTRERASPLAN.PDF](#)
[NOHCONTRERAS.PDF](#)
[CONTRERASNEIGHBORS.PDF](#)
[CONTRERASLETTERS.PDF](#)
[AERIALCONTRERAS.PDF](#)

9. Plat: Lots 1-5, Kirkegaard Addition In The Southeast Quarter Of The Southwest Quarter Of The Southeast Quarter (SE1/4SW1/4SE1/4) Of Section 3, T103 N, R 60 W Of The 5th P.M., Davison County, South Dakota (REVISED)

Documents:

[PLATKIRKEGAARDREVISED.PDF](#)
[AERIALKIRKEGAARDPLAT.PDF](#)

- 10. Plat: A Plat Of Lot 31 Of Maui Farms Second Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT31.PDF](#)
[AERIALLOT31MAUI.PDF](#)

- 11. Plat: A Plat Of Lots 13A And 13B, Block 7, H.C. Applegate's Addition To The City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT13A13B.PDF](#)
[AERIAL13A13B.PDF](#)

- 12. Plat: A Plat Of Tract 1 Of Wendelboe First Addition In The NE 1/4 Of Section 15, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota**

Documents:

[PLATWENDELBOE.PDF](#)
[AERIALWENDELBOE.PDF](#)
[3-RENKEN GIS.PDF](#)

13. OTHER BUSINESS:

- 14. 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.

15. 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
August 10, 2020**

NOT APPROVED

Chairman Larson called the August 10, 2020 to order at 12:00 PM (NOON) in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota.

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

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

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 Molumby, seconded by Osterloo to approve the minutes of July 27, 2020. All members present aye, motion carried.

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

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 variance of 20 feet vs 25 feet under the 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. This was tabled from the last planning commission meeting.

Ahlers was present to answer questions. Neighbor Dennis Kaemingk and his contractor Jesse Hanson were also present to answer questions and voice their support of the project. The commission reviewed written comments. No one testified in opposition of the project. There was discussion about drainage, elevations, access, surface materials and barriers. Mr. Ahlers responded in writing to issues raised by the commission at their last meeting. He also provided photos. Motion by Jirsa, seconded by Osterloo to recommend rezoning the property to HB. Roll Call Vote: Osterloo yes, Molumby yes, Jirsa yes, Penney yes, Larson yes, Genzlinger no, Vaux no. 5 yes 2 no, motion carried.

Variance: same as above. The commissioners would like more details in regards to the building plans, site amenities, and barriers. Motion by Osterloo, seconded by Jirsa to table the variance request until the next meeting. Roll Call: Larson yes, Genzlinger yes, Vaux yes, Osterloo yes, Molumby yes, Penney yes, Jirsa yes. 7 yes 0 no, motion carried.

Plat: A Plat of DWU Lot G, A Subdivision of Dakota Wesleyan University Campus, City of Mitchell, Davison County, South Dakota. Theresa Kriese, representing DWU, was present to answer question. This plat is to identify a parcel to include the McGovern Library. Other plats from DWU may be forthcoming. Motion by Vaux, seconded by Jirsa to approve the plat. All members voting aye, motion carried.

Plat: A Plat of Lot 8-G, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16 in T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This plat is for the expansion of a similar building to the west. Motion by Osterloo, seconded by Molumby to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 9A and 9B, A Subdivision of Lot 9 of Marsden's Addition in the South ½ of the NW ¼ and the SW ¼ of the NE ¼ of Section 5, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The owner wishes to subdivide the Lot 9 into two parcels with an additional access on West Harmon Dr. Motion by Genzlinger, seconded by Jirsa to approve the plat: Roll Call vote; Osterloo yes, Genzlinger yes, Larson yes, Molumby yes, Jirsa yes, Penney yes, Vaux absent. 6 yes 1 absent, motion carries.

Conditional Use Permit: Sean and Jean 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 applicants were present. No one testified in opposition. No written objections were received. Letters to the neighbors were sent and a public notice has been submitted to the legal newspaper. A fire inspection has been completed and the applicant's home passed. Motion by Molumby, seconded by Osterloo to recommend approval of the conditional use permit with two conditions; 1. The permit is not-transferable, 2. If the business ceases for a period of six months or longer then a new permit will be required. All members present voting aye, motion carried.

Conditional Use Permit: 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. Bob Ball, owner, was present to answer questions in regards to the applicant. The commission considered written comments. The conditional permit was previously approved in 2006, however one of the conditions at that time, was the permit is not transferable. The mining activities are only allowed on the UD Urban Development District. Mitchell Sandventure is the new owner. Mr. Ball mentioned that he is in the process of getting approval from SDDENR and he is aware of their regulations, such as reclamation rules. He also stated that he has no problem with maintaining the existing conditions in the 2006 permit. Motion by Molumby, seconded by Jirsa to recommend approval of the conditional use with three conditions; 1. The permit is not transferable 2. The existing access to Highway 37 be maintained 3. The existing tree line that separates the TWC and UD districts remains. Roll Call: Penney yes, Jirsa yes, Genzlinger yes, Molumby yes, Jirsa yes, Osterloo yes, Larson yes, Vaux absent. 6 yes 1 absent. Motion carried.

Expansion and Improvements to the Manufactured Housing Community to be known Corn Palace Estates, 713 E Havens. City ordinance requires that expansion of an existing 'park' to be approved by the planning commission and city council. David Bridgman, the new owner, presented illustrations of his proposal to remove two site build homes, a large garage, and the asphalt parking lot, in order to make room for additional homes. The new lots proposed will comply with city ordinance. He hopes to only allow newer homes, depending on demand and market. He explained the drainage situation and city staff did not perceive any concerns. Larson recommended the owner work with public safety and public works when installing city utilities. Motion by Jirsa, seconded by Genzlinger to recommend the plan with the following suggestions: 1. there will be no changes to the existing drainage, 2. Require the streets to be dust-free, and 3. Investigate with the need for an additional fire hydrant. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 1:10 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

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.

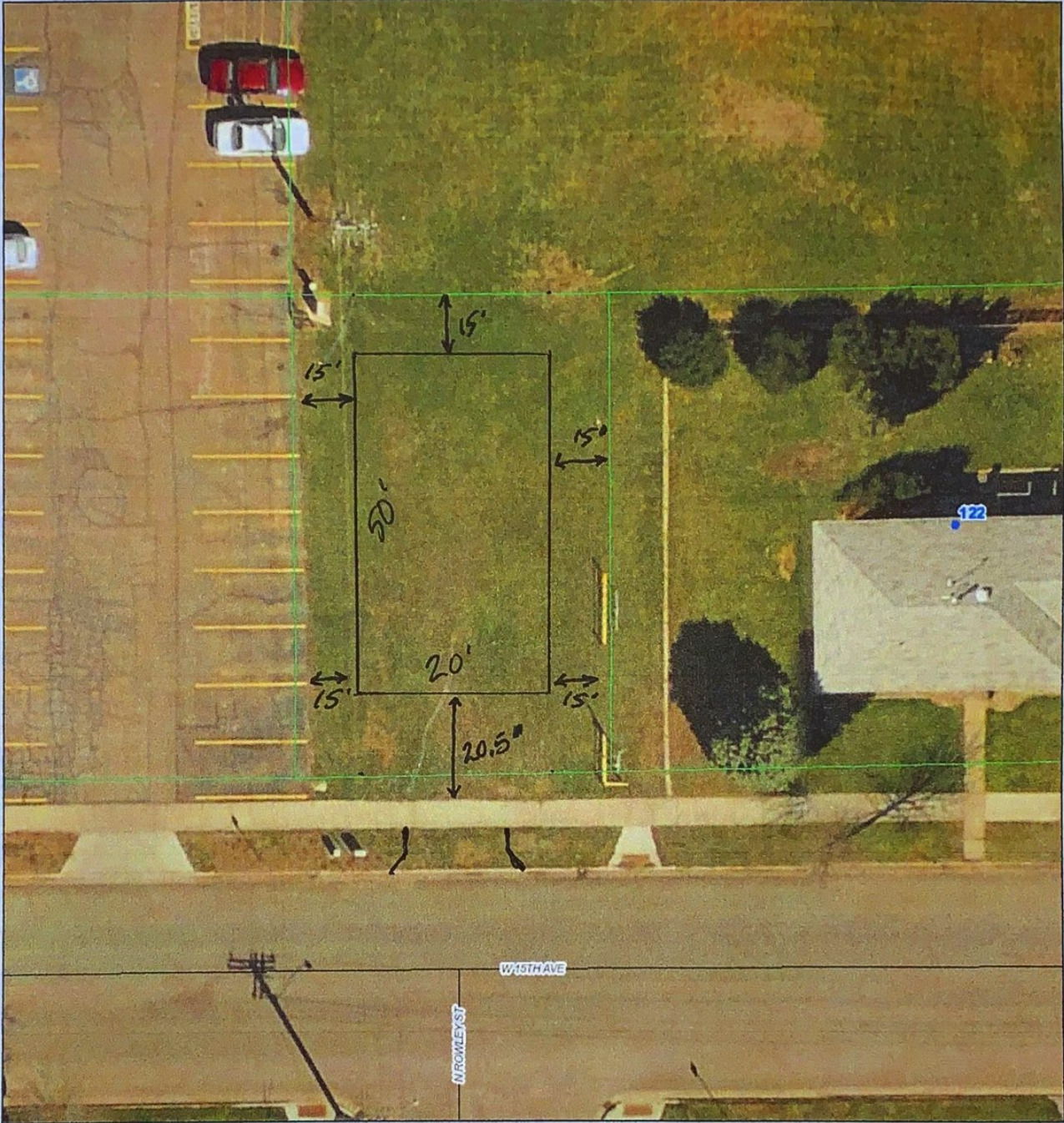
Let me know if you need anything further.

Thanks

Steve

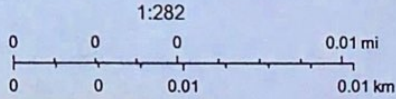


DAVISON COUNTY WEB VIEWER

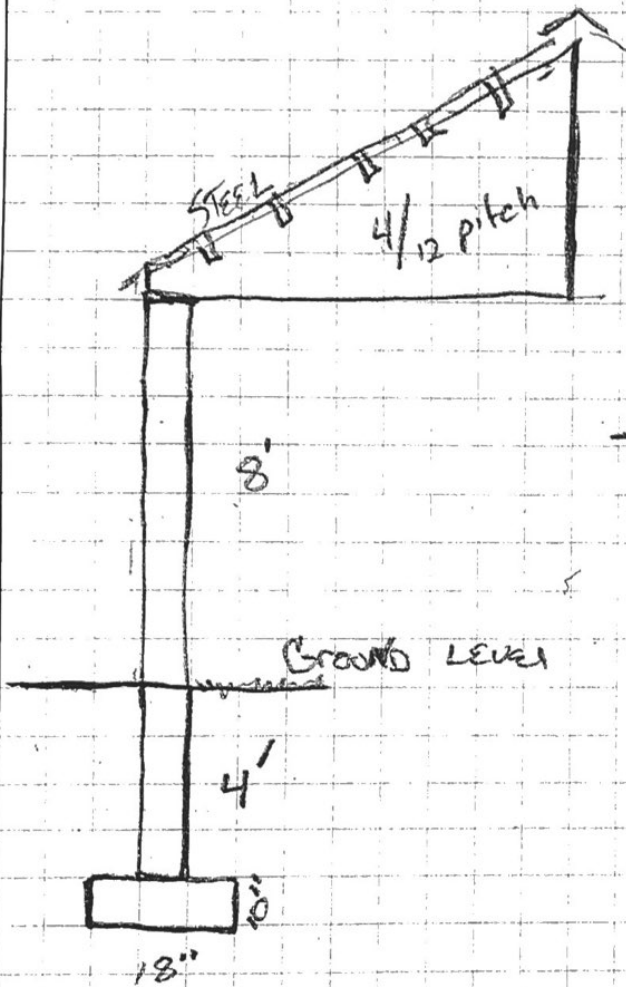


3/6/2020, 11:44:47 AM

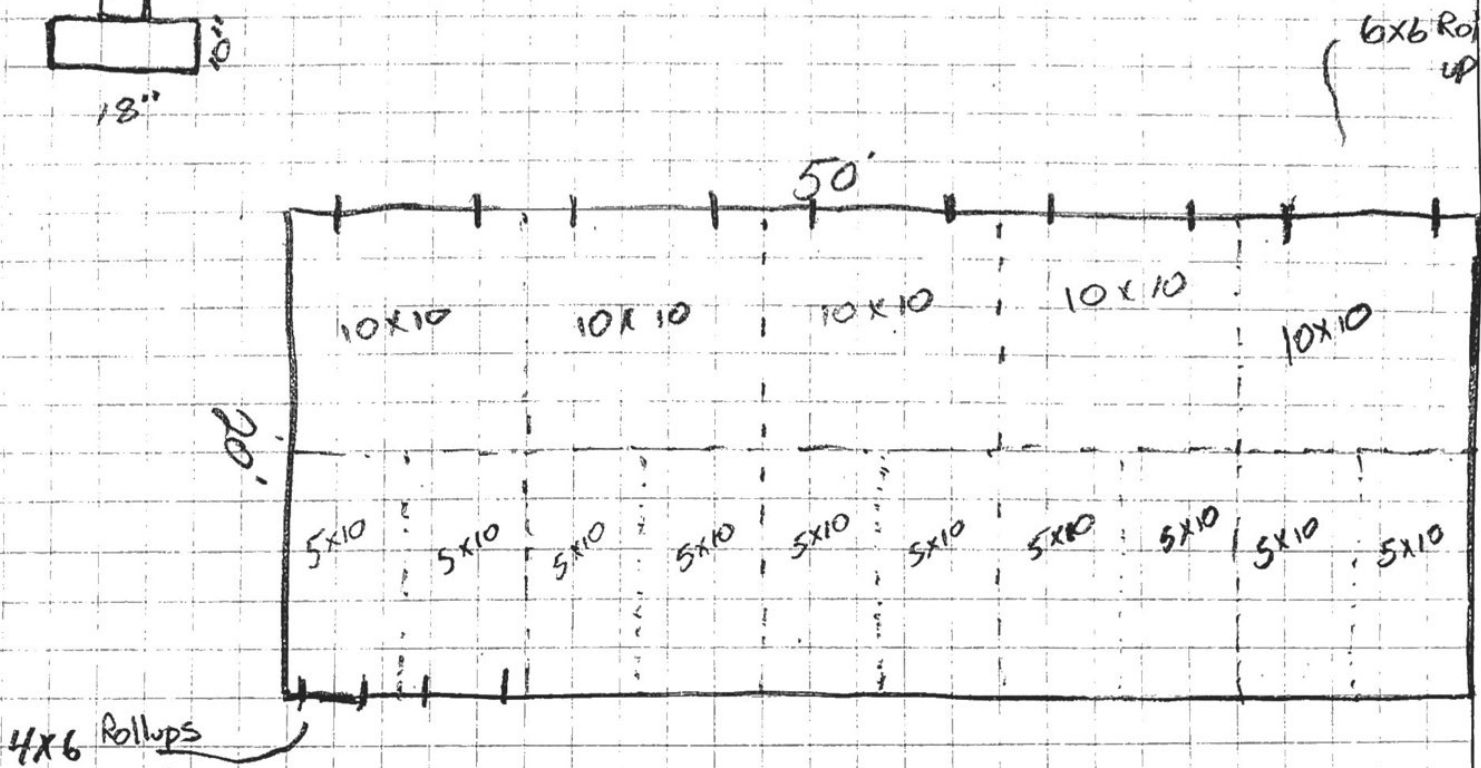
- ADDRESS POINT
- ROADS
- PARCEL
- ETHAN CITY LIMITS
- MT VERNON CITY LIMITS
- MITCHELL CITY LIMITS



2x4 WALLS
2x6 LAM POLES



RAFTER 10' spacing
w/ 2x6 drop in Girts



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

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:

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

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I/We Chuck & Brenda E. / TS
OWNER

1609 N Main
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

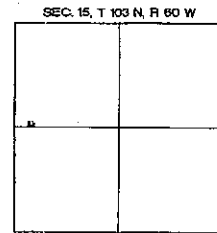
COMMENTS:

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.

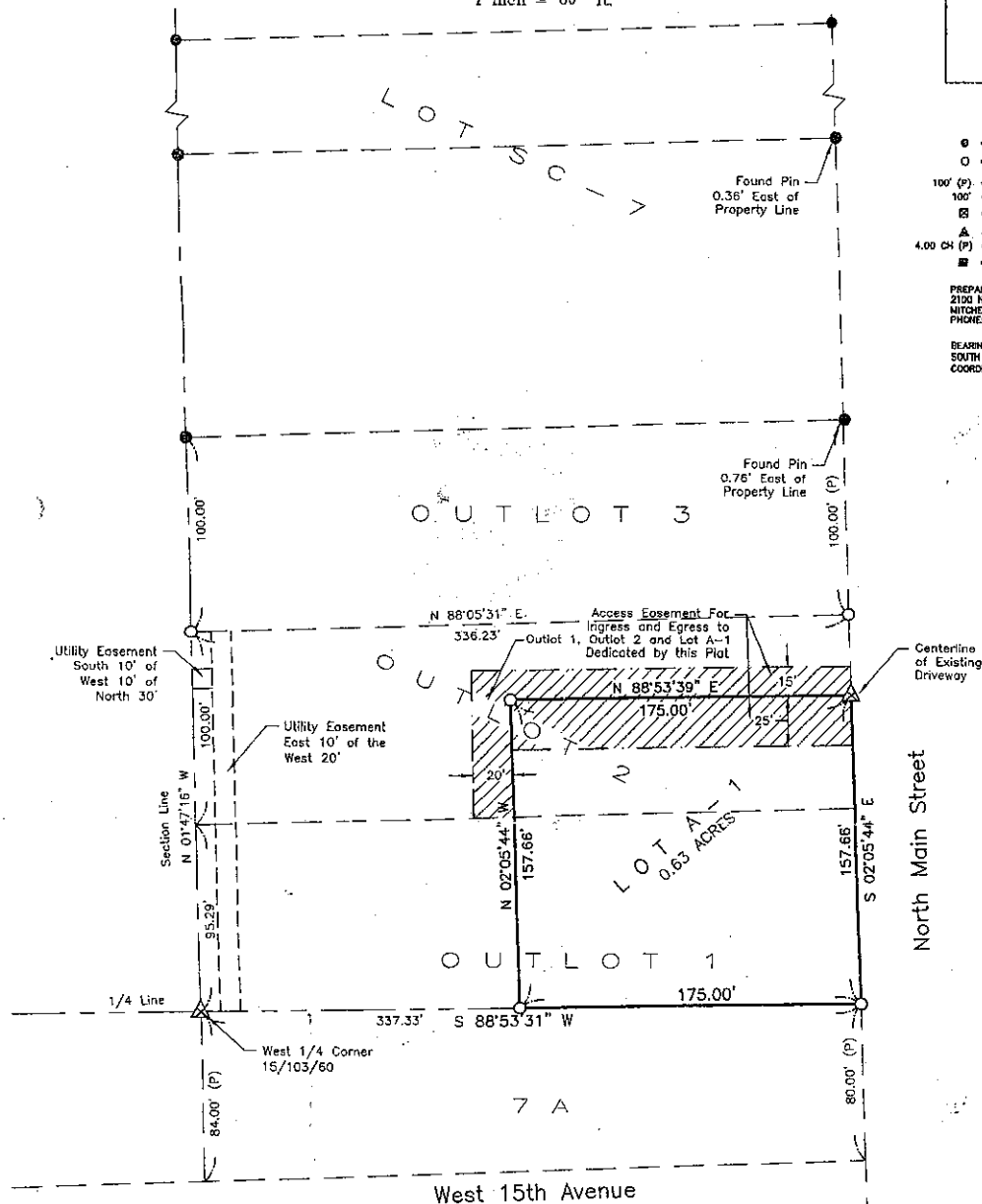


LOCATION MAP
SCALE 1" = 3600'

- 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

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 Hohbach
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

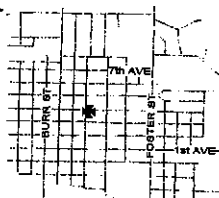
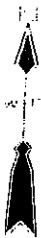
 DISAPPROVE

No response will indicate approval.

COMMENTS:



MORTGAGE LOAN INSPECTION

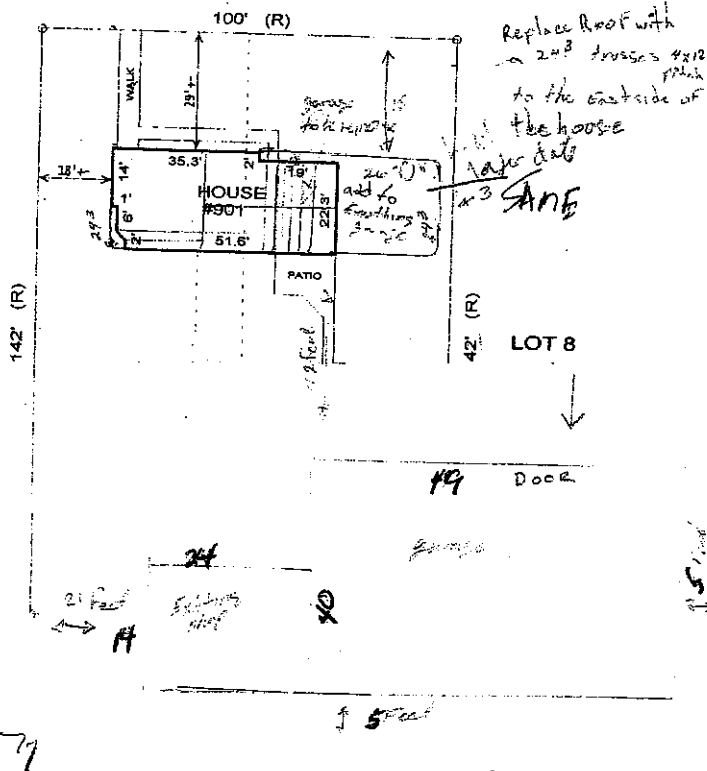


New Basement will be added
before the addition to the house - garage

LOCATION MAP

4th AVENUE

MENTZER STREET



Replace roof with
2x8 trusses 4x12
ply to the east side of
the house

add to
foundation
3-20

add to
foundation
3-20

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LEGAL DESCRIPTION:
LOTS 9 AND 10, BLOCK 13, F.M. GREENES
ADDITION TO THE CITY OF MITCHELL
DAVISON COUNTY, SOUTH DAKOTA

Juan Contereras

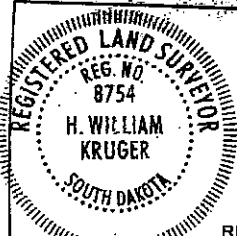
JORDAN METZGER
#901 EAST 4th AVENUE
MITCHELL, SOUTH DAKOTA

MORTGAGE LOAN INSPECTION
This inspection is to obtain Mortgage Title Insurance only, and does not constitute a boundary survey, and is subject to any
inaccuracies that a subsequent boundary survey may disclose. This inspection should not be relied upon for the establishment
of any fence, structure or other improvement. No property corner is shown. No warranty of any kind is extended therein to the
present or future owner or occupant. This is a location inspection and a cursory check for violations of encroachments
only on or from subject property based on existing but not confirmed evidence.

NOTES:

Building and setback dimensions are approximate and should not be used for
construction purposes. The research of existing easements of record was not
performed. The above drawing was made without the benefit of a title
commitment. Junior or senior rights of adjacent owners were not researched.

SURVEYOR'S CERTIFICATE: I the undersigned do hereby certify that
the above drawing was prepared under my supervision and that I am a
Registered Land Surveyor under the Laws of the State of South Dakota.



H. William Kruger
H. WILLIAM KRUGER
REGISTERED LAND SURVEYOR #8754

SCALE: 1"=30'

Date: 12-15-09 Project Number: 9-296

Benchmark Surveying Inc. 612 South 4th Ave., Sioux Falls, SD 57104-5106, Ph. 605-929-4300

Copyright 2009 Benchmark Surveying Inc. This inspection has been provided solely for the use of current parties and that no license has been created,
impressed or implied to copy the inspection except in conjunction with the original transaction which shall take place within 6 months of date indicated.

Paul H
00139537
730-70

2296 sq. ft.
detached garage

NOTICE OF HEARING

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

You are hereby notified that Juan Contereras has applied for an oversize variance of 2,296 square feet vs 2,000 square feet as required to construct a detached garage located at 901 E 4th Ave, legally described as Lots 9 & 10, Block 13, F.M. Greene Addition, 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 24, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, September 8, 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 6th day of August, 2020.

Michelle Bathke

Finance Officer

Publish Once August 12, 2020

Approximate Costs:

JUAN CONTRERAS
901 E 4TH
MITCHELL SD 57301

DARYL GRAHAM
909 E 4TH
MITCHELL SD 57301

JODI ALTSTIEL
911 E 4TH
MITCHELL SD 57301

SHAWN & JONI HIRSCH
911 E 4TH
MITCHELL SD 57301

MARK & MARCELLA KUNKEL
41419 253RD ST
MITCHELL SD 57301

EUGENE & DONNA FARRIS
900 E 4TH
MITCHELL SD 57301

GEORGE & CRISTINA HENDERSON
904 E 4TH
MITCHELL SD 57301

BRENDA ROWLEY
912 E 4TH
MITCHELL SD 57301

RANDY WITTSTRUCK
616 S LAWLER
MITCHELL SD 57301

DONALD & JANE SCHRADER
920 E 4TH
MITCHELL SD 57301

PAULA LARSON
900 E 3RD
MITCHELL SD 57301

KEVIN & EMILY SCHAMBER
902 E 3RD
MITCHELL SD 57301

JAMIE & LYND SAYE SLOAN
40534 254TH ST
MITCHELL SD 57301

RICK HOHN
912 E 3RD
MITCHELL SD 57301

RANDALL & NANCY BIGGERSTAFF
916 E 3RD
MITCHELL SD 57301

GEORGE & SHERRY MORGAN
940 N HARMON DR
MITCHELL SD 57301

MATTHEW MAESCHEN
JENNIFER PHILLIPS
820 E 3RD
MITCHELL SD 57301

HENRY & KATTHLEEN BOS
C/O GEORGE SINKIE
1603 E 2ND AVE
MITCHELL SD 57301

DANIEL RANG
814 E 3RD
MITCHELL SD 57301

MARTY & BRANDY MYERS
808 E 3RD
MITCHELL SD 57301

DAVIS BOOS
821 E 4TH
MITCHELL SD 57301

ANDREA DEMARANVILLE
817 E 4TH
MITCHELL SD 57301

JOHN & BRENDA WEISSER
815 E 4TH
MITCHELL SD 57301

BRUCE & JILL DEJONG
809 E 4TH
MITCHELL SD 57301

August 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that Juan Conteras has applied for an oversize variance of 2,296 square feet vs 2,000 square feet as required to construct a detached garage located at 901 E 4th Ave, legally described as Lots 9 & 10, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that the City Planning Commission will be conducting a hearing on this application on Monday, August 24, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, September 8, 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

I/We Eugene Farris
OWNER

900 East 4th Ave Mitchell, SD

ADDRESS

X APPROVE

Angel E. Lovel

____ DISAPPROVE

No response will indicate approval.

COMMENTS:

August 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that Juan Conteras has applied for an oversize variance of 2,296 square feet vs 2,000 square feet as required to construct a detached garage located at 901 E 4th Ave, legally described as Lots 9 & 10, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that the City Planning Commission will be conducting a hearing on this application on Monday, August 24, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, September 8, 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

I/We Mark Kunkel
OWNER

25420 420 th Ave Fulton, S.D 57340
ADDRESS

____ APPROVE

✓ DISAPPROVE

No response will indicate approval.

COMMENTS:

August 12, 2020

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that Juan Conteras has applied for an oversize variance of 2,296 square feet vs 2,000 square feet as required to construct a detached garage located at 901 E 4th Ave, legally described as Lots 9 & 10, Block 13, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that the City Planning Commission will be conducting a hearing on this application on Monday, August 24, 2020 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, September 8, 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

I/We

Juan Carlos Conteras
OWNER

901 east 4ave

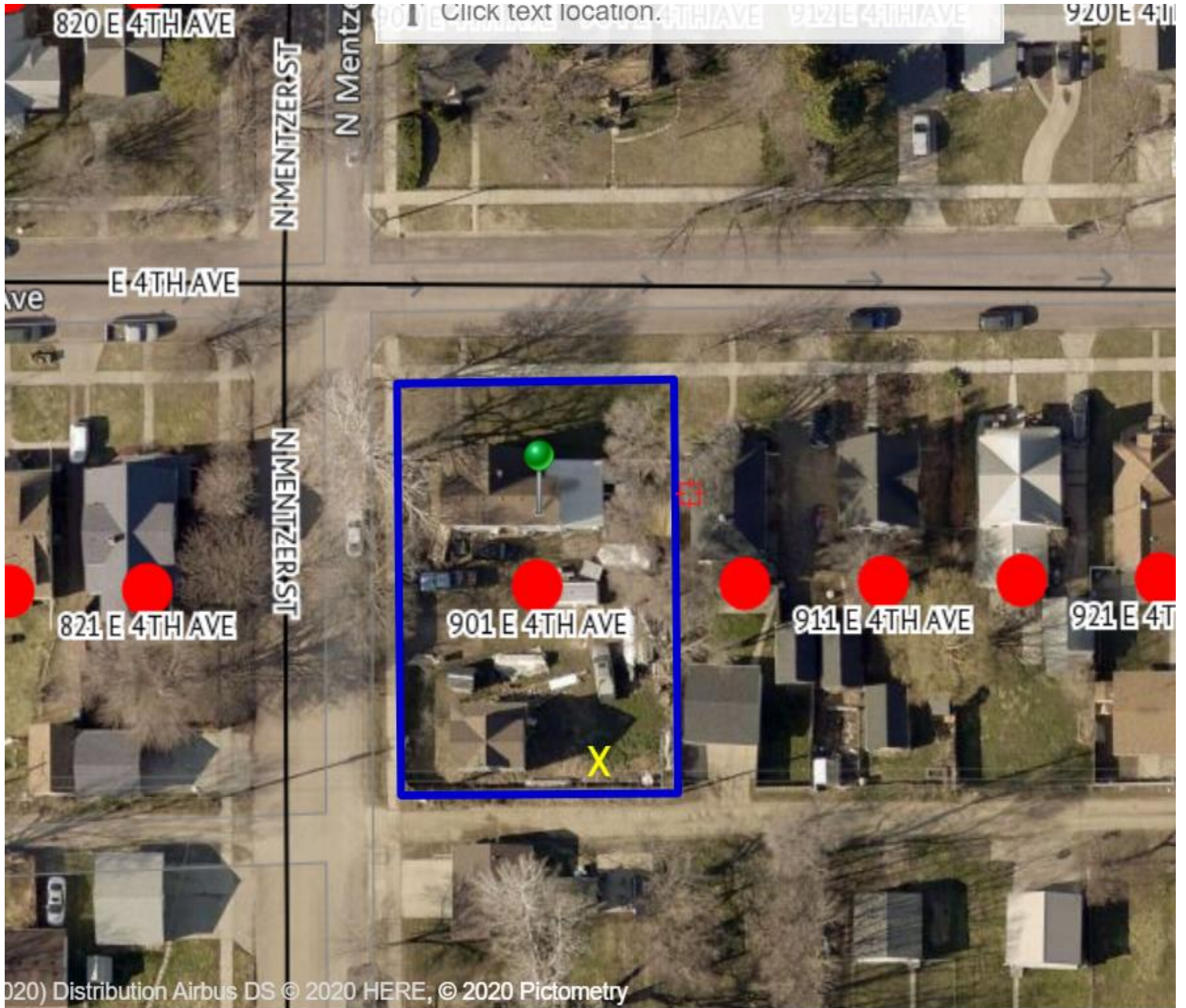
ADDRESS

____ APPROVE

____ DISAPPROVE

No response will indicate approval.

COMMENTS:



PROJ. NO.: 20109
DATE: 7/15/2020
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO.: 1 OF 3

LOTS 1 - 5, KIRKEGAARD ADDITION

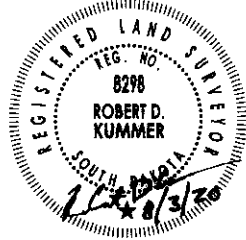
IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE JULY 15, 2020, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY THAT PORTION AS SHOWN OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 1 - 5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**.

DATED THIS 3rd DAY OF August, 2020.

R.D.K.
ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE 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, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS, 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 WATER 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 REGULATION 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.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND 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. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2020.

COLIN KIRKEGAARD, PARTNER
EZ GREEN ACRES (OWNER)

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2020, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, COLIN KIRKEGAARD, WHO ACKNOWLEDGED HIMSELF TO BE ONE OF THE PARTNERS OF EZ GREEN ACRES, LLC, A LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH PARTNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF PARTNERSHIP BY HIMSELF AS A PARTNER.

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

____ DAY OF _____, 2020.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE (CONT.)

DATED THIS ____ DAY OF _____, 2020.

JOSE RINCONES, PARTNER
EZ GREEN ACRES (OWNER)

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2020, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, JOSE RINCONES, WHO ACKNOWLEDGED HIMSELF TO BE ONE OF THE PARTNERS OF EZ GREEN ACRES, LLC, A LIMITED LIABILITY COMPANY, AND THAT HE, AS SUCH PARTNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF PARTNERSHIP BY HIMSELF AS A PARTNER.

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

____ DAY OF _____, 2020.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOTS 1 - 5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 1 - 5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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/VICE 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.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

PREPARED BY:

infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

LOTS 1 - 5, KIRKEGAARD ADDITION
IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20109
DATE: 7/15/2020
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO: 2 OF 3

LOTS 1 - 5, KIRKEGAARD ADDITION

IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 LOTS 1 - 5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUATER OF THE SOUTHWEST QUATER OF THE SOUTHEAST QUATER (BE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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;

THEFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOTS 1-5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUATER OF THE SOUTHWEST QUATER OF THE SOUTHEAST QUATER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 40 W OF THE 5TH P.M. DAYSON 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/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2020.

FINANCE OFFICER/DEP. FINANCE OFFICER

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOTS 1 - 5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF THE 6TH P.M., DAVISON COUNTY, 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 1-5, KIRKGAARD ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 183 N, R 90 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY ROBERT D. KUMMER, 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 HEREBY CERTIFIES 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.

CHAIRMAN/VICE-CHAIRMAN 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 1 - 5, KIRKEGAARD ADDITION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, 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
DAVISON COUNTY, SOUTH DAKOTA**

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____
ROAD AUTHORITY TITLE DATE

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 PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2020

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF LOTS 1-5, KIRKEGAARD
ADDITION IN THE SOUTHEAST QUATER OF THE SOUTHWEST QUATER OF THE
SOUTHEAST QUATER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W OF
THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, HAS BEEN RECEIVED BY ME
AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 2020, AT _____

O'CLOCK __M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:

infrastructure
design group, inc.

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructureedg.com

LOTS 1 - 5, KIRKEGAARD ADDITION

IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER (SE 1/4 SW 1/4 SE 1/4) OF SECTION 3, T 103 N, R 60 W
OF THE 5TH P.M. DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 20109

DATE: 7/15/2020

DRAWN BY: BOK

DRAWN BY: RDK
CHECKED BY: RDK

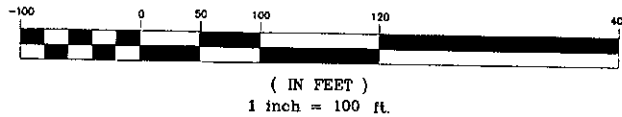
CHECKED BY: RDK
SHEET NO: 3 OF 3



Dates: Latest ▾ 04/05/2020 - 04/21/2020



GRAPHIC SCALE



LEGEND

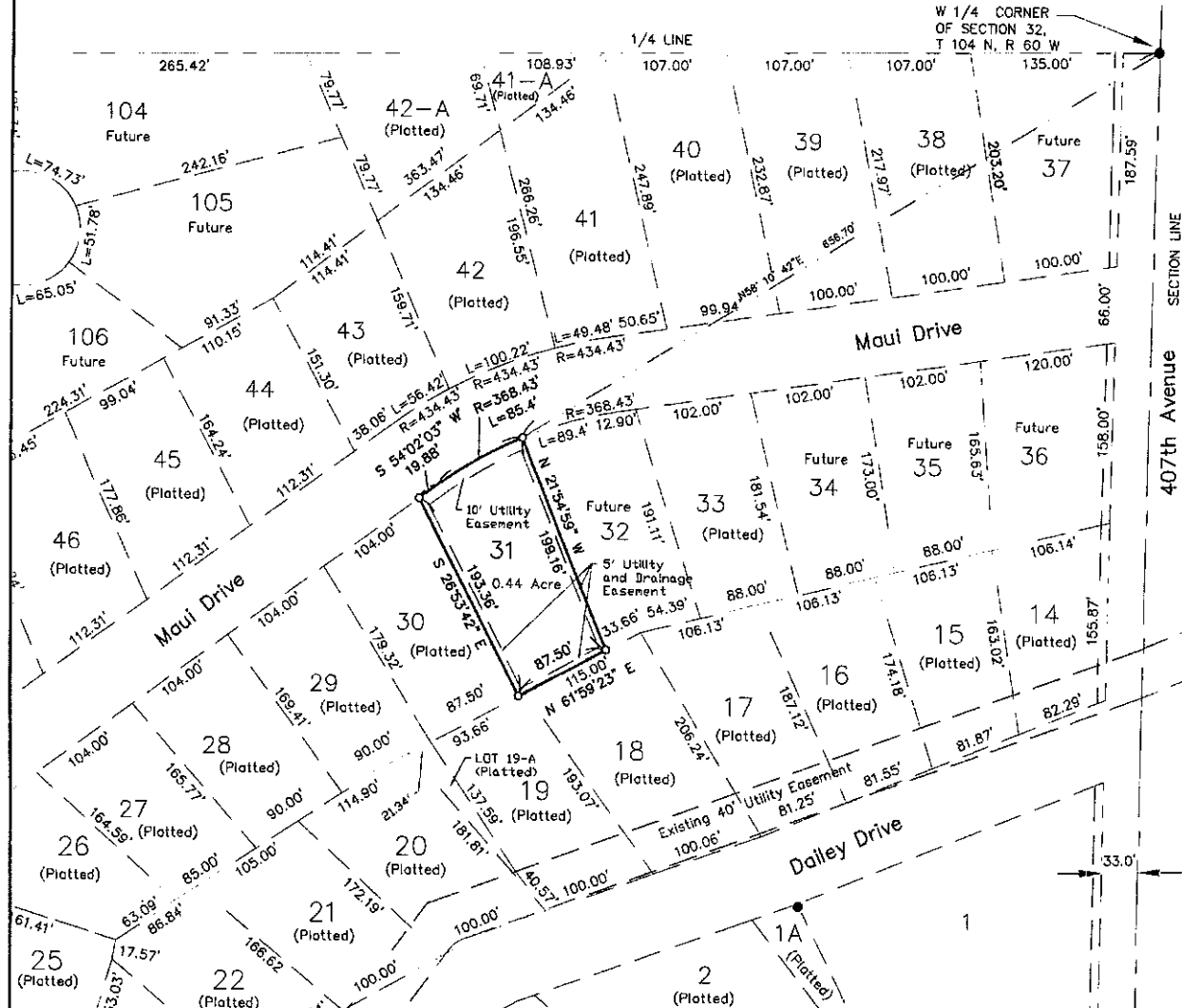
- = FOUND IRON MONUMENT
- = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 8296
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ◆ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/ WASHER POK-8296
- WM = WITNESS MONUMENT

Easements within Lot 31:

Sides and Rear = 5' Utility and Drainage Easements
Along Maui Drive = 10' Utility Easement

LOCATION MAP
SCALE: 1" = 3000'
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 AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GROUND
DISTANCES



A PLAT OF LOT 31 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to August 14, 2020, survey those parcels of land described as follows: LOT 31 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 August, 2020.

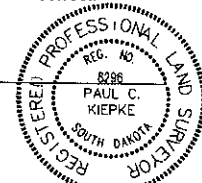
Registered Land Surveyor #SD8296

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



& 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

RESOLUTION OF CITY COUNCIL

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, City of Mitchell

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

Date _____

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of LOT 31 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

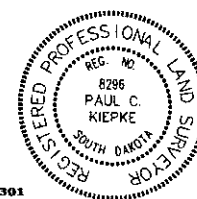
FILED for record this _____ day of _____, 2020, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

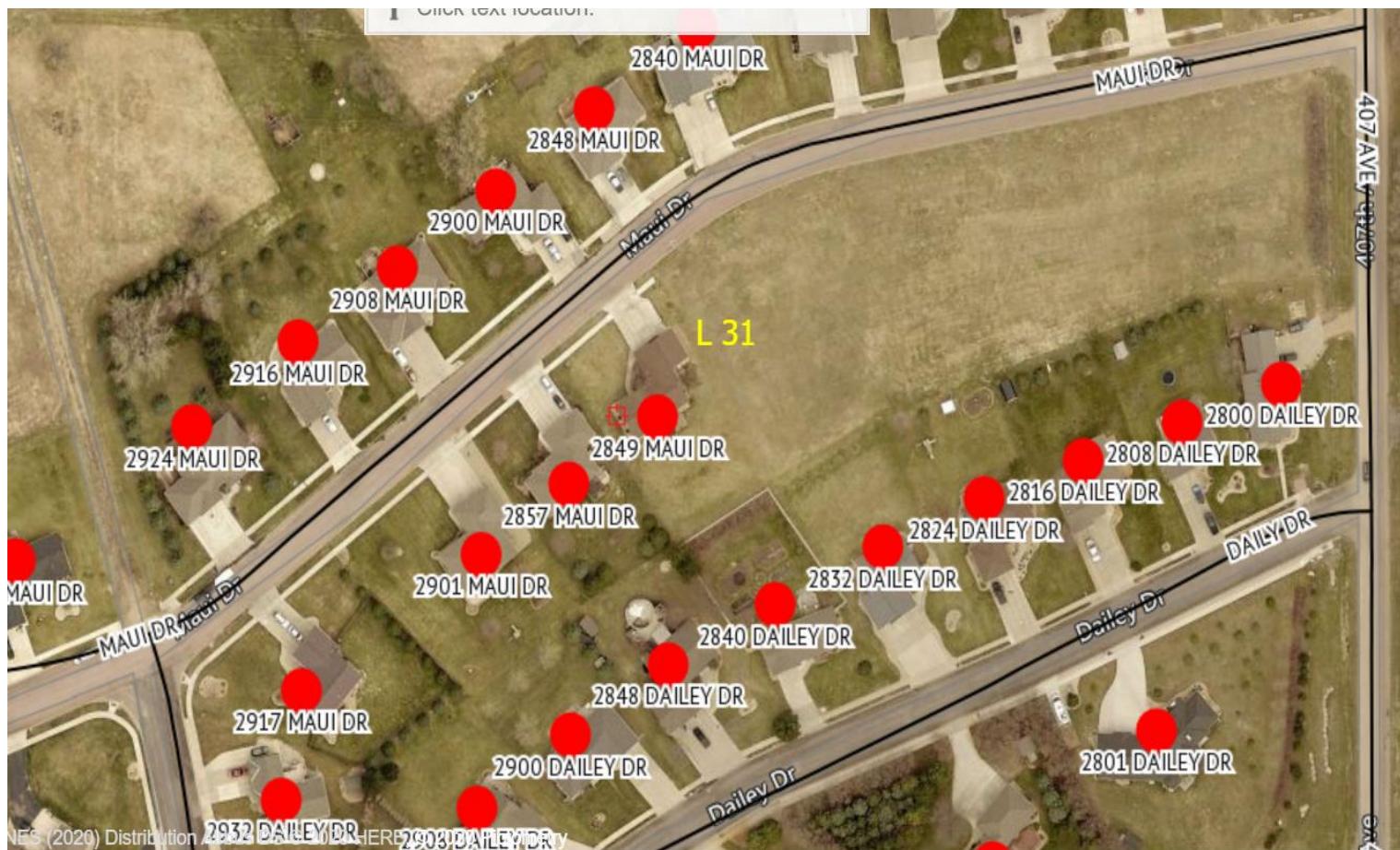
By _____
Register of Deeds, Davison County

Deputy

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







1 Inch = 30 Feet

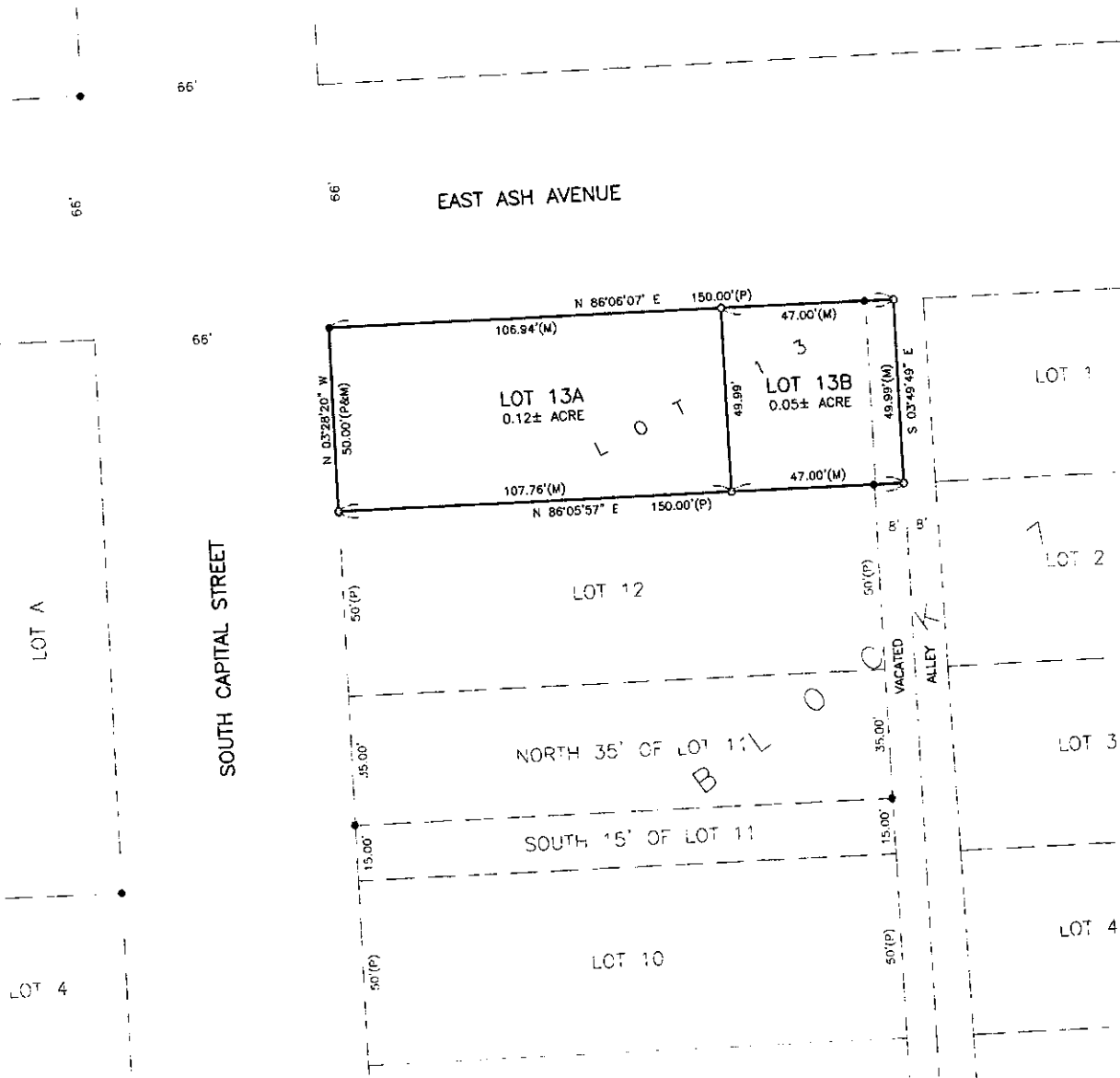
LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 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-8296
- 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

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

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



A PLAT OF LOTS 13A AND 13B, BLOCK 7, H.C. APPLGATE'S ADDITION TO
THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

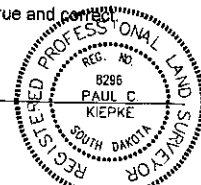
I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Real Property Solutions, LLC, as owner, and under its direction for purposes indicated therein, I did on or prior to August 5, 2020, survey those parcels of land described as follows: LOTS 13A AND 13B, BLOCK 7, H.C. APPLGATE'S ADDITION TO THE 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 #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









1 inch = 400 Feet

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8296
- 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-8296
- WV = 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

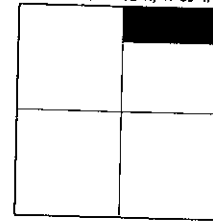
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - ZONE 12S.

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.

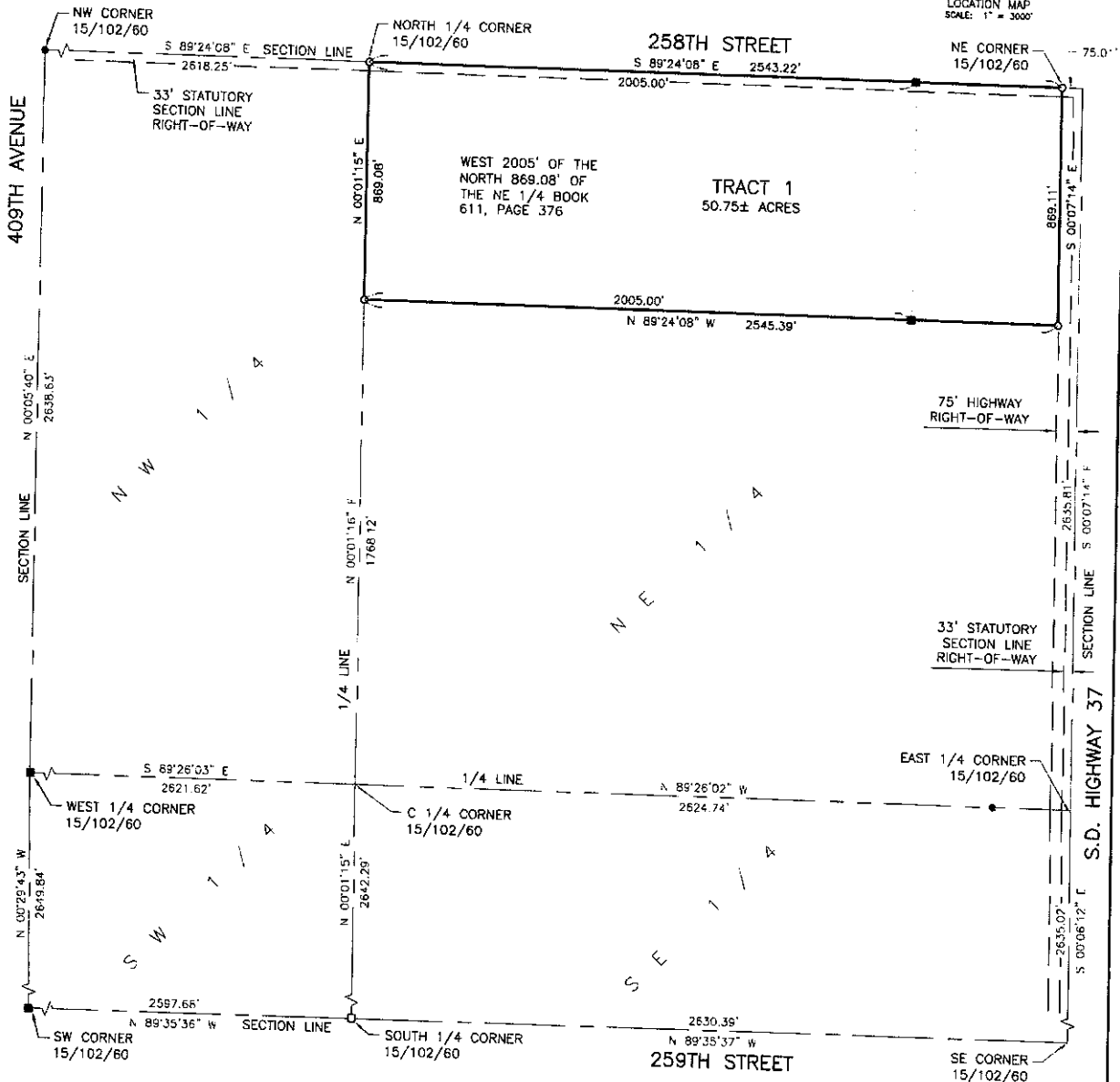
SPN 20-15599

SHEET 1 OF 4

SEC. 15, T 102 N, R 60 W



LOCATION MAP
SCALE: 1" = 3600'



A PLAT OF TRACT 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF
SECTION 15, T 102 N, R 60 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 Tammy Renken and Josh Renken, as owners of the West 2005' of the North 869.08' of the NE 1/4; and Tammy Renken and Brian Wendelboe, as indicated therein, I did on or prior to August 12, 2020, survey those parcels of land described as follows: TRACT 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 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, and was done on the ground in accordance with the most recent South Dakota laws relating to rural boundary surveys.

Dated this _____ day of August, 2020.

Registered Land Surveyor #SD8296

SPN

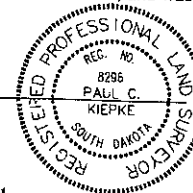
& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301

Phone: (605) 996-7761

Fax: (605) 996-0015



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

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

Tammy Renken, Owner of the NE 1/4 of Section 15, T 102 N,
R 60 W of the 5th P.M., Davison County, South Dakota, except
Lots H-1 and H-2

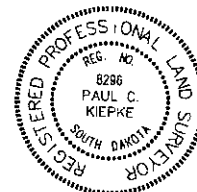
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public, South Dakota
My Commission Expires:

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

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

Notary Public, South Dakota
My Commission Expires:



A PLAT OF TRACT 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of TRACT 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 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 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 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.

The undersigned hereby certifies 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 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 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 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 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.

The undersigned hereby certifies 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

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of TRACT 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 103 N, R 60 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 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 N, R 60 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.

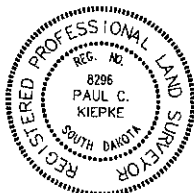
I, _____, of the County Planning Commission for the County of Davison, South Dakota, do hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2020.

Chairman/Vice-Chairman 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 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 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

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 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF
SECTION 15, T 102 N, R 60 W OF THE 5th P.M., DAVISON COUNTY,
SOUTH DAKOTA**

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 STATE HIGHWAY AUTHORITY

Access to S.D. Highway 37 is approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

By: _____ Title: _____ Date: _____

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

DIRECTOR OF EQUALIZATION

I, _____, Director of Equalization of Davison County, South Dakota, hereby certify that a copy of the plat of TRACT 1 OF WENDELBOE FIRST ADDITION IN THE NE 1/4 OF SECTION 15, T 102 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
Davison County

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

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

2100 North Sanborn Blvd. - P.O. Box 398 - Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0016





10

11

Josh & Tammy Renken-999-8946
New Shed
Land described by measurements
Needs platted

Tammy Renken
Brian Wendelboe

258 ST

Tract 1
+/- 50.75 Acres

PROSPER

Demo

Demo

15

14