

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
APRIL 12, 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 March 22, 2021**

Documents:

[PLANNINGCOMMINUTES3222021.PDF](#)

- 6. Schedule Next Meeting: April 26, 2021**

- 7. Conditional Use Permit: Greg & Kerry Brosz, 409 S Wallace St**

Gregory & Kerry Brosz has applied for a back yard variance of 7 feet vs 25 feet as required for construction on an attached garage at 409 S Wallace Street, legally described as Parcel A in Lot A of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota and Lot 3, Block 6, Sunnybrook Estates, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[BROSZAPP.PDF](#)
[BROZANNEXPETITION.PDF](#)
[BROSZANNEXEXHIBIT.PDF](#)
[BROSZNOH.PDF](#)
[BROSZNEIGHBORS.PDF](#)
[BROSZLETTER.PDF](#)
[BROSZAERIAL.PDF](#)

- 8. Variance: Darin Richey, 801 E Hanson Ave**

Darin Richey has applied for a side-yard on a corner variance of 13 feet vs. 20 feet as required and a height variance of 25 feet vs 22 feet as required to construct a detached garage at 801 E Hanson Ave, legally described as Lot 6, Block 5, Applegate Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District.

Documents:

[RICHEYAPP.PDF](#)
[RICHEYPLAN.PDF](#)
[RICHEYNOH.PDF](#)
[RICHEYNEIGHBORS.PDF](#)
[RICHEYLETTER.PDF](#)
[RICHEYAERIAL.PDF](#)

- 9. Variance: Abbott House, 1001 S Main St,**

Abbott House Inc. has applied for a side-yard on a corner variance of 8 feet vs. 20 feet as required to construct a detached garage at 1001 S. Main St, legally described as Lots 1, 2, and N 50 feet of Lot 3, Block 14, University Addition, City of Mitchell, Davison County,

South Dakota. The property is zoned R3 Medium Density Residential District.

Documents:

[ABBOTTHOUSEPLAN.PDF](#)
[ABBOTTHOUSEAPP.PDF](#)
[ABBOTTHOUSENOH.PDF](#)
[ABBOTTHOUSENEIGHBORS.PDF](#)
[ABBOTTHOUSELETTER.PDF](#)
[ABBOTTHOUSEVARAERIAL.PDF](#)

10. Variance: Mueller Lumber Company, 804 & 806 W Pine Ave

Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as Lot 5 & W 42' of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Planned Development District.

Documents:

[MLCAPP.PDF](#)
[MLCPLAN.PDF](#)
[MLCNOH.PDF](#)
[MLCLETTERS.PDF](#)
[MLCNEIGHBORS.PDF](#)
[MLC804806VAR2021.PDF](#)

11. Conditional Use Permit: Paul Groeneweg, 1101 Commerce Street

Paul Groeneweg has applied for a conditional use permit for construction of a building housing a childcare/preschool at 1101 Commerce Street, legally described as Lot 5-B, Block 7, Westwood First Addition, A Subdivision of SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned TWC Transportation, Warehousing, and Commercial District.

Documents:

[GROENEWEGAPP.PDF](#)
[GROENEWEGPLANS.PDF](#)
[GROENEWEGNOH.PDF](#)
[GROENEWEGNEIGHBORS.PDF](#)
[1101GROENEWEGCUPAERIAL.PDF](#)

12. A Plat Of Lot 8, Block 4A, A Subdivision Of Block 4 Of Westwood First Addition In The NW 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota

Documents:

[PLATLOT8B4AWESTWOOD.PDF](#)
[LOT8BL4WWESTWOOD.PDF](#)

13. Plat: Plat Of Lot 7 In The Replat Of Tract A, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota

Documents:

[PLATL7TAWILDOAK.PDF](#)
[LOT7TRAWILDOAKAERIAL.PDF](#)

- 14. Plat: A Plat Of Blocks 1, 2, And 3, Hoppy Drive And Zeke Avenue Of Lakeridge Addition, A Subdivision Of Irregular Tracts Nos. 1 And 2 In NW 1/4 Of Section 10, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLAKERIDGEADDITION.PDF](#)
[AERIALETHANPROJECT2021.PDF](#)

- 15. Plan Approval: Holiday Gas Station, 1821 S Burr St, HB District**

Documents:

[HOLIDAYPLAN.PDF](#)

- 16. OTHER BUSINESS:**

- 17. 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.

- 18. 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
MARCH 22, 2021**

NOT APPROVED

Chairman Larson called the March 22, 2021 City Planning Commission Meeting to order at 12:00 pm (Noon), in the Council Chambers, City Hall, 612 N Main St.

Members Present: Larson, Molumby, Sonne, Jirsa, Allen

Members Absent: Penney, Osterloo, Genzlinger

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

Declaration of Conflicts of Interest: none

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

Approval of Minutes: Motion by Molumby, seconded by Sonne to approve the minutes of the March 8, 2021 meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Molumby, seconded by Jirsa to schedule the next meeting for April 12, 2021. All members present voting aye, motion carried.

Plan Approval: Dale's A-1 Transmission, 1100 S Burr St, Highway Oriented Business District. Darren Long, was present to answer questions. The building will be used for cold storage and will match the existing building. The building will be 24' x 100'. Hegg reminded the commission and owner of the fire separation requirements, Long responded they will comply. Long addressed drainage. Schroeder recommended prior to issuance of the permit a legal survey be provided, as reviewing SDDOT plans for the Burr St project, indicates their sign may encroach into Ivy Street. If so, a legal document may need to be prepared. Schroeder also said we address other situations as they are being discovered. Motion by Molumby, seconded by Jirsa to approve the plan with the staff recommendation. All members present voting aye, motion carried.

Variance: Ryan Kirkpatrick, has applied for a side-yard variance on a corner variance of 11 feet vs 20 feet as required to construct a new home at 823 E. 5th, legally described as Lot 1, Block 11, F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single Family Residential District. Putnam reminded the commission that the house was destroyed by a fire. The older home probably did not meet current setbacks. Letters to the neighboring property owners were sent and a public notice has been provided to the legal newspaper. No neighborhood objections were received. The applicant was not present and no one testified in opposition. Motion by Jirsa, seconded by Sonne to recommend the board of adjustment approve the variance. All members present voting aye, motion carried.

Conditional Use Permit: Nancy Getty has applied for a conditional use permit to operate a family residential child care center in her home at 1511 Pebble Beach Road, legally described as Lot 6, Block 5, Lakeview Addition, City of Mitchell, Davison County, South Dakota. The applicant was not present. The commission reviewed the written comments that were received. No one testified in opposition. Putnam reported that she had operated a home child care center at a different address. Sandoval reported that she passed a fire inspection. Letters to the neighbors were sent and a public notice has been submitted to the legal newspaper. Motion by Molumby, seconded by Jirsa to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1. The permit is not transferable and 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.

Plat: A Plat of Lot 1, Block 5A, A Subdivision of Block 4 of Westwood First Addition in the NW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. Jeremy Jensen said that a 10 unit townhouse building will be constructed on this property. He was reminded of the fire and building codes by Hegg. Motion by Jirsa, seconded by Sonne to approve the plat. All members present voting aye, motion carried.

Plat: Tract 1 of Carstensen Addition an Addition in the Northeast Quarter (NE ¼) of Section 2, Township 103 North, Range 61 West of the 5th P.M., Davison County, South Dakota. This plat is outside the city's zoning jurisdiction, but within 3 miles of the city limits. Mark Jenniges from the county explained the county requirements. Motion by Molumby, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:22 pm.

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Gregory & Kerry Brosz are hereby making an application for a back-yard variance of 7 feet vs 25 feet as required for construction of an attached garage pursuant the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

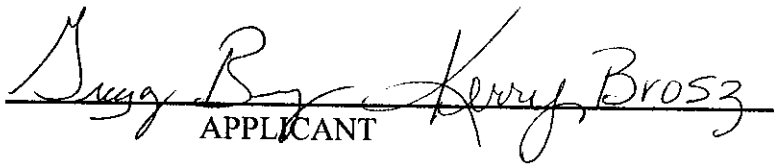
Parcel A in Lot A of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota and Lot 3, Block 6, Sunnybrook Estates, City of Mitchell, Davison County, South Dakota (409 S Wallace St)

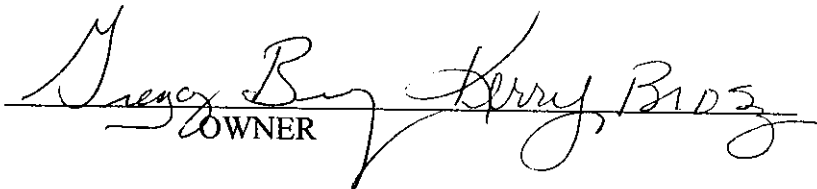
The said real property is zoned (R2) Single Family Residential District & (R4) High Density Residential District.

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

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

Dated this 16 of March, 2021.


APPLICANT


OWNER

PETITION FOR ANNEXATION OF REAL PROPERTY INTO THE CORPORATE LIMITS OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

Gregory and Kerry Brosz hereby request the annexation of the real property legally described as:

Parcel A in Lot A of Section 23, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota, as referenced in Exhibit A.

Gregory and Kerry Brosz are the sole owners and sole petitioners of the said real property.

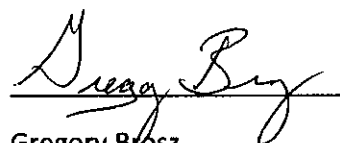
There are no improvements on the said real property.

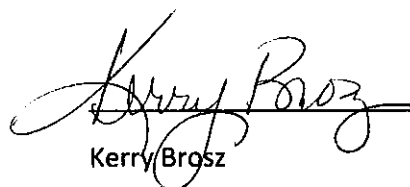
There are no residents and no register voters located on said real property.

There are no utilities or easements located on the real property.

The real property is contiguous to the corporate limits of the City of Mitchell, Davison County, South Dakota.

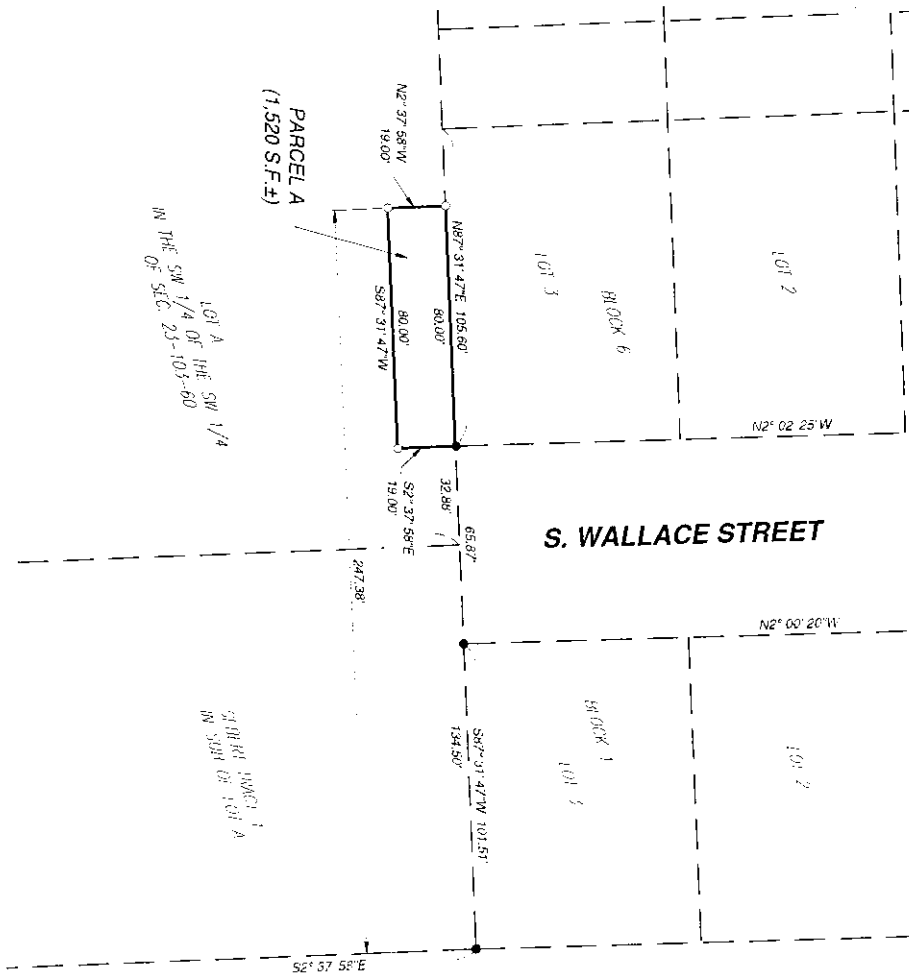
The owners and petitioners respectfully request the City Council of the City of Mitchell accept this petition and adopt a resolution approving the annexation of the real property described in this petition and that said resolution is to be filed with the Davison County Register of Deeds.


Gregory Brosz 3/16/21
Date


Kerry Brosz 3/16/21
Date

CERTIFICATE OF SURVEY

PARCEL A IN LOT A OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA



PARENT PARCEL DESCRIPTION

LOT A OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA.

PARCEL A DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT A OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 SW 1/4) OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE NORTH 19.00 FEET OF THE OF THE WEST 80.00 FEET OF THE EAST 247.38 FEET OF SAID LOT A, SAID PARCEL HEREIN DESCRIBED CONTAINS 1.520 SQUARE FEET, MORE OR LESS.

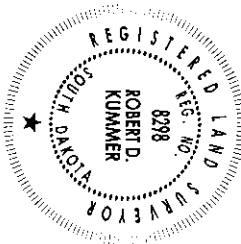
SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I, OR UNDER MY DIRECT SUPERVISION, DID PREPARE THE ATTACHED SURVEY AND THAT IT IS IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED THIS 14th DAY OF February, 2021
ROBERT D. KUMMER, RLS NO. 8298

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



LEGEND

- SUBJECT PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- FOUND REBAR OR REBAR W/ CAP UNLESS NOTED
- SET NO. 5 REBAR W/ CAP

PREPARED BY:

infrastucture
design group, inc.

3241 E. BISON TRAIL
SIOUX FALLS, SD 57106
PHONE: 605-271-5627
EMAIL: infrastucturedg.com

CERTIFICATE OF SURVEY

PARCEL A IN LOT A OF SECTION 23, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5th P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO: 20210

DATE: 04/23/2020

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 1 OF 1

NOTICE OF HEARING

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

You are hereby notified that Gregory & Kerry Brosz has applied for a back yard variance of 7 feet vs 25 feet as required for construction on an attached garage at 409 S Wallace Street, Parcel A in Lot A of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota and Lot 3, Block 6, Sunnybrook Estates, 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, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 17th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Once March 31, 2021

Approximate Costs:

GREG & KERRY BROSZ
409 S WALLACE
MITCHELL SD 57301

FRED SHANK
407 S ROWLEY
MITCHELL SD 57301

LEVI & KRISTIN BALCOM
408 S WALLACE
MITCHELL SD 57301

SCOTT PETERSEN
404 S WALLACE
MITCHELL SD 57301

BARRY & MARCY VANZEE
400 S WALLACE
MITCHELL SD 57301

CJG PROPERTIES
909 N MAIN
MITCHELL SD 57301

JOSHUA SOULEK
1519 E BIRCH
MITCHELL SD 57301

GAVEN DAVIS
1515 E BIRCH
MITCHELL SD 57301

AMANDA MURRAY
1501 E BIRCH
MITCHELL SD 57301

WESTON & COURTNEY PETERSEN
407 CHARLES ST
MITCHELL SD 57301

ERIC & NICOLE DEGEN
443 CHARLES ST
MITCHELL SD 57301

DEVON & KENDRA RUSSELL
501 CHARLES ST
MITCHELL SD 57301

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



MARCH 31, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, Gregory & Kerry Brosz has applied for a back yard variance of 7 feet vs 25 feet as required for construction on an attached garage at 409 S Wallace Street, legally described as Parcel A in Lot A of Section 23, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota and Lot 3, Block 6, Sunnybrook Estates, 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, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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

Scott D. Petersen Kerry Brosz
OWNER

404 S. WALLACE

ADDRESS

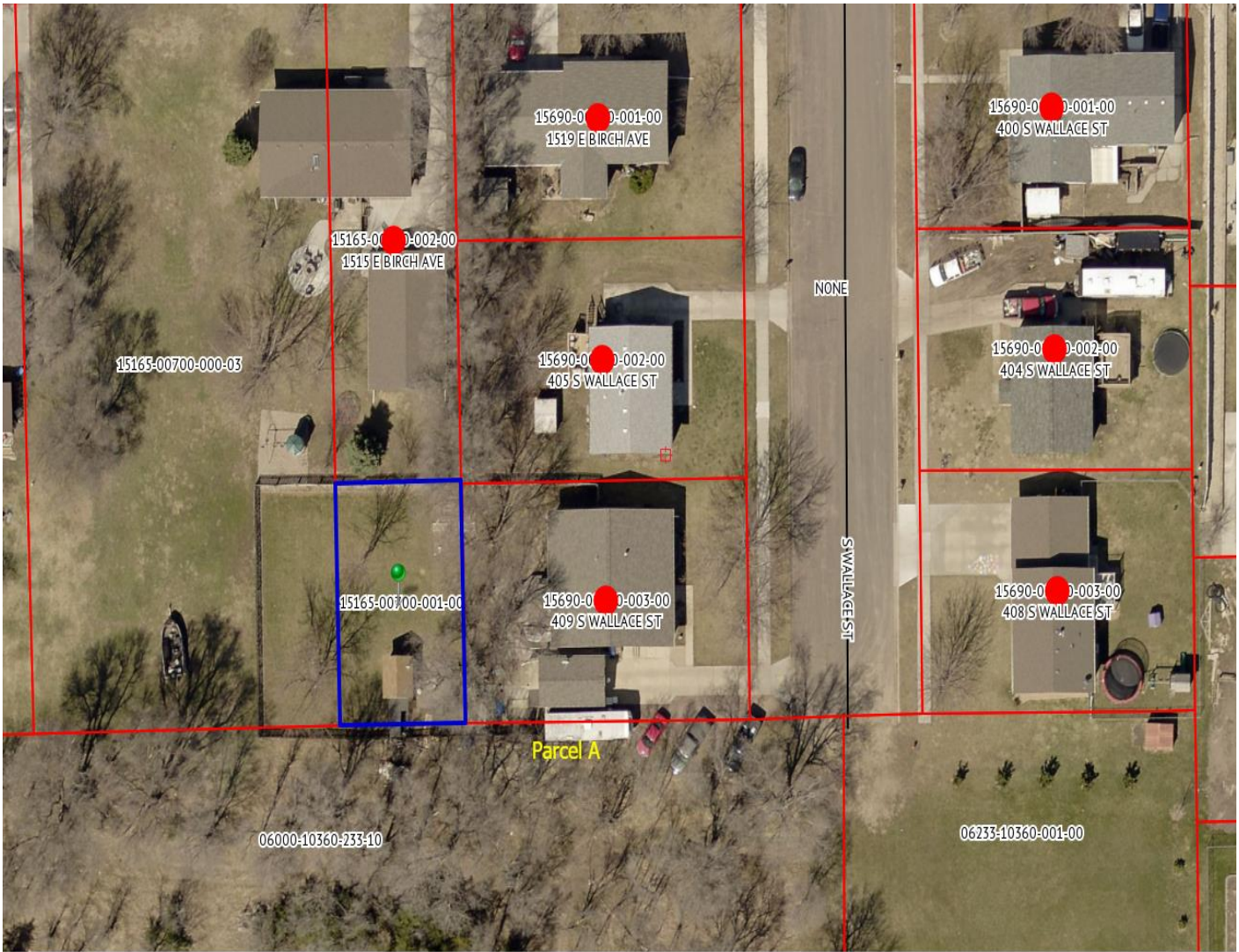
X

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:



APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Darin Richey is hereby is making an application for a side yard on a corner variance of 13 feet vs 20 feet and height variance of 25 feet vs 22 feet as required for construction of a detached garage pursuant the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 6, Block 5, Applegate Addition, City of Mitchell, Davison County, South Dakota
(801 E Hanson Ave)

The said real property is zoned (R2) Single Family Residential District.

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

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

Dated this 17 of March, 2021.



APPLICANT

OWNER

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Darin Richey is hereby is making an application for a side yard on a corner variance of 13 feet vs 20 feet and height variance of 25 feet vs 22 feet as required for construction of a detached garage pursuant the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 6, Block 5, Applegate Addition, City of Mitchell, Davison County, South Dakota
(801 E Hanson Ave)

The said real property is zoned (R2) Single Family Residential District.

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

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

Dated this 17 of March, 2021.



APPLICANT

OWNER

NOTICE OF HEARING

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

You are hereby notified that Darin Richey has applied for a side-yard on a corner variance of 13 feet vs. 20 feet as required and a height variance of 25 feet vs 22 feet as required to construct a detached garage at 801 E Hanson Ave, legally described as Lot 6, Block 5, Applegate 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, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 17th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Once March 31, 2021

Approximate Costs:

DARIN RICHEY
801 E HANSON
MITCHELL SD 57301

THOMAS BOEHMER
805 E HANSON
MITCHELL SD 57301

DONALD RIES
809 E HANSON
MITCHELL SD 57301

THOMAS & TRUDY PAVLIN
817 E HANSON
MITCHELL SD 57301

WILLIAM & RITA LESTER
817 E HANSON
MITCHELL SD 57301

PATRICK & SARA SCHUT
804 E ASH
MITCHELL SD 57301

ARIEN BAHM
808 E ASH
MITCHELL SD 57301

BRADLEY BOWLING
720 E ASH
MITCHELL SD 57301

CJG PROPERTIES
909 N MAIN ST
MITCHELL SD 57301

GALE PAGE
712 E ASH
MITCHELL SD 57301

CJG PROPERTIES
909 N MAIN ST
MITCHELL SD 57301

MATTHEW & ANGELA THOMPSON
717 E HANSON
MITCHELL SD 57301

BRIAN ABTS
MARISS TUBBS
722 E HANSON
MITCHELL SD 57301

PAULETTE SMITH
627 HERITAGE DR #107
BROOKINGS SD 57006

CLARKE COMPANIES
47035 250TH ST
BALTIMORE SD 57003

ENCORE BUSINESS VENTURES LLC
601 S ISADORE ST
MITCHELL SD 57301

THOMAS & TRUDY PAVLIN
817 E HANSON
MITCHELL SD 57301

JULIE MELLAN
PO BOX 785
MITCHELL SD 57301

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612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8420 | Fax: 605-995-8054
CityOfMitchell.org



MARCH 31, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, that Darin Richey has applied for a side-yard on a corner variance of 13 feet vs. 20 feet as required and a height variance of 25 feet vs 22 feet as required to construct a detached garage at 801 E Hanson Ave, legally described as Lot 6, Block 5, Applegate 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, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 Josh & Janice Petersen
OWNER

804 E Hanson
ADDRESS

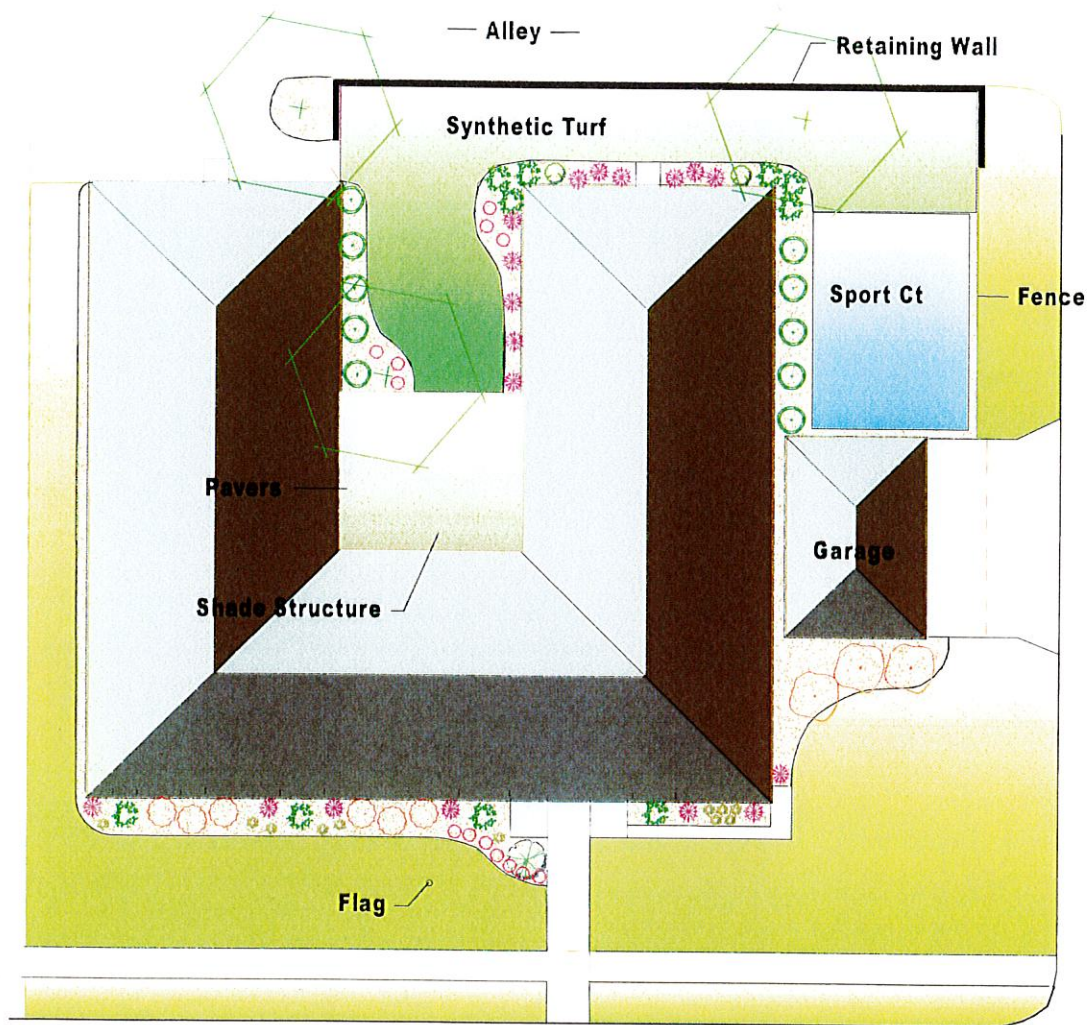
X APPROVE

_____ DISAPPROVE

No response will indicate approval.

COMMENTS:





North ➤

Landscape Plan:
Abbott House - Ohitika

Landscape Design by: Jeff Heppler
James Valley Landscape Solutions

APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Abbott House Inc. is hereby is making an application for a side yard on a corner variance of 8 feet vs 20 feet as required for construction of a detached garage pursuant the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lots 1 & 2 & N 50 feet of Lot 3, Block 14, University, City of Mitchell, Davison County, South Dakota (1001 S Main St)

The said real property is zoned (R3) Medium Density Residential District.

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

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

Dated this 19 of March, 2021.

Abbott House Inc.
APPLICANT

Eric Moor, Eric Moor, Executive Director
OWNER

NOTICE OF HEARING

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

You are hereby notified that Abbott House Inc. has applied for a side-yard on a corner variance of 8 feet vs. 20 feet as required to construct a detached garage at 1001 S. Main St, legally described as Lots 1, 2, and N 50 feet of Lot 3, Block 14, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District.

The City Planning Commission will be conducting a hearing on this application on Monday, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 17th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Once March 31, 2021

Approximate Costs:

DARREN & CARLA HOHN
1004 S ROWLEY
MITCHELL SD 57301

SARA & MARCO MORA
1006 S ROWLEY
MITCHELL SD 57301

RYAN SCHOENFELDER
1016 S ROWLEY
MITCHELL SD 57301

JEFFREY HOLLMAN
1020 S ROWLEY
MITCHELL SD 57301

JONATHAN & PAMELA SCHOON
1024 S ROWLEY
MITCHELL SD 57301

ARNOLD & WANDA RUS
401 SCOTTS LN
CHAMBERLAIN SD 57325

PAUL MISKIMINS
916 S ROWLEY
MITCHELL SD 57301

RIGGS RENTAL PROPERTIES LLC
41575 HWY 42
ETHAN SD 57334

FARMERST STATE BANK
PO BOX A
PARKSTON SD 57366

C & T LAND LLC
PO BOX 698
MITCHELL SD 57301

DANIEL & RENEE NIEHUS
1010 S MAIN ST
MITCHELL SD 57301

CHRISTOPHER ROEDER
1100 S MAIN ST
MITCHELL SD 57301

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



MARCH 31, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, Abbott House Inc. has applied for a side-yard on a corner variance of 8 feet vs. 20 feet as required to construct a detached garage at 1001 S. Main St, legally described as Lots 1, 2, and N 50 feet of Lot 3, Block 14, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R3 Medium Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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.

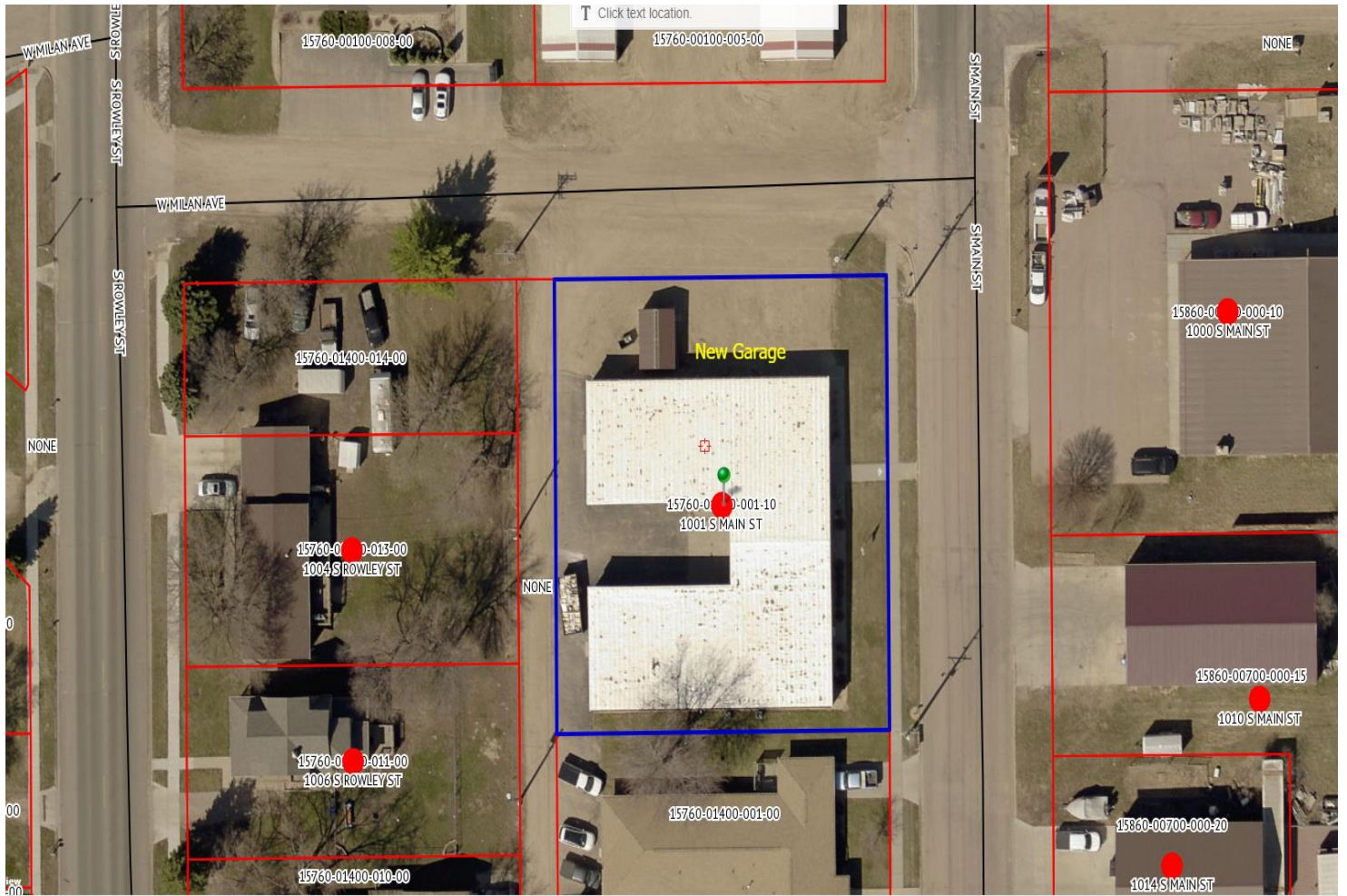
I/We Arnold Rios
OWNER

1001 S. Main - Mitchell
ADDRESS

X APPROVE

_____ DISAPPROVE

No response will indicate approval.



APPLICATION FOR VARIANCE

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

The undersigned applicant(s) Mueller Lumber Co. is hereby making an application for a backyard variance of 24 feet vs 25 feet as required for construction of a twin home with attached garages pursuant the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 5 & W 42 feet of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A,
Morningview Addition, City of Mitchell, Davison County, South Dakota.

The said real property is zoned (PD) Planned Unit Development District.

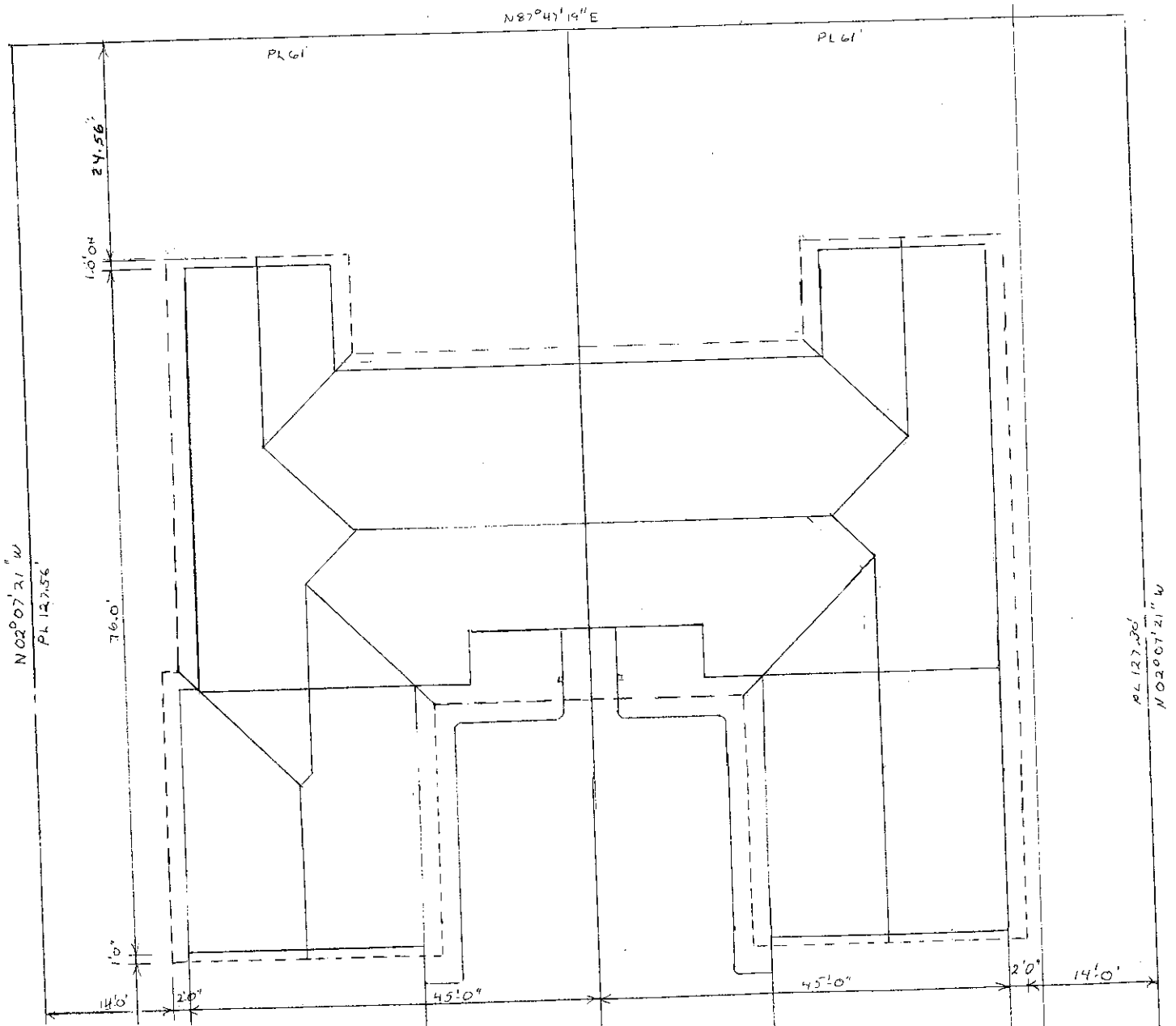
The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

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 19th of March, 2021.

Mueller Lumber Co.
APPLICANT

by Robert W. Mueller
OWNER



NOTICE OF HEARING

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

You are hereby notified that Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as Lot 5 & W 42' of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Planned Development District.

The City Planning Commission will be conducting a hearing on this application on Monday, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 18th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Once March 31, 2021

Approximate Costs:

MARCH 31, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as Lot 5 & W 42' of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Planned Development District.

YOU ARE FUTHER NOTIFIED, that the City Planning Commission will be conducting a hearing on this application on Monday, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 Bob Luenson
OWNER

723 + 725 W. Norway
ADDRESS

____ APPROVE
☒ DISAPPROVE

No response will indicate approval.

COMMENTS:

MARCH 31, 2021

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED, Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as Lot 5 & W 42' of Lot 4, Block 6, MLC Addition, A Subdivision of Lot 4A, Morningview Addition, City of Mitchell, Davison County, South Dakota. The property is zoned Planned Development District.

YOU ARE FUTHER NOTIFIED, that the City Planning Commission will be conducting a hearing on this application on Monday, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 Jan Quenzer
OWNER
(to live at) 712 W Pine Ave
ADDRESS
X APPROVE S
____ DISAPPROVE

No response will indicate approval.

COMMENTS:

THURINGER LIVING TRUST
40814 256TH ST
MITCHELL SD 57301

DAVID & ANITA KAY KLINE
821 W NORWAY
MITCHELL SD 57301

JAN QUENZER
2604 THUNDERBIRD DR
MITCHELL SD 57301

ROBERT & BEVERLY SWENSON
1603 E 63RD ST
SIOUX FALLS SD 57108

APPLICATION FOR CONDITIONAL USE PERMIT

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

The undersigned applicant(s) Paul Groeneberg is are hereby is making an application for a conditional use permit pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

Lot 5-B, Block 7 of Westwood First Addition, A Subdivision of SW ¼ of Section 16, T 103 N, R 60 W of 5th P.M., City of Mitchell, Davison County, South Dakota (1101 N. Commerce St)

Applicant(s) Paul Groeneberg of the above-described real estate, request(s) to operate a conditional use permit for childcare/nursery. The said real property is zoned (TWC) Transportation, Warehousing and Commercial 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.

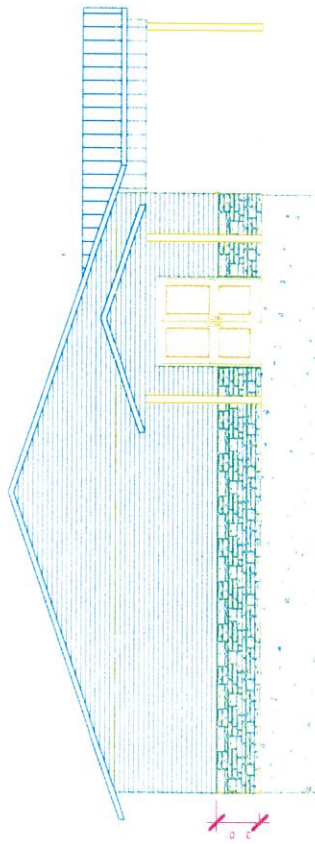
Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the Board of Adjustment. Furthermore, the applicant requests the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

Dated this 26 of March, 2021.



APPLICANT

OWNER

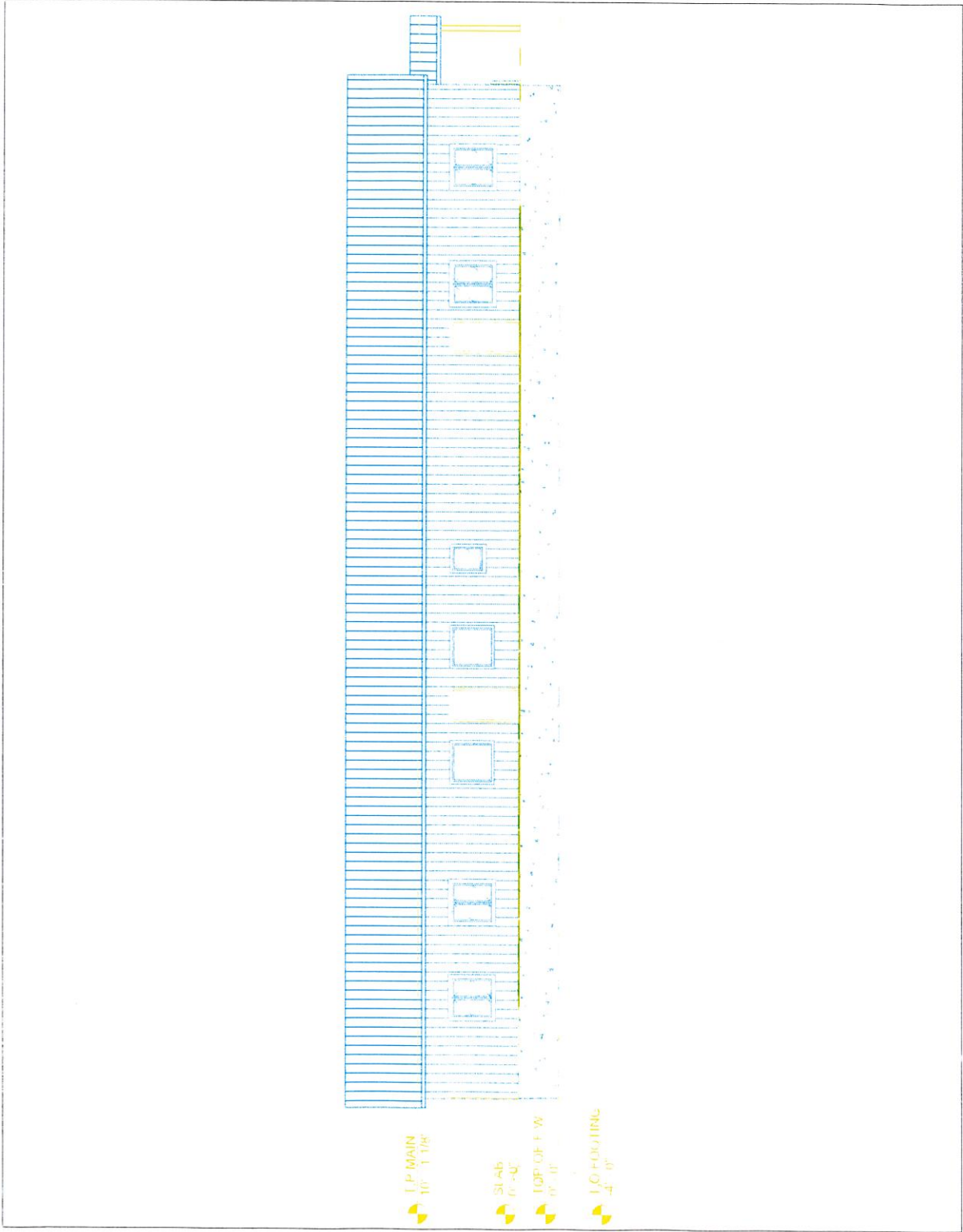


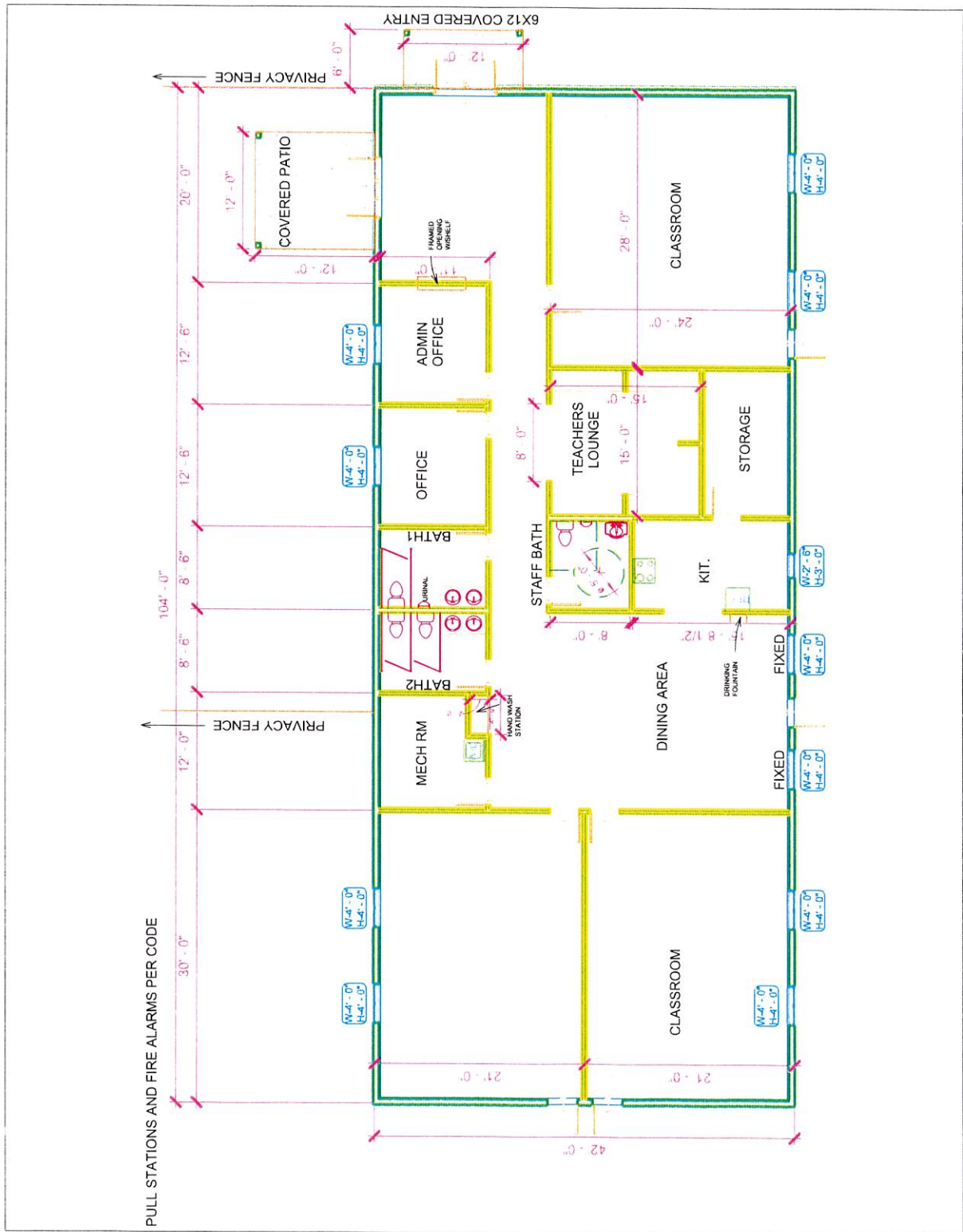
T.P. MAIN
10' - 1 1/8"

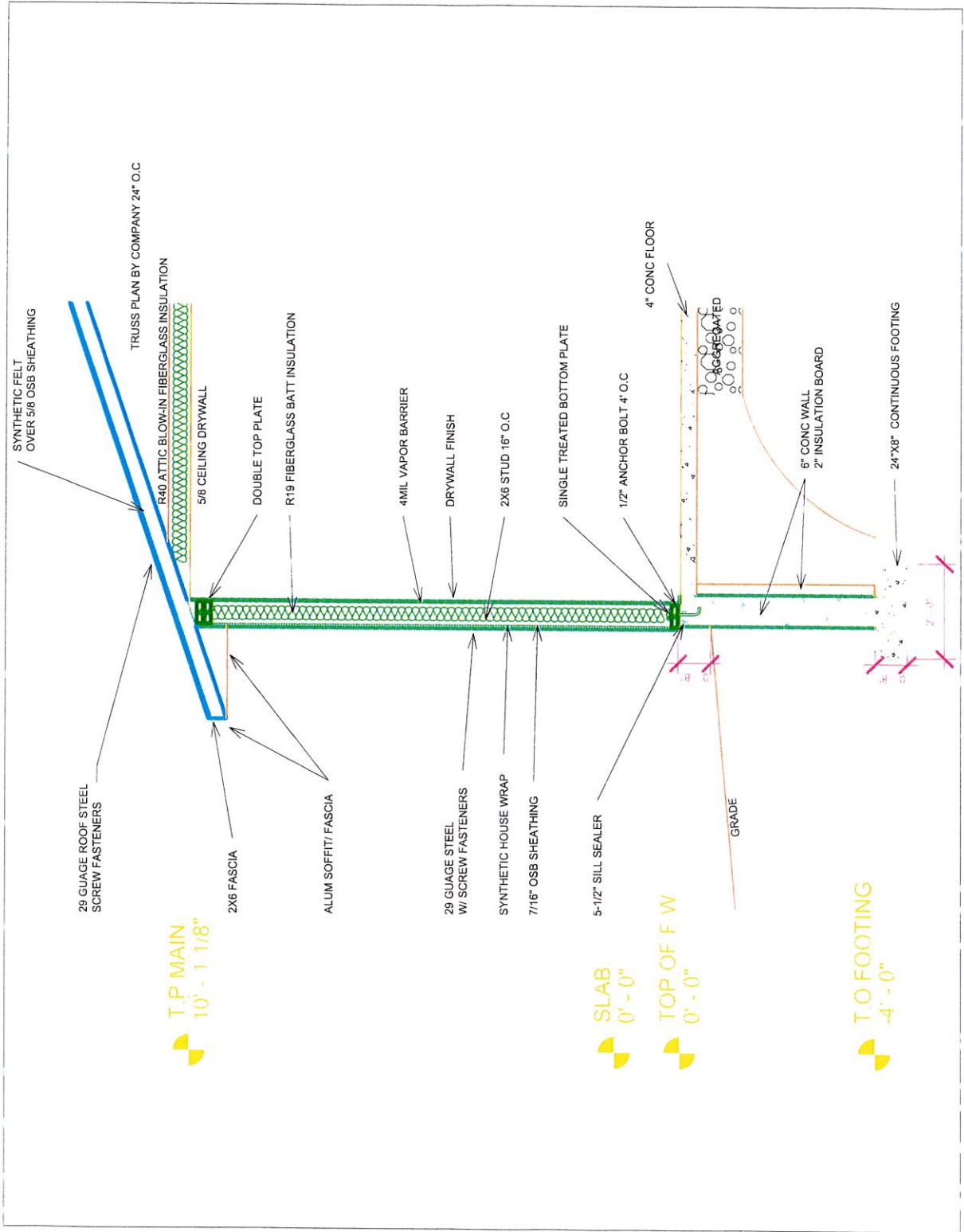
SLAB
0' - 0"

TOP OF F.W.
0' - 0"

T.O. FOOTING
-4' - 0"







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 conditional use permit for construction of a building housing a childcare/preschool at 1101 Commerce Street, legally described as Lot 5-B, Block 7, Westwood First Addition, A Subdivision of SW ¼ of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The property is zoned TWC Transportation, Warehousing, and Commercial District.

The City Planning Commission will be conducting a hearing on this application on Monday, April 12, 2021 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Monday, April 19, 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 26th day of March, 2021.

Michelle Bathke

Finance Officer

Publish Twice March 31 and April 7, 2021

Approximate Costs:

GROENEWEG CONSTRUCTION
320 N INDUSTRIAL
CORISCA SD 57328

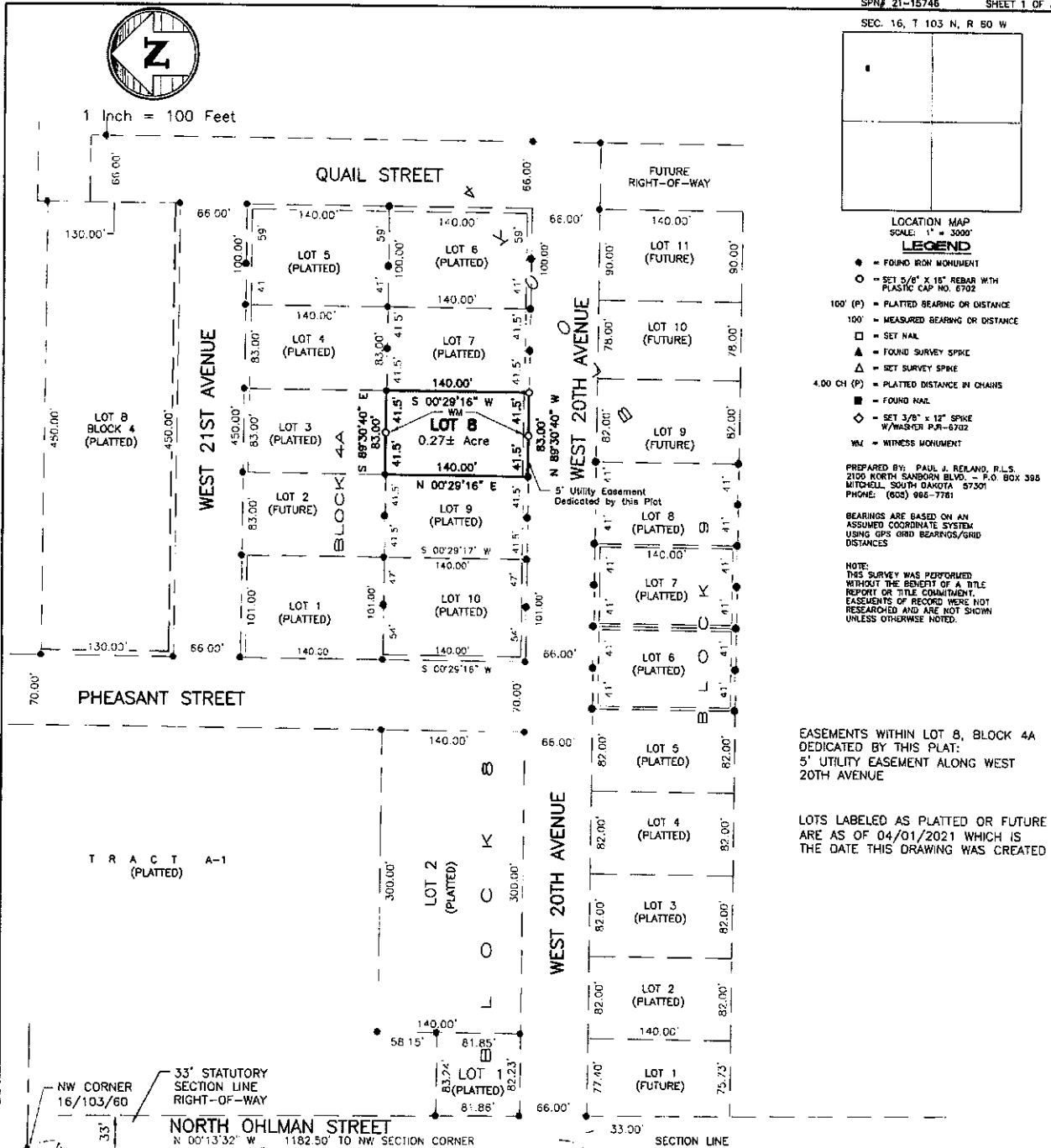
XTREME VENTURES LLC
1025 N COLE AVE
TEA SD 57064

DAKOTA STEEL & TRIM INC
29007 477TH
CANTON SD 57013

CJM CONSULTING
1050 N HARMON DR
MITCHELL SD 57301



SEC. 16, T 103 N, R 60 W



A PLAT OF LOT 8, BLOCK 4A, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 1, 2021, survey those parcels of land described as follows: LOT 8, BLOCK 4A, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

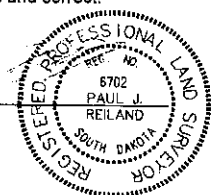
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 1ST day of APRIL, 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



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

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

CORPORATION ACKNOWLEDGMENT

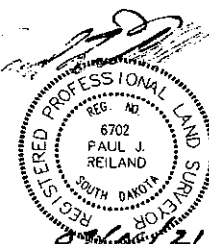
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

RESOLUTION OF CITY PLANNING COMMISSION

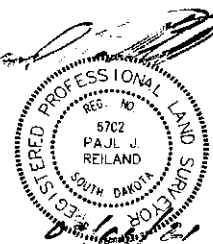
The undersigned does hereby certify that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 2021.

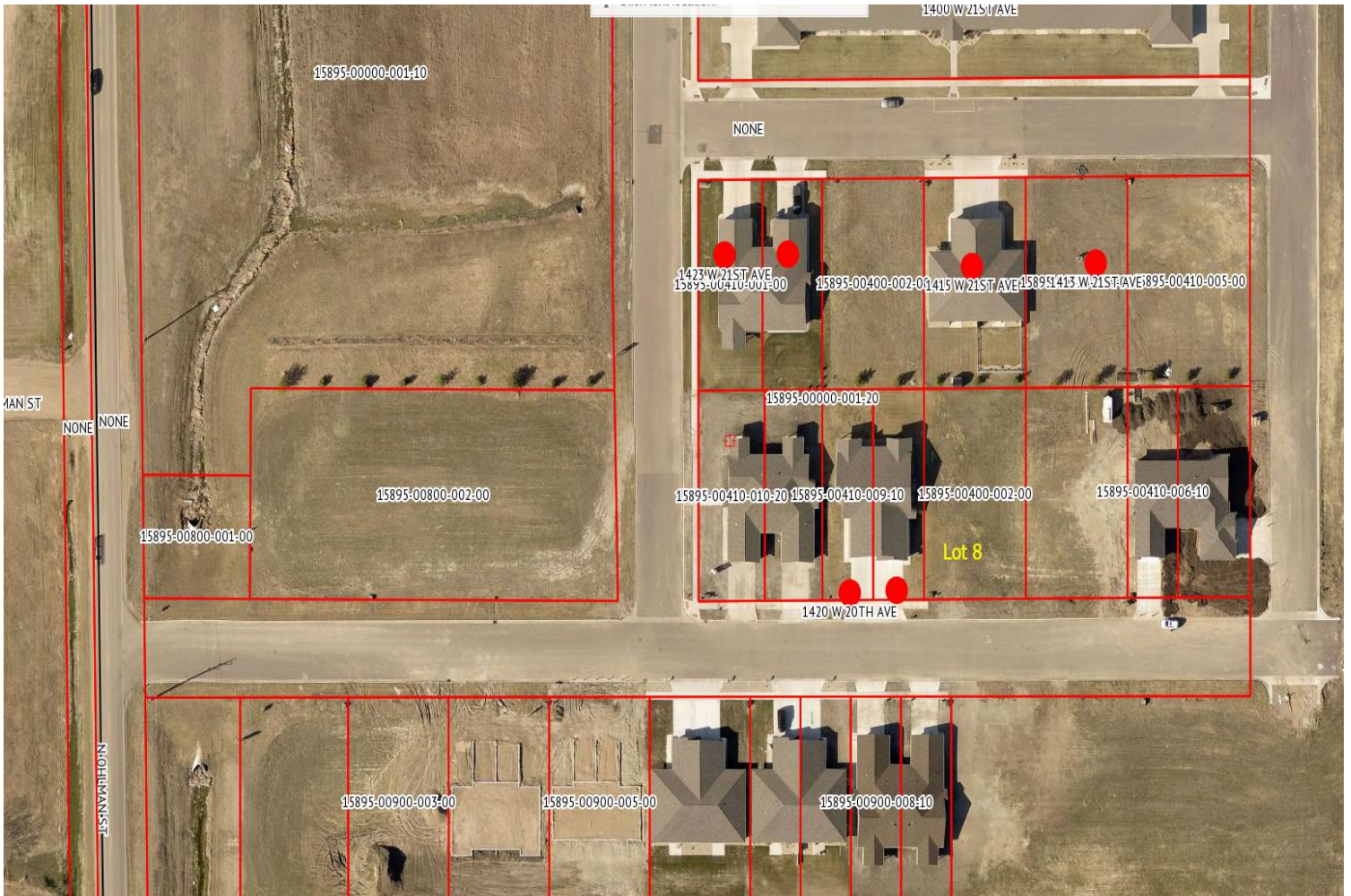
SPN

& 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



Phone: (605) 996-7761 Fax: (605) 996-0015

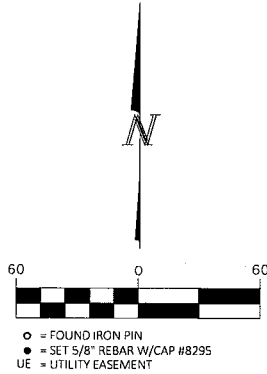




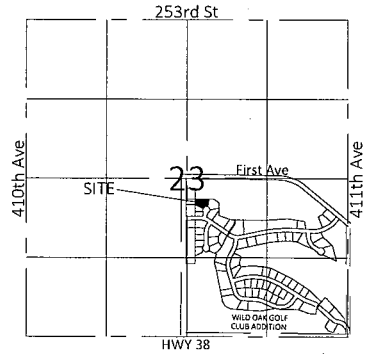
ates: Latest - 04/05/2020 - 04/21/2020



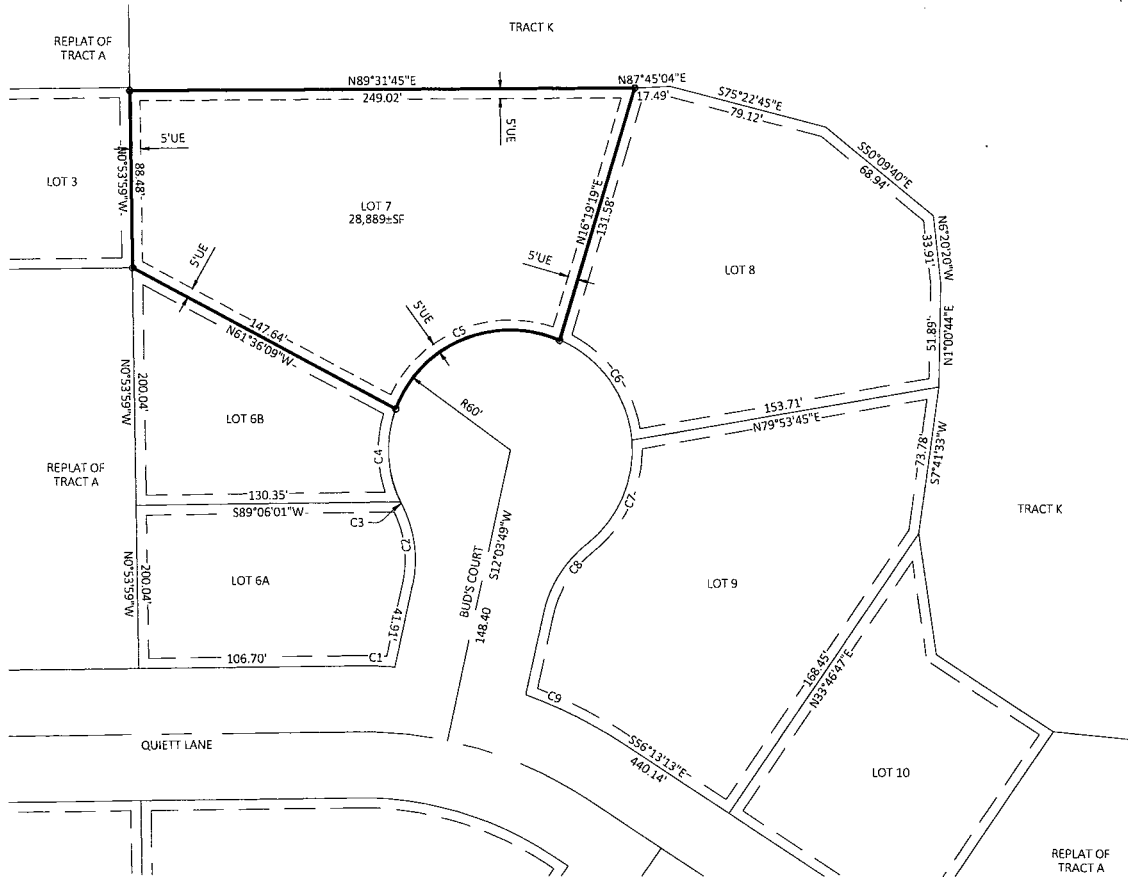
PLAT OF
LOT 7 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	19.61'	233.00'	4°49'16"	19.60'	N88°29'21"W
C2	41.04'	60.00'	39°11'42"	40.25'	N7°32'02"W
C3	1.61'	60.00'	1°32'01"	1.61'	S26°21'53"E
C4	47.61'	60.00'	45°27'56"	46.37'	S2°51'55"E
C5	98.50'	60.00'	94°03'46"	87.81'	S66°53'56"W
C6	64.07'	60.00'	61°11'05"	61.07'	N35°28'38"W
C7	58.79'	60.00'	56°08'36"	56.47'	N23°11'12"E
C8	41.04'	60.00'	39°11'42"	40.25'	S31°39'39"W
C9	55.20'	233.00'	13°34'26"	55.07'	N63°00'26"W



VICINITY MAP
SEC 23, T103N, R60W



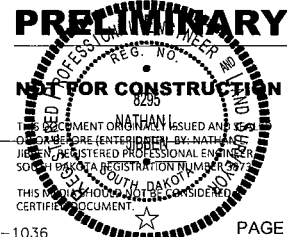
SURVEYOR'S CERTIFICATE

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MARCH 14, 2021, SURVEY A PORTION OF THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 7 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.66 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS _____ DAY OF _____, 202__.

NATHAN L. JIBBEN, RLS 8295



PLAT OF
LOT 7 IN THE REPLAT OF TRACT A,
WILD OAK GOLF CLUB ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 7 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF THE CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 7 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE

_____ DAY OF _____, 20_____.

CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE

APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____, 20_____; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 7 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF LOT 7 IN THE REPLAT OF TRACT A, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS

PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, 20_____.

FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATE

TREASURER/DEPUTY TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

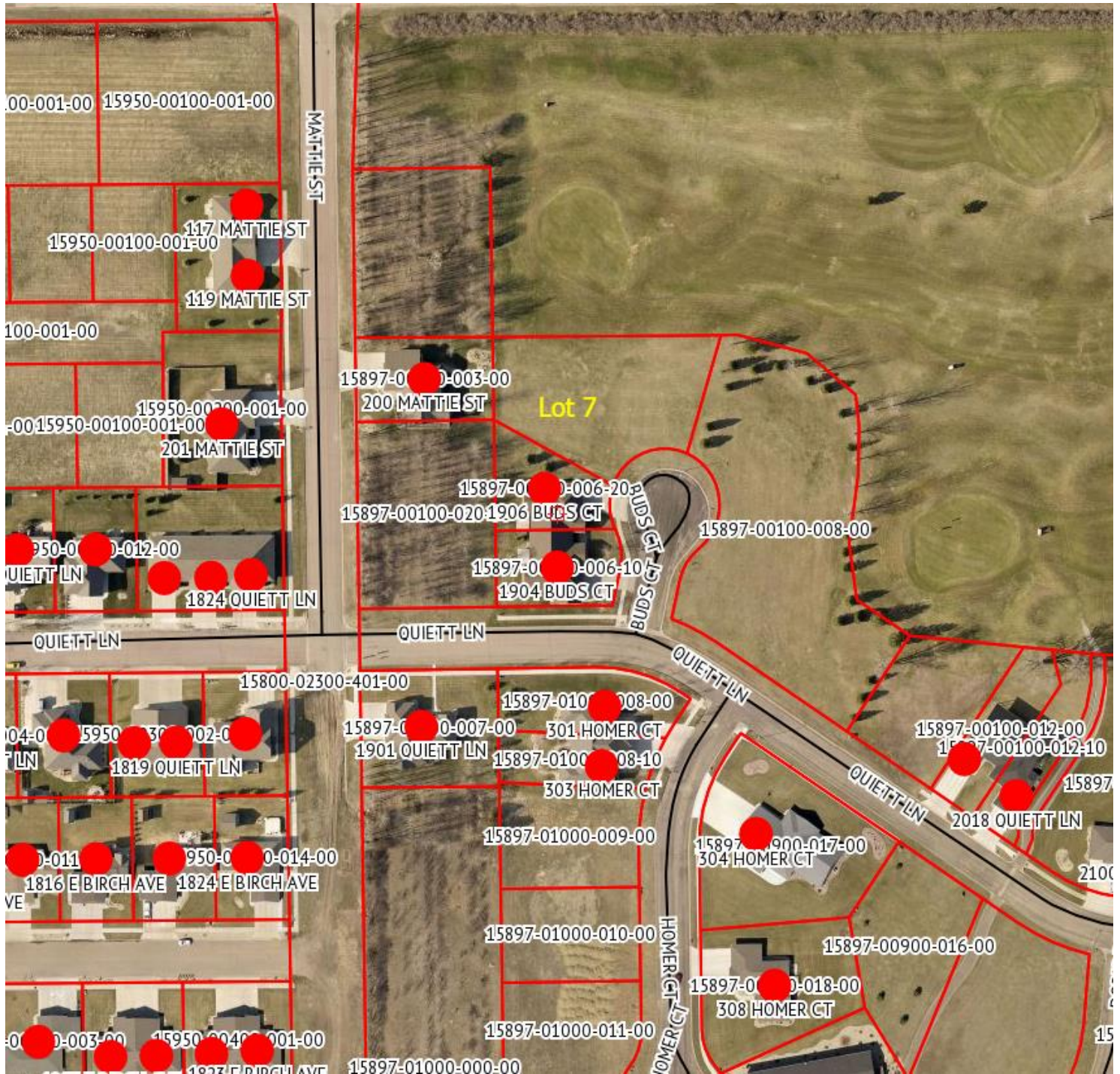
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK, _____ M., AND RECORDED IN BOOK

_____ OF PLATS ON PAGE _____ THEREIN AND RECORDED ON MICROFILM NUMBER _____.

REGISTER OF DEEDS, DAVISON COUNTY, SD





1 Inch = 200 Feet

NOTE: 5/8" X 1/8" REBAR WITH PLASTIC CAP NO. 6702 WILL BE SET AT ALL BLOCK CORNERS AND PROPERTY LINE BENDS.

NOTE: ALL LOTS SHOWN ARE PROPOSED

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 1/8" REBAR WITH PLASTIC CAP NO. 6702
- ▲ = FOUND SURVEY SPIKE
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- WM = WITNESS MONUMENT

EASEMENTS DEDICATED BY THIS PLAT:

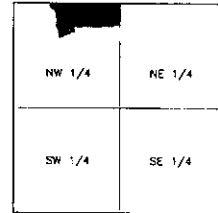
- BLOCK 1: 5' WIDE UTILITY EASEMENTS ALONG HOPPY DRIVE
30' WIDE UTILITY AND DRAINAGE EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT FROM CREEK TO EXISTING SEWER EASEMENT
10'X10' UTILITY EASEMENTS AT THE INTERSECTIONS OF HOPPY DRIVE AND EAST 38TH STREET
- BLOCK 2: 5' WIDE UTILITY EASEMENTS ALONG HOPPY DRIVE AND ZEKE AVENUE
- BLOCK 3: 5' WIDE UTILITY EASEMENTS ALONG HOPPY DRIVE AND ZEKE AVENUE

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

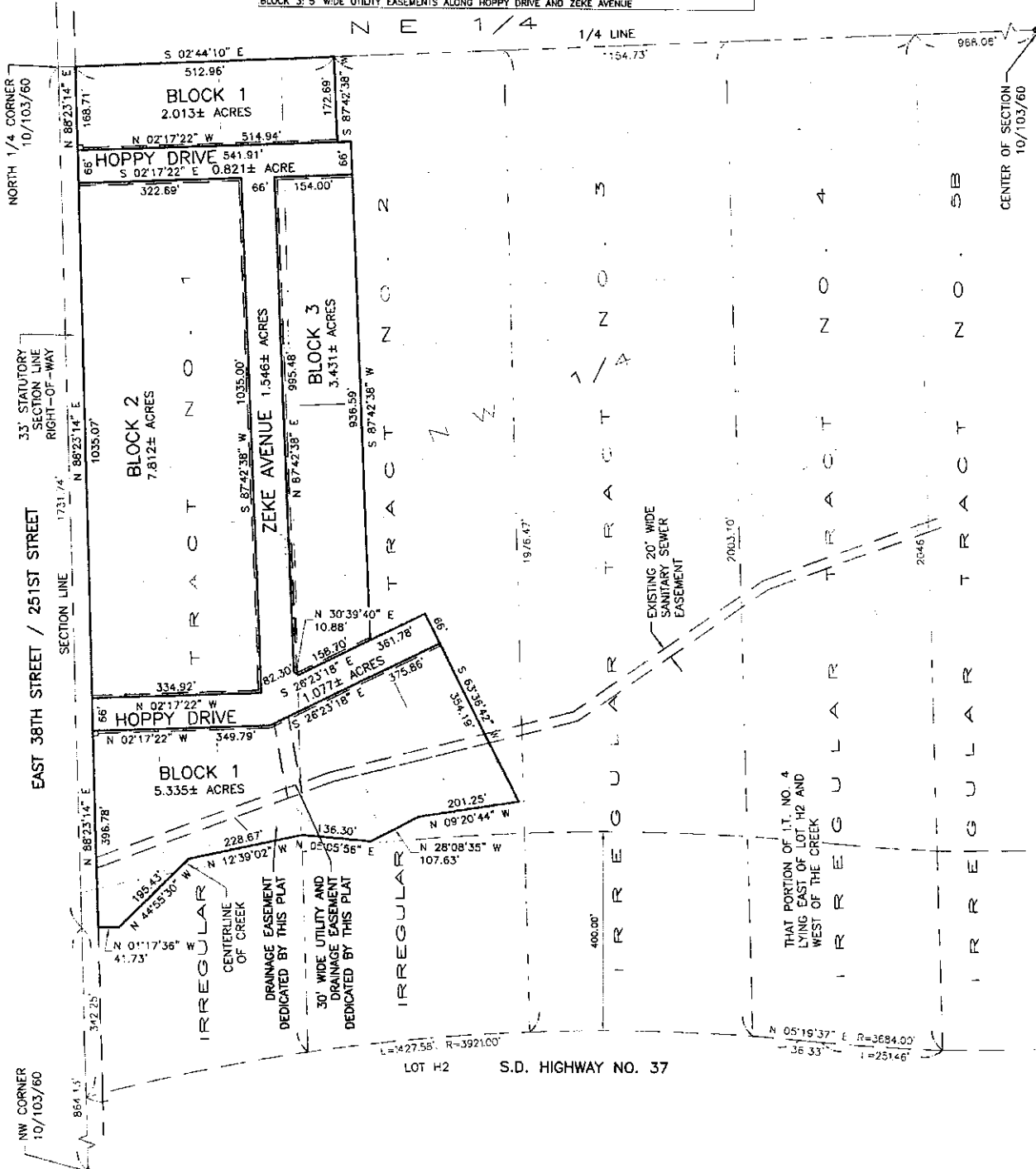
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE
NORTH AMERICAN DATUM 1983 - GEOID 12B
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

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.

SEC. 10, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



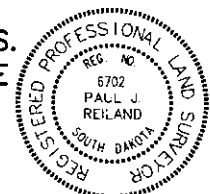
A PLAT OF BLOCKS 1, 2 AND 3, HOPPY DRIVE AND ZEKE AVENUE OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

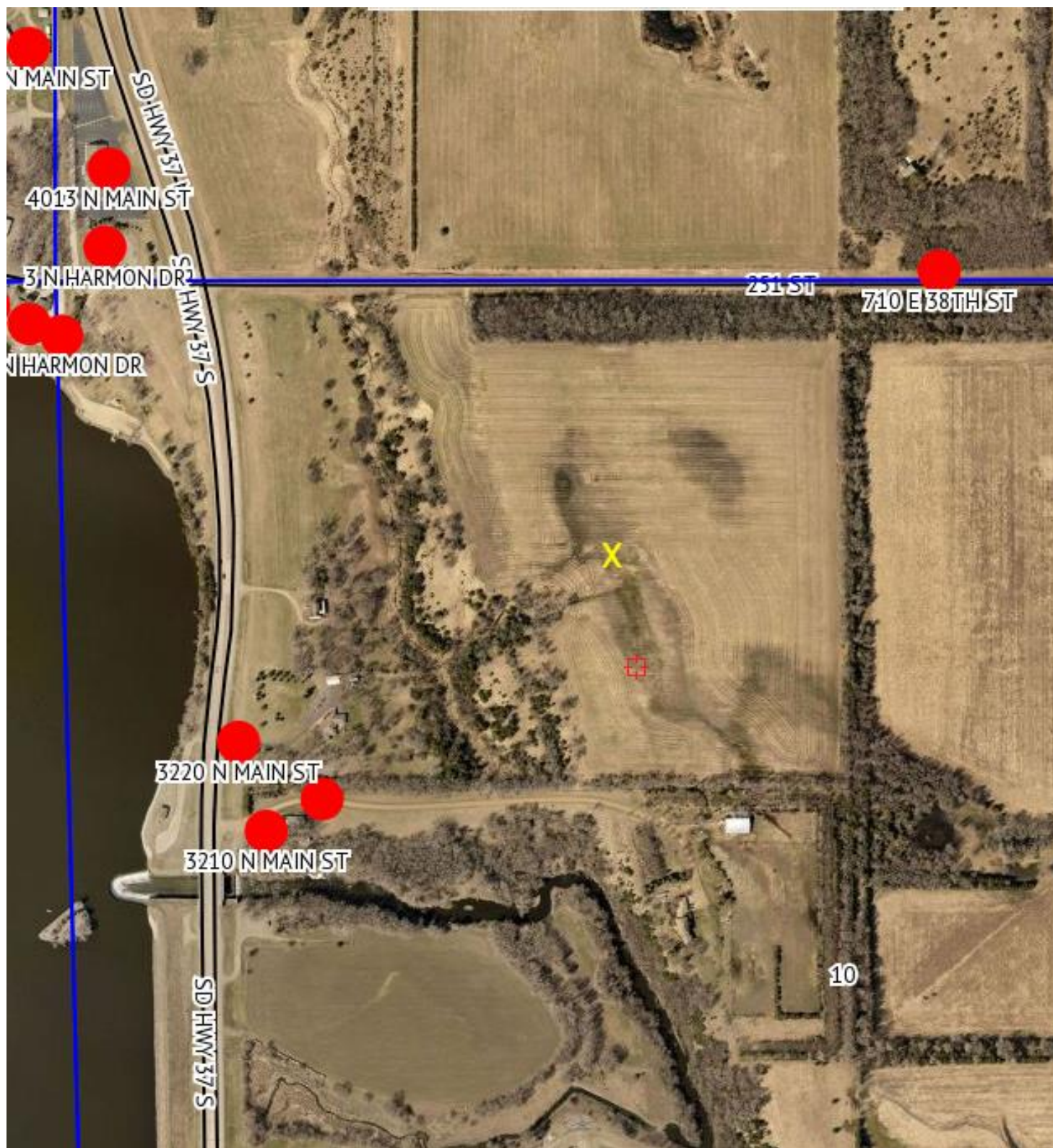
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

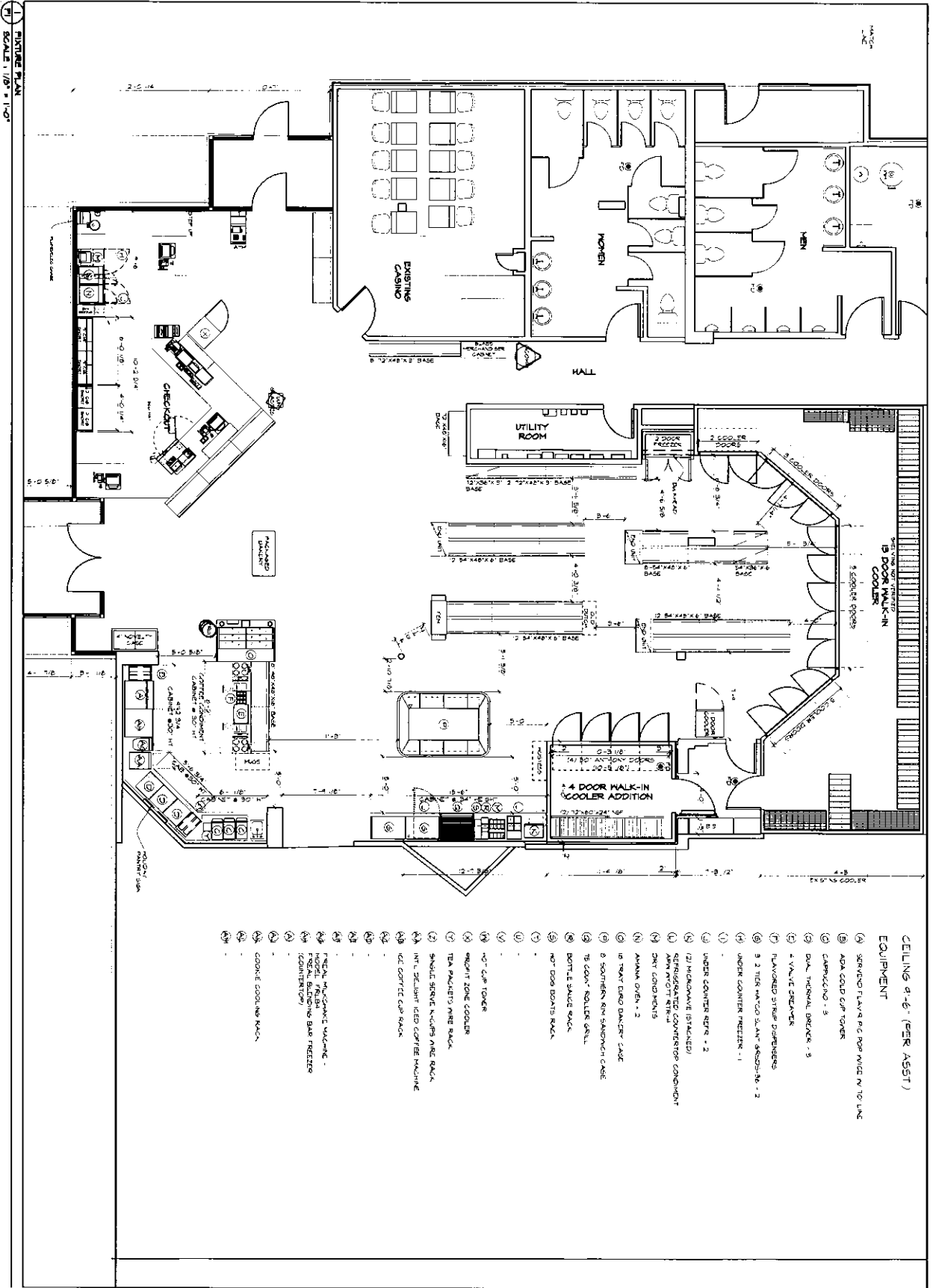


& Associates
Engineers, Planners and Surveyors
 2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

RESOLUTION OF CITY PLANNING COMMISSION

A circular professional seal for a Registered Professional Land Surveyor. The outer ring contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" at the top and "SOUTH DAKOTA" at the bottom. The center of the seal contains the text "REG. NO. 6702", "PAUL J. REILAND", and "SOUTH DAKOTA".





STORE #0490		1821 SOUTH BURR STREET MITCHELL, SD	
HOLIDAY ORACLE K STORES INC. NORTHERN TIER BUSINESS UNIT			
F1			
PROJECT			
DATE			
BY			
CHECKED			
APPROVED			
REVISIONS			
NO. DATE DESCRIPTION			
1 10/10/2020 1821 SOUTH BURR STREET, MITCHELL, SD			
2 11/10/2020 1821 SOUTH BURR STREET, MITCHELL, SD			
3 12/10/2020 1821 SOUTH BURR STREET, MITCHELL, SD			
4 01/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
5 02/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
6 03/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
7 04/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
8 05/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
9 06/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
10 07/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
11 08/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
12 09/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
13 10/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
14 11/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
15 12/10/2021 1821 SOUTH BURR STREET, MITCHELL, SD			
16 01/10/2022 1821 SOUTH BURR STREET, MITCHELL, SD			
17 02/10/2022 1821 SOUTH BURR STREET, MITCHELL, SD			
18 03/10/2022 1821 SOUTH BURR STREET, MITCHELL, SD			
19 04/10/2022 1821 SOUTH BURR STREET, MITCHELL, SD			
20 05/10/2022 1821 SOUTH BURR STREET, MITCHELL, SD			
21 06/10/2022 1821 SOUTH BURR STREET, MITCHELL, SD			
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