

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
APRIL 11, 2022 @ 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 3-28-22**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 3-28-22.PDF](#)

- 6. Schedule Next Meeting-4-25-22 @ 12:00 P.M.**

- 7. Conditional Use Permit: Amy Hotz-708 E 2nd Ave**

Amy Hotz has applied for a conditional use permit to operate a Family Residential Daycare; located at 708 E 2nd Ave, legally described as Lot 9, Block 16 F M Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[HOTZ-APPLICATION.PDF](#)
[HOTZ-GIS.PDF](#)
[HOTZ-NOTICE OF HEARING.PDF](#)
[HOTZ-NEIGHBORS.PDF](#)
[HOTZ-LETTER FROM NEIGHBOR-HATWAN.PDF](#)
[HOTZ-LETTER FROM NEIGHBOR-ENCORE BUSINESS VENTURES LLC.PDF](#)
[HOTZ-LETTER FROM NEIGHBOR-STUDELSKA.PDF](#)

- 8. Conditional Use Permit: Jasmyn Lang-717 W Ash Ave**

Jasmyn Lang has applied for a conditional use permit to operate a Family Residential Daycare; located at 717 W Ash Ave, legally described as Lot 12, Block 10 of Railroad Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

Documents:

[LANG-APPLICATION.PDF](#)
[LANG-GIS.PDF](#)
[LANG-NOTICE OF HEARING.PDF](#)
[LANG-NEIGHBORS.PDF](#)

- 9. Variance: Mike Hauser-2021 W 23rd Ave**

Mike Hauser has applied for a variance for a combination of attached and detached accessory buildings of 3,270 square feet vs 2,000 square feet and height variance of 24' vs 22' for a new accessory building; located at 2021 W 23rd Ave, legally described as Lot A of Mason's Addition in the NE ¼ of Section 17, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density

Residential District.

Documents:

[HAUSER-APPLICATION.PDF](#)
[HAUSER-GIS.PDF](#)
[HAUSER-NOTICE OF HEARING.PDF](#)
[HAUSER-NEIGHBORS.PDF](#)

10. Variance: Mitchell Prehistoric Indian Village-3200 Indian Village Road.

Mitchell Prehistoric Indian Village has applied for a variance for a minimum front yard setback for a Historic Site building of 22' vs 30; located at 3200 Indian Village Road, legally described as Mitchell Prehistoric Indian Village Site in the NE ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned PL Public Lands District.

Documents:

[MITCHELL PREHISTORIC INDIAN VILLAGE-APPLICATION.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-GIS.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-SITE PLAN.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-NOTICE OF HEARING.PDF](#)
[MITCHELL PREHISTORIC INDIAN VILLAGE-NEIGHBORS.PDF](#)

11. Plat: Plat Of Lot 1 Of Moore's Addition In The SE 1/4 Of Section 9, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Ashton Connell.

Documents:

[CONNELL-PLAT.PDF](#)
[CONNELL-GIS.PDF](#)

12. Plat: Lot 8-K, Block 7 Of Westwood First Addition, A Subdivision Of The SW 1/4 Of Section 16, 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By CJM Consulting Inc.

Documents:

[CJM CONSULTING INC-PLAT.PDF](#)
[CJM CONSULTING INC-GIS.PDF](#)

13. Approval Of Master Plan-Groeneweg Construction.

Documents:

[GROENEWEG-GIS.PDF](#)
[GROENEWEG-MASTER PLAN.PDF](#)
[GROENEWEG-PLAT.PDF](#)

14. Other Business:

15. 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.

16. 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 28, 2022

NOT APPROVED

1. Chairperson Larson called the March 28, 2022 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, Osterloo, Sonne, Penney, Doescher.
Absent: Genzlinger, Jirsa, Molumby,
Staff Present: Jenniges, Schroeder, T Johnson, Sandoval, Hegg, Ellwein, Mayor Everson.
3. Declare conflicts of interest- Sonne believed he had a conflict with item # 12, after discussion, motion by Penny, seconded by Osterloo, that Sonne does not have a conflict with item #12. Roll call vote: Larson – aye, Molumby – absent, Jirsa –absent, Osterloo – aye, Genzlinger –absent, Sonne –abstain, Penney– aye. 3 aye, 0 nay, 1 abstain, 3 absent, motion carried.
4. Approval of proposed agenda: Motion by Osterloo, seconded by Penney, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed minutes: Motion by Osterloo, seconded by Sonne, to approve the minutes of the March 14, 2022 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Sonne, seconded by Osterloo, to schedule the next meeting for April 11, 2022. All present members voting aye, motion carried.
7. Variance: Carey & Darlene Buhler have applied for a Variance Permit for an attached garage and accessory building combination of 2,160 square feet vs 2,000 square feet and maximum height for an accessory building of 30’ vs 22’; located at 600 Greenridge Lane, legally described as Lot 3, Block 2, Greenridge Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R1 Single Family Residential District. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one responses in favor and three opposed. There were 7 letters sent out. This application was tabled at the last meeting for further information from applicants.

Carey Buhler gave an overview of his land, flat to the north where they built their house and to the south it’s heavily wooded and a drainage area. When the house was built they cut costs by cutting out a portion of the garage. They looked at an addition to the house but lost some of the land by the hill on the north side in 1997 due to over saturation and a hill slide because of it.. The garage will be used for recreation and storage. The second floor will be for recreational space and storage and the walk out area for more storage,

not a dwelling. There will be span Crete between the main level and walkout to get away from having to use any posts in the lower floor. There will be a deck above the walk out area which is essentially at ground level. Mr Buhler showed pictures of the wooded area the south of his property showing no privacy issues with neighbors. He also showed pictures of the type of roof he would like to use, standing seam roof design with invisible fasteners. It is a non-combustible product. They have washed off firework debris from their roof in the past and the roof on their house is cedar shakes. This is the reason they choose the metal roof.

Osterloo inquired what their hardship is for building the overage in size and height. Mr. Buhler responded that they would have to go back and redesign it. Osterloo did not see that as a hardship.

Penny stated he had received phone calls in regards to this application and seeing the neighbors response against it he disapproves of it.

Motion by Penney, seconded by Osterloo, to deny the variance. Roll call vote: Larson – nay, Molumby – absent, Jirsa – absent, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 3 aye, 1 nay, 3 absent, motion carried.

8. Variance: Robert D. Kummer of Infrastructure Design Group, Inc. representing Larry Weisser has applied for a Variance Permit for the following:

Lot A:

Minimum front yard setback of 19' vs 25' for an existing dwelling.

Lot B:

Minimum front yard setback of 19' vs 25' for an existing dwelling.

Minimum side yard corner setback of 12.2' vs 20' for an existing dwelling.

Minimum lot width of 67.06' vs 70'.

Minimum lot area of 9,580 square feet vs 10,000 square feet.

This is located at 1510 and 1520 E 1st Ave, will be legally described as Lots A & B in Block 10 of S.T. Greene's Addition, a replat of Lots 10, 11 and 12 in Block 10 of S.T. Greene's Addition to the City of Mitchell, Davison County, South Dakota and is currently legally described as Lots 10, 11 & 12, Block 10 of S.T. Greene Addition, City of Mitchell, Davison County, South Dakota, The said real property is zoned R2 Single Family Residential District. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with two responses in favor and no opposed.

Larson also read item # 9 with this application since they go together.

Jenniges explained the applicant is taking the existing three lots and combining them into two. There are no proposed additions to any of the buildings, just changing the lot lines. The applicant tried to accommodate the ordinance as much as possible by moving the line

between the two proposed parcels so the no side yard variance by the garage was needed. The house on proposed Lot A being so close to the east property line is causing the variances in width and lot size for Lot B. The front yard variance for both is a result of E 1st Ave being an 80 ROW instead of the usual city 66' ROW. E 1st used to be Highway 16.

Motion by Sonne, seconded by Osterloo, to approve the Variances. Roll call vote: Larson – aye, Molumby – absent, Jirsa – absent, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 4 aye, 0 nay, 3 absent, motion carried.

9. Plat: Plat of Lots A & B in Block 10 of S.T. Greene's Addition, a replat of Lots 10, 11 and 12 in Block 10 of S.T. Greene's Addition to the City of Mitchell, Davison County, South Dakota; as requested by Robert D. Kummer of Infrastructure Design Group, Inc. representing Larry Weisser. The applicant was not present to answer questions.

This item was discussed with item #8, there were no new questions or comments.

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

10. Variance: Robert D. Kummer of Infrastructure Design Group, Inc. representing Cory Marek has applied for a Variance Permit for minimum front yard setback of 9' vs 25' for an existing dwelling. Located at 710 N Kittridge St, will be legally described as Lot A in Block 2 of Robert Wilkinson's Addition, a vacation and replat of Lot 5 and Lot 6 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota and is currently legally described as Lots 5 & 6 in Block 2 & S ½ of Vacated 8th Ave & N ½ of Vacated Alley Abutting of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota, The said real property is zoned R4 High Density Residential District. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with one responses in favor and no opposed.

Jenniges explained the applicant would like to split his existing lot into two. This creates a new legal for the existing house which is non-conforming for a setback. They are not building onto the house. The original layout had 8th St as the front yard and that was vacated and so they use Kittridge St for the front yard. The existing garage on the lot has also been removed so no variance in setback is required for that.

Motion by Sonne, seconded by Penney, to approve the Variance. All present members voting aye, motion carried.

11. Plat: Plat of Lot A and Lot B in Block 2 of Robert Wilkinson's Addition, a vacation and replat of Lot 5 and Lot 6 of Robert Wilkinson's Addition to the City of Mitchell, Davison County, South Dakota; as requested by Robert D. Kummer of Infrastructure Design Group, Inc. representing Cory Marek. The applicant was not present to answer questions.

Jenniges explained the proposed Lot A will include the existing residence and the new Lot B will include a new residence and garage. Lot B meets all requirements of the ordinance for a dwelling. Platting these two lots will also clean up GIS and included the vacated street and alley.

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

12. Hearing and action on establishing the boundaries and approval of the project plan for Tax Increment Financing District #27.

Don Peterson representing Groneweg Construction gave an overview of the TIF. There are 22 lots left for building on for development and all must be under the state's guideline for first time homebuyer price of \$300,000. Mr. Peterson explained they used a valuation of half at \$250K and the other half at \$300K. This is a 20 year TIF but could be paid off by 2035. The TIF will be for infrastructure and the project could not be completed without the TIF. The applicant is also doing a lot of the work themselves to keep cost down and stay within the state's restraints. This TIF will not go against the City's bonding capacity.

Ellwein stated the TIF review committee met and recommends approval of the TIF.

Motion by Osterloo, seconded by Penney, to set the boundaries for TIF District #27 to include the following and to approve the project plan and recommend approval of TIF District #27:

Lots Two (2) and Three (3) of Fiala's Addition in the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Four (4), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., City of Mitchell, Davison County, South Dakota, except Lots 16, 17, 18, 19, 20, and 21 of Airport Addition, A subdivision of previously platted Lots 2 and 3 of Fiala's Addition in the E 1/2 of the NW 1/4 of Section 4, T103N, R60W, City of Mitchell Davison County, South Dakota, and except those areas depicted as Future Lots 13 and 14 on the plat of Lot 21 of Airport Addition, A subdivision of previously platted Lots 2 and 3 of Fiala's Addition in the E 1/2 of the NW 1/4 of Section 4, T103N, R60W, City of Mitchell Davison County, South Dakota;

And

Lots 16, 17, 18, 19, 20, and 21 of Airport Addition, A subdivision of previously platted Lots 2 and 3 of Fiala's Addition in the E 1/2 of the NW 1/4 of Section 4, T103N, R60W, City of Mitchell Davison County, South Dakota.

Roll call vote: Larson – aye, Molumby – absent, Jirsa – absent, Osterloo – aye, Genzlinger – absent, Sonne – aye, Penney – aye. 4 aye, 0 nay, 3 absent, motion carried.

13. Hearing and recommendation: an ordinance amending 10-9B-3, Woodland Heights Planned Development District. The applicant was present to answer questions.

Jenniges explained Ethan Coop Lumber is requesting Lots 10-12, Block 5 of Woodland Heights Planned Development District be added to 10-9B-3 Subarea C. It was published in the official newspaper and there were no responses from those notified. These 3 lots were never designated to a Subarea, the owner wishes to allow permitted uses of single-family dwellings and multi-family dwelling twelve units or less which duplexes fit within. The applicant provided a preliminary site plan showing duplexes on each of the three lots.

Motion by Sonne, seconded by Penney, to recommend approval of the ordinance amendment. All present members voting aye, motion carried.

14. Plat: Plat of Lot 4, Block 5 of Woodland Heights First Addition, a subdivision of Lot 2, Crane's Addition in the SE $\frac{1}{4}$ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber. The applicant was present to answer questions.

Jenniges explained this follows within their master plan.

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

15. Plat: Plat of Lots 1 & 2 of Rocky Todd Addition, a Subdivision of Lot 12A-3 in the SW $\frac{1}{4}$ of Section 10, T 103 N R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Todd Boyd. The applicant was not present to answer questions.

Rocky Newenhuies stated Kay Everson owns the property. He will be purchasing Lot 1 and Todd Boyd will be purchasing Lot 2.

Jenniges stated there is an access easement to Lot 2 on this plat and also the existing water main easement. Boyd owns the storage rentals to the north of the land.

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

16. Plat: Plat of Lots 29-A, 30-A, 31-A and 32-A, Block 10, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota; as requested by Jeff Larson. The applicant was present to answer questions.

Jeff Larson explained they intend to build two duplexes on the four lots.

Osterloo questioned the size of the lots to meet minimum lot width.

Jenniges explained the applicant will combine two lots into one parcel at the Department of Equalization office and obtain a building permit to build the duplex. After the duplex is built they will sell each lot separately instead of by footages. Title companies prefer sales of lots instead of by footages. Jenniges also explained that after the half of the duplex is sold and have the dwelling on it, it becomes a non-conforming lot because it does not meet ordinance requirements and a new building permit will not be able to be issued unless that landowner applies for a variance.

Schroeder referenced the duplex to the east of these four lots, it's currently still on one parcel but splitting that by measurements would make it non-conforming. His opinion is that this is the cleaner of the two non-conforming ways. The city cannot stop the sale of land.

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

17. Plat: Plat of Lots 6, 7, 8, 9, 10, 11 and 12, Block 2 MLC Addition, a subdivision of Block 3 and Lot 4B, Block 4, Morningview Addition to the City of Mitchell, Davison County, South Dakota; as requested by Mueller Lumber Company. The applicant was not present to answer questions.

Jenniges explained there was a mistake when the plat and resolution were originally passed and approved. The wording "Block 3" was left out. This is to clean up the mistake that was found. Normally just an affidavit of correction signed by the surveyor would be filed at the Register of Deeds but the title company requested it go back through the process.

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

18. Plan Approval: Agronomy Plus Inc. located at 2450 W Havens and zoned Highway Business requested an additional building on their site. The applicant was present to answer questions.

Pat Fetrat of Agronomy Plus Inc. included a site layout in the packet and explained they wish to add 10 storage tanks of liquid fertilizer to their facility. The biggest tank would be 30,000 gallons, they currently have one 10,000 gallon tank indoors. There would be a containment pit around it of 125% capacity. The state will regulate the specs of the build as well as have a test well nearby to monitor.

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

19. Other Business-None.

20. Public Comment-None.

21. Chairperson Larson adjourned the meeting at 1:16 P.M.

Jay Larson
Planning Commission Chairperson



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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ Rezoning S150 application due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☐ Variance S100 application due with the application.

- Description of Variance Requested: _____

☒ Conditional Use Permit S150 application due with the application.

- Description of Conditional Use: Family Residential Daycare

10-50-3

This Application is for the following described real property:

- Legal Description: Lot 9 Block 16 M Greene Addition, City of Mitchell
Davison County, South Dakota

- Property Address: 708 East 2nd Avenue, Mitchell, SD 57301

Dated this 14th day of MARCH 2022

Amy Hotz Amy Hotz

Applicant

Chris Hotz Chris Hotz

Owner

Amy Hotz Amy Hotz

NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Amy Hotz has applied for a conditional use permit to operate a Family Residential Daycare; located at 708 E 2nd Ave, legally described as Lot 9, Block 16 F M Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 11, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, April 18, 2022 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 24th day of March, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of March, 2022

Approximate Cost:

Amy Hotz
708 E 2nd Ave
Mitchell, SD 57301

Derrick & Melissa Krogman
623 E 3rd Ave
Mitchell, SD 57301

Michael Horton
701 E 3rd Ave
Mitchell, SD 57301

Dwayne Ries
705 E 3rd Ave
Mitchell, SD 57301

Judith Studelska
709 E 3rd Ave
Mitchell, SD 57301

Daniel & Stacie Heesch
715 E 3rd Ave
Mitchell, SD 57301

Sarah Spelbring
717 E 3rd Ave
Mitchell, SD 57301

Jonathan Deaton
721 E 3rd Ave
Mitchell, SD 57301

Marlin & Christina Sprang
622 E 2nd Ave
Mitchell, SD 57301

Joseph & Heidi Geppert
700 E 2nd Ave
Mitchell, SD 57301

Mark Vance
9009 Levant Ct
Elk Grove, CA 95758

Maryla Hatwan
712 E 2nd Ave
Mitchell, SD 57301

Mark & Amber Barrett
716 E 2nd Ave
Mitchell, SD 57301

Heiden Vander
924 N Mentzer St
Mitchell, SD 57301

Julie Hein
1801 Thomsen PL
Mitchell, SD 57301

Jodi & Shawn Asbenson
625 E 2nd Ave
Mitchell, SD 57301

James Soper
701 E 2nd Ave
Mitchell, SD 57301

Encore Business Ventures LLC
601 S Isadore St
Mitchell, SD 57301

Travis Wagner
711 E 2nd Ave
Mitchell, SD 57301

James & Geraldine Hunt
717 E 2nd Ave
Mitchell, SD 57301

Spencer & Kathryn Gross
723 E 2nd Ave
Mitchell, SD 57301



March 30, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Amy Hotz has applied for a conditional use permit to operate a Family Residential Daycare; located at 708 E 2nd Ave, legally described as Lot 9, Block 16 F M Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

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I/We Mary Helvar
OWNER
712 E 2nd Ave

☒ ADDRESS
☒ APPROVE
☐ DISAPPROVE

No response will indicate approval.

COMMENTS:



March 30, 2022

TO WHOM IT MAY CONCERN:

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I/We Encore Business ventures / Josh Peterson
OWNER

705 E 2nd Mitchell SD

ADDRESS

X APPROVE

 DISAPPROVE

No response will indicate approval.

COMMENTS:

March 30, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Amy Hotz has applied for a conditional use permit to operate a Family Residential Daycare; located at 708 E 2nd Ave, legally described as Lot 9, Block 16 F M Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

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I/We

Judy Studelska
OWNER

709 East 3rd Ave

ADDRESS

☒ APPROVE

☐ DISAPPROVE

No response will indicate approval.

COMMENTS:

I have no problem with a Day Care.
My concern is we have a very busy
alley with all the garage located in the
alley for E 2nd + E. 3rd. I would suggest
that all clients use the front of the
house to drop off and pick up.

Thank You! Judy Studelska *Outside expectations*



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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning \$150 application due with the application.**

- Applicant is request to rezone property from _____ District to _____ District.

☐ **Variance \$100 application due with the application.**

- Description of Variance Requested: _____

☒ **Conditional Use Permit \$150 application due with the application.**

- Description of Conditional Use: Family Residential Daycare

This Application is for the following described real property:

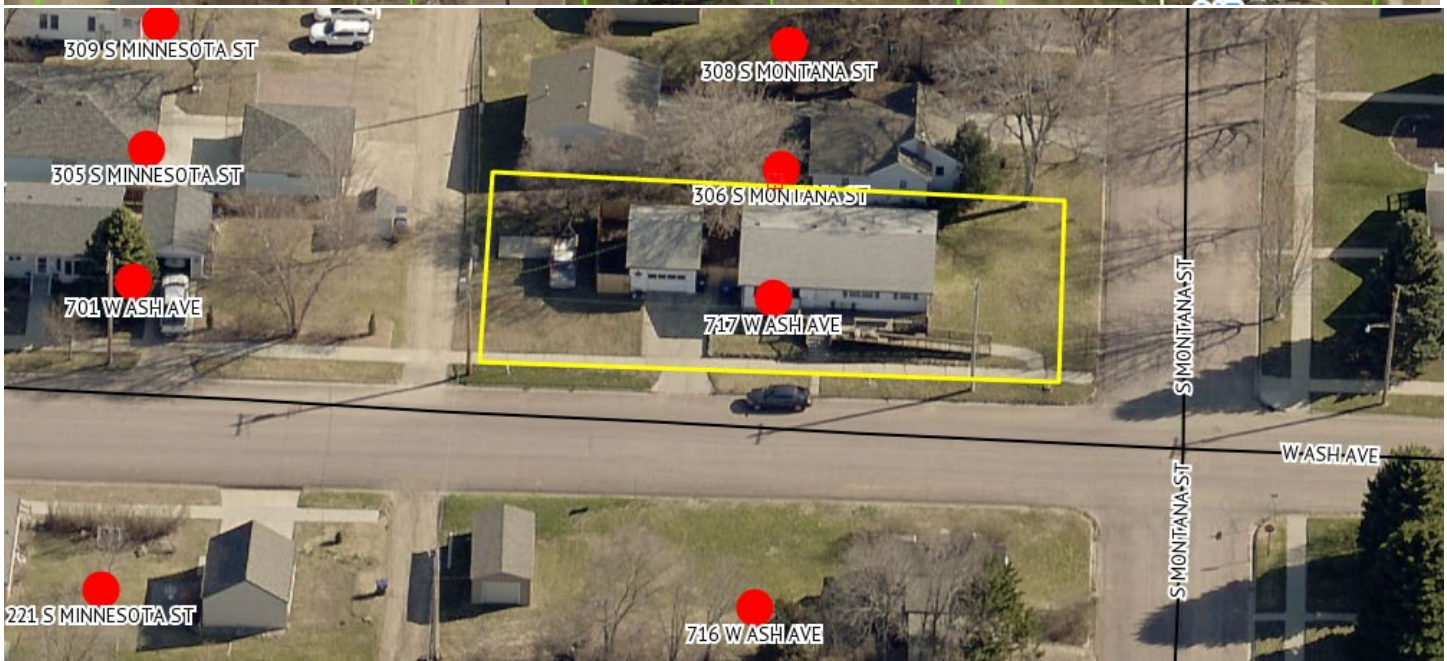
- Legal Description: Lot 12, Block 10 Railroad Addition City of Mitchell, Davison County, South Dakota

- Property Address: 717 W Ash

Dated this 11th day of March, 2022

Jasmyrn Lang
Applicant

Jasmyrn Lang
Owner



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Jasmyn Lang has applied for a conditional use permit to operate a Family Residential Daycare; located at 717 W Ash Ave, legally described as Lot 12, Block 10 of Railroad Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single-Family Residential District.

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Dated at Mitchell, South Dakota, this 24th day of March, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of March, 2022

Approximate Cost:

Jasmyn Lang
717 W Ash
Mitchell, SD 57301

Curtis Dumas
215 S Montana St
Mitchell, SD 57301

Patsy & Diane Burkholder
100 Ocean Blvd
#312
Longbeach, CA 90802

Viola Winters
221 S Montana St
Mitchell, SD 57301

Jordan & Amanda Thuringer
214 S Montana St
Mitchell, SD 57301

Hayden & Tamara Snyder
503 N Duff St
Mitchell, SD 57301

Destiny Reimnitz
817 N Sanborn BLVD
Mitchell, SD 57301

Tim Christensen
34 W Harmon Dr
Mitchell, SD 57301

Margaret Andersen
219 S Minnesota St
Mitchell, SD 57301

Darlene Walz
221 S Minnesota St
Mitchell, SD 57301

Michael & Shirley Stark
301 S Montana St
Mitchell, SD 57301

Arla Hagen
309 S Montana St
Mitchell, SD 57301

Kenneth & Joanne Geraets
317 S Montana St
Mitchell, SD 57301

Lavonne Hohn
306 S Montana St
Mitchell, SD 57301

Crystal Buus
308 S Montana St
Mitchell, SD 57301

Dorothy Inskeep
314 S Montana St
Mitchell, SD 57301

Brian & Mitzie Johnson
701 W Ash
Mitchell, SD 57301

Deborah Connor
305 S Minnesota St
Mitchell, SD 57301

Bernard & Janai Johnson
309 S Minnesota St
Mitchell, SD 57301

Boyd Reimnitz
1224 W 4th Ave
Mitchell, SD 57301



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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☒ **Variance** \$100 application due with the application.

- Description of Variance Requested: Combination of attached + detached accessory building of 3270 sq ft vs 2,000 sq ft and height of 24' vs 22' for an accessory building

☐ **Conditional Use Permit** \$150 application due with the application.

- Description of Conditional Use: _____

This Application is for the following described real property:

- Legal Description: Lot A of Mason's Addition in the NE 1/4 of Section 17, T103 N, R 60 W of the 5th P.M., Davison County, South Dakota
- Property Address: 2021 W 23rd Ave, Mitchell, SD 57301

Dated this 15th day of March, 2022

Mike Hauser

Applicant

Mike Hauser

Owner



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Mike Hauser has applied for a variance for a combination of attached and detached accessory buildings of 3,270 square feet vs 2,000 square feet and height variance of 24' vs 22' for a new accessory building; located at 2021 W 23rd Ave, legally described as Lot A of Mason's Addition in the NE ¼ of Section 17, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 11, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, April 18, 2022 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 24th day of March, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of March, 2022

Approximate Cost:

Mike & Jeanne Hauser
2021 W 23rd Ave
Mitchell, SD 57301

Randy Strong
2240 W 23rd Ave
Mitchell, SD 57301

Jesse Koerner
2220 W 23rd Ave
Mitchell, SD 57301

Reginald & Suzan Mentele
2200 W 23rd Ave
Mitchell, SD 57301

Heidi & Kevin Mendenhall
2140 W 23rd Ave
Mitchell, SD 57301

Clayton & Ashleyann Weber
210 W 23rd Ave
Mitchell, SD 57301

Darin & Emmy Clabaugh
2040 W 23rd Ave
Mitchell, SD 57301

Nathan & Jennifer Maeschen
2020 W 23rd Ave
Mitchell, SD 57301

Larry & Arlette Huff
2000 W 23rd Ave
Mitchell, SD 57301

Ricky & Cheri Knight
1940 W 23rd Ave
Mitchell, SD 57301

Kenneth Griffith
1900 W 23rd AVE
Mitchell, SD 57301

RT LLC
3201 N Ohlman St
Mitchell, SD 57301



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

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

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 City Council. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ **Rezoning** \$150 application due with the application.

Applicant is request to rezone property from [Click or tap here to enter text.](#) District to [Click or tap here to enter text.](#) District.

☒ **Variance** \$100 application fee due with application.

Description of Variance: The Society is requesting a minimum front yard setback for a Historic Site of 22' vs 30' as required to replace an existing building with a new bigger building with the same setback.

☐ **Conditional Use Permit** \$150 application fee due with application

Description of Conditional Use: [Click or tap here to enter text.](#)

This Application is for the following described real property:

Legal Description: Mitchell Prehistoric Indian Village Site in the NE1/4 of Section 9, T103N, R60W of the 5th P.M., Davison County, South Dakota.

Property Address: 3200 Indian Village Road, Mitchell, SD 57301

Dated this 15th of March, 2022

Mitchell Prehistoric Indian Village Preservation Society
APPLICANT


[Click or tap here to enter text.](#)
OWNER
Myron Sonne



Prehistoric Indian Village

Legend

Polygon Measure



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Mitchell Prehistoric Indian Village has applied for a variance for a minimum front yard setback for a Historic Site building of 22' vs 30'; located at 3200 Indian Village Road, legally described as Mitchell Prehistoric Indian Village Site in the NE ¼ of Section 9, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned PL Public Lands District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, April 11, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, April 18, 2022 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated at Mitchell, South Dakota, this 24th day of March, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of March, 2022

Approximate Cost:

Mitchell Prehistoric Indian Village
PO Box 621
Mitchell, SD 57301

Dice Financial
C/O Jerry Garry
PO Box 790
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301



1 Inch = 200 Feet

LEGEND

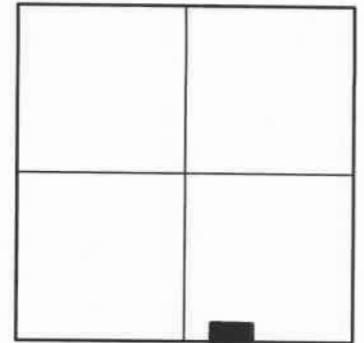
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

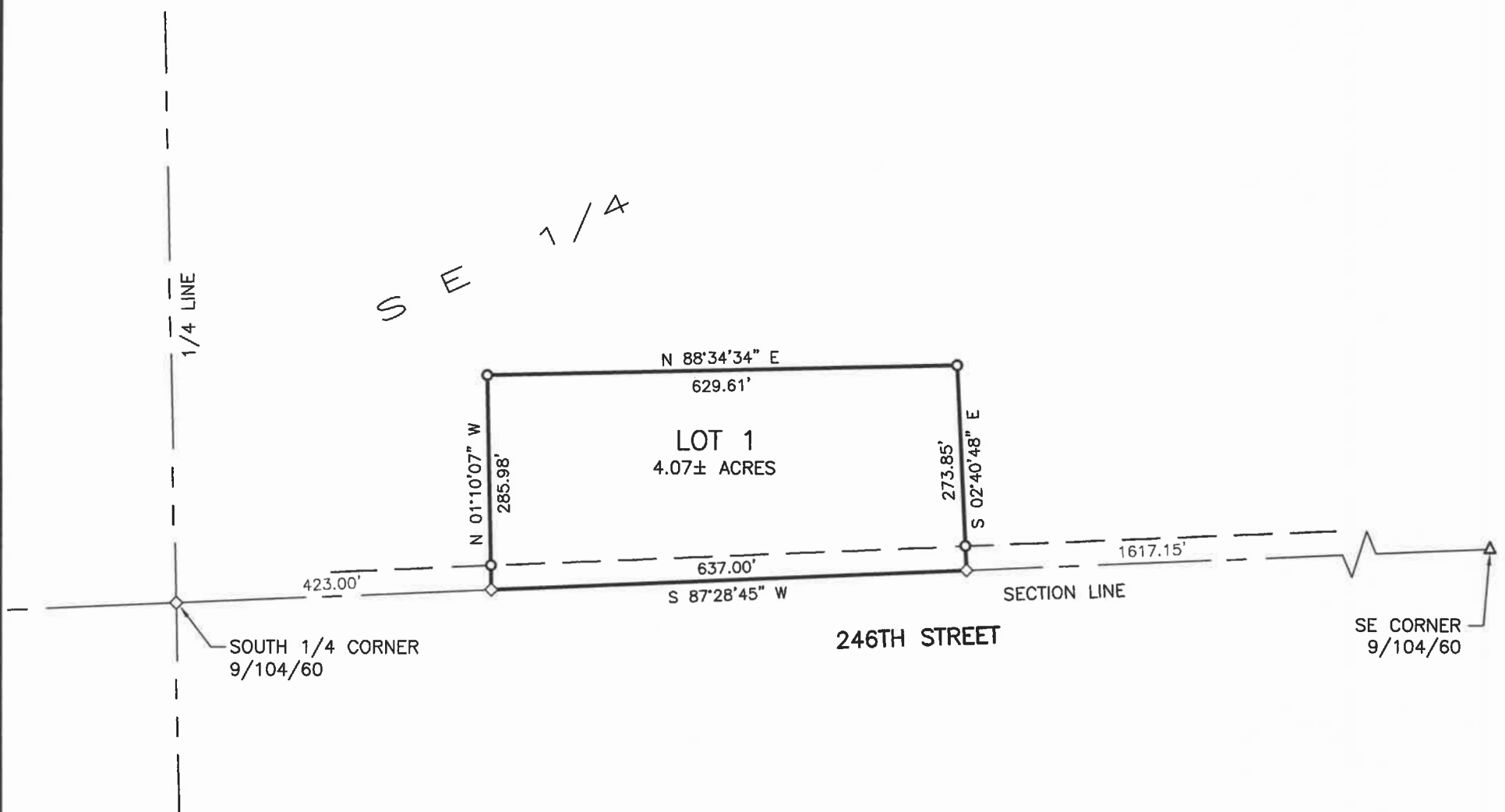
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 9, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 1 OF MOORE'S ADDITION IN THE SE 1/4 OF SECTION 9, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

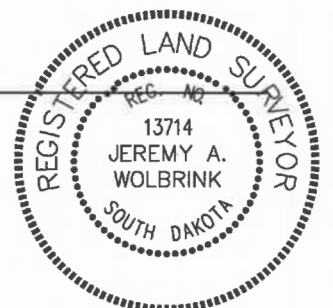
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Donna L. Moore, Trustee of the Marvin L. Moore and Donna L. Moore Revocable Living Trust dated June 1, 2012, and under her direction for purposes indicated therein, I did on or prior to March 1, 2022, survey those parcels of land described as follows: LOT 1 OF MOORE'S ADDITION IN THE SE 1/4 OF SECTION 9, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2022.

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 LOT 1 OF MOORE’S ADDITION IN THE SE 1/4 OF SECTION 9, 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 Donna L. Moore, the undersigned, hereby certifies that she is a Trustee of the Marvin L. Moore and Donna L. Moore Revocable Living Trust dated June 1, 2012, and that said Trust 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 SE 1/4 OF SECTION 9, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at my request and under my direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF MOORE’S ADDITION IN THE SE 1/4 OF SECTION 9, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and I hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 246th Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of 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.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

Donna L. Moore

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Donna L. Moore, Trustee of the Marvin L. Moore and Donna L. Moore Revocable Living Trust dated June 1, 2012, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated and for the purposes therein contained.

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

Notary Public, South Dakota
My Commission Expires: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF MOORE’S ADDITION IN THE SE 1/4 OF SECTION 9, 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 LOT 1 OF MOORE’S ADDITION IN THE SE 1/4 OF SECTION 9, 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 _____, 2022.

Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

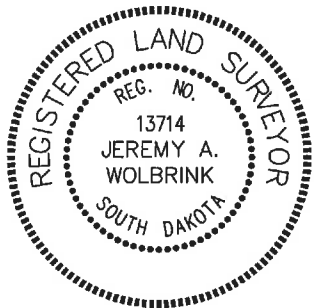
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat at its meeting held on the _____ day of _____, 2022; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF MOORE’S ADDITION IN THE SE 1/4 OF SECTION 9, 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 LOT 1 OF MOORE’S ADDITION IN THE SE 1/4 OF SECTION 9, 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 _____, 2022.

Finance Officer/Deputy Finance Officer of City of Mitchell



RESOLUTION OF COUNTY PLANNING COMMISSION

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Chairperson/Vice-Chairperson, Board of County
Commissioners of Davison County

AUDITOR'S CERTIFICATE

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

By: _____ Title: _____ Date: _____
Highway Authority

CERTIFICATE OF COUNTY TREASURER

Treasurer/Deputy Treasurer, Davison County

DIRECTOR OF EQUALIZATION

Director of Equalization/Deputy Director of Equalization
Davison County

REGISTER OF DEEDS

By _____
Deputy





Dwonne P. Hansen Irrevocable Real Estate Trust

Dwonne P. Hansen Irrevocable Real Estate Trust

Dan & Becky Mohr Properties LLC

Darwin & Jean Morrison

Christine Burton

Barbara L. Fellmeier RLT

Leon L. Fellmeier Credit Shelter Trust

Marrin & Donna Moore

Ashton Connell Lot 1 of Moore's Add.

Shed in ROW will be removed

Wayne & Bonnie Witzel

Wayne & Bonnie Witzel

Bamone63 LLP

Trees will be removed and cleaned up as some are dead

Diane Pingel Marilyn Tarek

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-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

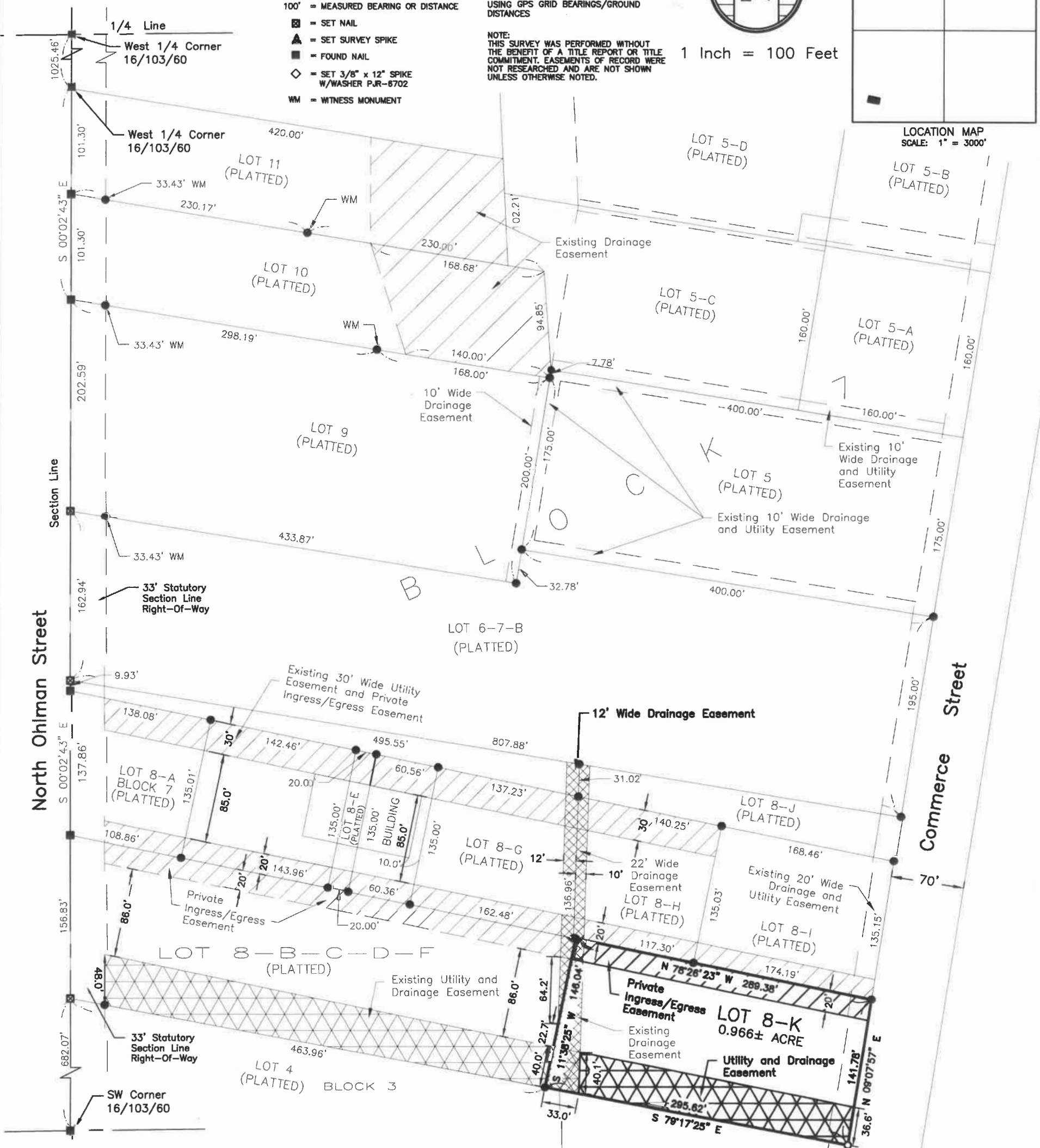
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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.



1 Inch = 100 Feet

LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 8-K, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 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 March 30, 2022, survey those parcels of land described as follows: LOT 8-K, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 4TH day of APRIL, 2022.

Registered Land Surveyor #SD6702

SPN

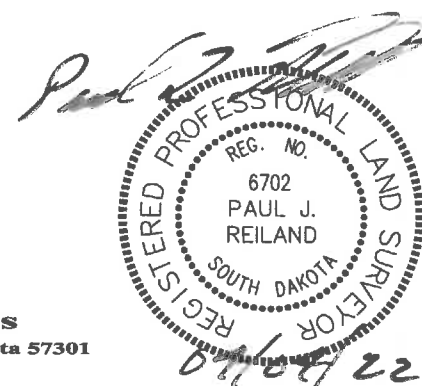
& Associates

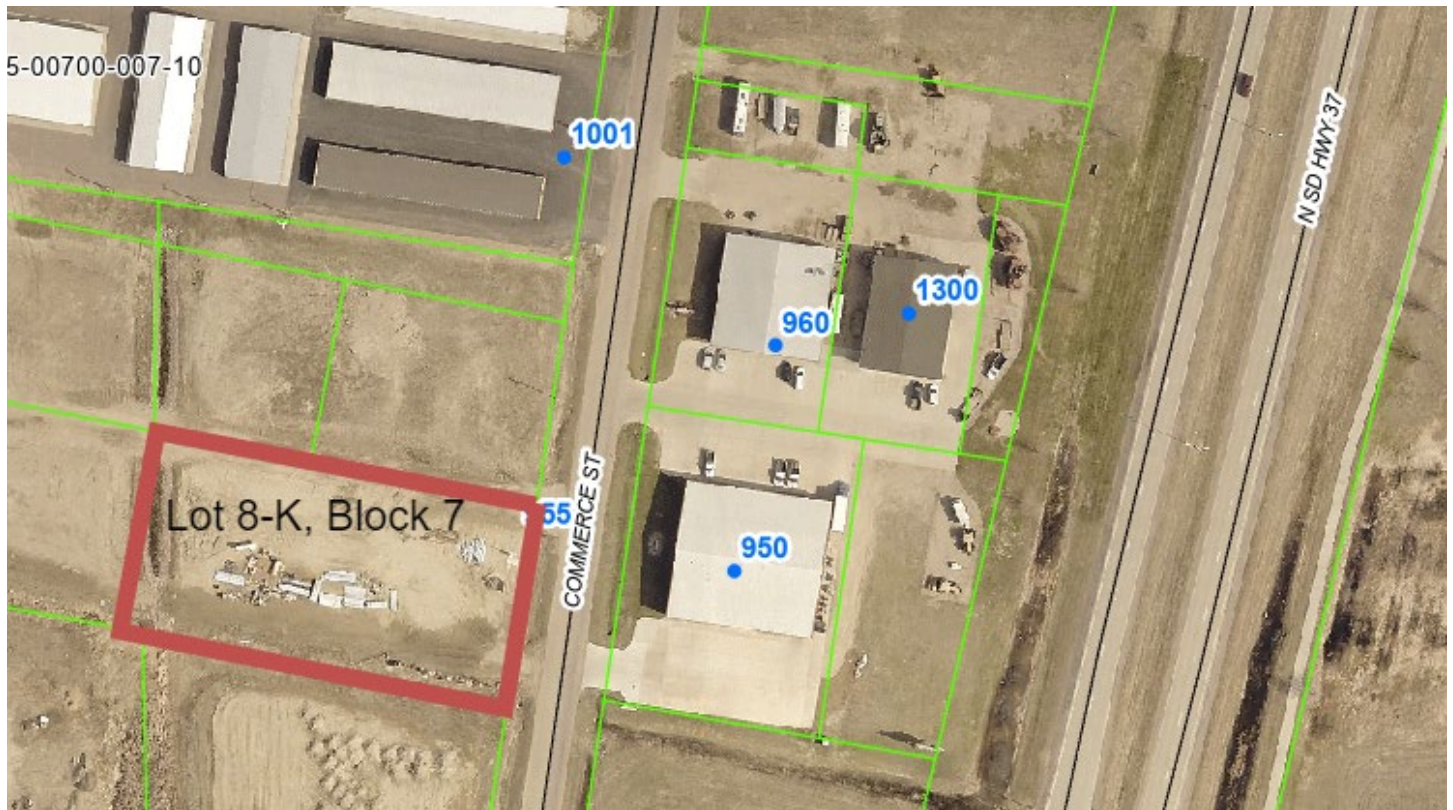
Engineers, Planners and Surveyors

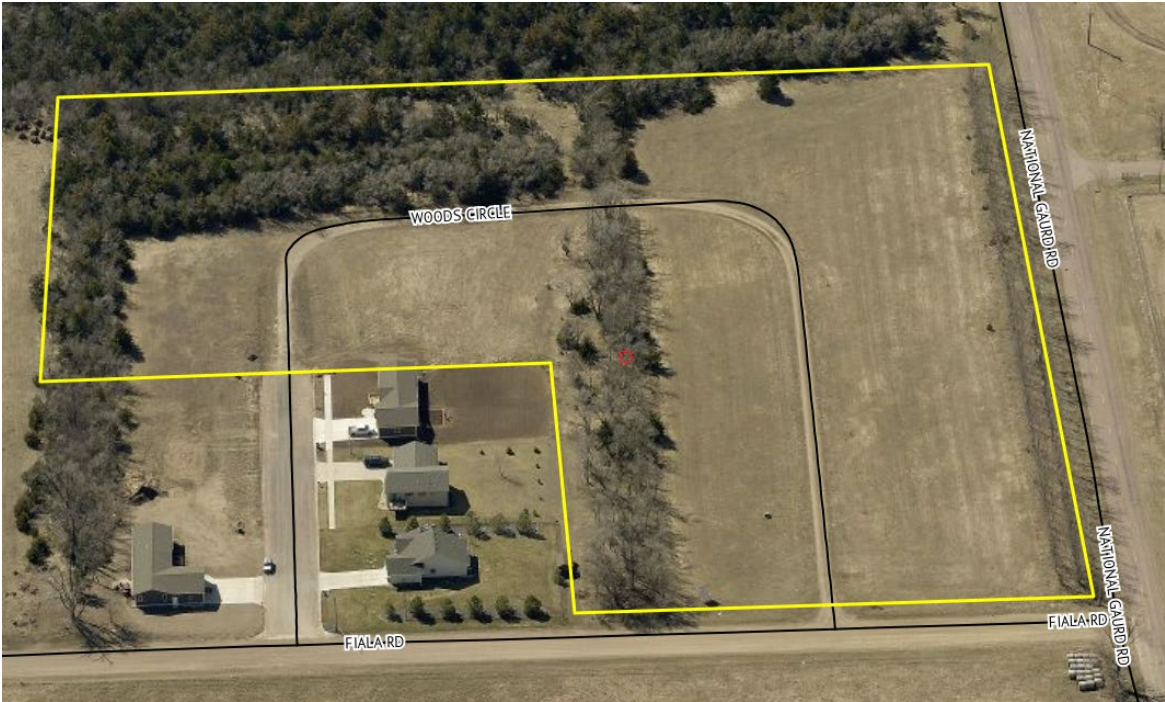
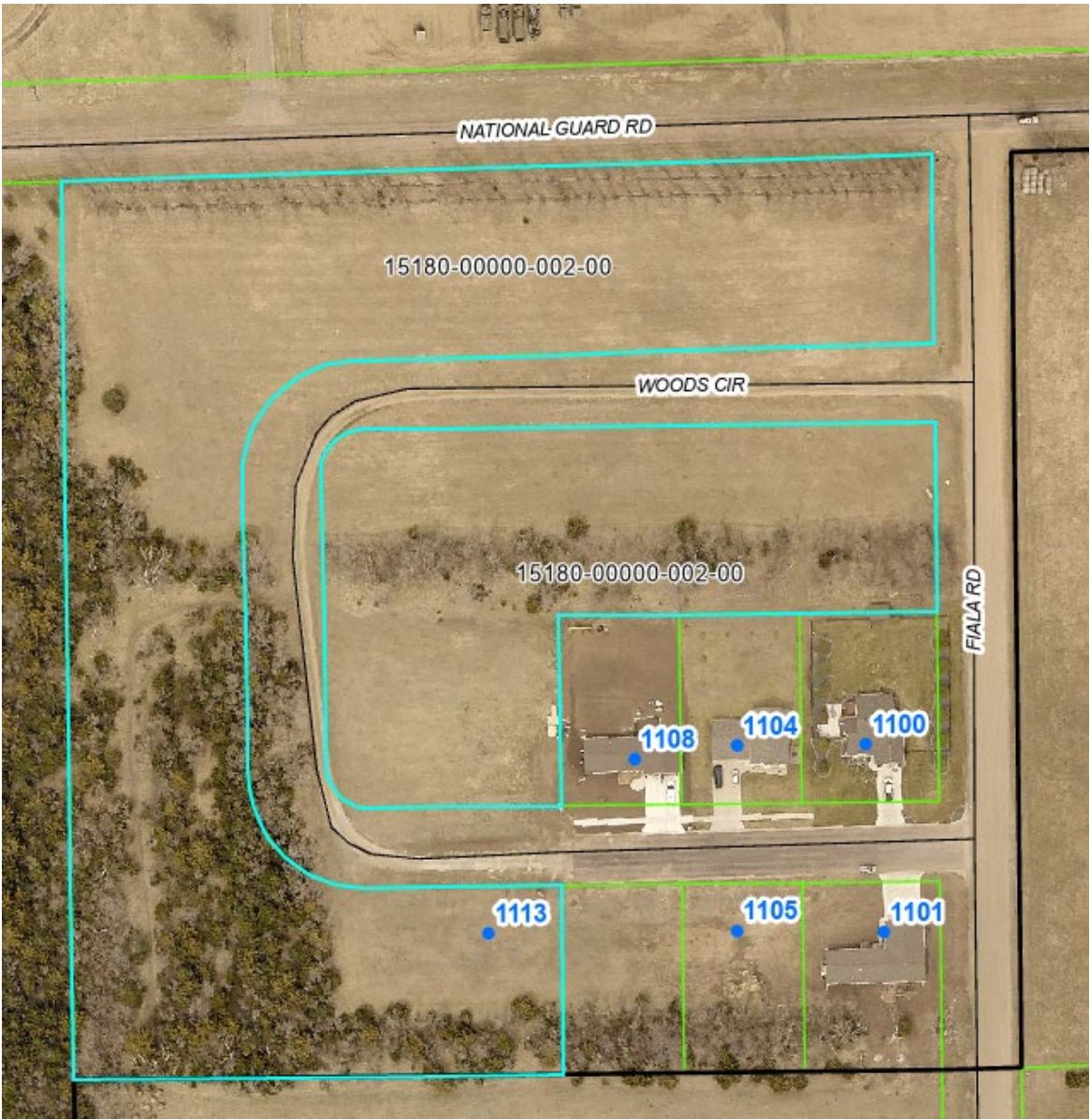
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



& 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

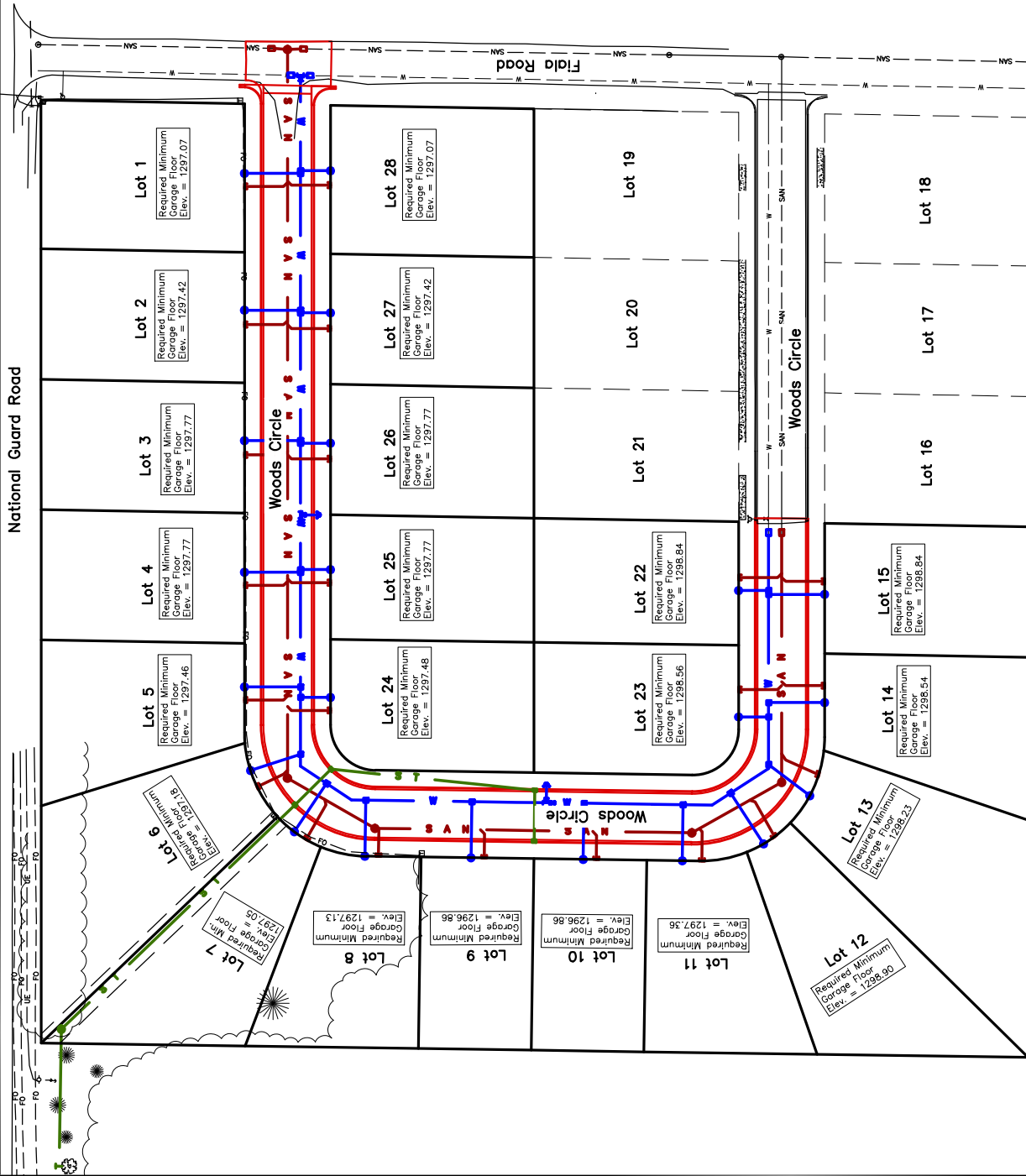








National Guard Road



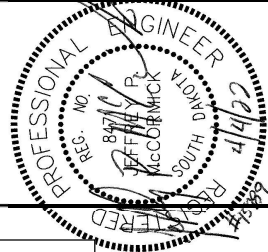
BENCHMARKS

- #1 FIRE HYDRANT TOP NUT
725 ± WEST OF FIALA ROAD &
NATIONAL GUARD ROAD,
NORTH SIDE OF STREET
ELEV. = 1300.36
- #2 FIRE HYDRANT TOP NUT
SW CORNER OF FIALA ROAD &
NATIONAL GUARD ROAD
ELEV. = 1298.56
- #3 FIRE HYDRANT TOP NUT
WEST END OF EXISTING WOODS CIRCLE
ELEV. = 1301.20

SPN
& Associates

Engineers • Planners • Surveyors
2100 North Sully Boulevard • P.O. Box 288
Mitchell, South Dakota 57301-0288
Phone: (605) 996-2701 • Fax: (605) 996-0313

Certificate
I hereby certify that this
plan, specification, or report
was prepared by me or
under my direct supervision
and that I am a duly
licensed Professional Engineer
under the laws of
the State of South Dakota.



Plan Horiz. Scale:	1" = 80'
Drawn By:	MAP
Checked By:	NZ
Date:	4/4/2022
Project No.:	15989
File Name:	15989-Oversewing Airport Addition

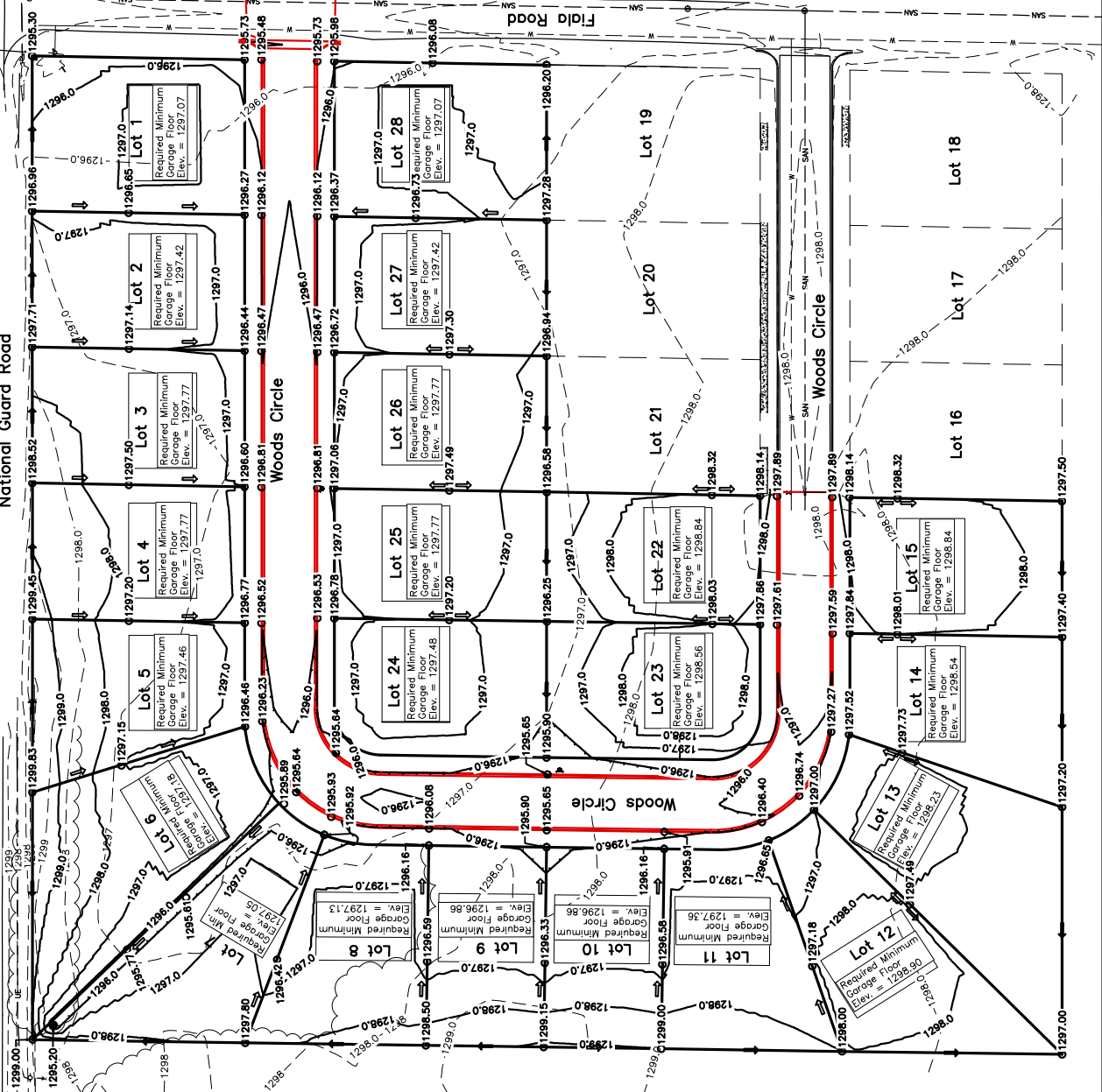
Project Name:
**Airport
Addition
Street & Utility
Improvements**
Located in:
**Mitchell,
South Dakota**

Sheet Name:
Overall Layout

Sheet Number:	2
Total Sheets:	34



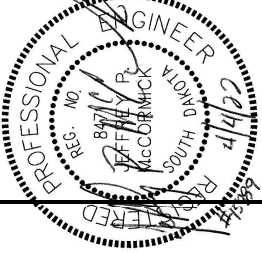
National Guard Road



SPN
& Associates

Engineers • Planners • Surveyors
2100 North Sully Boulevard • P.O. Box 288
Mitchell, South Dakota 57301-0288
Phone: (605) 996-2701 • Fax: (605) 996-0115

Certificate
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of South Dakota.



Plan Horiz. Scale:	1" = 80'
Drawn By:	NJZ
Checked By:	NJZ
Date:	4/4/2022
Project No.:	15989
File Name:	15989-Oversewing Airport Addition

Project Name:
**Airport Addition
Street & Utility
Improvements**
Located in:
**Mitchell,
South Dakota**

Sheet Name:
Grading Layout

Sheet Number:	3
Total Sheets:	34



1 Inch = 100 Feet

LEGEND

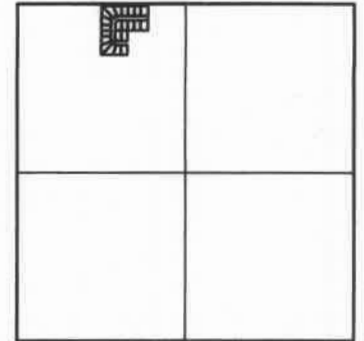
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS 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

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

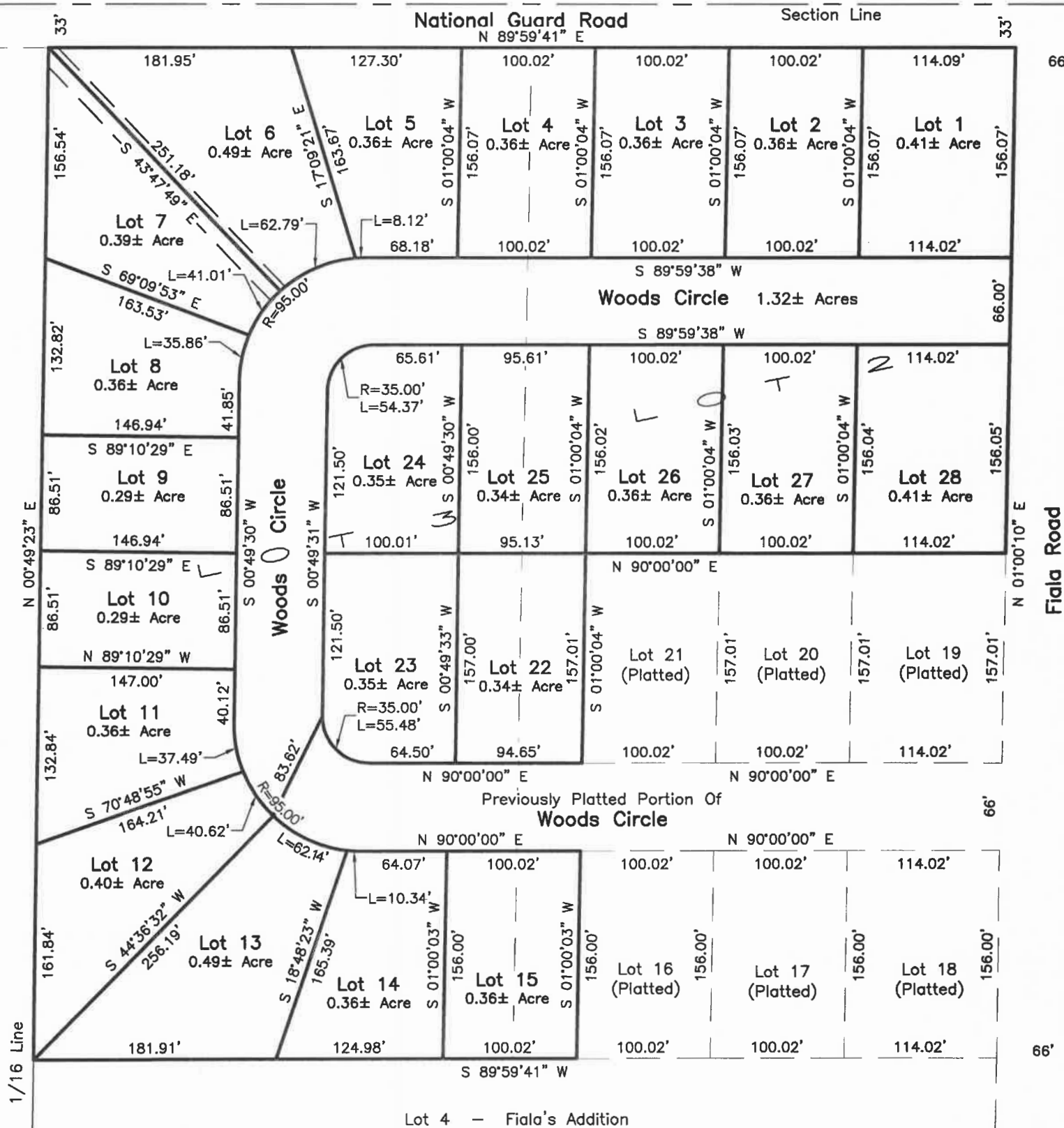
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 4, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

EASEMENTS WITHIN EACH LOT DEDICATED BY THIS PLAT:
3' UTILITY AND DRAINAGE EASEMENTS ALONG SIDE LOT LINES BETWEEN LOTS EXCEPT BETWEEN LOTS 6 AND 7 WHICH IS 5' IN LOT 6 AND 10' IN LOT 7.
5' UTILITY AND DRAINAGE EASEMENTS ALONG ALL REAR LOT LINES INCLUDING ALONG NATIONAL GUARD ROAD.
10' UTILITY EASEMENTS ALONG FIALA ROAD AND WOODS CIRCLE.



A PLAT OF LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 the State of South Dakota. At the request of PSG Properties, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to March 8, 2022, survey those parcels of land described as follows: LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, 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 9TH day of MARCH, 2022.

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



KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that PSG Properties, 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 PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of PSG Properties, 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 LOTS 1 THRU 15 AND 22 THRU 28 OF AIRPORT ADDITION, A SUBDIVISION OF PREVIOUSLY PLATTED LOTS 2 AND 3 OF FIALA'S ADDITION IN THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and PSG Properties, 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 Lots 1 thru 15 and 22 thru 28 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists National Guard Road, Fiala Road and a portion of Woods Circle. 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.

Finance Officer/Deputy Finance Officer of City of Mitchell

Treasurer/Deputy Treasurer, Davison County Date

Director of Equalization/Deputy Director of Equalization, Davison County

Date _____

Register of Deeds, Davison County

SPN

& Associates
Engineers, Planners and Surveyors
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 Phone: (605) 996-7761 Fax: (605) 996-0015

