

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
NOVEMBER 22, 2021 @ 12:00P.M. (NOON)**

- 1. Call To Order:**
- 2. Roll Call:**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda:**
- 5. Approval Of Previous Minutes 11-8-21**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 11-8-21.PDF](#)

- 6. Schedule Next Meeting-December 13, 2021 @ 12:00 P.M.**
- 7. Plat: Plat Of Singapore Slab Tract 1, A Subdivision Of The E 1/2 Of The SE 1/4 Of Section 32, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By P & B Casey Farms, LLC.**

Documents:

[P AND B CASEY FARMS, LLC-PLAT.PDF](#)
[P AND B CASEY FARMS, LLC-GIS.PDF](#)

- 8. Plan Approval-Tara Volesky-100 W 5th Ave**
Tara Volesky is proposing to remodel the interior and exterior of 100 W 5th Ave. The property is zoned Central Business.

Documents:

[VOLESKY-GIS.PDF](#)
[VOLESKY-PLAN.PDF](#)

- 9. Other Business:**
- 10. 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.**
- 11. 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
November 8, 2021

NOT APPROVED

1. Chairperson Larson called the November 8, 2021 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.
2. Roll Call-quorum is met, simple majority vote required for all items.
Present: Larson, Penney, Osterloo, Sonne, Jirsa, Doescher.
Absent: Molumby, Genzlinger.
Staff Present: Jenniges, Schroeder, Hegg.
3. Declare conflicts of interest-None.
4. Approval of proposed agenda: Motion by Osterloo, seconded by Jirsa, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed minutes: Motion by Jirsa, seconded by Sonne, to approve the minutes of the October 25, 2021 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Penney, seconded by Osterloo, to schedule the next meeting for November 22, 2021. All present members voting aye, motion carried.
7. Conditional Use Permit: Helmut LLC has applied for a Conditional Use Permit for Light Manufacturing for a custom cabinet and woodworking shop at 120 S Lawler, legally described as Lots 10 and 1, Block 20, Original Mitchell, City of Mitchell, Davison County, South Dakota. The said real property is zone CB, Central Business. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with the two responses in favor.

Jenniges gave a history of other CUP's permitted of the same type of work within the city. Dykstra on Main St was approved for a CUP with it being called custom furniture and retail store. Patzer Woodworking was approved for a CUP to operate a woodworking business in HB District. Light manufacturing fits what all of these are and is also listed under the conditional uses in each district.

The applicant stated this will be a high end cabinetry and will be a destination company, not people window shopping. They are relocating because they need more 3 phase power. They will have 3 or 4 dust collectors of 6,000 to 10,000 CFM each. Everything will be stored inside. They plan to vent the spray room through the existing chimney. First floor will have office space and a showroom up front with production behind that and on the second floor.

Hegg noted the building already has sprinklers and concrete walls but he will still need to see stamped plans due to change of use as required by the state. These will be taken care of at the time of issuing the building permit.

Motion by Jirsa, seconded by Penney, to recommend the Board of Adjustment approve Conditional Use Permit. Roll call vote: Larson – aye, Molumby – absent, Jirsa – aye, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 5 aye, 0 nay, 2 absent, motion carried.

8. Plan Approval: Helmut LLC is proposing to change 120 S Lawler St from a self-service storage facility to light manufacturing-custom cabinet and woodworking shop.

This item was discussed at the same time as item #7 on the agenda.

Motion by Osterloo, seconded by Sonne, to approve Plat . All present members voting aye, motion carried.

9. Plan Approval: Elfstrand Enterprises Inc is proposing to open a Retail Sales and Trade store located at 1420 Commerce St. The property is zoned Highway Business.

This building will be just south of Floor to Ceiling. It will face the bypass but the entrance will be from Floor to Ceiling or from Commerce St. The applicant will own both buildings.

Schroeder suggested a permanent easement be filed in case one of the business were to ever sale.

Hegg stated this building will require a full set of stamped drawings and that will be reviewed at the time of the building permit application.

Motion by Jirsa, seconded by Penney, to approve Plat . All present members voting aye, motion carried.

10. Plat: Plat of Lot 9, Block 1 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; as requested by CJM Consulting Inc. The applicant was not present to answer questions.

This follows the master plan. Also there is an easement for the existing electric billboard. An elevation certificate has not been provided yet.

Motion by Osterloo, seconded by Sonne, to approve Plat with the condition an elevation certificate be provided. All present members voting aye, motion carried.

11. Other Business-None.

12. Public Comment-None.

13. Chairman Larson adjourned the meeting at 12:15 P.M.

Jay Larson
Planning Commission Chairperson



1 Inch = 200 Feet

LEGEND

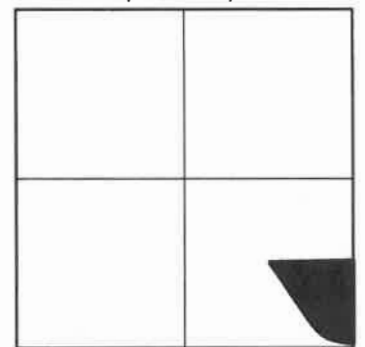
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

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

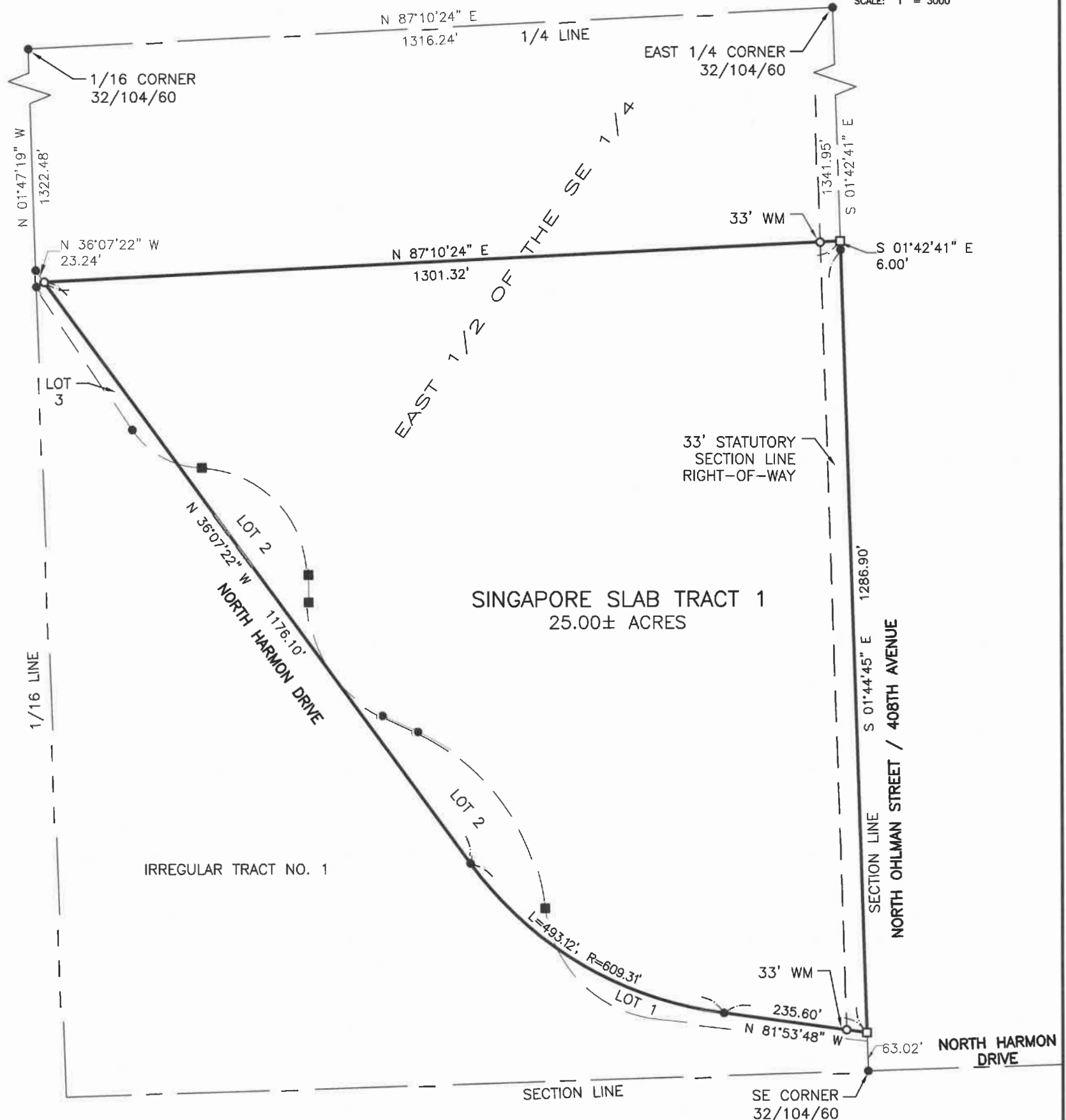
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 32, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of P & B Casey Farms, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to October 25, 2021, survey those parcels of land described as follows: SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 2 OF IRREGULAR TRACT NO. 1 IN THE SOUTH 1/2 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 118. And this plat does hereby vacate that portion of previously platted IRREGULAR TRACT NO. 1 IN THE SOUTH 1/2 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 3 ON PAGE 31 1/2, LYING WITHIN SINGAPORE SLAB TRACT 1.

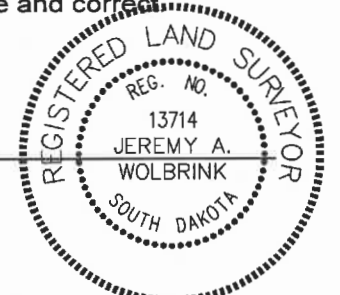
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 10th day of November, 2021.

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



A PLAT OF SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that I the undersigned, hereby certify that P & B Casey Farms, LLC, a South Dakota Limited Liability Company, 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 SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of P & B Casey Farms, LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and P & B Casey Farms, LLC, a South Dakota Limited Liability Company, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown or described on said plat; and that development of the land included within the boundaries of said Singapore Slab Tract 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Harmon Drive and North Ohlman Street, a/k/a 408th Avenue. 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 Agriculture 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.

This plat does hereby vacate previously platted LOT 2 OF IRREGULAR TRACT NO. 1 IN THE SOUTH 1/2 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 14 ON PAGE 118. And this plat does hereby vacate that portion of previously platted IRREGULAR TRACT NO. 1 IN THE SOUTH 1/2 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 3 ON PAGE 31 1/2, LYING WITHIN SINGAPORE SLAB TRACT 1.

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

Brian Casey, member of P & B Casey Farms, LLC,
a South Dakota Limited Liability Company

STATE OF COLORADO)
COUNTY OF _____)SS

On this, the _____ day of _____, 2021, before me, _____, the undersigned officer, personally appeared Brian Casey, who acknowledged himself to be a member of P & B Casey Farms, LLC, a South Dakota Limited Liability Company, and that he, as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

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

Notary Public, _____ (State)
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

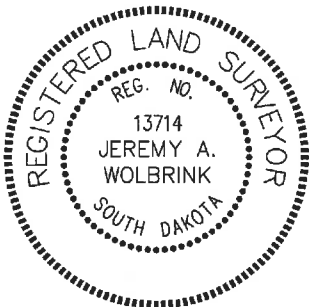
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat at its meeting held on the _____ day of _____, 2021; and

WHEREAS, it appears from an examination of the plat of SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

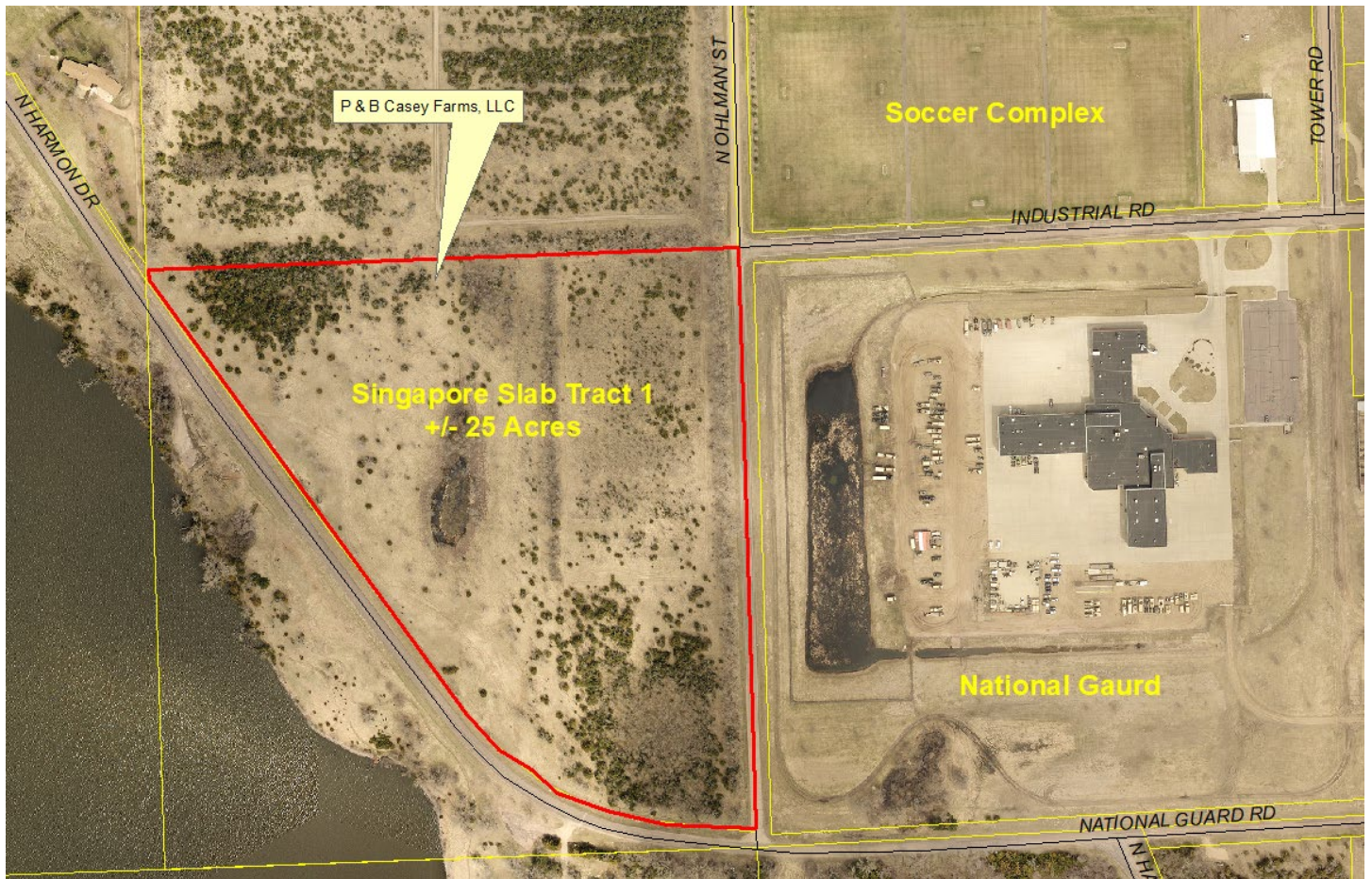
THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of SINGAPORE SLAB TRACT 1, A SUBDIVISION OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

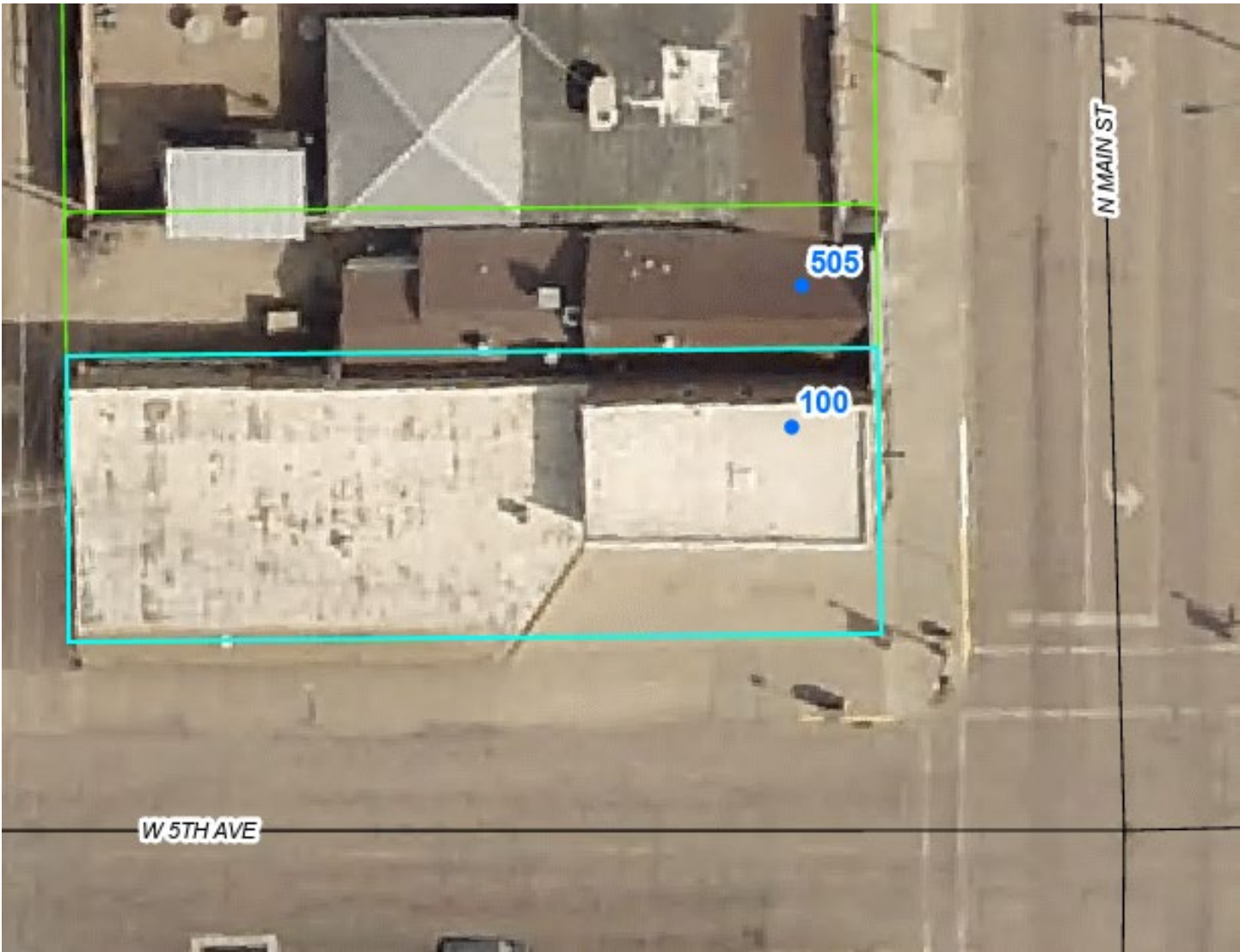
The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2021.

Finance Officer/Deputy Finance Officer of City of Mitchell



& 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

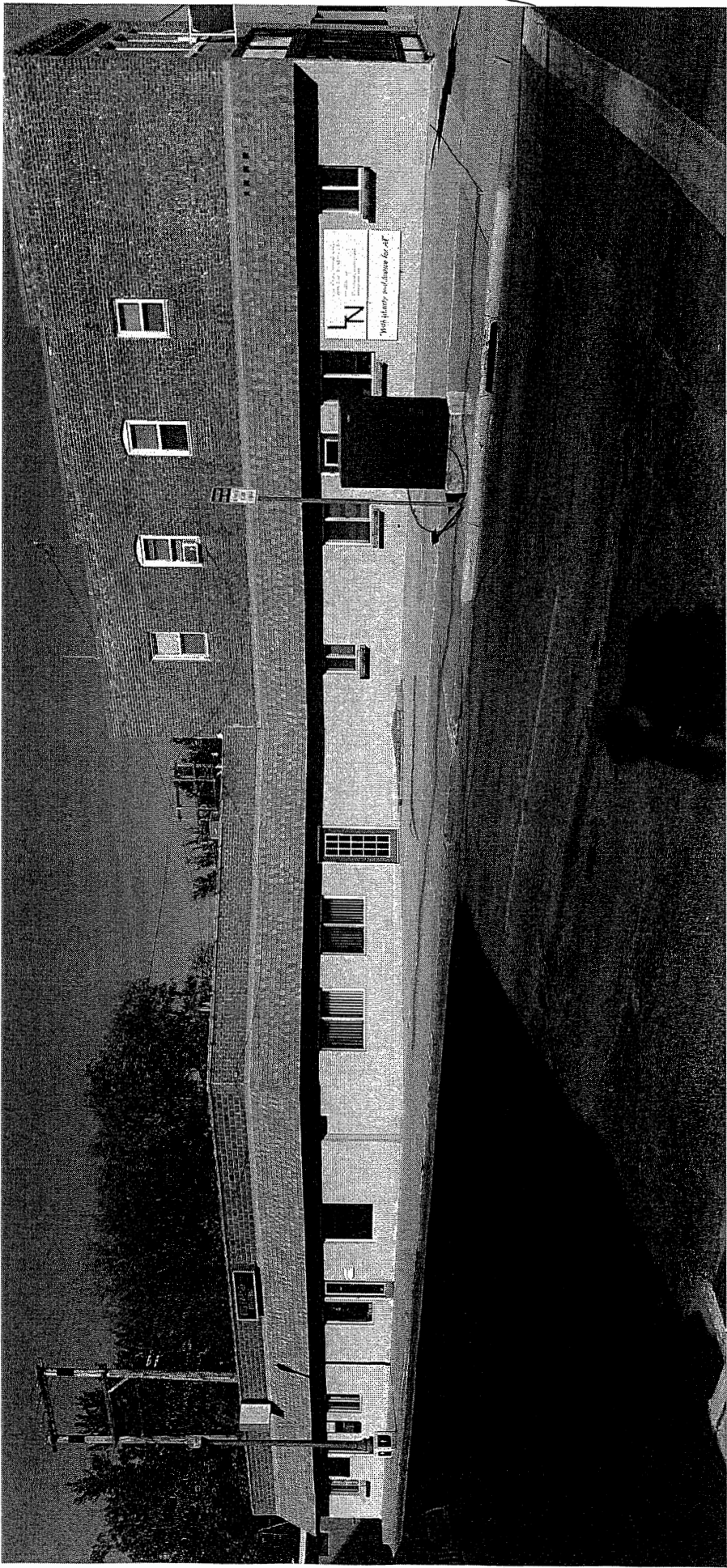






- ① Nipe Ldw. - new flooring paint, lighting & take down non-load bearing wall
- ② #104 - new flooring, lights, paint. Heighten ceiling in mesanine to 10ft.
- ③ Apts - new flooring

арису!



- ① Court yard - cobblestone, Brick, aggregates, plants, benches
- ② Awning - new - standing seam - 1.75" true snap - 18" smooth.
- ③ Doors - replace all 4 doors with high end look.
- ④ New Signs.
- ⑤ Tuck Point brick & brick front on main street

27/2

Tuck point brick & brick front on main street