

CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MONDAY, FEBRUARY 22, 2021; 12:00 PM (NOON)

1. CALL TO ORDER:
2. ROLL CALL:
3. Declaration Of Conflicts Of Interests
4. APPROVE AGENDA:
5. Approval Of Minutes: February 8, 2021 Meeting

Documents:

[PLANNINGCOMMINUTES282021.PDF](#)

6. Schedule Next Meeting: March 8, 2021
7. Plat: Tract 1 Of Backash Addition In The Southwest Quarter Of The Southwest Quarter (SW 1/4SW1/4) Of Section 24, Township 103 North, Range 60 West Of The 5th P.M., Davison County, South Dakota

Documents:

[PLATBACKASH.PDF](#)
[AERIALBACKASHPLAT.PDF](#)

8. Plat: A Plat Of Lot 8, Block 7 Of The Woods First Addition, A Subdivision Of The East 1/2 Of The SW 1/4 Of Section 23, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT8B7WOODS.PDF](#)
[AERIALLOT8B7WOODS.PDF](#)

9. Plan Approval: Ruby Tuesday, 1900 Highland Way, Highway Oriented Business District

Documents:

[RUBYTUESDAYPLAN.PDF](#)

10. Variance: Russell & Teresa Quist, Across From 5 W Harmon

Russell & Teresa Quist have applied for a non-conforming lot size variance of 7,149 square feet vs 7,500 square feet to construct an accessory building not located adjacent to a principal building located across the street from 5 W Harmon Dr, legally described as West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Jensen Subdivision, Lake Development Plan, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District.

Documents:

[QUISTAPPL.PDF](#)
[QUISTPLANS.PDF](#)
[NOHQUIST.PDF](#)
[QUISTNEIGHBORS.PDF](#)
[AERIALQUIST.PDF](#)

11. Conditional Use Permit: Russell & Teresa Quist

Russell & Teresa Quist have applied for a conditional use permit to construct an accessory building not located adjacent to a principal building located across the street from 5 W Harmon Dr, legally described as West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Jensen Subdivision, Lake Development Plan, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District

12. Variance: Groeneweg Construction, 3209 Canal Circle

Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family house. The property is zoned UD Urban Development District.

Documents:

[GROENEWEGAPP.PDF](#)
[GROENEWEGGPLANS.PDF](#)
[GROENEWEGNOH.PDF](#)
[GROENEWEGNEIGHBORS.PDF](#)
[GROENEWEGLETTERS.PDF](#)
[AERIALGROENEWEG.PDF](#)

13. Rezoning: Certain Lots Platted And Unplatted Within The Island Addition From UD Urban Development To R1 Single Family Residential District

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential District and THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Documents:

[ISLANDREZONEAPP.PDF](#)
[NOHISLANDREZONE.PDF](#)
[ISLANDREZONENEIGHBORS.PDF](#)
[ISLANDREZONELETTERS.PDF](#)
[ISLANDMAP.PDF](#)
[AERIALISLAND.PDF](#)

14. Rezoning: William & Chris D/B/A Core Athletics, 113 E Douglas Ave

William and Chris Duba, d/b/a Core Athletics are requesting the following property legally described as Lots 9, 10 and the East ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (113 E Douglas). For the purpose of expanding their facility.

Documents:

DUBAAPP.PDF
DUBAPLANS.PDF
DUBANOH.PDF
DUBANEIGHBORS.PDF
DUBALETTERS.PDF
AERIALDUBA.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
February 8, 2021

NOT APPROVED

Chairman Larson called to order the February 8, 2021 City Planning Commission Meeting to order at 12:00 PM (Noon) in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD

Members Present: Larson, Genzlinger, Jirsa, Molumby, Osterloo, Sonne, and Allen
Member Absent: Penney

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

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Jirsa, seconded by Sonne to approve the minutes of the January 25, 2021 Minutes, All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Molumby to schedule the next meeting for February 22, 2021. All members present voting aye, motion carried.

Approval of Plans: Runnings New Site, former Kmart building. It is located in the Highway Oriented Business District. Dennis Jensen & Chad Weyh of Runnings Corp. presented the plan and provided details on the scope of the project, which includes significant interior updates, exterior painting and installation of a canopy, updating the parking lot, and the lot's lighting. They will submit landscaping improvements. They are changing the loading dock to accommodate their delivery trucks. They are adding 20,000 additional square feet from their current location. Motion by Jirsa, seconded by Molumby to approve the plan. Roll Call vote: Larson yes, Molumby yes, Sonne yes, Osterloo yes, Jirsa yes, Genzlinger yes, Penney absent; 6 yes 0 no 1 absent.

Plat: A Plat of Lot S-12, A Subdivision of the Replat of Lot S in the NW ¼ of Section 27, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Trevor Dierks, 1st Dakota Bank, explained that they are working with Mitchell Area Development Corporation in the transfer of the property. The purpose of the plat is to accommodate additional room for delivery trucks and outdoor display of merchandise. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Plat: A Plat of Lots 8-J and 11, Block 7 of Westwood First Addition, A Subdivision of the SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Lot 8-J is to accommodate easements and some boundary corrections. Lot 11 is to provide for new construction. Justin Thiesse, buyer, was available to answer questions. Motion by Genzlinger, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

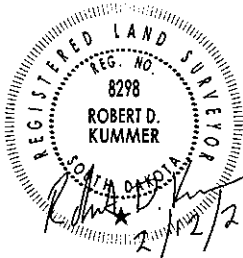
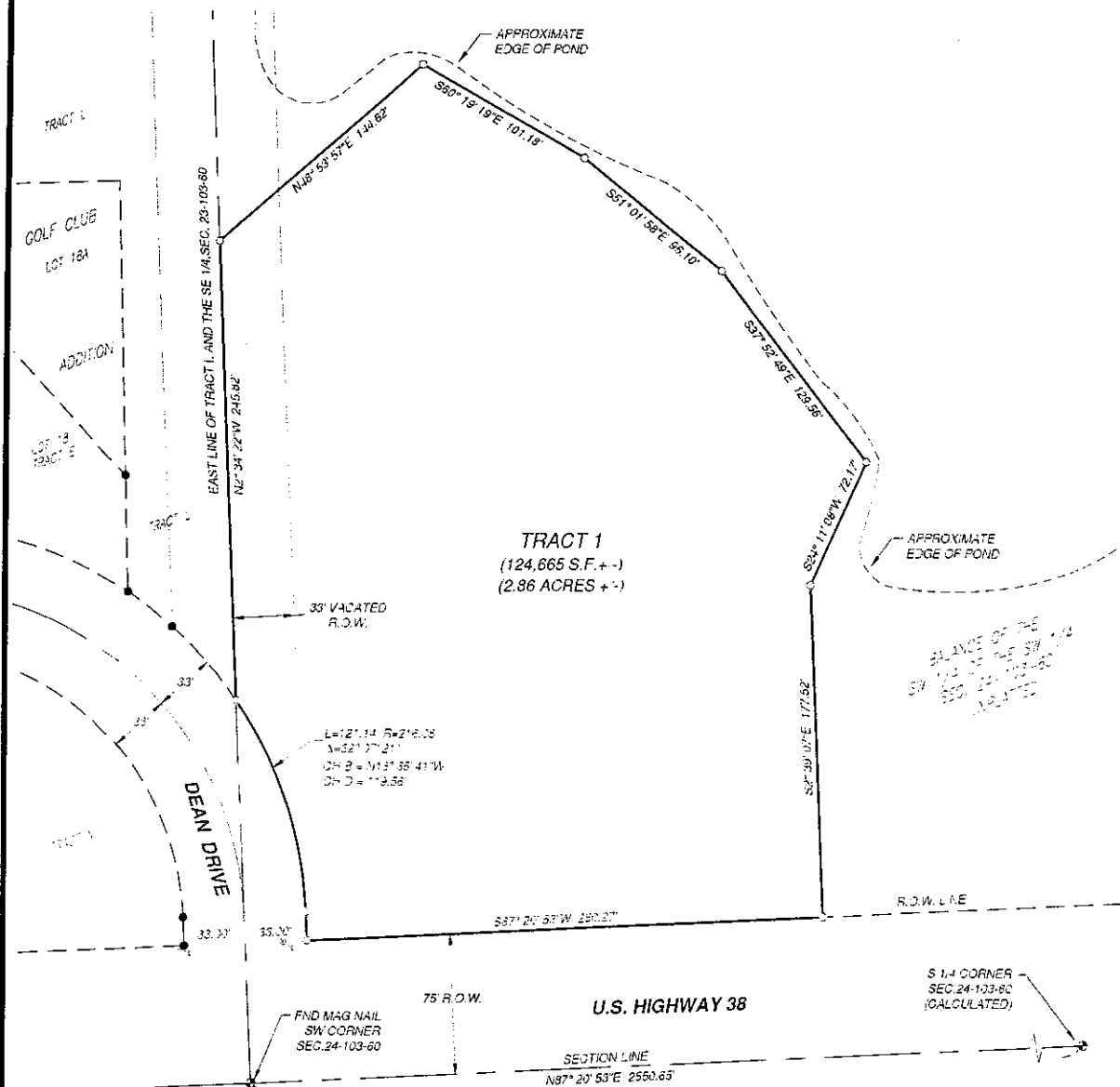
Plat: Tract 1 of Mitchell Waterworks 1st Addition in the Southwest Quarter of the Southwest Quarter (SW ¼ SW ¼) of Section 35, Township 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. Joe Schroeder, City Engineer, indicated the purpose of this plat is to accommodate construction and transfer to the City for a new water storage facility for the city. The property is outside the city limits, but within the city's zoning jurisdiction. The county planning commission has approved the plat and the county commission is scheduled to hear it on Tuesday, February 9, 2021. Motion by Genzlinger, seconded by Osterloo to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:25 PM.

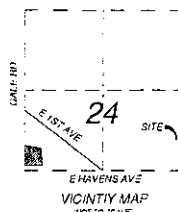
TRACT 1 OF BACKASH ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD MAY EXIST AND ARE NOT SHOWN ON THIS PLAT.



PREPARED BY:

infrastructure
design group, inc.

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

TRACT 1 OF BACKASH ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4)
OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 21025

DATE: 02/12/2021

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO. 1 OF 3

TRACT 1 OF BACKASH ADDITION

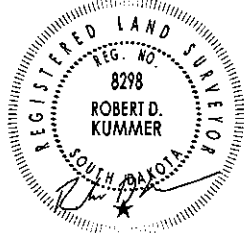
IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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 FEBRUARY 12, 2021, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY THAT PORTION AS SHOWN OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS 12th DAY OF February, 2021.

Robert D. Kummer
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 SDOL 11-3-2.1 AND 11-3-3.2 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. 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 12th DAY OF February, 2021.

DOUGLAS N. BACKLUND, OWNER

STATE OF SOUTH DAKOTA;
COUNTY OF DAVISON;

ON THIS 12th DAY OF February, 2021, BEFORE ME, Robert D. Kummer, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, DOUGLAS N. BACKLUND, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

12th DAY OF February, 2021.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST 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 **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST 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 12th DAY OF February, 2021.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE 12th DAY OF February, 2021; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST 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.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/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 12th DAY OF February, 2021.

FINANCE OFFICER/DEP. FINANCE OFFICER

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

PREPARED BY:

infrastructure
design group, inc.

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

TRACT 1 OF BACKASH ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 21025
DATE: 02/12/2021
DRAWN BY: RDK
CHECKED BY: RDK
SHEET NO.: 2 OF 3

TRACT 1 OF BACKASH ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH 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 **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST 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 _____, 2021.

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 BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST 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 _____, 2021.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
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 _____, 2021, 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 _____, 2021.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF BACKASH ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST 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 _____, 2021, 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:

infrastucture
design group, inc.

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

TRACT 1 OF BACKASH ADDITION

IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4)
OF SECTION 24, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

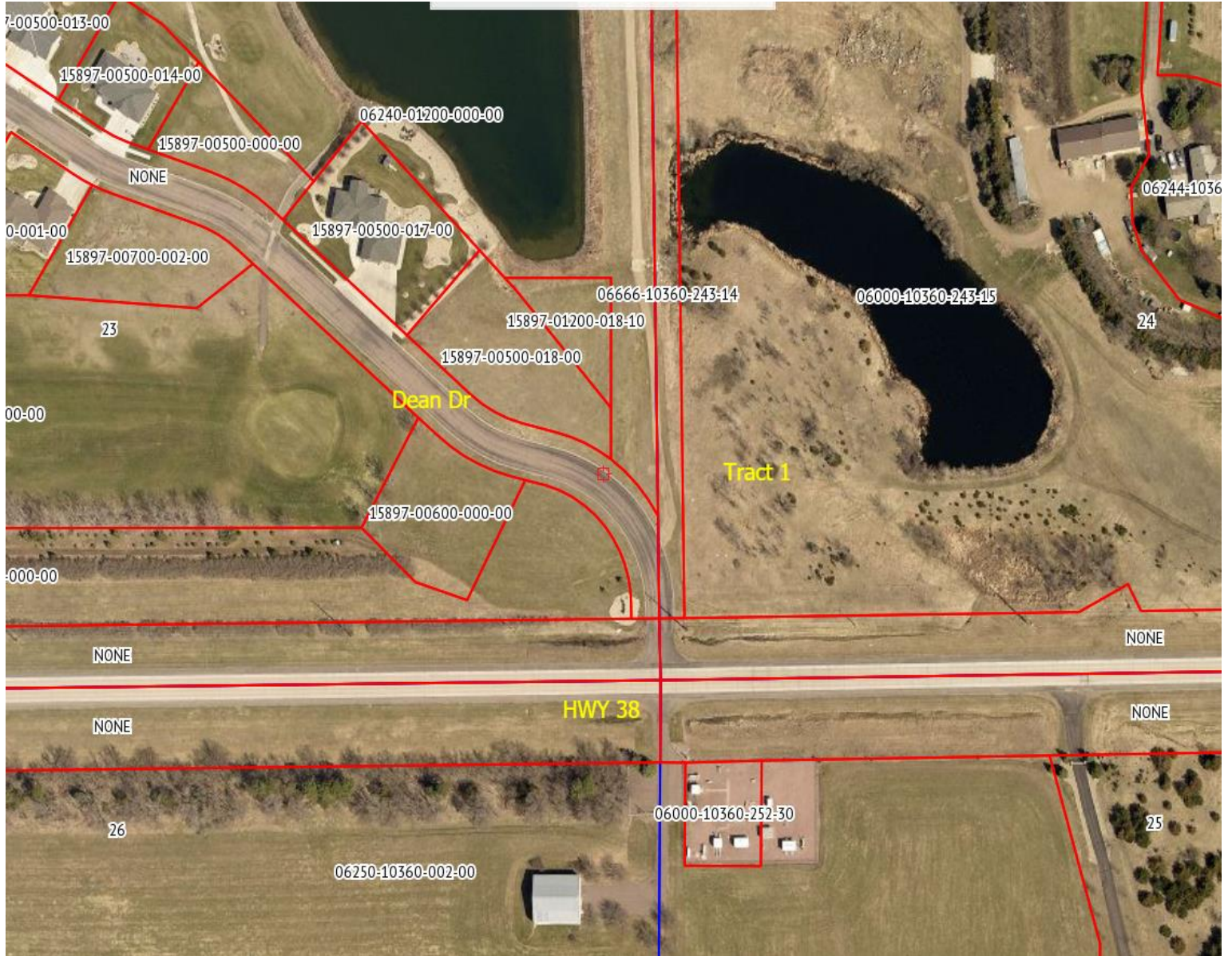
PROJ. NO.: 21025

DATE: 02/12/2021

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO. 3 OF 3



GRAPHIC SCALE

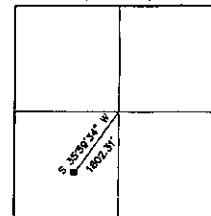


(IN FEET)

1 inch = 100 ft.



SEC. 23, T 103 N, R 60 W



LOCATION MAP

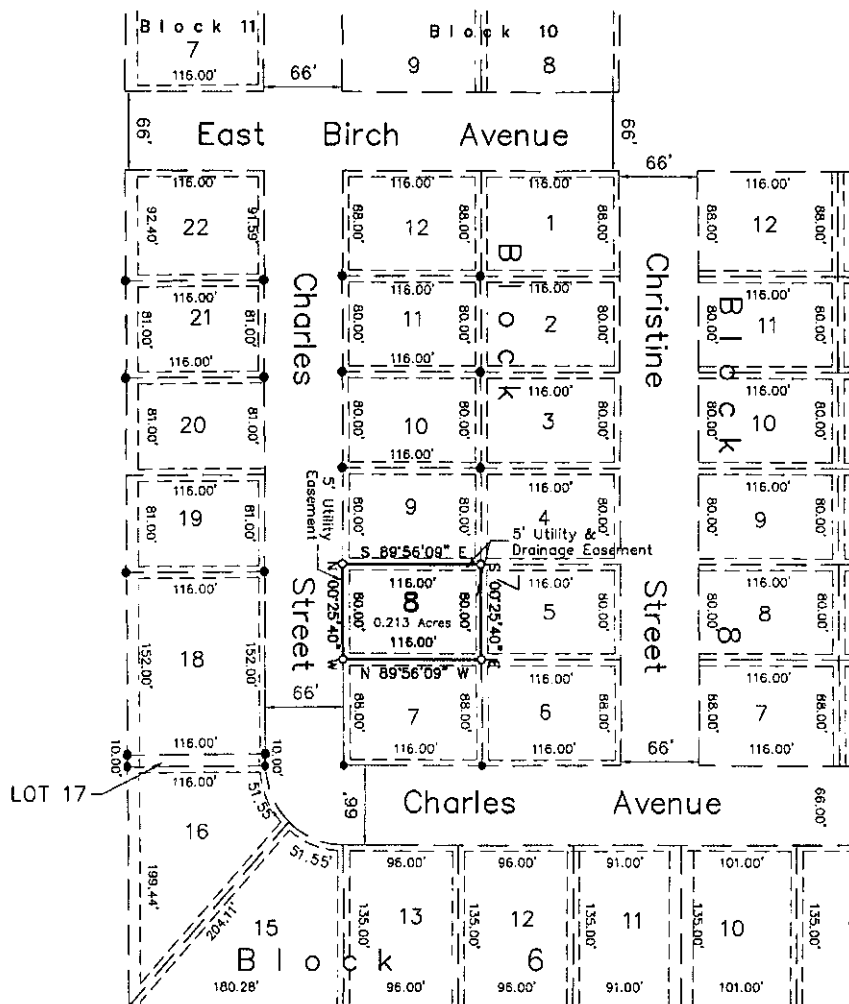
SCALE 1" = 3000'

LEGEND

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

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

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM



A PLAT OF LOT 8, BLOCK 7 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to February 11, 2021, survey those parcels of land described as follows: LOT 8, BLOCK 7 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, 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 12TH day of FEBRUARY, 2021.

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

A PLAT OF LOT 8, BLOCK 7 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, 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 CJM Consulting, Inc., a South Dakota corporation, is 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 THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 8, BLOCK 7 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 8, Block 7 shall conform to all applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Charles Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2021.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2021, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires: _____

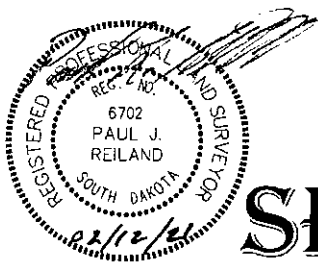
RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 8, BLOCK 7 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 LOT 8, BLOCK 7 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 _____, 2021.



Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

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





1/2-20-32
General use
F-S-E-1
RUBBY-5
FLOOR

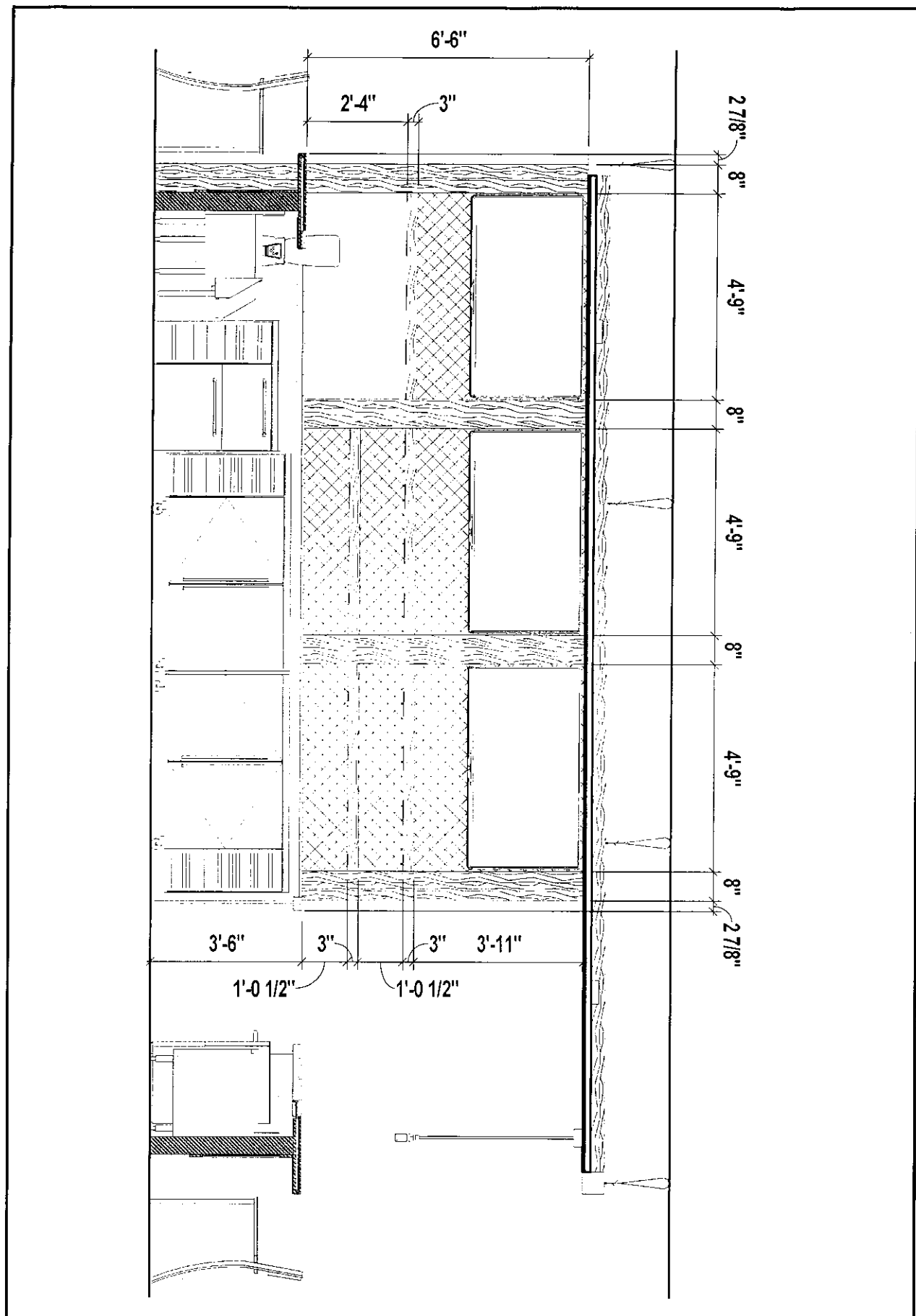
SHOVI
 (SHOVI B)
 B-24-2020
 Class
 1/4" = 1'-0"
 1/4" = 1'-0"
VANDEVODKT
 00 0000 - 0100

REVISIONS	

ALL RIGHTS RESERVED



- RUBY TUESDAY
FOOD SERVICE EQUIPMENT DRAWINGS
MITCHELL, SOUTH DAKOTA





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**Restaurant Design
Equipment & Supply**

Innovative Solutions. On time. On budget.



COPYRIGHT © 2020 ALL RIGHTS RESERVED



**Restaurant Design
Equipment & Supply**

Innovative Solutions. On time. On budget.

APPLICATION FOR VARIANCES/CONDITIONAL USE

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

The undersigned applicant(s) Russell & Teresa Quist are making an application for a non-conforming lot size variance of 7,149 square feet vs 7,500 square feet and a conditional use permit for construction of an accessory building that is not contiguous to a principal building, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Jensen Subdivision, Lake Development Plan, City of Mitchell, Davison County, South Dakota (Across from 5 W Harmon)

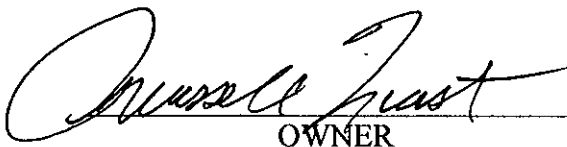
The said real property is zoned (RL) Residential Lake District.

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.

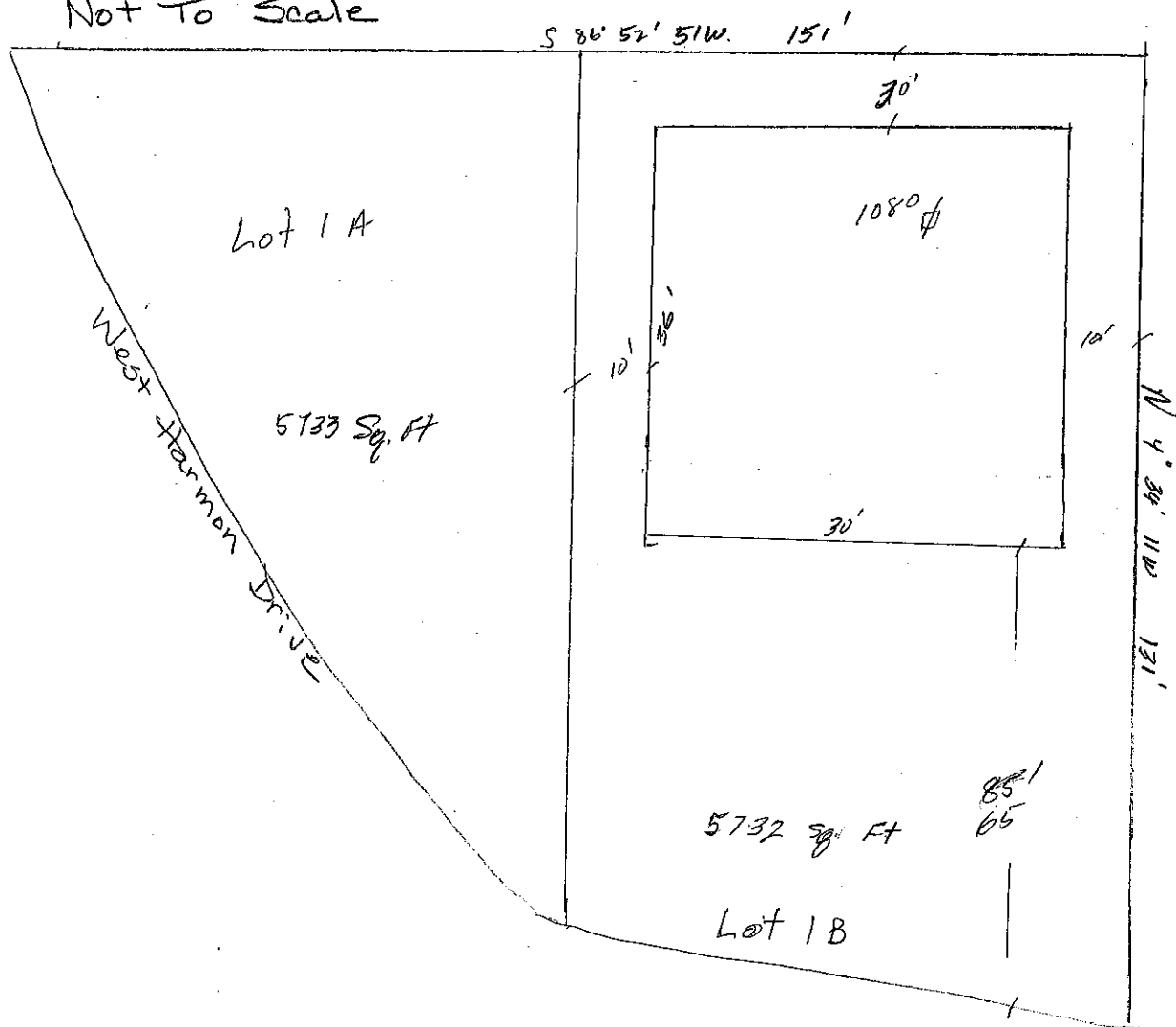
Dated this 8 of February, 2021

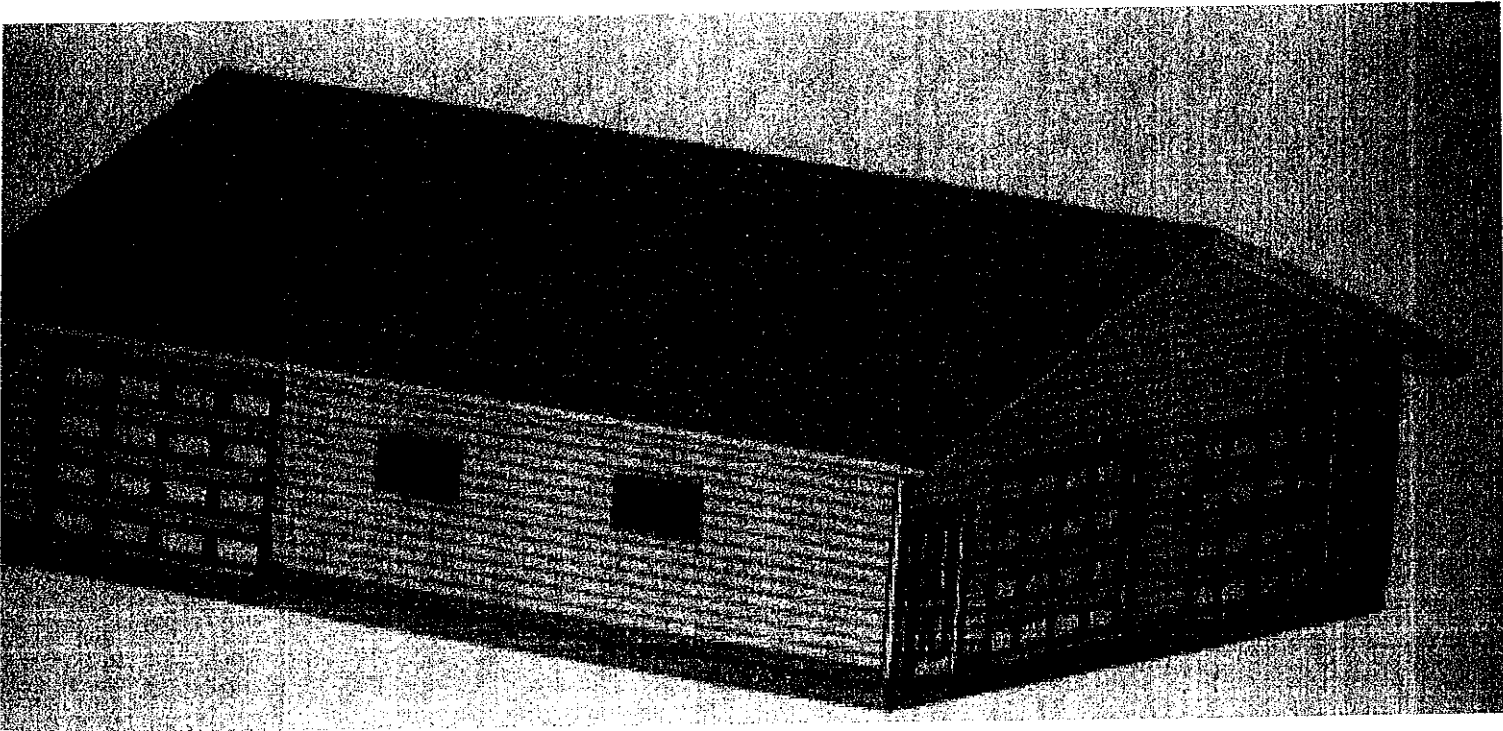
APPLICANT

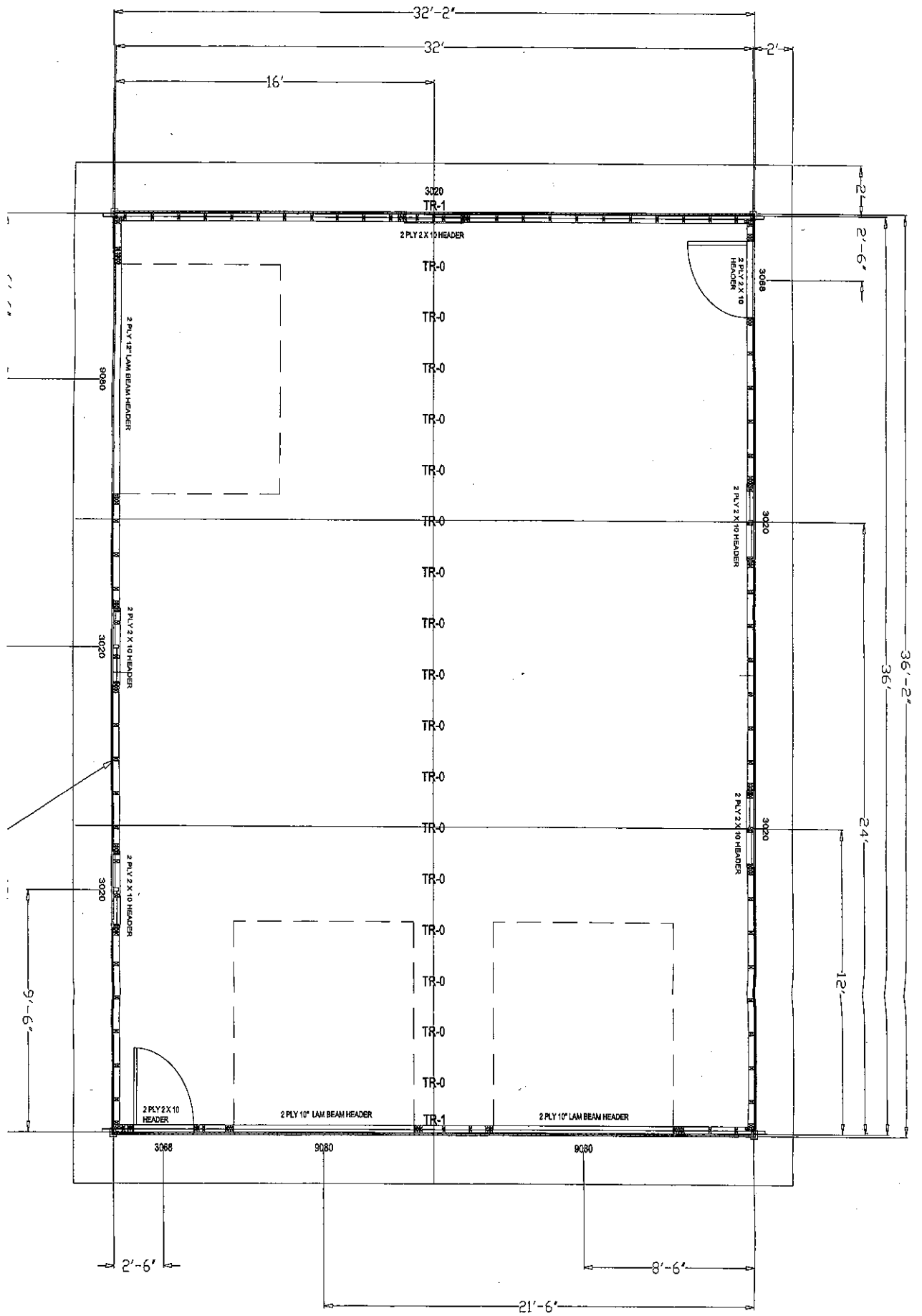

OWNER

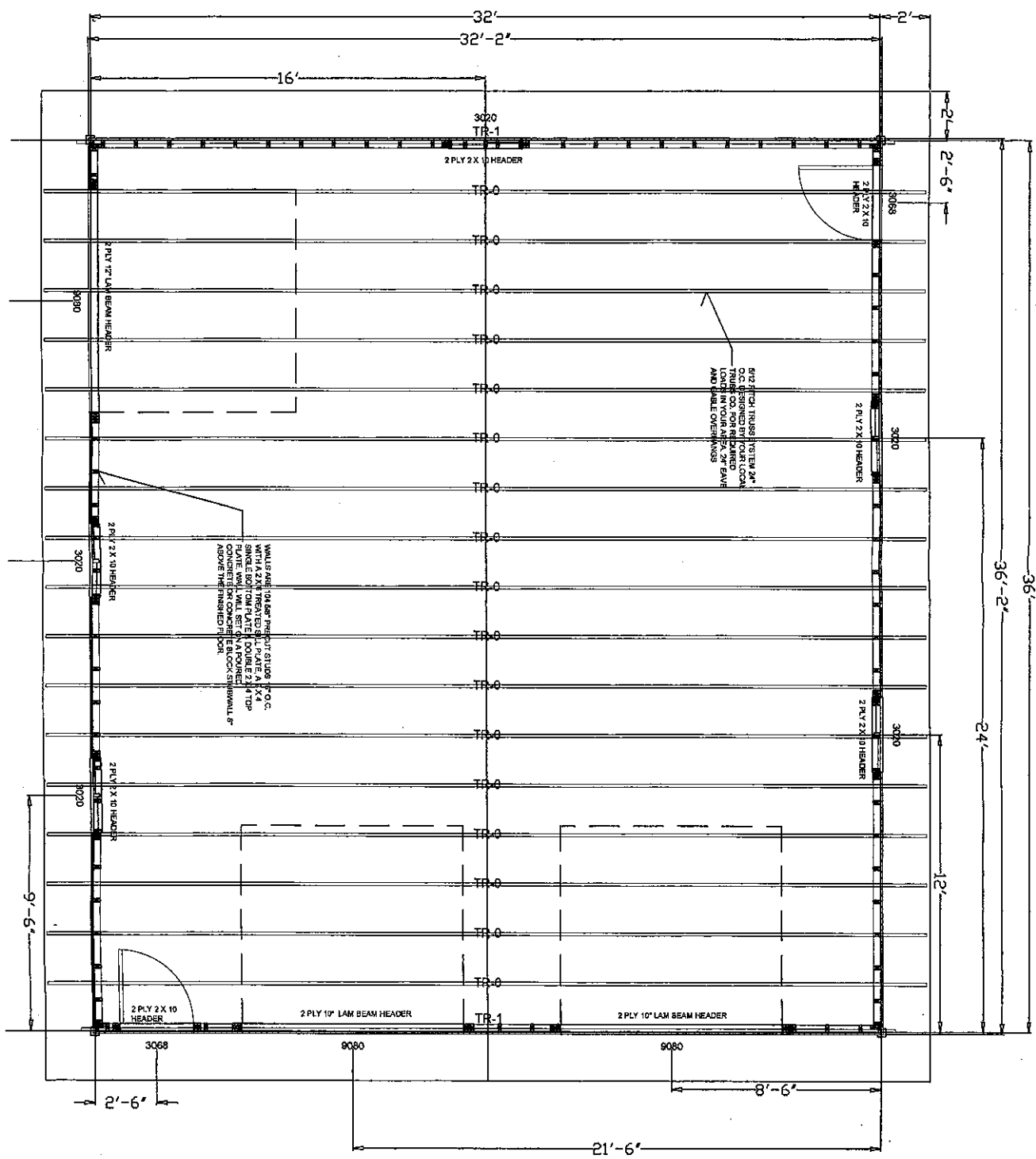
Just
Harmon Drive
ell
199-7261

Not To Scale









NOTICE OF HEARING

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

You are hereby notified that Russell & Teresa Quist have applied for a non-conforming lot size variance of 7,149 square feet vs 7,500 square feet and a conditional use permit to construct an accessory building not located adjacent to a principal building located across the street from 5 W Harmon Dr, legally described as West ½ of Lot 1, Nels Jensen 2nd Addition, Nels Jensen Subdivision, Lake Development Plan, City of Mitchell, Davison County, South Dakota. The property is zoned RL Residential Lake District.

The City Planning Commission will be conducting a hearing on this application on Monday, February 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, March 1, 2021 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 5th day of February, 2021.

Michelle Bathke

Finance Officer

Publish Twice: February 10 & 17, 2021

Approximate Costs:

DON & AVIS HASSON
3 W HARMON DR
MITCHELL SD 57301

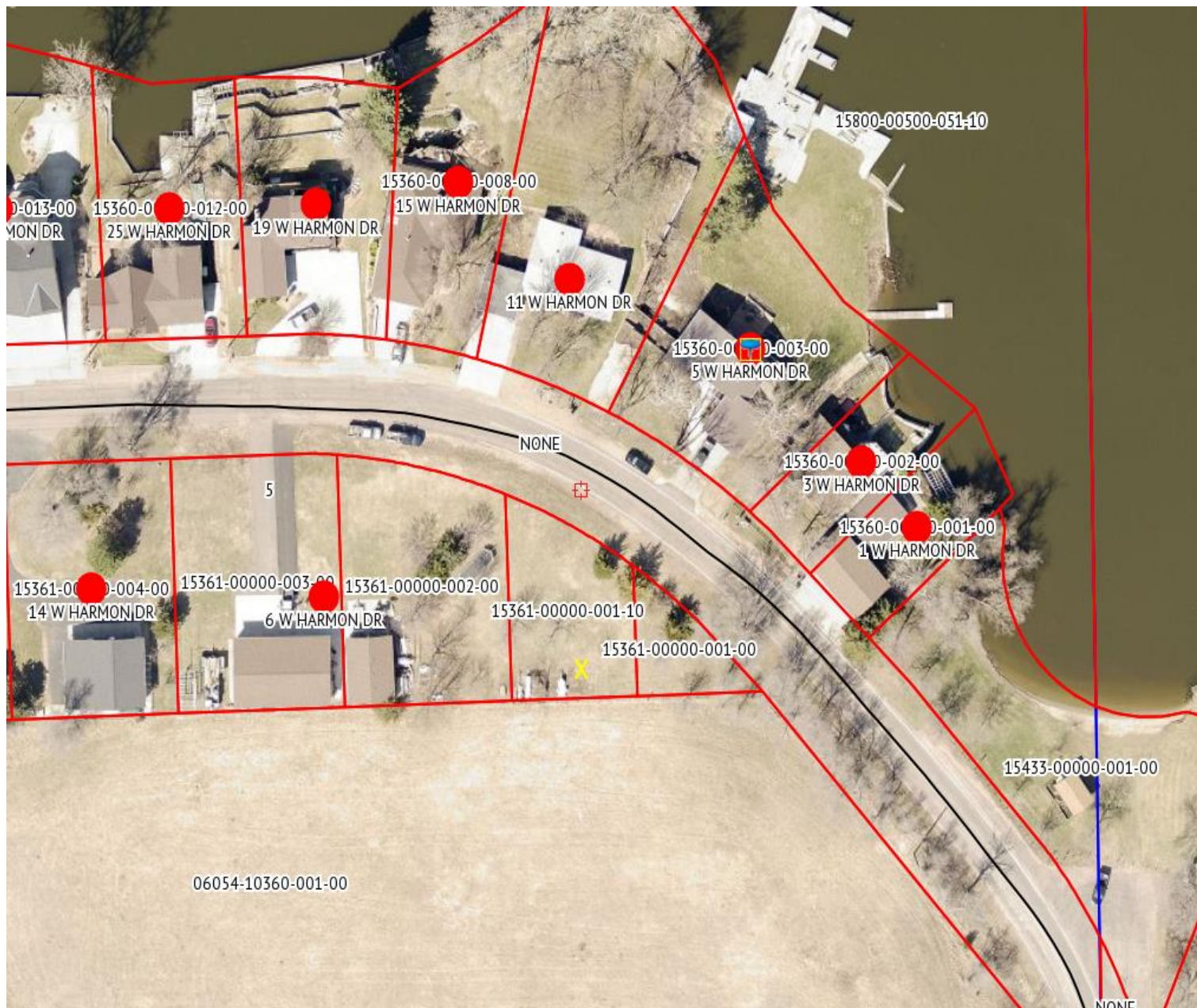
RUSSELL & TERESA QUIST
PO BOX 845
MITCHELL SD 57301

TROY HELLELOID
25 W HARMON DR
MITCHELL SD 57301

LEANN MUSICK REVOC TRUST
3201 N OHLMAN
MITCHELL SD 57301

MARVIS SCOTT REVOCABLE TRUST
11 W HARMON DR
MITCHELL SD 57301

JACQUELINE STAHLE-MORRISON TRUST
15 W HARMON DR
MITCHELL SD 57301



APPLICATION FOR VARIANCES

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

The undersigned applicant(s) Groeneweg Construction is making an application for a back-yard variance of 32 feet vs 35 feet and front-yard variance of 25 feet vs 35 feet as required to construct a single-family residence, pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 55, the Island First Addition to the City of Mitchell, Davison County, South Dakota
(3209 Canal Circle)

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 29th of January, 2021

Groeneweg Construction LLC

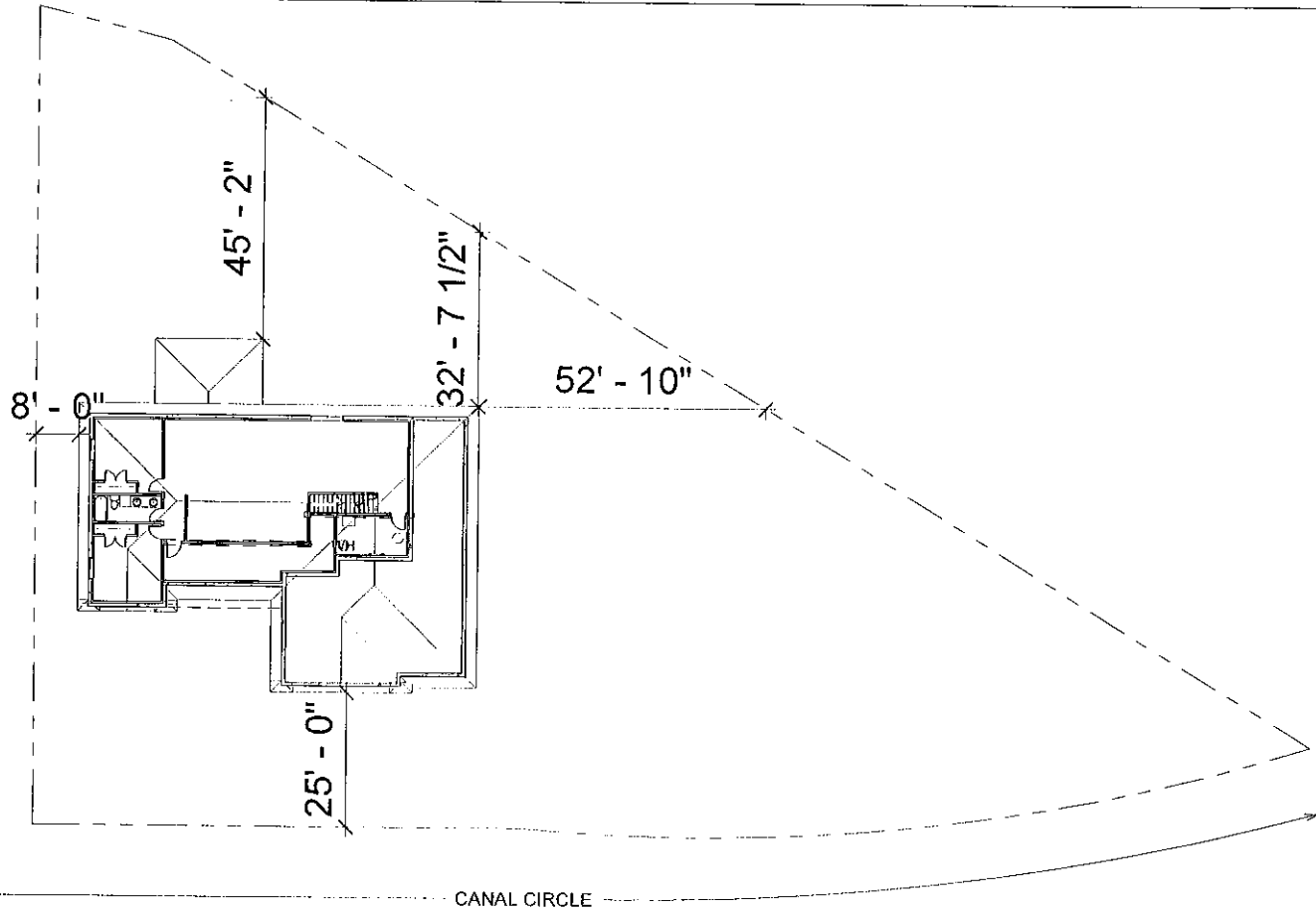
APPLICANT

[Signature]

OWNER

Paul Groeneweg

LOT 55 ISLAND FIRST ADDITION
SUBDIVISION OF SE 1/4 SECTION 31
T 104 N, R 60 W OF THE 5TH P.M.
MITCHELL, DIVISON COUNTY, SD



① SITE
1" = 20'-0"

JS DRAFTING
& DESIGN
(605)-214-086
SCOTT@JSDRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

SPEC HOME

GROENEWEG CONST

No.	Description	Date

SITE LAYOUT

Date 1/28/21
Drawn by SCOTT MOFFATT
Owner DATE
Approval

S6

Scale 1" = 20'-0" NTS

ROOF HEEL
11' - 3 1/2"

T.P. MAIN
10' - 8 1/4"

TOP MAIN SUB
1' - 8 1/4"

TOP OF F.W.
0' - 0"

Top of G.Footing
-4' - 0"

Top of Footing
-8' - 0"



② FRONT
1/8" = 1'-0"

ROOF HEEL
11' - 3 1/2"

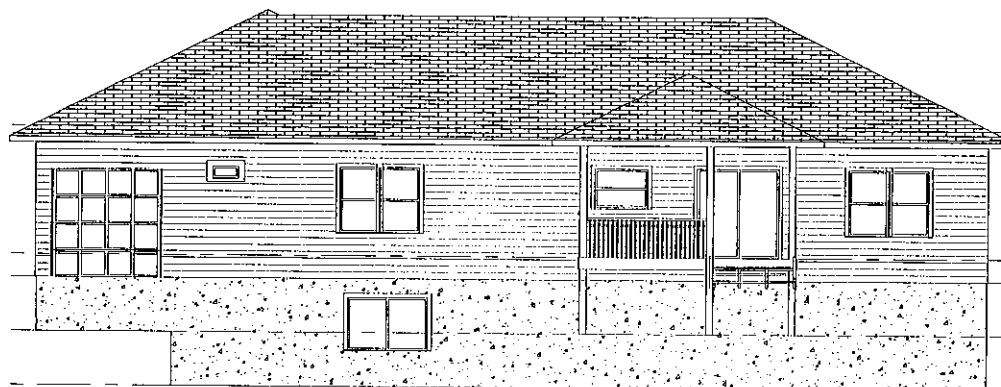
T.P. MAIN
10' - 8 1/4"

TOP MAIN SUB
1' - 8 1/4"

TOP OF F.W.
0' - 0"

Top of G.Footing
-4' - 0"

Top of Footing
-8' - 0"



① BACK
1/8" = 1'-0"

JS DRAFTING
& DESIGN
(605)-214-086
SCOTT@JSDRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

SPEC HOME

GROENEWEG CONST

No.	Description	Date

ELEVATIONS

Date	1/28/21	S1
Drawn by	Scott Moffatt	
Owner	DATE	
Approval		
Scale 1/8" = 1'-0"		NTS

ROOF HEEL
11' - 3 1/2"

T.P. MAIN
10' - 8 1/4"

TOP MAIN SUB
1' - 8 1/4"

TOP OF F.W.
0' - 0"

Top of G.Footing
-4' - 0"

Top of Footing
-8' - 0"

ROOF HEEL
11' - 3 1/2"

T.P. MAIN
10' - 8 1/4"

TOP MAIN SUB
1' - 8 1/4"

TOP OF F.W.
0' - 0"

Top of G.Footing
-4' - 0"

Top of Footing
-8' - 0"

① RIGHT
1/8" = 1'-0"

② LEFT
1/8" = 1'-0"



SPEC HOME

GROENEWEG CONST

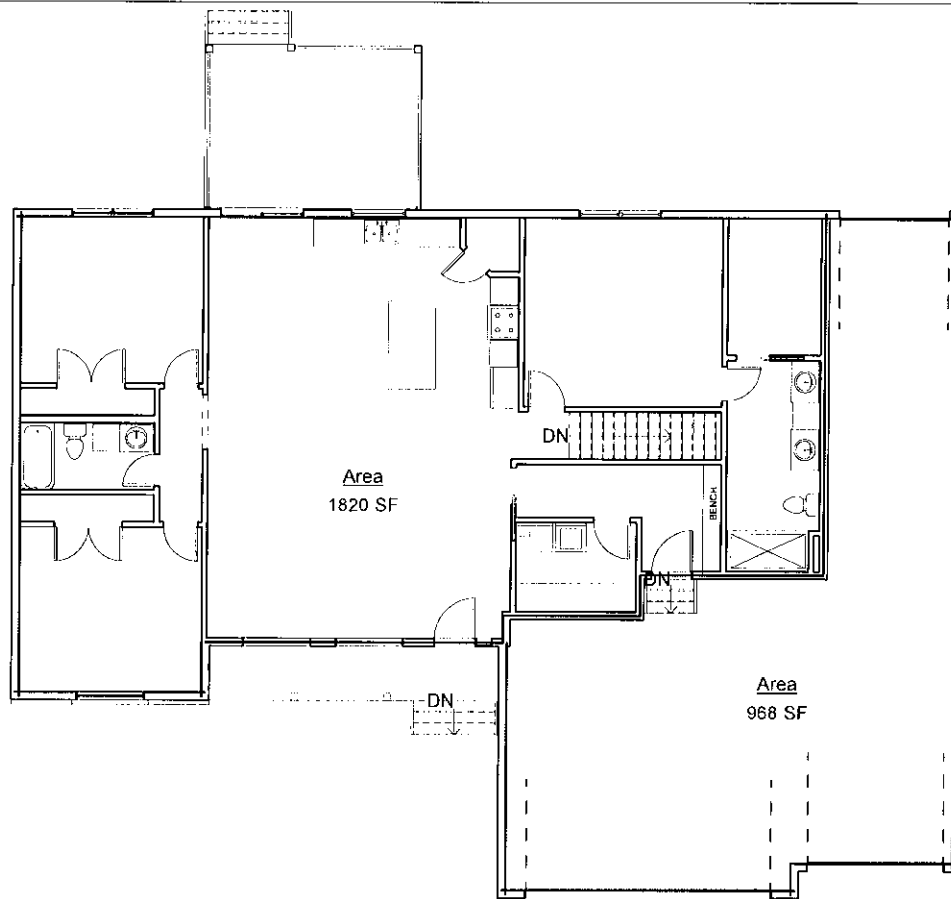
No.	Description	Date

ELEVATIONS

Date 1/28/21
Drawn by Scott Moffatt
Owner
Approval

S2

Scale 1/8" = 1'-0" NTS



① TOP MAIN SUB
1/8" = 1'-0"



SPEC HOME

GROENEWEG CONST

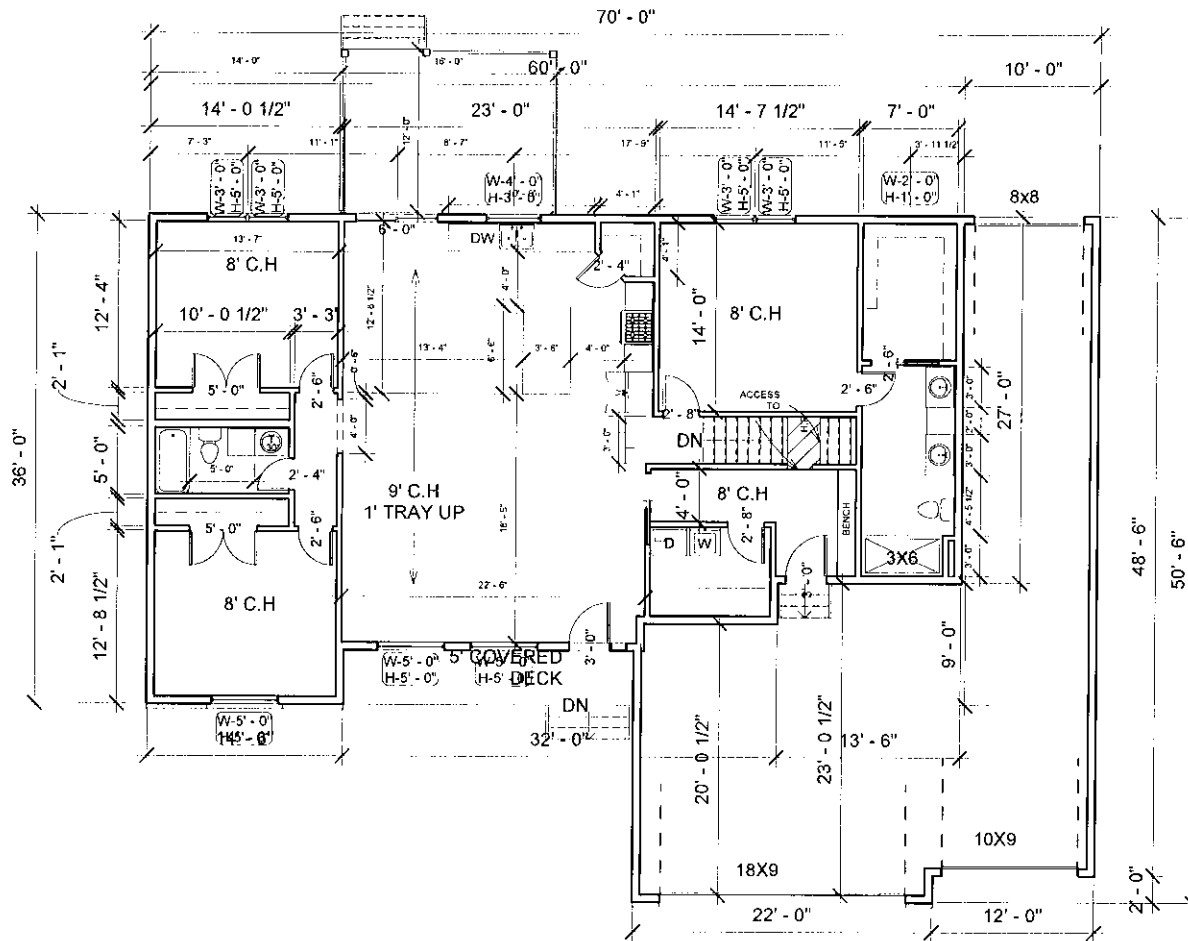
No.	Description	Date

HEATED SF

Date 1/28/21
Drawn by SCOTT MOFFATT
Owner DATE
Approval

S7

Scale 1/8" = 1'-0" NTS



① TOP MAIN SUB
1/8" = 1'-0"



SPEC HOME

GROENEWEG CONST

No.	Description	Date

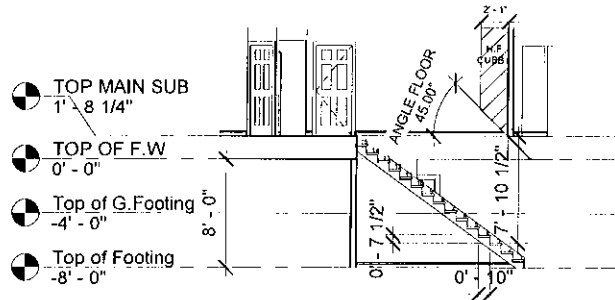
FLOOR PLAN

Date 1/28/21
Drawn by Scott Moffatt
Owner
Approval

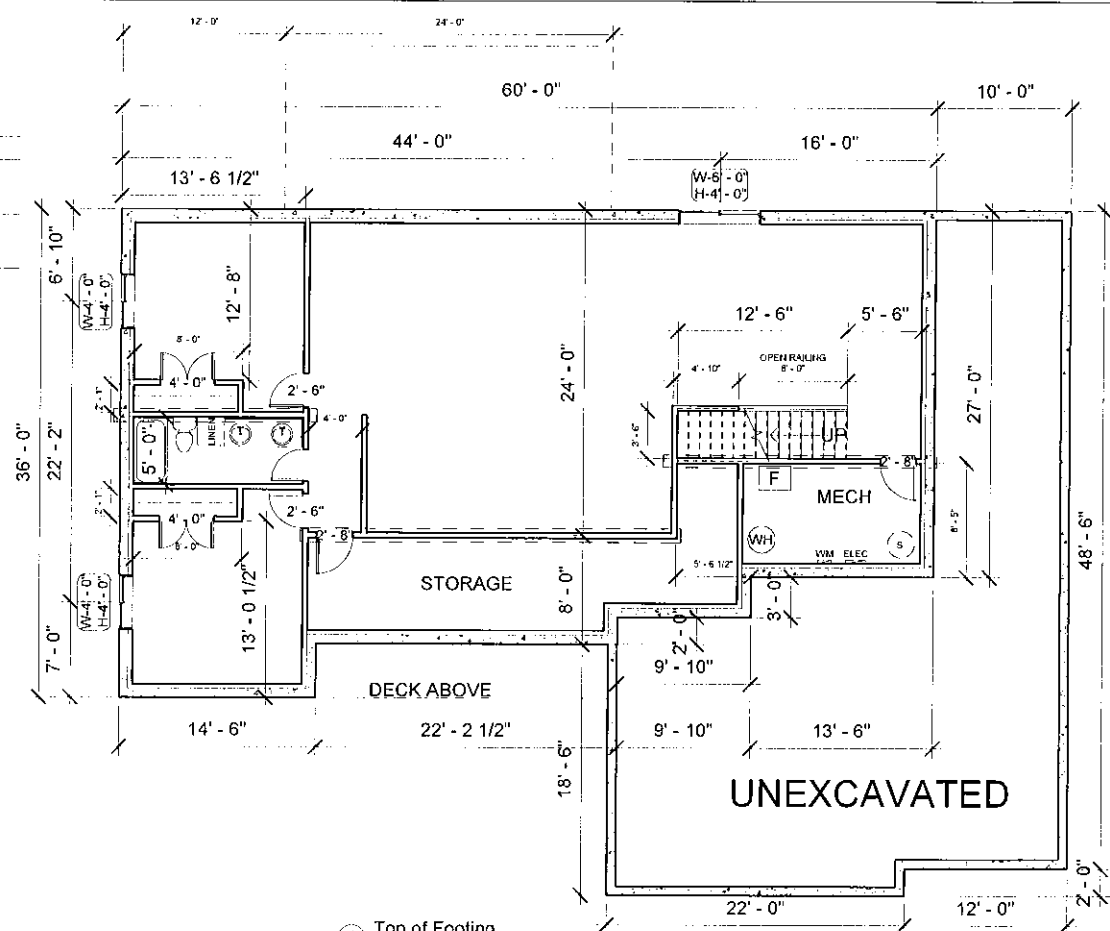
DATE

S3

Scale 1/8" = 1'-0" NTS



② STAIR SECTION
1/8" = 1'-0"



① Top of Footing
1/8" = 1'-0"

JS DRAFTING
& DESIGN
(605)-214-086
SCOTT@JSDRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

SPEC HOME
GROENEWEG CONST

No.	Description	Date

BASEMENT

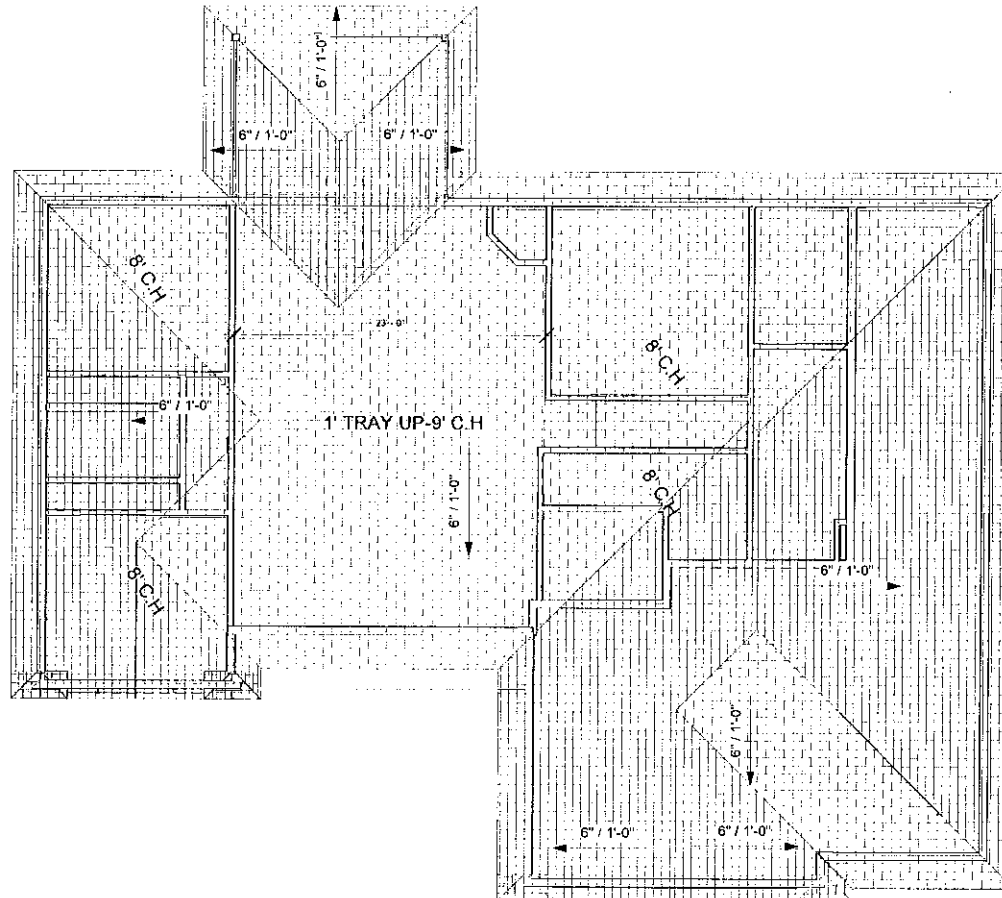
Date 1/28/21
Drawn by Scott Moffatt
Owner
Approval

S4

DATE

Scale 1/8" = 1'-0" NTS

2' OVERHANGS- EAVES
 1' OVERHANGS - GABLES
 8' EXT WALLS THROUGHOUT
 TRAY UP 1' WHERE NOTED



① ROOF
 1/8" = 1'-0"



SPEC HOME
 GROENEWEG CONST

No.	Description	Date

ROOF PLAN	
Date	1/28/21
Drawn by	SCOTT MOFFATT
Owner	DATE
Approval	
S5	
Scale 1/8" = 1'-0" NTS	

NOTICE OF HEARING

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

You are hereby notified that Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family house. The property is zoned UD Urban Development District.

The City Planning Commission will be conducting a hearing on this application on Monday, February 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, March 1, 2021 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 2nd day of February, 2021.

Michelle Bathke

Finance Officer

Publish Once: February 10, 2021

Approximate Costs:

MAUI FARMS INC
1050 N HARMON
MITCHELL SD 57301

ROGER & MARILYN HALEY
3209 BILLS BEACH
MITCHELL SD 57301

JAYSON & JACLYN PLAMP
3001 MAUI DR
MITCHELL SD 57301

NATHAN & SARAH TIMMER
3324 CANAL CIRCLE
MITCHELL SD 57301

RICHARD ROZUM
3332 CANAL CIRCLE
MITCHELL SD 57301

MICAH VOLMER
415 W 12TH AVE
MITCHELL SD 57301

ANNE DAILEY
623 S SANBORN BLVD
MITCHELL SD 57301

JEFF & MICHELLE BATHKE
3001 BILLS BEACH
MITCHELL SD 57301

February 10, 2021

To Whom It May Concern

You are hereby notified that Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family house. The property is zoned UD Urban Development District.

The City Planning Commission will be conducting a hearing on this application on Monday, February 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, March 1, 2021 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

RICHARD ROZUM 
OWNER

3332 CANAL CIRCLE, MITCHELL, S.D.

ADDRESS

☒

APPROVE

☐

DISAPPROVE

No response will indicate approval.

COMMENTS:



February 10, 2021

To Whom It May Concern

You are hereby notified that Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family house. The property is zoned UD Urban Development District.

The City Planning Commission will be conducting a hearing on this application on Monday, February 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, March 1, 2021 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

Mauri Farms Inc. April Pres
OWNER

26+ Unsold lots

ADDRESS

X

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-895-8420 | Fax: 605-895-8054
CityOfMitchell.org



February 10, 2021

To Whom It May Concern

You are hereby notified that Groeneweg Construction has applied for a backyard variance of 32 feet vs 35 feet and a front yard 25 feet vs 35 feet as required for the property at 3209 Canal Circle, legally described as Lot 55, The Island 1st Addition, City of Mitchell, Davison County, South Dakota for the purpose of constructing a single-family house. The property is zoned UD Urban Development District.

The City Planning Commission will be conducting a hearing on this application on Monday, February 22, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, March 1, 2021 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

Jeffrey Bathke

OWNER

3001 Bills Beach Drive, Mitchell, SD

ADDRESS

☐ APPROVE

☒

DISAPPROVE

No response will indicate approval.

COMMENTS:

See attached letter.

Outside expectations

Jeffrey Bathke
3001 Bills Beach Drive
Mitchell, SD 57301

Mitchell City Planning Commission
Mitchell Board of Adjustment
612 North Main Street
Mitchell, SD 57301

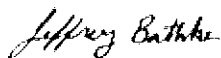
Dear Planning Commission/Board of Adjustment,

I disapprove of the variance application submitted by Groeneweg Construction for Lot 55, The Island 1st Addition. I am currently deployed to the Middle East and will be unable to attend the meeting in person, but offer disapproval for the following reasons:

1. This proposal is for a spec home. If the lot was not big enough, Mr. Groeneweg should have purchased a different lot in the development that met his needs.
2. There is no reason the size or angle of the home can't be adjusted to fit the existing lot size. I recently built a home on the Island and had to make several adjustments to be in compliance with the setbacks of the ordinance. It can be done.
3. This is a new development with very few residences. Having a residence that does not comply with the same setbacks will stand out, making the structure look out of place in the overall development.
4. City Ordinance 10-3-3 (B) requires the variance to not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the ordinances would result in unnecessary hardship. The key word is hardship, and there is no hardship in this case.
5. City Ordinance 10-3-3 (B) 1. b. requires the applicant to provide conditions, if any, that exist on this building lot and do not exist on other building lots in the district, causing the need for the variance. The applicant has failed to do so, as there are no outlying conditions. All lots vary in shape and size, yet land owners have been able to make it work.
6. City Ordinance 10-3-3 (B) 1. c. requires the applicant to provide why a strict interpretation of the zoning code would deprive the owner of rights commonly enjoyed by others in the same district. Again, Mr. Groeneweg purchased (it may not have actually been purchased yet) a lot that is too small for his construction plans. He can purchase a larger lot, or adjust his building plans. He is not deprived of anything when new construction on bare ground is being developed.

Furthermore, Section 2 of the Covenants for The Island 1st Addition state, "All building construction must comply with this Declaration and with any and all ordinances or building codes required by the City of Mitchell". Therefore, this goes against the Homeowner's Association Covenants and well as does not meet the City Ordinance criteria for a hardship.

Thank you for your consideration,



Jeffrey Bathke

APPLICATION FOR REZONING

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

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

This Application is for the following described real property:

Lot 23, The Island 1st Addition, SE ¼, 31, 104-60 City of Mitchell, Davison County, South Dakota

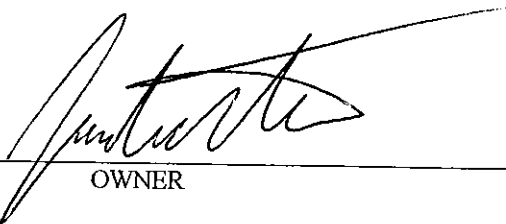
Rezoning from UD Urban Development District to R1 Single Family Residential District. The owner wishes to expand the existing building that is use for indoor recreational purposes.

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 of , 2021.

APPLICANT


OWNER

APPLICATION FOR REZONING

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

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

This Application is for the following described real property:

Lots 45 & 55, The Island 1st Addition, SE ¼, 31, 104-60 City of Mitchell, Davison County, South Dakota

Rezoning from UD Urban Development District to R1 Single Family Residential District. The owner wishes to expand the existing building that is use for indoor recreational purposes.

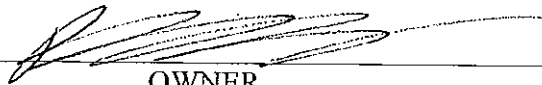
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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 2nd of February, 2021.

APPLICANT

Groeneweg Construction LLC



OWNER

Paul Groeneweg

APPLICATION FOR 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) Maui Farms Inc. is making an application for rezoning real property to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lots 11, 12, and 46, The Island 1st Addition, SE ¼, 31, 104-60 City of Mitchell, Davison County, South Dakota and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota

Rezoning from UD Urban Development District to R1 Single Family Residential District. The owner wishes to expand the existing building that is use for indoor recreational purposes.

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 ____ of _____, 2021.

APPLICANT

OWNER

APPLICATION FOR REZONING

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

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

This Application is for the following described real property:

Lot 47, The Island 1st Addition, SE ¼, 31, 104-60 City of Mitchell, Davison County,
South Dakota

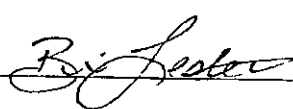
Rezoning from UD Urban Development District to R1 Single Family Residential District.
The owner wishes to expand the existing building that is use for indoor recreational purposes.

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 2nd of February, 2021.

APPLICANT


OWNER 

NOTICE OF HEARING

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

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, February 22, 2021 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, March 1, 2021 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, March 16, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential 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 Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential 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 ____ day of ____, 2021.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: March 1, 2021

SECOND READING: March 15, 2021
ADOPTION: March 15, 2021

Published three times: February 10, 17, and March 3, 2021
Approximate Costs:

MAUI FARMS INC
1050 N HARMON DR
MITCHELL SD 57301

CURTIS & RUTH OTT
13343 W EL SUENO CT
SUN CITY WEST AZ 85375

MICHAEL & KAREN WHITNEY
2932 CANAL CIR
MITCHELL SD 57301

CHARLES JR & CHRISTINE MAUSZYCKI
2940 CANAL CIR
MITCHELL SD 57301

DOUG HEIDINGER
3000 CANAL CIR
MITCHELL SD 57301

ROBERT & DONNA KRIETLOW
3217 MAUI DR
MITCHELL SD 57301

JAMIE & CAREY GROSDIDIER
3100 CANAL CIR
MITCHELL SD 57301

DUNCAN KELLY REVOCABLE TRUST
1605 BRIDLE DR
MITCHELL SD 57301

JAYSON & JACLYN PLAMP
3001 MAUI DR
MITCHELL SD 57301

NATHAN & SARAH TIMMER
3324 CANAL CIR
MITCHELL SD 57301

RICHARD C ROZUM
3332 CANAL CIR
MITCHELL SD 57301

RICHARD & AYLWARD SNEDEKER
3340 CANAL CIR
MITCHELL SD 57301

JUSTIN & JANELLE THIESSE
3352 CANAL CIR
MITCHELL SD 57301

ROGER & MARILYN HALEY
3209 BILLS BEACH DR
MITCHELL SD 57301

ANNE DAILEY
623 S SANBORN BLVD
MITCHELL SD 57301

JEFF & MICHELLE BATHKE
3001 BILLS BEACH DR
MITCHELL SD 57301

DANIEL & CARRI KOPFMANN
413 CHRISTINE ST
MITCHELL SD 57301

STEPHEN PESCHONG
5601 ISLAND CT
MITCHELL SD 57301

ROBERT & BONITA MARTIN
JOINT REVOCABLE LIVING TRUST
5600 ISLAND CT
MITCHELL SD 57301

GROENEWEG CONSTRUCTION LLC
320 N INDUSTRIAL
CORSICA SD 57328

DENNIS L WAGNER TRUST
DENNIS L WAGNER TRUSTEE
14375 PEACE RIVER WAY
PALM BEACH GARDENS FL 33418

MICAH VOLMER
415 W 12TH AVE
MITCHELL SD 57301

DR DANIELLE HOFFMAN
JARRET SMITH
3321 MAUI DR
MITCHELL SD 57301

DOUG & DEANN VOELZKE
3207 MAUI DR
MITCHELL SD 57301

DARLA & CHARLES EDINGER
3125 MAUI DR
MITCHELL SD 57301

SUSAN & CRAIG BENNET
3190 MAUI DR
MITCHELL SD 57301

DAVID & WENDY HELLELOID
3103 MAUI DR
MITCHELL SD 57301



February 10, 2021

To Whom It May Concern

You are hereby notified that Maui Farms Inc., JZT Properties, Groeneweg Construction, Alahna Gross and Brian Lester are requesting the following property legally described as Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential District and THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, February 22, 2021 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, March 1, 2021 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, March 16, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

I/We RICHARD ROUM *Richard Roun*
OWNER

3332 CANAL CIRCLE MITCHELL, SD.
ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

The lots in the center of the Island are smaller lots and I think the shorter set backs will help make it easier to fit nice homes on these lots. I like seeing new homes go up in my neighborhood, and I think these changes will help progress.

I am all for progress!

City of Mitchell | Mayor's Office
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org



February 10, 2021

To Whom It May Concern

You are hereby notified that Maui Farms Inc., JZT Properties, Groeneweg Construction, Alahna Gross and Brian Lester are requesting the following property legally described as Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential District and THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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I/We

Jeffrey Bathke

OWNER

3001 Bill's Beach Drive, Mitchell, SD

ADDRESS

☐ APPROVE

☒ DISAPPROVE

No response will indicate approval.

COMMENTS: See attached letter.

Outside expectations

Jeffrey Bathke
3001 Bills Beach Drive
Mitchell, SD 57301

Mitchell City Planning Commission
Mitchell City Council
612 North Main Street
Mitchell, SD 57301

Dear Planning Commission/City Council,

I disapprove of the rezoning application submitted by Maui Farms, Inc., JTZ Properties, Groeneweg Construction, Alahna Gross, and Brian Lester for various Lots in The Island 1st Addition and A Portion of Original Maui Farms 2nd Addition. I am currently deployed to the Middle East and will be unable to attend the meeting in person, but offer disapproval for the following reasons:

1. The request to rezone the property from Urban Development to R1 Single Family Residential is for the sole purpose of decreasing the setbacks. The rezoning would provide unjustified special treatment that benefits the applicant, while undermining the pre-existing rights and uses of adjacent property owners. Several current owners who built high end residences according to the current standards, would be unfairly encroached upon with the reduced setbacks. The reduction in setbacks are:

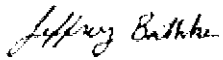
	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard
Urban Development District (UD) within a platted subdivision, residential	150'	35'	35'	8'
Single-Family Residential R-1	80'	25'	25'	3'

2. Approving this rezoning would create spot zoning, which is not a recommended zoning practice. Spot Zoning, an unjustified exception for a parcel within a district, contradicts or fails to advance a legitimate public purpose in land use, and is often thought of as the very opposite of planned zoning. The City of Mitchell and surrounding area should comply with continuous planned zoning districts, not spot zoning; avoiding a hodgepodge looking neighborhood.
3. The City of Mitchell is in the process of updating the Comprehensive Plan, which is guided on the principles of organized planning, and discourages spot zoning. This application can be denied on the sole reason of not being consistent with the Master Plan.

4. The Standard State Zoning Enabling Act states "all such regulations shall be uniform for each class or kind of building throughout each district". As one of the foundational developments in land use planning in the United States, the Act discourages spot zoning.
5. The Developer, Maui Farms, created the development lot size in full knowledge of the zoning requirements for Urban Development. Construction adjustments can be made to be in compliance with the current setbacks of the ordinance. Changing the zoning at this point is unfair to those who have previously purchased lots.

Furthermore, Section 2 of the Covenants for The Island 1st Addition state, "All building construction must comply with this Declaration and with any and all ordinances or building codes required by the City of Mitchell". Therefore, changing the zoning classification for part of this development is in contrast to the Homeowner's Association Covenants.

Thank you for your consideration,

A handwritten signature in cursive script, appearing to read "Jeffrey Bathke".

Jeffrey Bathke

February 10, 2021

To Whom It May Concern

You are hereby notified that Maui Farms Inc., JZT Properties, Groeneweg Construction, Alahna Gross and Brian Lester are requesting the following property legally described as Lots 11, 12, 23, 45, 46, 47, and 55, The Island First Addition, SE ¼ 31, T 104 N, R 60 W, City of Mitchell, Davison County, and A Portion of Original Maui Farms 2nd Addition Lying in the SE ¼ of 31-104-60 and Including Tract A in the NE ¼ of the NE ¼ of 6-103-60 Ex those Lots platted within the Island 1st Addition, City of Mitchell, Davison County, South Dakota from UD Urban Development Residential District to R1 Single Family Residential District and THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, February 22, 2021 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, March 1, 2021 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, March 16, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

I/We

Maui Farms Inc. Alahna Gross
OWNER

Island 20+ Unsold lots

ADDRESS

☒

APPROVE

☐

DISAPPROVE

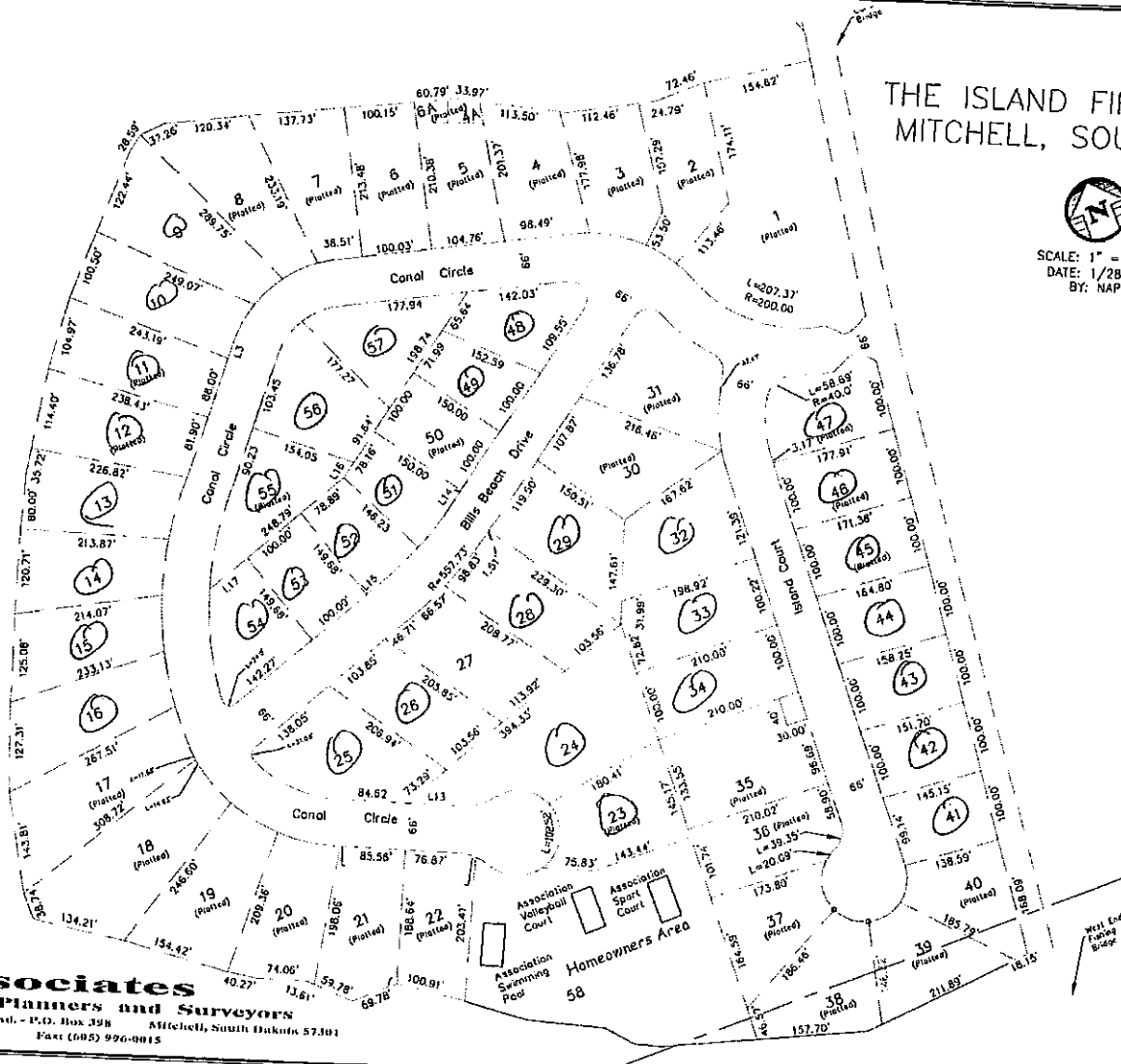
No response will indicate approval.

COMMENTS:

THE ISLAND FIR MITCHELL, SOU



SCALE: 1" =
DATE: 1/28/
BY: NAP



SPN

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



APPLICATION FOR REZONING

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

The undersigned applicant(s) William & Christine Duba, d/b/a Core Athletics is making an application for rezoning real property to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

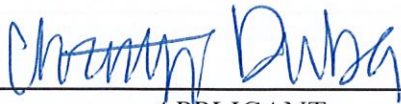
Lots 9, 10, East ½ of 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota (113 W. Douglas Ave)

Rezoning from R3 Medium Density Residential District to HB Highway Oriented Business District. The owner wishes to expand the existing building that is use for indoor recreational purposes.

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 29 of January, 2021.



APPLICANT

OWNER

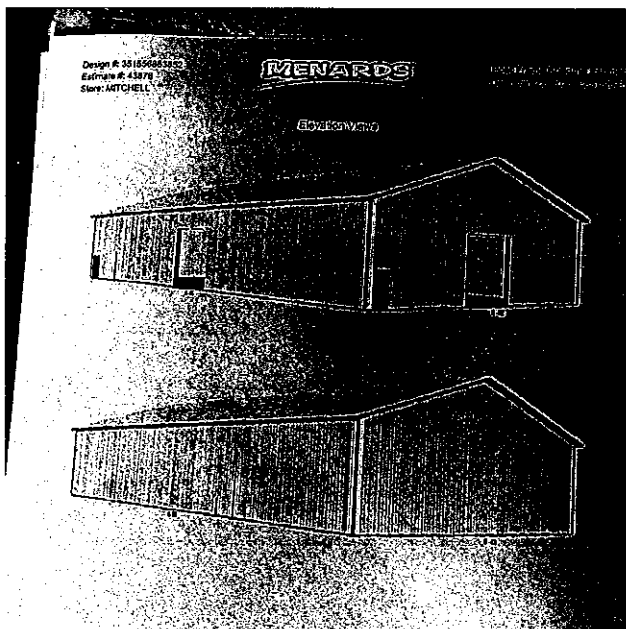
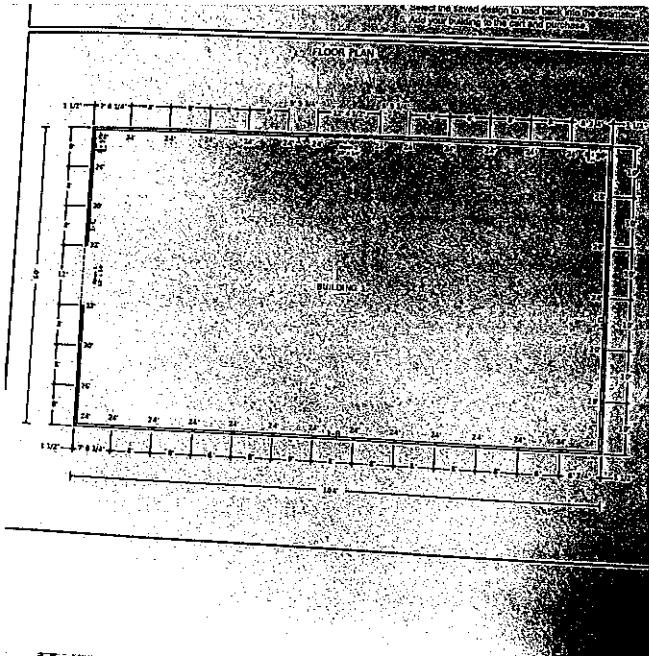
CORE Athletics would like to add on a 104' addition to the south of our existing building at 113 W Douglas Ave. Currently our building is 60' wide by 80' long.

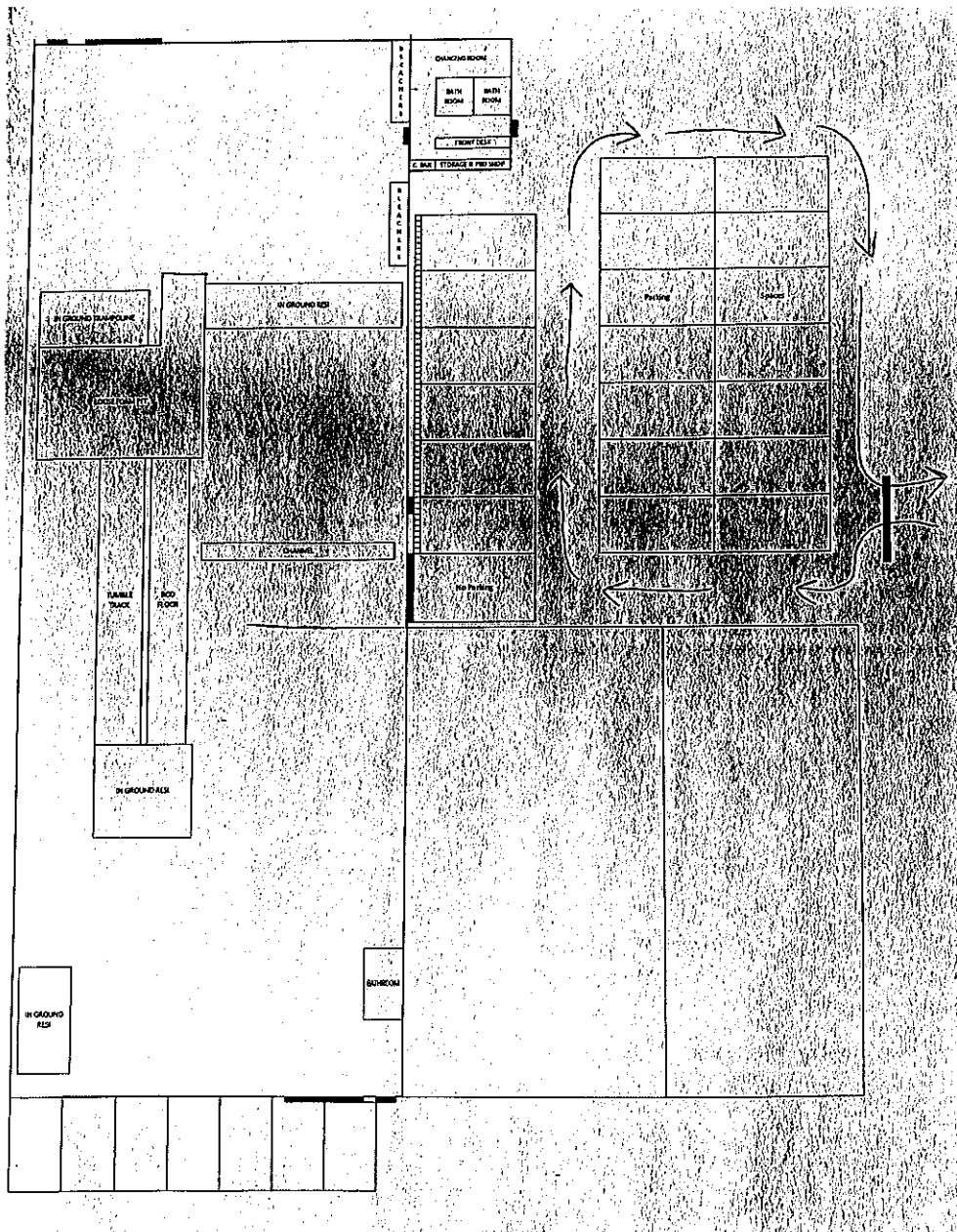
We will have a garage door and walk-in door on the north and south end and on the west side.

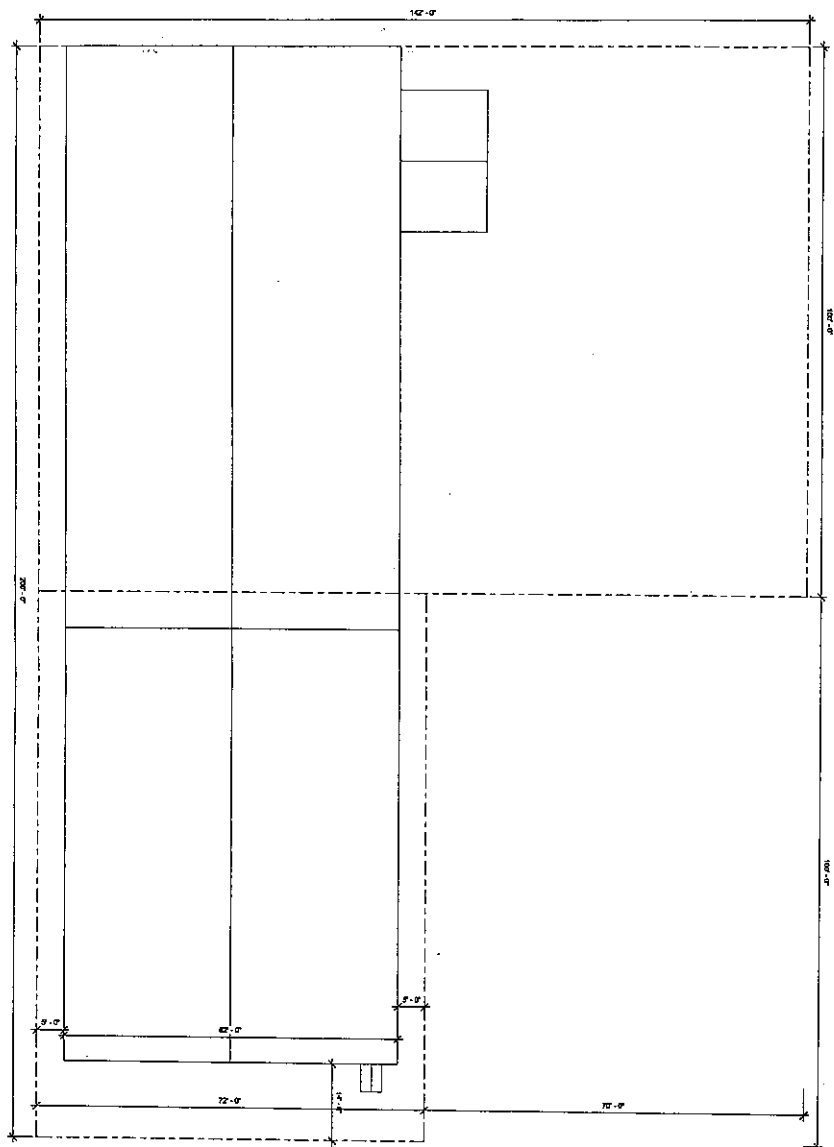
We will build the lot up and drain it to the west on south Rowley street.

West of the building will all be gravel and become our parking lot making 20 additional parking spots.

We have been open just over a year and outgrown our space. We offer gymnastics classes to about 50 families throughout the week and have joined with a cheer team also. The last couple of months we have had to turn down multiple families for classes because we are full and just don't have enough space to continue growing.







113 W DOUGLAS



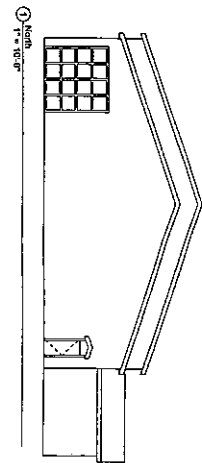
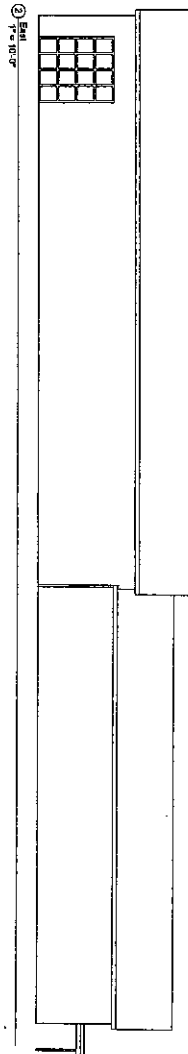
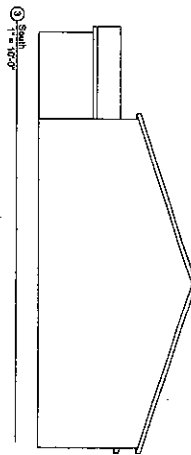
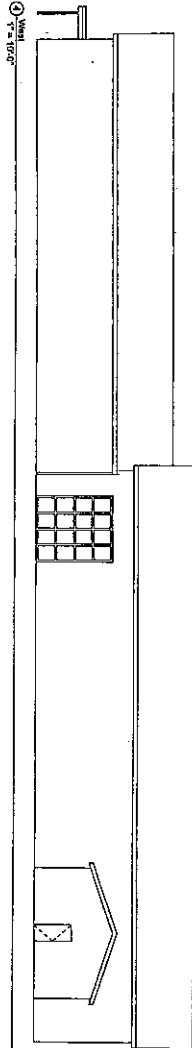
PO Box 167 117 West Ash Street
 Ethan, SD 57134
 Office: (605) 227-4224
 Fax: (605) 227-4225
 www.ethanconstruction.com

CORE GYMNASTICS - ADDITION

Date Revised:	February 4, 2021
Sheet Name:	Site Plan
Wall Height:	Existing 14' Addition: 20'
Truss Depth:	
Drawn By:	Ashley Gunnars

C1

Scale: 1" = 10'-0"



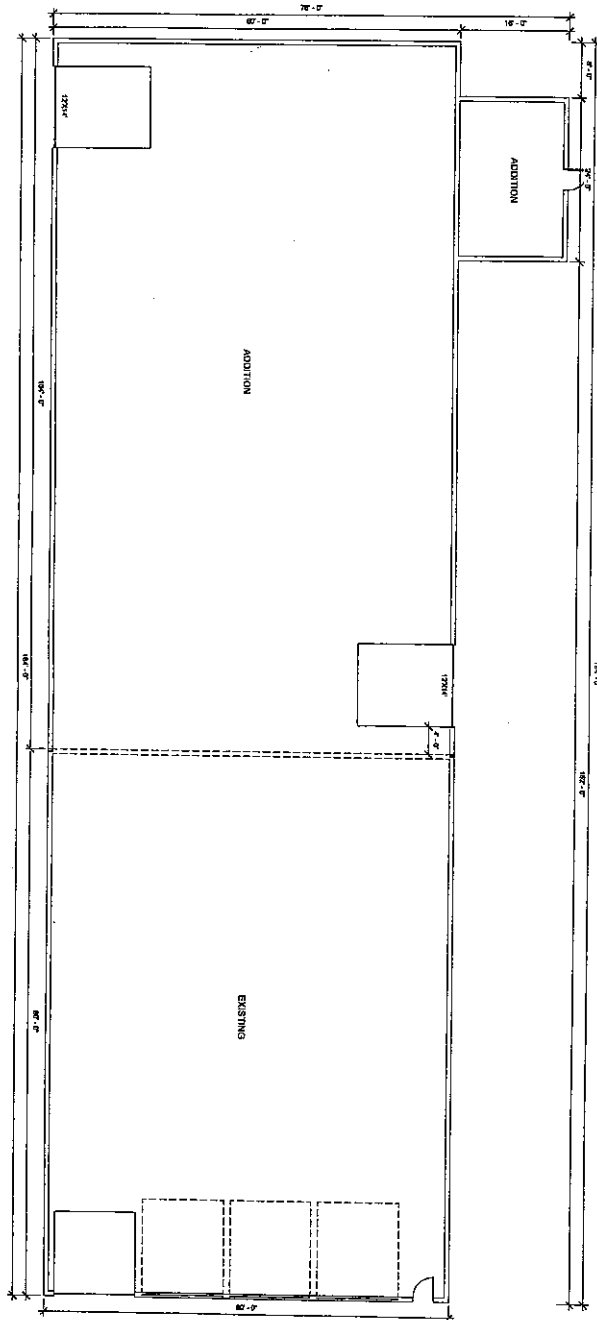
Square Footage for House:	
Plumbing for House:	
Square Footage for Garage:	
Footprint for Garage:	
A2	
Scale:	1" = 10'-0"



PO Box 167 117 West Ash Street
Ethel, ND 57334
Office: (505) 227-4224
Fax: (505) 227-4223
www.eclphoto.com

CORE GYMNASTICS - ADDITION

Date Revisited:	February 4, 2021
Sheet Name:	Elevations
Sheet Range:	Existing 14' Addition 20'
Table Detail:	
Drawn By:	Ashley Gunnare



Square Footage for House:	
Perimeter for House:	
Square Footage for Garage:	
Perimeter for Garage:	
A1	
Scale:	1/8" = 1'-0"



PO Box 167 117 West Ash Street
 Ethan, SD 57534
 Office: (605) 227-4224
 Fax: (605) 227-4225
 www.athleticjump.com

CORE GYMNASTICS - ADDITION

Date Reviset:	February 4, 2021
Sheet Name:	First Floor Plan
Est. No.:	Existing: 14" Addition: 20"
Drawn By:	
Checked By:	Ashley Gunnars

NOTICE OF HEARING

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

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, February 22, 2021 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, March 1, 2021 at 6:00 p.m. and 2nd Reading and Adoption on Monday, March 15, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lots 9, 10 and the East ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota from R3 Medium 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; Lots 9, 10 and the East ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota from R3 Medium 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 ____ day of ____, 2021.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: March 1, 2021
SECOND READING: March 15, 2021
ADOPTION: March 15, 2021

Published three times: February 10, 17, and March 3, 2021
Approximate Costs:

DAVID THURINGER
1417 PEBBLE BEACH
MITCHELL SD 57301

T & B RENTALS
817 N SANBORN BLVD
MITCHELL SD 57301

SOUTH SANBORN STORAGE
407 N MAIN ST
MITCHELL SD 57301

PATRICIA MAHONEY
620 S ROWLEY
MITCHELL SD 57301

BRIAN & JUDY JACKSON
PO BOX 247
PARKSTON SD 57366

RICK HAZUKA
PO BOX 401
MITCHELL SD 57301

GREG & MARJORIE TILBERG
40526 254TH ST
MITCHELL SD 57301

VALBERG PROPERTIES
28620 VALVURG PL
DRAPER SD 57531

JOSH PHILLIPS
AMY HOELTZNER
1100 E 4TH
MITCHELL SD 57301

BOYD & KAY REIMNITZ
817 N SANBORN BLVD
MITCHELL SD 57301

BYRON & GAIL BULLINGTON
601 S ROWLEY
MITCHELL SD 57301

CHASTEN SCHROEDER
211 W DOUGLAS
MITCHELL SD 57301

LINDA CHRISTENSEN
210 W DOUGLAS
MITCHELL SD 57301

LONG BROTHERS LLC
1100 S BURR
MITCHELL SD 57301

HARRIS PROPERTIES LLC
2312 DEAN DR
MITCHELL SD 57301



February 10, 2021

To Whom It May Concern

You are hereby notified that William and Chris Duba, d/b/a Core Athletics are requesting the following property legally described as Lots 9, 10 and the East ½ of Lots 11 & 12, Block 12, Van Eps 1st Addition, City of Mitchell, Davison County, South Dakota from R3 Medium Residential District to HB Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (113 E Douglas). For the purpose of expanding their facility.

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The hearing will be Monday, February 22, 2021 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, March 1, 2021 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, March 16, 2021 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

I/We

OWNER

ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

Outside expectations

