

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST
MONDAY, APRIL 26, 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: April 12, 2021**

Documents:

[PLANNINGCOMMINUTES4122021.PDF](#)

- 6. Schedule Next Meeting: May 10, 2021**
- 7. Plan Approval: Exit Realty, 117 E. 4th Ave, Central Business District**

Documents:

[KLINGAMANPHOTO.PDF](#)
[KLINGAMANPLAN.PDF](#)

- 8. Plat: A Plat Of Lot S-13, A Subdivision Of The Replat Of Lot S In The NW 1/4 Of Section 27, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOTS13REPLAT.PDF](#)
[AERIALPIZZARANCH.PDF](#)

- 9. Plat: A Plat Of Lot 46A Of Maui Farms Second Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT46AMAUIFARMS.PDF](#)
[AERIALLOT46AMAUIFARMS.PDF](#)

- 10. Plat: A Plat Of Lot 54 Of Maui Farms Second Addition, A Subdivision Of The SE 1/4 Of Section 31, T 104 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota**

Documents:

[PLATLOT54MAUIFARMS.PDF](#)
[AERIALLOT54MAUIFARMS.PDF](#)

- 11. Hearing And Recommendation: An Ordinance Rezoning Blocks 1, 2, And 3, West Hoppy Loop, East Hoppy Loop 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, SD From UD To A Planned Unit Development District**

Documents:

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

12. OTHER BUSINESS:

- 13. 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.**

14. 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
April 12, 2021**

Not Approved

Chairman Larson called the April 12, 2021 City Planning Commission Meeting to order at 12:00 p.m. in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

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

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

Conflicts of Interest; Sonne on Item # 14

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

Approval of Minutes: Motion by Jirsa, seconded by Osterloo to approve the minutes of the March 22, 2021 Meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Osterloo to schedule the next meeting for April 26, 2021. All members present voting aye, motion carried.

Variance: Gregory & Kerry Brosz have applied for a back yard variance of 7 feet vs 25 feet as required for construction of 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. Mr. Brosz was present to answer questions. No one testified in opposition. The commission reviewed the written comments they received. Letters to the affected neighbors were sent and a public notice was provided to the official newspaper. Brosz indicated that the owner south of his home would not sell him any additional land to the west. He will be requesting annexation of the Parcel A and council will hear it on April 19. Motion by Genzlinger, seconded by Molumby to recommend the board of adjustment approve the variance. Roll Call: Jirsa yes, Sonne yes, Molumby yes, Osterloo yes, Genzlinger yes, Larson yes, Penney absent. 6 Yes 0 no 1 absent. Motion carried.

Variance: Darin Richey has applied for a side-yard on a corner variance of 13 feet vs 20 feet as required and 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 6, Applegate Addition, City of Mitchell, Davison County, South Dakota. No testified in opposition. The property is zoned R2, Single Family Residential District. Mr. Richey was available to answer questions. The planning commission reviewed the written comments that were received. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. Mr. Richey indicated that the intent of the garage is for personal storage and no business activity. He intends to remove the existing garage. London informed the commission that this property is on the nuisance list. Richey will store more vehicles in the new garage. Reminder that parking on the public sidewalk is a violation of city ordinance. Richey was asked about alternative layouts. He responded that he considered them.

Motion by Genzlinger, seconded by Jirsa to recommend the Board of Adjustment approve the variance with the condition that the existing garage be removed. Roll Call; Osterloo no, Jirsa yes, Larson yes, Genzlinger yes, Sonne yes, Molumby yes, Penney absent. 5 Yes, 1 No, 1 Absent. Motion carried.

Variance: Abbott House Inc. has applied for a side-yard variance 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. No one was present to answer questions. No one testified in opposition. The commission reviewed the written comments that have been received. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. It was unclear what is the size of the proposed garage is. Putnam will see if they have a definite plan of the dimensions. It was noted that the new structure must be 3 feet from the main building. Motion by Jirsa, seconded by Sonne to recommend the Board of Adjustment approve the variance. Roll Call Vote: Genzlinger yes, Larson yes, Molumby yes, Sonne yes, Jirsa yes, Osterloo no, Penney absent. 5 Yes 1 No, Motion carried.

Variance: Mueller Lumber Company has applied for a back yard variance of 24 feet vs 25 feet as required for construction of a twin home with attached garages at 804 & 806 W. Pine Ave, legally described as 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 property is zoned Planned Unit Development. Bob Mueller was present to answer questions. The commission reviewed the written comments that were received. No one testified in opposition. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. Motion by Molumby, seconded by Jirsa to recommend the Board of Adjustment approve the variance request. Roll Call Vote: Sonne yes, Molumby yes, Larson yes, Osterloo yes, Genzlinger yes, Jirsa yes and Penney absent. 6 Yes 0 no, 1 absent. Motion carried.

Conditional Use Permit: 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 the 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 Transportation, Warehousing, and Commercial District. The applicant was not present and no one testified in opposition. No written objections were received. Letters to the affected neighbors were sent and a public notice has been provided to the legal newspaper. Hegg reviewed the applicable building and fire codes and the requirements for 'sealed' plans. Motion by Jirsa, seconded by Genzlinger to recommend the Board of Adjustment approve the conditional use permit. Roll Call vote: Molumby yes, Larson yes, Genzlinger yes, Osterloo yes, Jirsa yes, Sonne yes, and Penney absent. 6 Yes 0 No 1 absent.

Plat: A Plat of Lot 8, Block 4A, 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. This appears to follow the master plan. Motion Osterloo, seconded by Jirsa to approve the plat. All members present voting aye, motion carried.

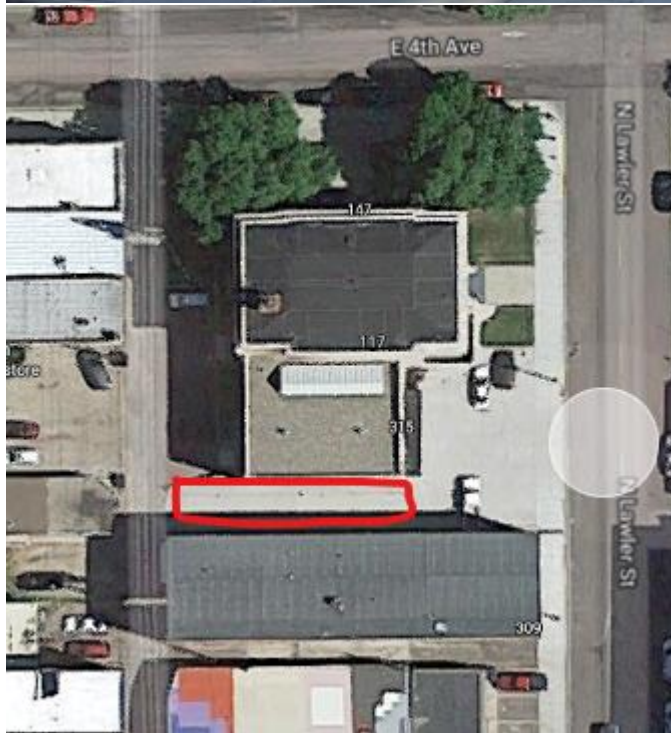
Plat: A Plat of Lot 7 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota. This appears to follow the master plan. Motion by Osterloo, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

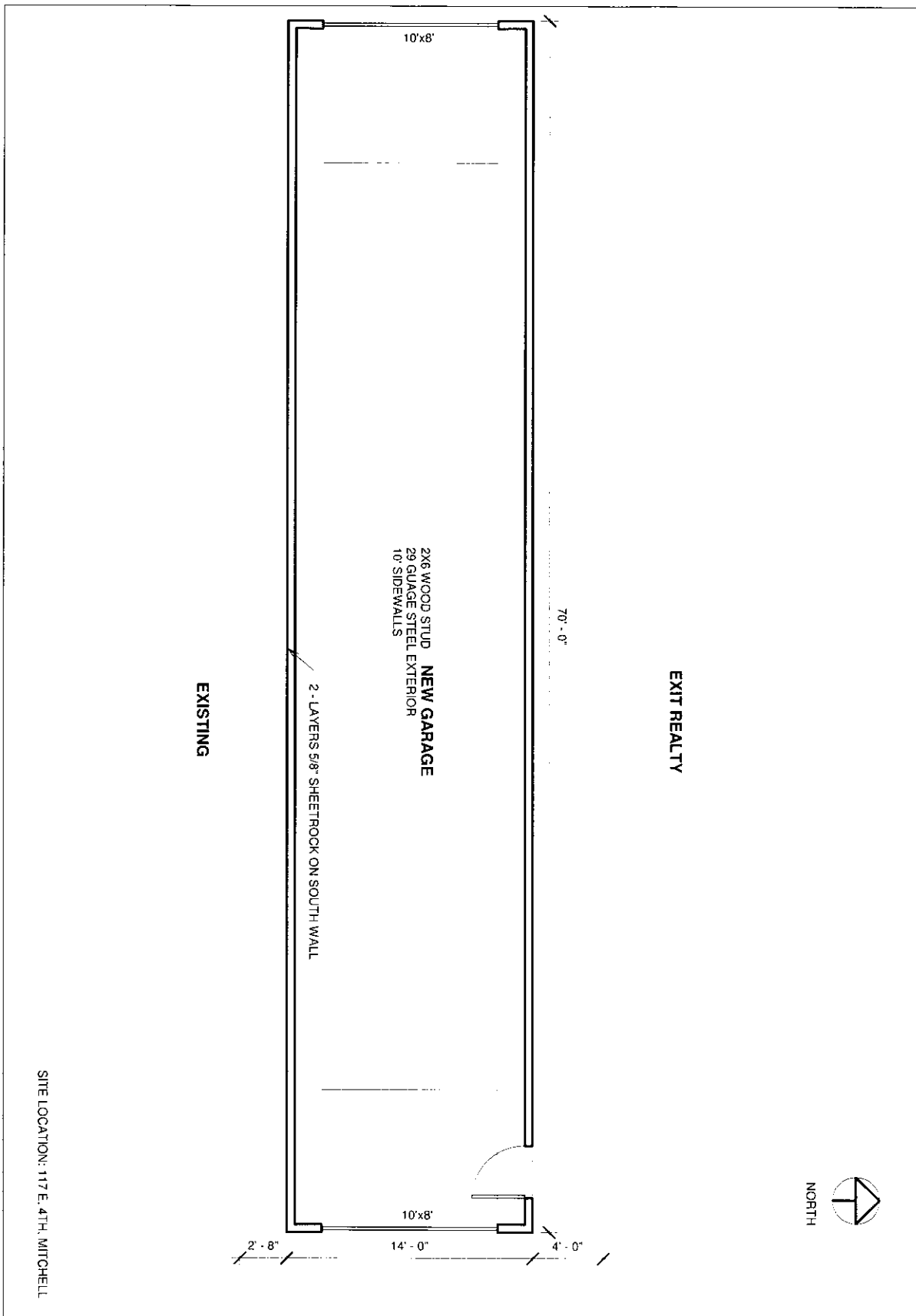
Plat: A Plat of Blocks 1, 2, and 3, Hoppy Drive and Zeke Avenue of Lakeridge Addition, A Subdivision of Irregular Tracts Nos. 1 and 2 in the NW ¼ of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. This property was recently annexed by the City of Mitchell. Dan Boehmer of Ethan Lumber Co-op was present to answer questions. Schroeder reminded the commission that engineering plans are being prepared and a developer's agreement will be completed prior to issuance of building permits. This is for phase one of the project. Putnam mentioned that a rezoning request will be forthcoming. Motion by Jirsa, seconded by Molumby to approve the plat: Roll Call Vote: Osterloo yes, Genzlinger yes, Jirsa yes, Larson yes, Molumby yes, Sonne abstain, and Penney absent. Motion carried.

Plan Approval: Holiday Store, 1821 S Burr St, Highway Oriented Business District. Hegg said this plan consists of interior remodeling. There will be plumbing and electrical activity that he would like to be reviewed. Genzlinger asked if this plan needs to be professionally sealed. Hegg responded no. Motion by Jirsa, seconded by Osterloo. All members present voting aye, motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:45 pm.





PO Box 167 117 West Ash Street
Ethan, SD 57334

Office: (605) 227-4224
Fax: (605) 227-4225
www.ethancooplumber.com

A1

Kleve Klingaman Garage

Date Revised: April 19, 2021

Sheet Name: First Floor Plan

Scale: 3/16" = 1'-0"

Drawn By: Ashley Gunnare



1 Inch = 100 Feet

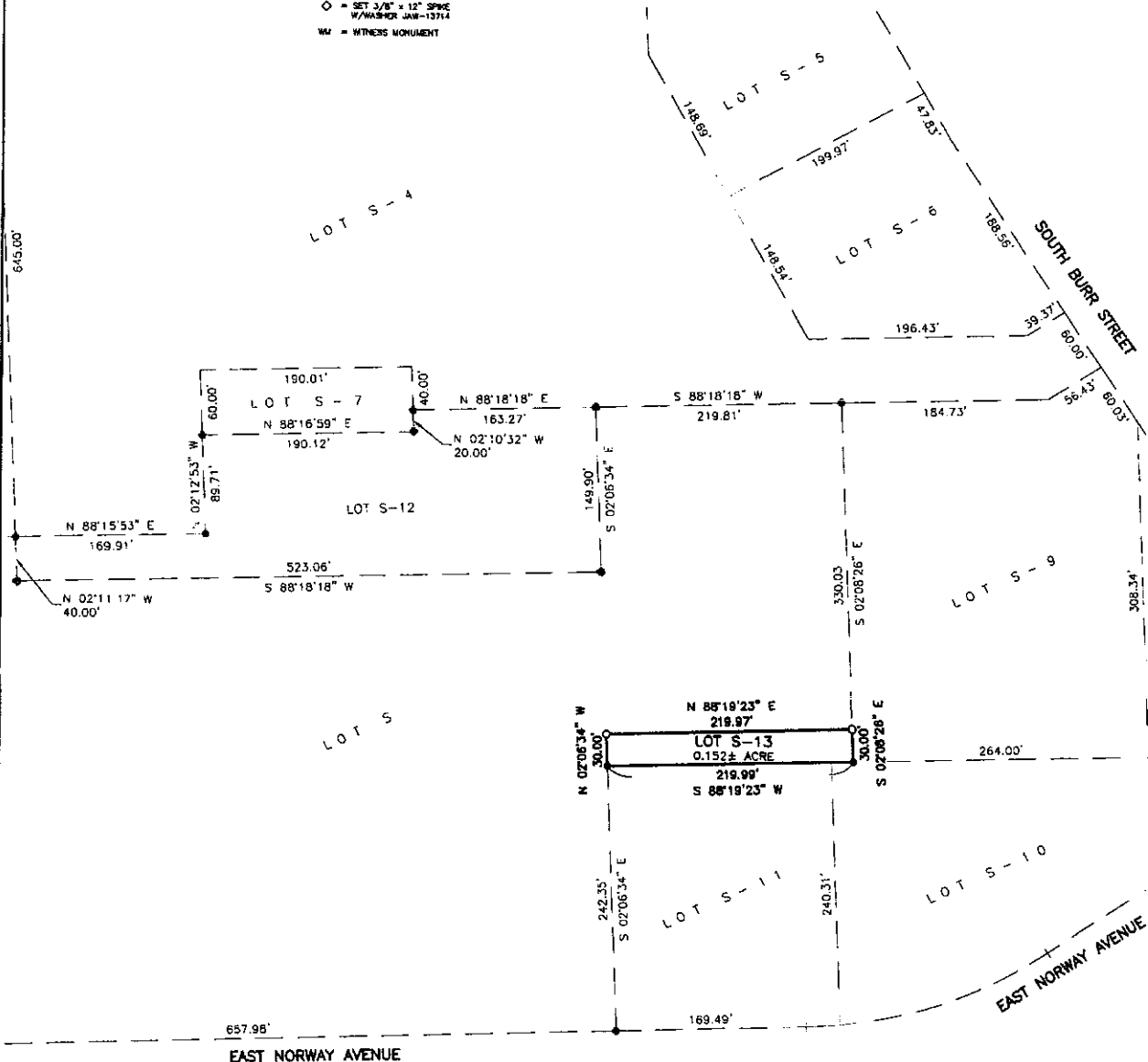
LEGEND

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

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH
ZONE, STATE PLANE - NORTH AMERICAN
DATUM 1983 - DEGRS 12N

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



A PLAT OF LOT S-13, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

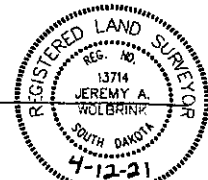
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of First Dakota National Bank, a South Dakota banking corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 7, 2021, survey those parcels of land described as follows: LOT S-13, A SUBDIVISION OF THE REPLAT OF LOT S IN THE NW 1/4 OF SECTION 27, 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 APRIL, 2021.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



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

RESOLUTION OF CITY COUNCIL

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

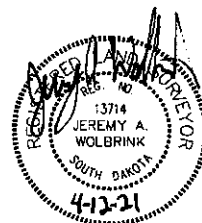
CERTIFICATE OF COUNTY TREASURER

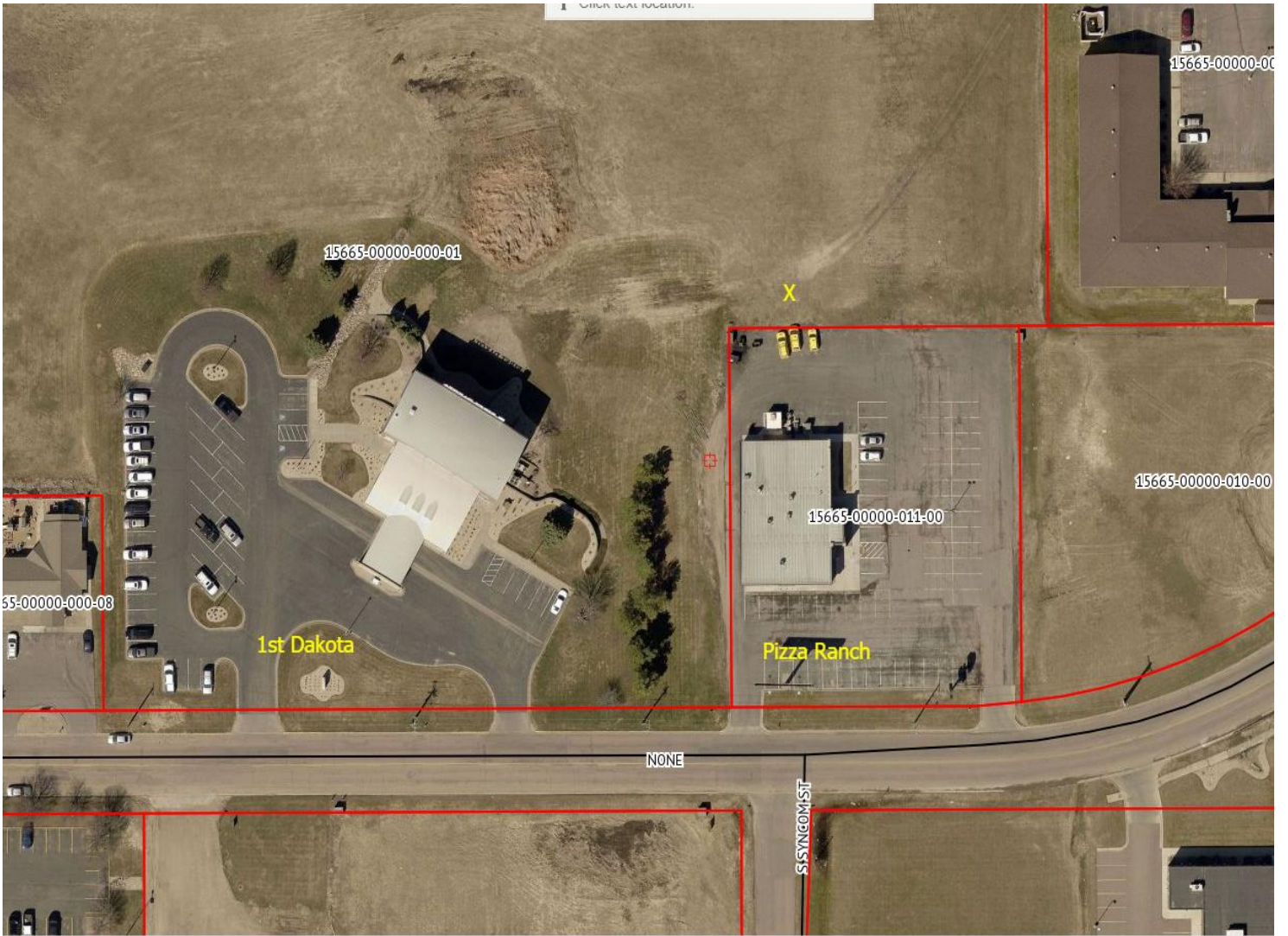
Date _____

Date _____

Deputy

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







1 Inch = 60 Feet

LEGEND

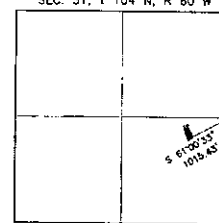
- = FOUND IRON MONUMENT
- = SET 5/8" X 16" REBAR WITH PLASTIC CAP NO. 6702
- 160' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- ◇ = SET 3/8" X 16" SPIKE W/ WASHER P.W.-6702
- WM = WITNESS MONUMENT

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

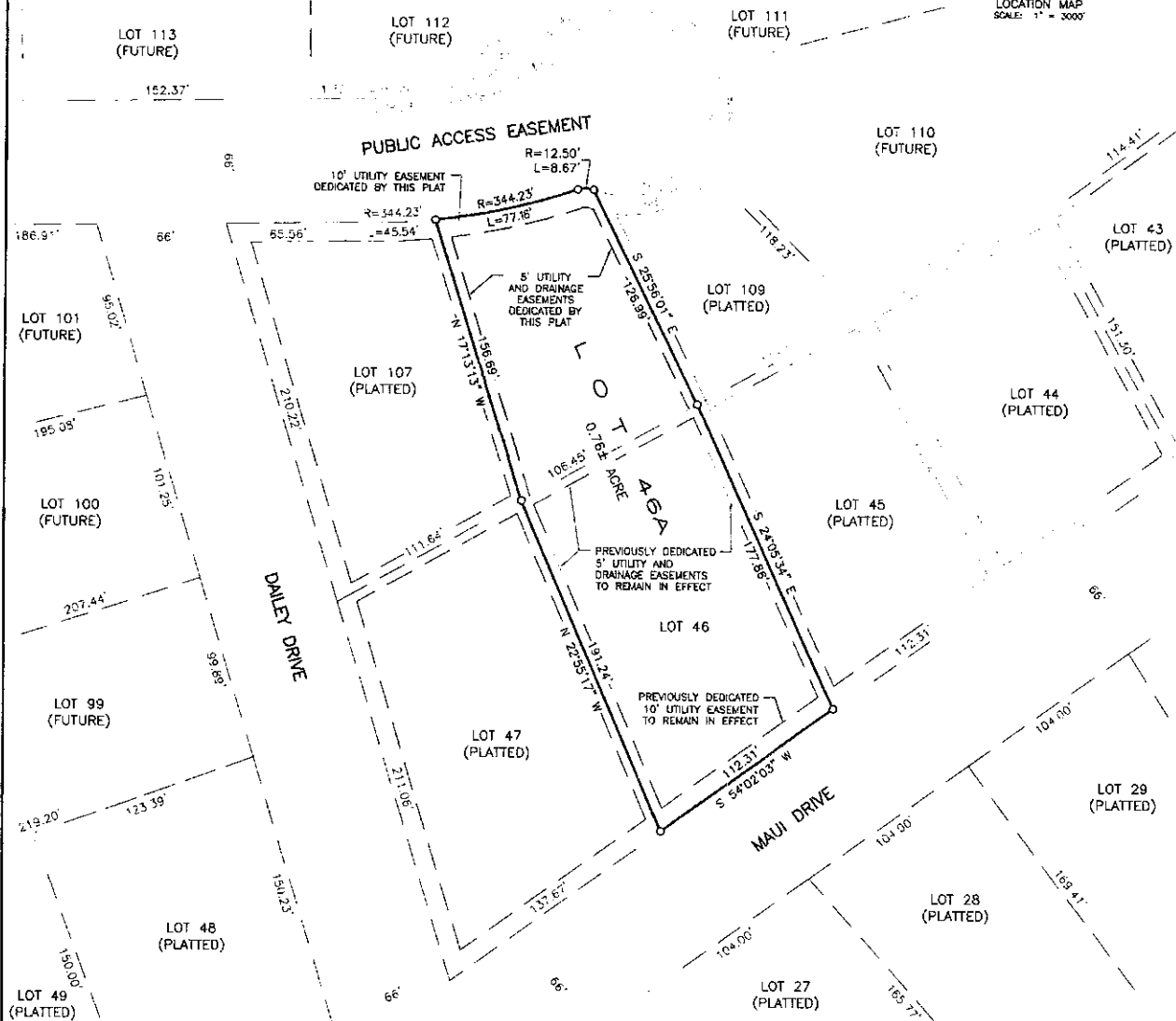
BEARINGS ARE BASED ON AN ASSUMED
COORDINATE SYSTEM USING GPS GRID
BEARINGS / GRID DISTANCES

NOTE:
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THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 46A OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul 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 the owners, and under their direction for purposes indicated therein, I did on or prior to April 19, 2021, survey those parcels of land described as follows: LOT 46A OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 46 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 18 ON PAGE 60.

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

Dated this _____ day of _____, 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

This plat does hereby vacate previously platted LOT 46 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, RECORDED IN PLAT BOOK 18 ON PAGE 60.

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

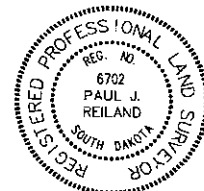
CORPORATION ACKNOWLEDGMENT

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

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

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

THE UNIVERSITY OF CHICAGO

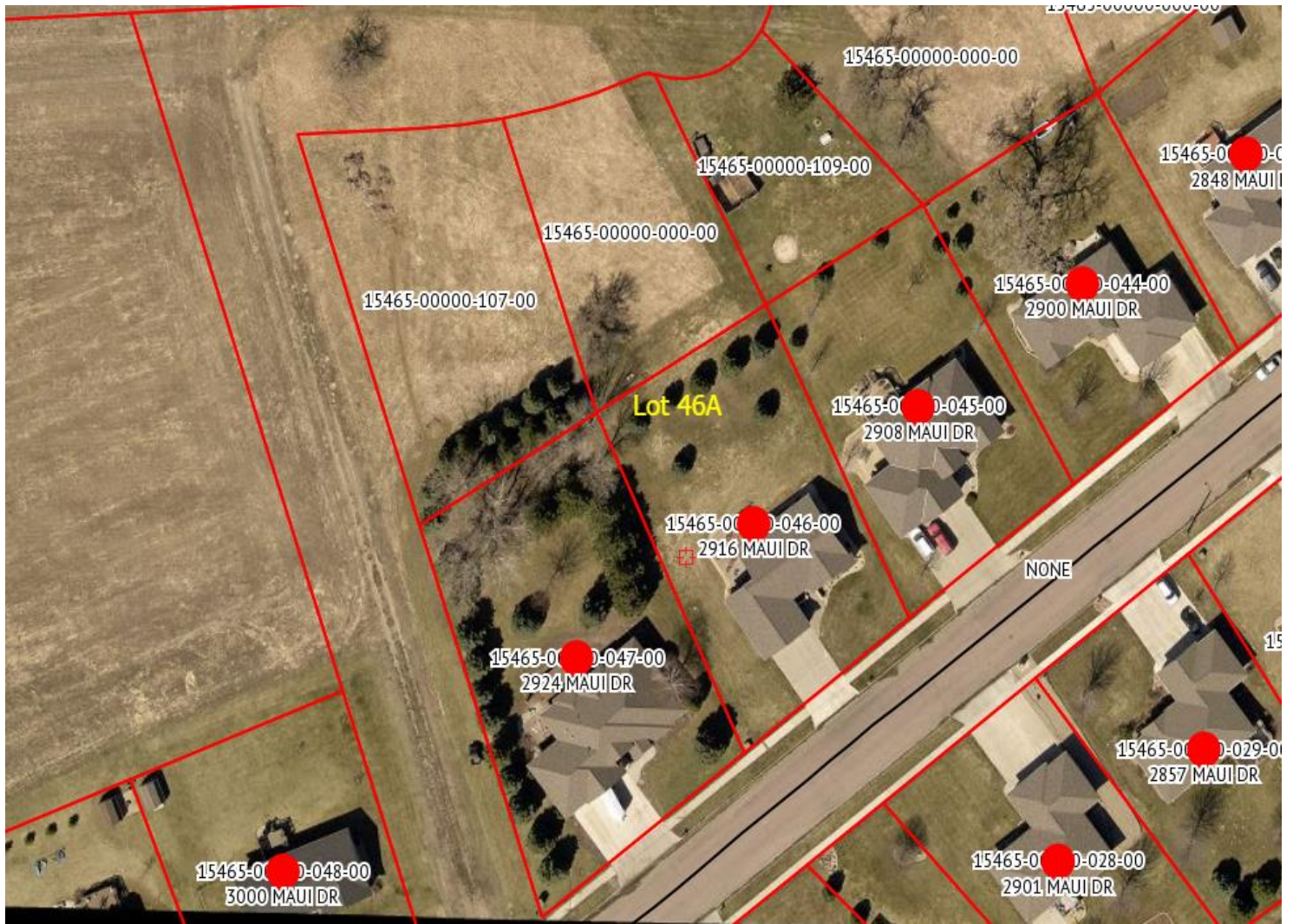


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GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Easements within Lot 54 Dedicated by this Plat:

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

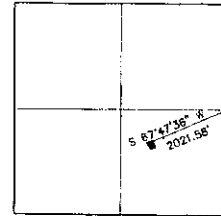
LEGEND

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- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.R.-6702
- WSI = WITNESS MONUMENT

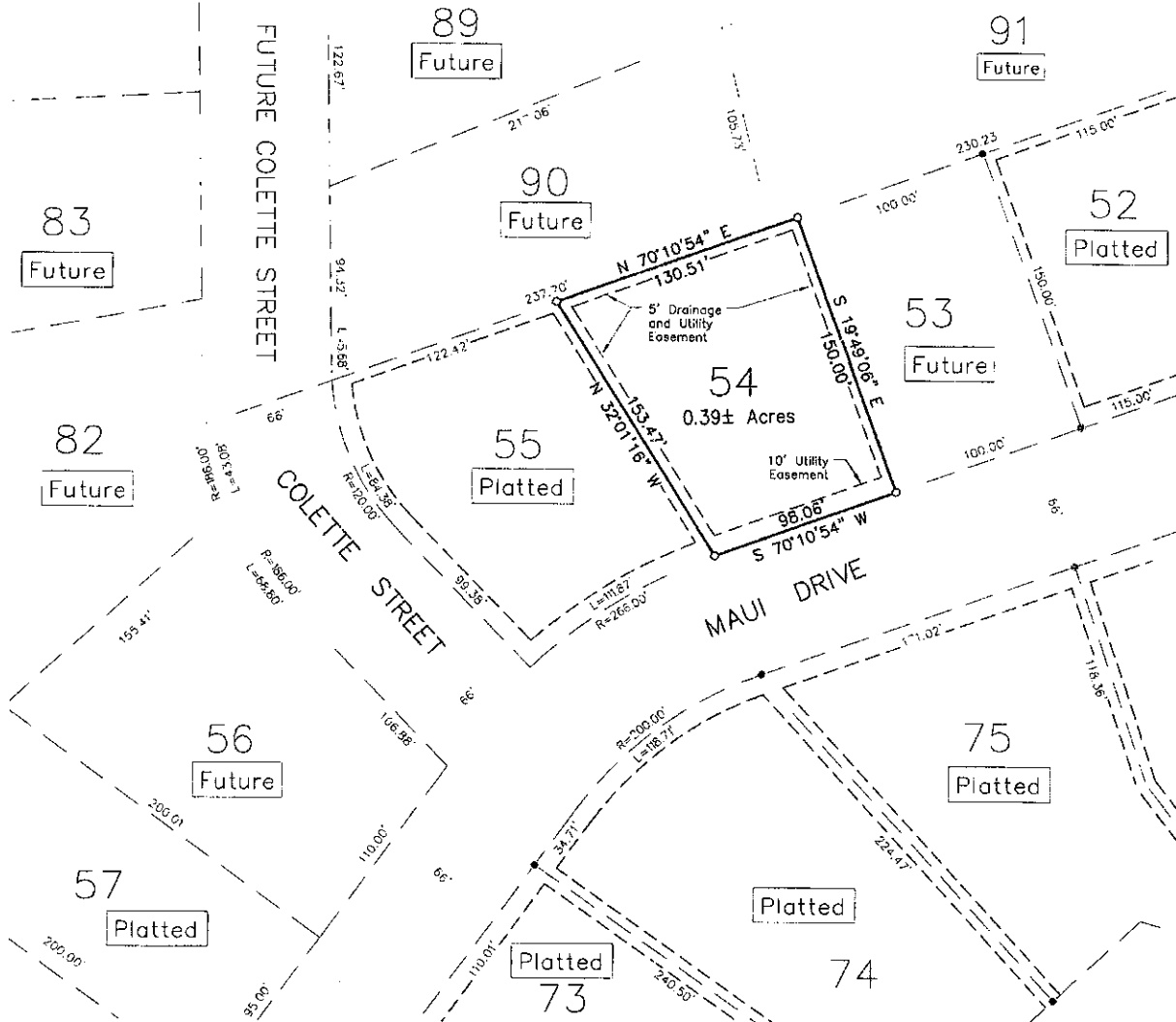
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 54 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 12, 2021, survey those parcels of land described as follows: LOT 54 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

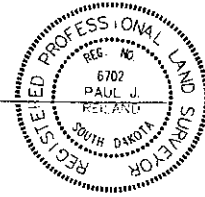
Dated this _____ day of _____, 2021

Registered Land Surveyor #SD6702

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A PLAT OF LOT 54 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 _____, 2021; and

WHEREAS, it appears from an examination of the plat of LOT 54 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 54 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

Date _____

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOT 54 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By_

Deputy

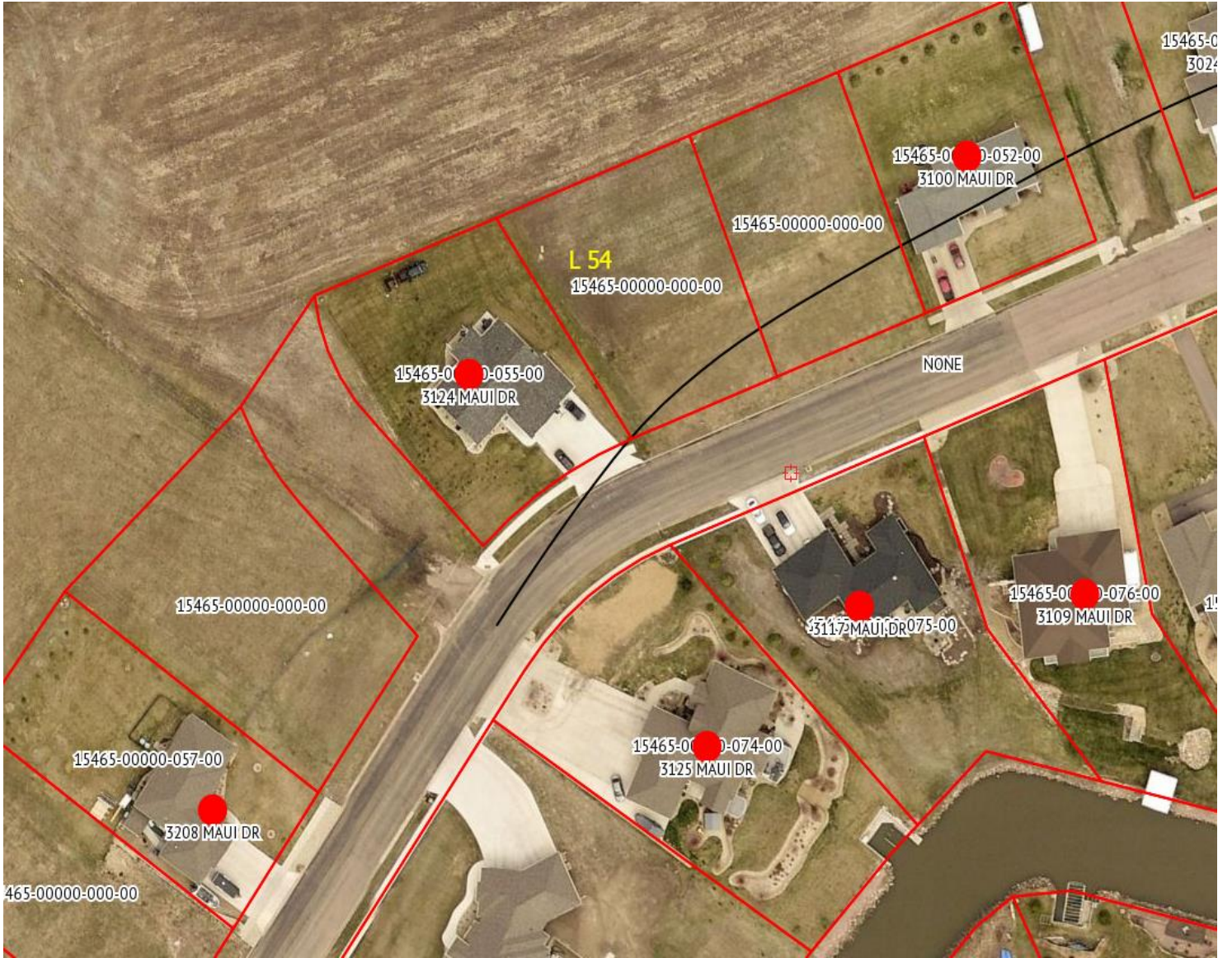
SPN

& Associates

Engineers, Planners and Surveyors

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





ORDINANCE NO.

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Blocks 1, 2, and 3, Lakeridge Addition, A Subdivision of Irregular Tracts Nos. 1 and 2 in the NW ¼ of Section 10, T 103 N, R 60 of the 5th P.M., City of Mitchell, Davison County, South Dakota from UD Urban Development District to Lakeridge Planned Development District.

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

Section 1: That the zoning district classification of the real property legally described in this ordinance be changed from its present Zoning District Classification of Urban Development District to a Planned Unit Development District to be known as Lakeridge Planned Development District and the following be added to Title Ten, Zoning Regulations, City of Mitchell Municipal Code.

10-9H-1: LEGAL DESCRIPTION:

BLOCKS 1, 2, AND 3, LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

10-9H-2: PURPOSE:

This district is provide primarily single-family residential opportunities and provide densities, which reflect both cost and best utilization of the land.

10-9H-3: SCOPE OF REGULATIONS:

The regulations in this article or set forth elsewhere in Title 10 of the City of Mitchell Municipal when referred to in this article are the district regulations that shall be governed by the Lakeridge Planned Development District.

A. Permitted Uses

- a. Single Family Dwellings
- b. Designated Open Space
- c. Parks and Playground

B. Conditional Uses:

- a. Home Occupations that do not comply with section 10-5G-2
- b. Childcare, Family residential

C. Accessory Uses:

- a. Home Occupations that do comply with section 10-5G-2.
- b. Detached accessory buildings and structures commonly referred to garages

D. Parking Regulations shall be regulated according to existing code within Title 10.

E. Sign Regulations shall be regulated according to Title 9.

F. Maximum Building Height: No principal building shall exceed two and one half (2 ½) stories or thirty-five (35') feet in height and no detached accessory building shall exceed 22 feet in height.

- G. Maximum Coverage: No more than forty-five percent (45%) of the zoning lot shall be covered with structures that have a roof.
- H. Accessory buildings: Detached accessory buildings shall not exceed 2,000 square feet.
- I. Minimum Zoning Lot Area and Width: The minimum zoning lot area shall be at least 10,000 square feet and the minimum zoning lot width of not less than 70 feet.
- J. Minimum Yard Requirements (Setbacks).
 - a. Front Yard: Thirty feet (30')
 - b. Back Yard: Thirty feet (30')
 - c. Side Yard: Six Feet (6')
 - d. Side Yard on a corner zoning lot: Fifteen Feet (15')

Section 2: That the zoning districts classification of the real property legally described in this ordinance are hereafter to be changed and the official zoning map is to reflect the new zoning district classification.

Section 3: The City Finance Officer shall publish notice of this ordinance, and the same shall become effective 20 days after the completed publication thereof, unless there is a referendum.

Passed and approved this the _____ day of _____ 2021.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING: MAY 3, 2021
SECOND READING: MAY 17, 2021
ADOPTION: MAY 17, 2021

Publish three times: April 14, April 21, and May 5, 2021
Approximate Costs:

NOTICE OF HEARING

TO: The City of Mitchell Planning Commission, City Council of the City of Mitchell, and the General Public.

You are hereby notified that the following proposed ordinance will be heard and considered by the City Planning Commission on April 26, 2021 at 12:00 pm (Noon) and the City Council will consider first reading of the proposed ordinance on May 3, 2021 at 6:00 pm and second reading and adoption of the proposed ordinance on May 17, 2021 at 6:00 pm. All the meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, South Dakota. All interested parties may attend the hearings and provide testimony.

ORDINANCE NO.

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Blocks 1, 2, and 3, Lakeridge Addition, A Subdivision of Irregular Tracts Nos. 1 and 2 in the NW ¼ of Section 10, T 103 N, R 60 of the 5th P.M., City of Mitchell, Davison County, South Dakota from UD Urban Development District to Lakeridge Planned Development District.

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

Section 1: That the zoning district classification of the real property legally described in this ordinance be changed from its present Zoning District Classification of Urban Development District to a Planned Unit Development District to be known as Lakeridge Planned Development District and the following be added to Title Ten, Zoning Regulations, City of Mitchell Municipal Code.

10-9H-1: LEGAL DESCRIPTION:

BLOCKS 1, 2, AND 3, LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

10-9H-2: PURPOSE:

This district is provide primarily single-family residential opportunities and provide densities, which reflect both cost and best utilization of the land.

10-9H-3: SCOPE OF REGULATIONS:

The regulations in this article or set forth elsewhere in Title 10 of the City of Mitchell Municipal when referred to in this article are the district regulations that shall be governed by the Lakeridge Planned Development District.

A. Permitted Uses

- a. Single Family Dwellings
- b. Designated Open Space
- c. Parks and Playground

B. Conditional Uses:

- a. Home Occupations that do not comply with section 10-5G-2

- b. Childcare, Family residential
- C. Accessory Uses:
 - a. Home Occupations that do comply with section 10-5G-2.
 - b. Detached accessory buildings and structures commonly referred to garages
- D. Parking Regulations shall be regulated according to existing code within Title 10.
- E. Sign Regulations shall be regulated according to Title 9.
- F. Maximum Building Height: No principal building shall exceed two and one half (2 ½) stories or thirty-five (35') feet in height and no detached accessory building shall exceed 22 feet in height.
- G. Maximum Coverage: No more than forty-five percent (45%) of the zoning lot shall be covered with structures that have a roof.
- H. Accessory buildings: Detached accessory buildings shall not exceed 2,000 square feet.
- I. Minimum Zoning Lot Area and Width: The minimum zoning lot area shall be at least 10,000 square feet and the minimum zoning lot width of not less than 70 feet.
- J. Minimum Yard Requirements (Setbacks).
 - a. Front Yard: Thirty feet (30')
 - b. Back Yard: Thirty feet (30')
 - c. Side Yard: Six Feet (6')
 - d. Side Yard on a corner zoning lot: Fifteen Feet (15')

Section 2: That the zoning districts classification of the real property legally described in this ordinance are hereafter to be changed and the official zoning map is to reflect the new zoning district classification.

Section 3: The City Finance Officer shall publish notice of this ordinance, and the same shall become effective 20 days after the completed publication thereof, unless there is a referendum.

Passed an approved this the _____ day of _____ 2021.

MAYOR

ATTEST:

FINANCE OFFICER

FIRST READING: MAY 3, 2021
SECOND READING: MAY 17, 2021
ADOPTION: MAY 17, 2021

Publish three times: April 14, April 21, and May 5, 2021
Approximate Costs:



1 Inch = 200 Feet

NOTE: 5/8" X 16" 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 16" REBAR WITH PLASTIC CAP NO. 6702
- ▲ = FOUND SURVEY SPIKE
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- 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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE
NORTH AMERICAN DATUM 1983 - BEOD 12B
GRD BEARINGS AND GRD 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.

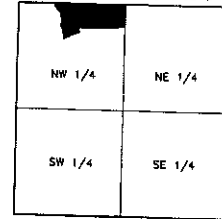
EASEMENTS DEDICATED BY THIS PLAT:

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

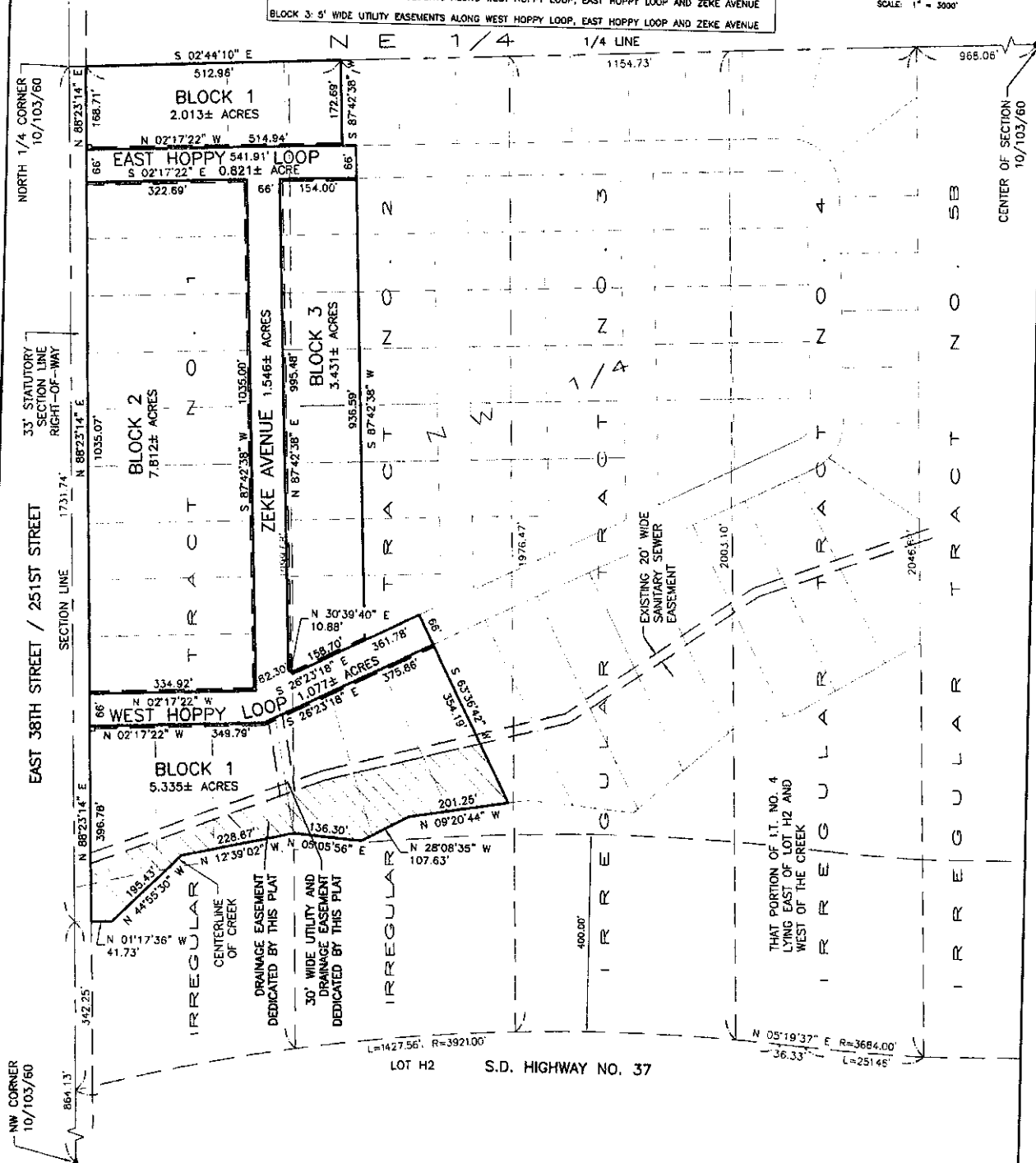
SPN# 21-15733

SHEET 1 OF 3

SEC. 10, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



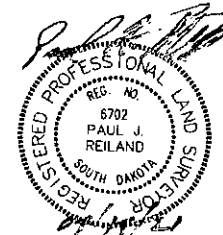
A PLAT OF BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP AND ZEKE AVENUE OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACTS NOS. 1 AND 2 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

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



A PLAT OF BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP 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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP 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, 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 BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP 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, 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 Planning Commission,
City of Mitchell, South Dakota

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2021; and

WHEREAS, it appears from an examination of the plat of BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP 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, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP 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, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

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

Finance Officer/Deputy Finance Officer, City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of BLOCKS 1, 2 AND 3, WEST HOPPY LOOP, EAST HOPPY LOOP 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, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2021, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____ Deputy

SPN

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

