

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
APRIL 25, 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 4-11-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 4-11-22.PDF](#)

- 6. Schedule Next Meeting-5-9-22 @ 12:00 P.M.**

- 7. Variance: Stephen Laughlin-925 E 7th Ave.**

Stephen Laughlin has applied for a variance for an accessory building to be located in the front yard; located at 925 E 7th Ave, legally described as Lot 4, Block 6 F.M. Greene Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[LAUGHLIN-APPLICATION.PDF](#)
[LAUGHLIN-GIS.PDF](#)
[LAUGHLIN-SITE LAYOUT.PDF](#)
[LAUGHLIN-NOTICE OF HEARING.PDF](#)
[LAUGHLIN-NEIGHBORS.PDF](#)
[LAUGHLIN-LETTER FROM NEIGHBOR-PAGE.PDF](#)
[LAUGHLIN-LETTER FROM NEIGHBOR-HARRELL.PDF](#)
[LAUGHLIN-LETTER FROM NEIGHBOR-MEYLOR.PDF](#)

- 8. Plat: 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; As Requested By CJM Consulting Inc.**

Documents:

[CJM CONSULTING INC-PLAT.PDF](#)
[CJM CONSULTING INC-GIS.PDF](#)
[1-WESTWOOD FIRST ADDITION GRADING IMPROVEMENTS-2-3-2022.PDF](#)
[2-WESTWOOD ADDITION ELEVATIONS-12-2-2021.PDF](#)
[3-PLANNING COMMISSION SIGNED MINUTES 6-8-20.PDF](#)
[4-DRAINAGE REVIEW-SPN-5-22-20.PDF](#)
[5-WESTWOOD ADDITION STORM DRAINAGE-DESIGN REPORT SUMMARY-MARCH 2003.PDF](#)

- 9. Plat: Lots 9 And 10, Block 2 Of The Woods First Addition, A Subdivision Of The East ½ Of The SW ¼ Of Section 23, 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-WOODS FIRST-PLAT.PDF](#)
[CJM CONSULTING INC-WOODS FIRST-GIS.PDF](#)

- 10. Plat: Lot L, A Subdivision Of Previously Platted Lot S Of Maui Farms Second Addition, City Of Mitchell, Davison County, South Dakota; As Requested By Maui Farms Inc.**

Documents:

[MAUI FARMS INC-PLAT.PDF](#)
[MAUI FARMS INC-GIS.PDF](#)

- 11. Plat: Tract 1 Of Blacksten Addition In The Northwest Quarter Of The Southwest Quarter (NW ¼ SW ¼) Of Section 2, Township 102 North, Range 60 West Of The 5th P.M., Davison County South Dakota; As Requested By Scott Blacksten.**

Documents:

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

- 12. Plat: Lot 3 Of Wagner's Addition, In The SW ¼ Of Section 4, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Matthew And Janelle Wollman.**

Documents:

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

- 13. Presentation: Motions And Meeting Procedure**

Documents:

[MOTIONS AND MEETING PROCEDURE.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
April 11, 2022

NOT APPROVED

1. Chairperson Larson called the April 11, 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, Molumby, Jirsa, Genzlinger, Sonne, Penney, Doescher.
Absent: Osterloo
Staff Present: Jenniges, J Johnson, T Johnson, Hegg.
3. Declare conflicts of interest- Sonne on item #13 and Genzlinger on item #8.
4. Approval of proposed agenda: Motion by Molumby, seconded by Genzlinger, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of proposed minutes: Motion by Penney, seconded by Sonne, to approve the minutes of the March 28, 2022 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Molumby, seconded by Genzlinger, to schedule the next meeting for April 25, 2022. All present members voting aye, motion carried.
7. Variance: 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. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with three responses in favor and none opposed.

Jenniges explained one of the responses stated the alley is busy and pick up and drop off should be at the street. No fire inspection had been completed yet but the applicant was made aware of the three usual conditions.

Motion by Molumby, seconded by Jirsa, to recommend approval of the Conditional Use Permit with 3 following conditions; 1) license is non-transferable, 2) if business ceases to operate for six months, then a new application would be required, 3) pass a fire inspection. All present members voting aye, motion carried.

8. Variance: 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. The applicant was present to

answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with no responses.

Mrs. Lang stated she is meeting with Northwestern Energy to get an overhead power line repaired that came down with the wind over the past week due to a tree limb falling on it. She will also get an inspection done by the Fire Marshall.

Motion by Jirsa, seconded by Penney, to recommend approval of the Conditional Use Permit with 3 following conditions; 1) license is non-transferable, 2) if business ceases to operate for six months, then a new application would be required, 3) pass a fire inspection. All present members voting aye, Genzlinger abstained, motion carried.

9. Variance: 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. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with no responses.

Jenniges explained the applicant intends to tear down the existing shed to the southeast of the house and build a new 42' x 60' shed in its place. There is another garage on the property that also counts towards the combination for attached and unattached accessory buildings. There are no attached accessory buildings on this property, just the wording of the zoning code.

Motion by Jirsa, seconded by Molumby, to recommend approval of the Variance Permit. All present members voting aye, motion carried.

10. Variance: 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. The applicant was present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with no responses.

Jenniges explained the City of Mitchell is the only neighboring property to this parcel. The applicants are proposing to tear down the existing building and build a new bigger one in its place. It will be used for cold storage as well as a place to screed dirt that has been excavated at the dig sites.

Jirsa questioned how they can build on historic ground. Jerry Garry representing Mitchell Prehistoric Indian Village stated the corner of the new proposed building will could be constructed on the historical ditch and can be done as long as there is no

excavation of dirt. They will put heavy plastic down to cover the landmark ground and then add fill on top of that and pour concrete on top of that.

Motion by Genzlinger, seconded by Penney, to recommend approval of the Variance Permit with the condition the building be no closer than the existing. All present members voting aye, motion carried.

11. Plat: Plat of Lot 1 of Moore's Addition in the the SE ¼ of Section 9, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Ashton Connell. The applicant was not present to answer questions.

Jenniges explained this is outside the ETJ but within the 3-mile of city limits. The County Planning Commission has recommended approval and County Commission will hear it on April 12. The applicant is platting +/- 4.07 acres from her grandmother which is allowed in the county with a variance approved in the Ag District.

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

12. Plat: Lot 8-K, Block 7 of Westwood First Addition, a subdivision of the SW ¼ of Section 16, T 103, N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was not present to answer questions.

Jenniges stated the City of Mitchell received a drainage survey from SPN for this area and was approved by Public Works Director Schroeder. The ditch along the by-pass is going to get cut down to allow for overflow for big rain events. The city withheld issuing building permits for a few months prior to the construction of the two newest buildings until the survey was completed. The applicant is now parceling off the two buildings from the rest of the parcel so the newly constructed buildings can be sold.

Mike Bathke owner of Big Dog Concrete to the southwest of this and has concerns about drainage in this area. He stated this does not follow the master plan for the area and ditches have been filled in and buildings built over culverts. There is also a culvert in the area that has a hog panel across it that is full of debris and won't let water flow through it. In 2019 he had water up to his building. He was unaware of the drainage survey completed by SPN and the city approving it.

Motion by Jirsa, seconded by Sonne, to table the Plat for more information pertaining to drainage of the area. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – aye, Penney – aye. 6 aye, 0 nay, 1 absent, motion carried.

13. Master Plan Approval. Groeneweg Construction submitted their master plan for drainage and utilities for Airport Addition. The applicant was not present to answer questions.

Jenniges explained the plat has already been approved, this is showing the drainage and elevations of the lots as well as the infrastructure for the area. The city has a concern with the drainage easement for the 18" line and believes it should be wider than the 10' as shown but the city will require the easement to increase at the time of the building permit.

Motion by Molumby, seconded by Jirsa, to approve the Master Plan. Roll call vote: Larson – aye, Molumby – aye, Jirsa – aye, Osterloo – absent, Genzlinger – aye, Sonne – abstain, Penney – aye. 5 aye, 0 nay, 1 absent, 1 abstain; motion carried.

14. Other Business-None.

15. Public Comment-None.

16. Chairperson Larson adjourned the meeting at 12:31 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** \$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: Front yard 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 4, Block 6 FM Greene Addition

- Property Address: 925 E 7th Ave

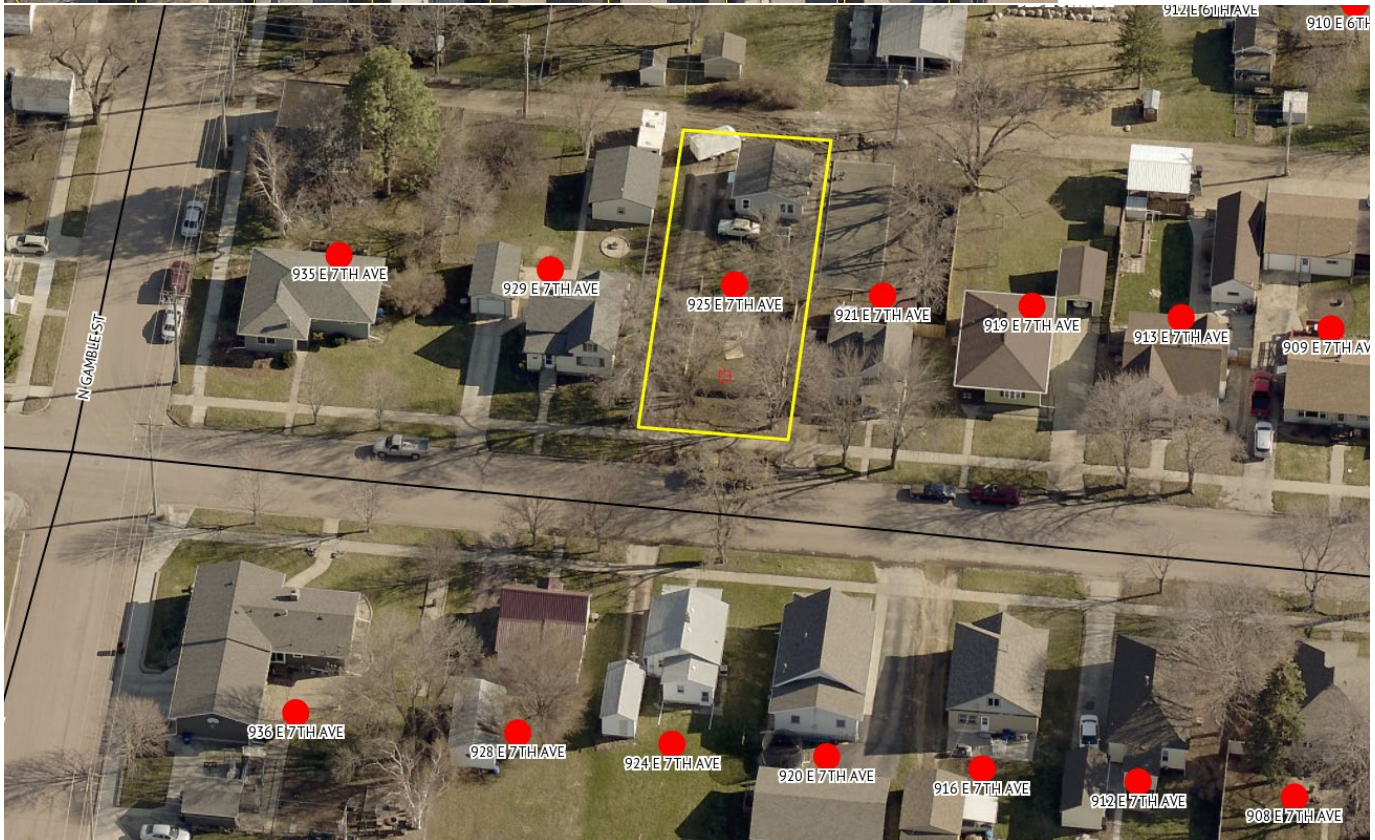
Dated this 5th day of April, 2022

Stephen P Laughlin

Applicant



Owner



Date: 4/05/2022 - 6:19 PM

Design ID: 351553174646

Estimate ID: 16115

Estimated Price: \$14,659.38

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



How to recall and purchase your design at home:



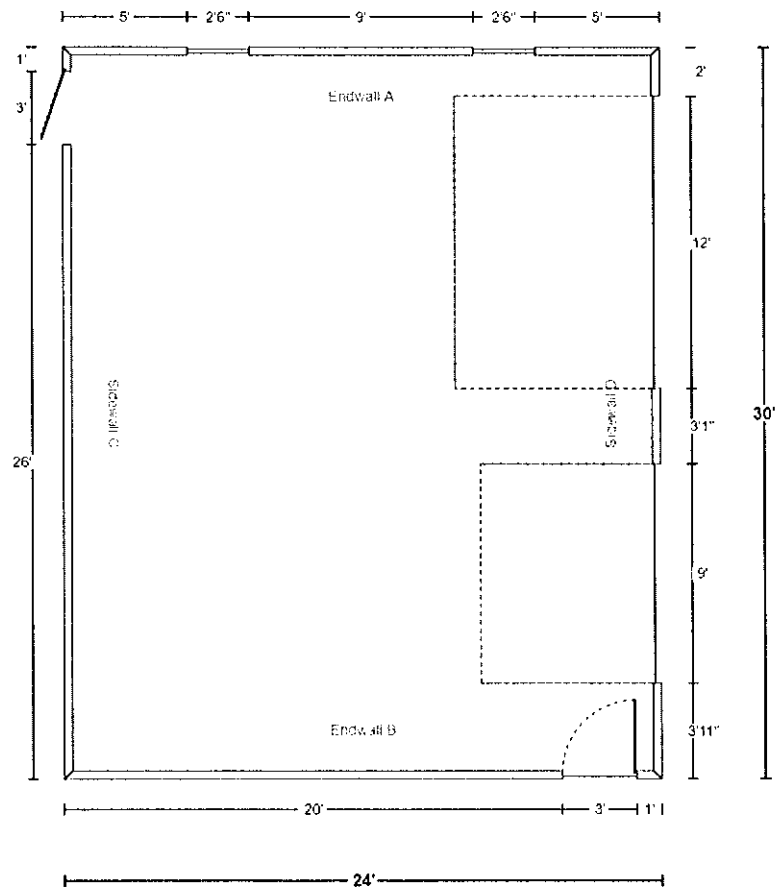
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 351553174646
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 351553174646 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



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 Stephen Laughlin has applied for a variance for an accessory building to be located in the front yard; located at 925 E 7th Ave, legally described as Lot 4, Block 6 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 25, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 2, 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 7th day of April, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 13th day of April, 2022

Approximate Cost:

Stephen & Heather Laughlin
921 E 7th Ave
Mitchell, SD 57301

Curtis & Sandra Meylor
132 NE Lake Dr
Estelline, SD 57234

Mark Borkowski
916 E 7th Ave
Mitchell, SD 57301

Pete & Teresa Sprinkel
920 E 7th Ave
Mitchell, SD 57301

Darrel Hohn
600 E 7th Ave
Mitchell, SD 57301

Rieside Properties LLC
PO Box 127
Mitchell, SD 57301

Lonnie & Mandy Robinson
936 E 7th Ave
Mitchell, SD 57301

NEMEC Properties LLC
PO Box 608
Mitchell, SD 57301

Mary Hafner
919 E 7th Ave
Mitchell, SD 57301

Tara Klunder
Scott Weber
929 E 7th Ave
Mitchell, SD 57301

Brian & Ann Reichelt
935 E 7th Ave
Mitchell, SD 57301

Donald & Carol Harrell
912 E 6th Ave
Mitchell, SD 57301

Brian & Kelly Munterfering
916 E 6th Ave
Mitchell, SD 57301

Tyler Page
Pauline Hohn
960 E 6th Ave
Mitchell, SD 57301

Cathy Timmerman
924 E 6th Ave
Mitchell, SD 57301

Ashley Klinger
928 E 6th Ave
Mitchell, SD 57301

Hunter Van Beek
934 E 6th Ave
Mitchell, SD 57301

Faith Home & School
1009 E 6th Ave
Mitchell, SD 57301



April 13, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Stephen Laughlin has applied for a variance for an accessory building to be located in the front yard (see enclosed map for location and size); located at 925 E 7th Ave, legally described as Lot 4, Block 6 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 the City Planning Commission will be conducting a hearing on this application on Monday, April 25, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, May 2, 2022 at 6:00 P.M, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD.

All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We

Tyler Page

OWNER

920 E 6th Ave

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:



April 13, 2022

TO WHOM IT MAY CONCERN:

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I/We Donald & Carol Harrell
OWNER

912 E. 6TH AVE.
ADDRESS

✓ APPROVE

_____ DISAPPROVE

COMMENTS:

April 13, 2022

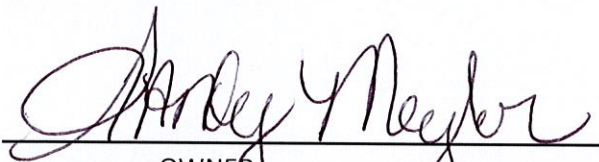
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I/We


OWNER
912 East 7th

ADDRESS



APPROVE

DISAPPROVE

COMMENTS:

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 PJR-6702
- WM = WITNESS MONUMENT

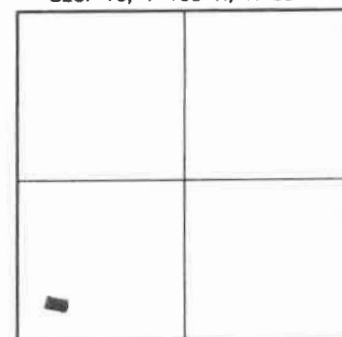
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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

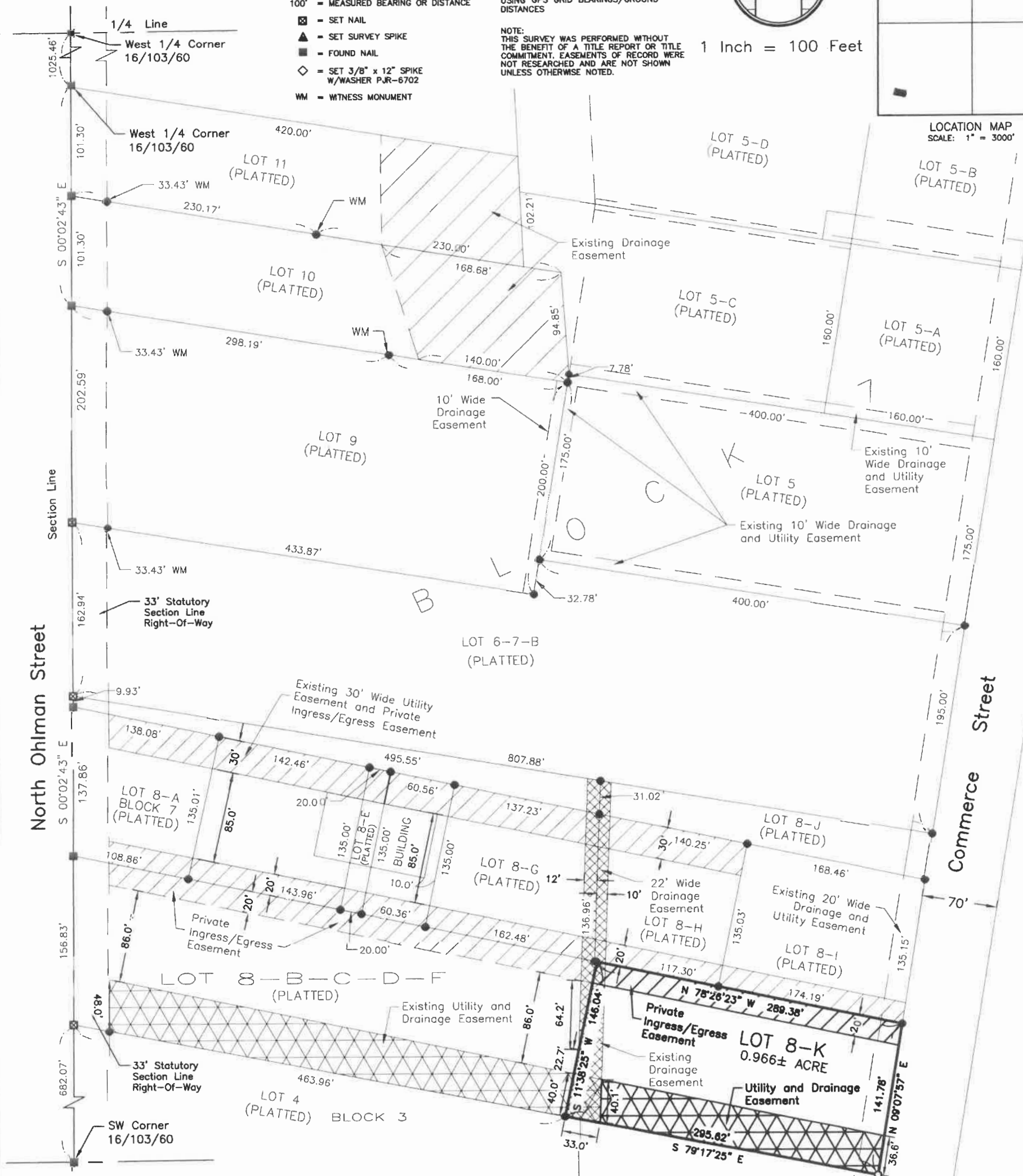
NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



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



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

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 8-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, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 8-K, Block 7 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street, and this plat shall dedicate the 20' wide private ingress/egress easement along the north property line and the public utility and drainage easement along the south property line of Lot 8-K as shown. 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.

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

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2022, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

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

Notary Public, South Dakota
My Commission Expires:

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 8-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, prepared by Paul J. Reiland, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 8-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, 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 _____, 2022.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

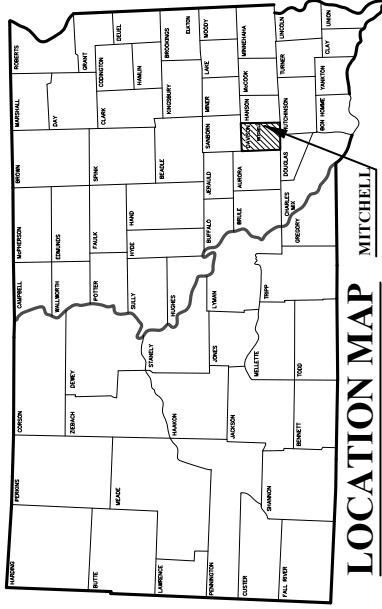
SPN

& Associates

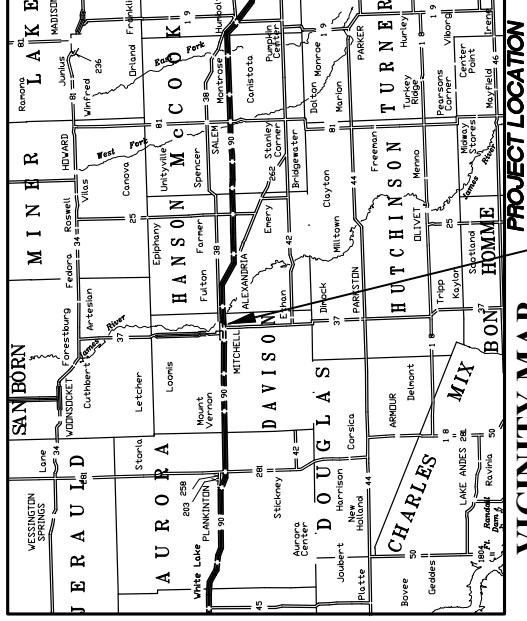
Engineers, Planners and Surveyors
2100 North Sanborn Blvd.. P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



WESTWOOD FIRST ADDITION GRADING IMPROVEMENTS



LOCATION MAP



VICINITY MAP

LEGEND

- Existing Fire Hydrant
- Existing Water Valve
- Existing Curb Stop
- Existing Sanitary Sewer Manhole
- Existing Storm Sewer Manhole
- Existing Storm Inlet
- Existing Telephone Pedestal
- Existing Light Pole
- Existing Sign
- Existing Deciduous Tree
- Existing Coniferous Tree
- Existing Shrub
- Existing Mailbox
- Existing Power Pole
- Existing Underground Gas Line
- Existing Underground Telephone Line
- Existing Underground Electric Line
- Existing Underground Fiber Optic Line
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Storm Sewer Line
- Existing Overhead Electric
- Existing Fence
- Existing Contour
- Proposed Contour

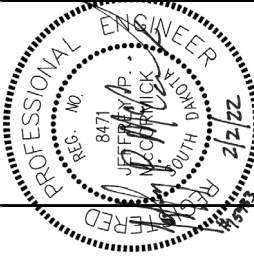
INDEX OF SHEETS

- Cover Sheet
- Overall Layout
- Plan and Profile
- Cross Sections
- Typical Section

SPN
& Associates

Engineers - Planners - Surveyors
2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57501-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

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: None
Drawn By: JPM
Checked By: JPM
Date: 2/2/2022
Project No.: 15933
File Name: 15933-Westwood First Addition

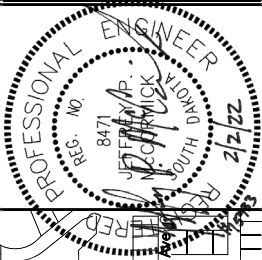
Project Name:
CJM Consulting
Westwood First Addition
Located in:
Mitchell, South Dakota

Sheet Name:
Covet

Sheet Number: **1**
Total Sheets: **17**

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.

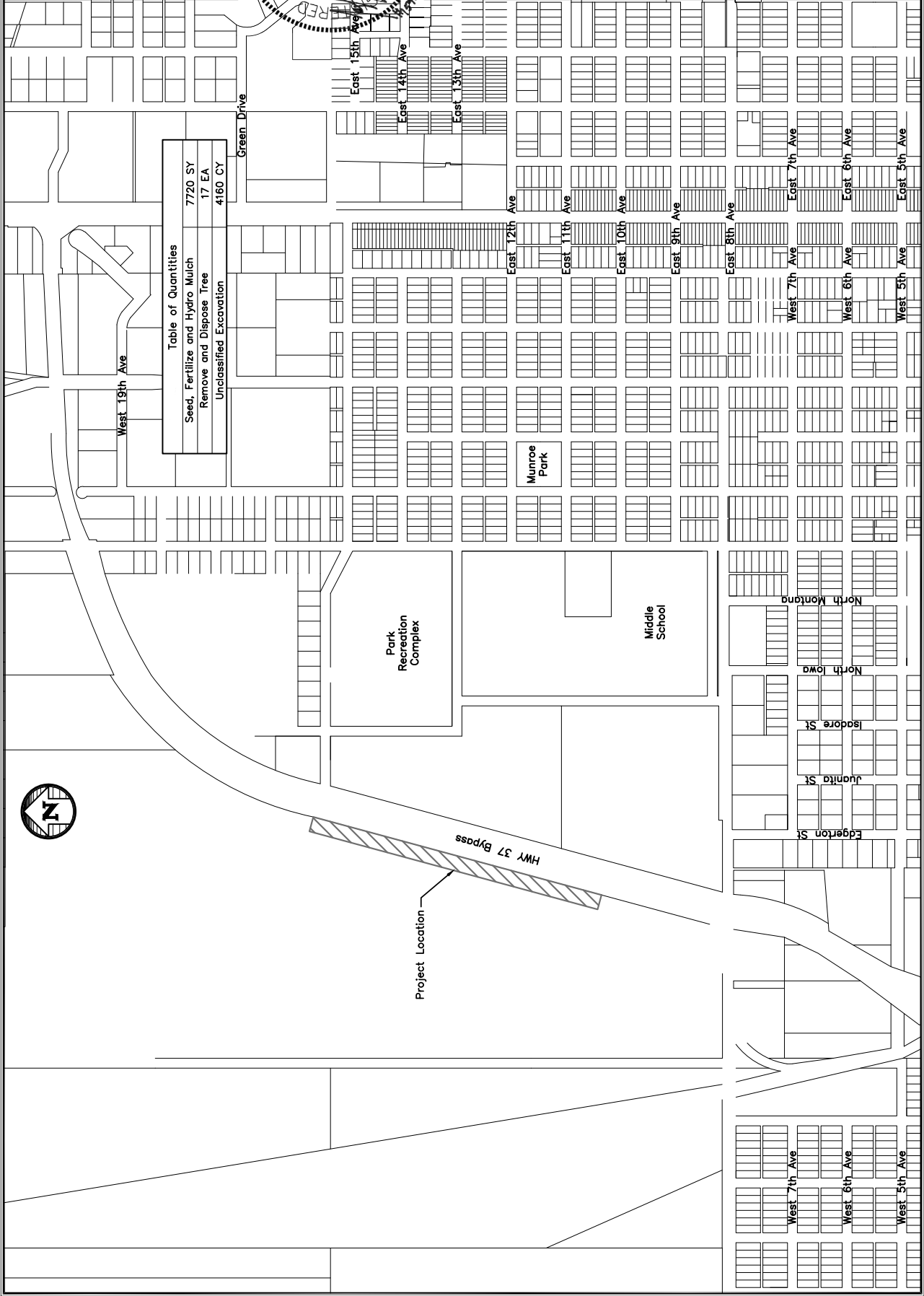


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Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood First Addition

Project Name:
CJM Consulting
Westwood First Addition
Located in:
Mitchell, South Dakota

Sheet Name:
Location

Sheet Number:	2	Total Sheets:	17
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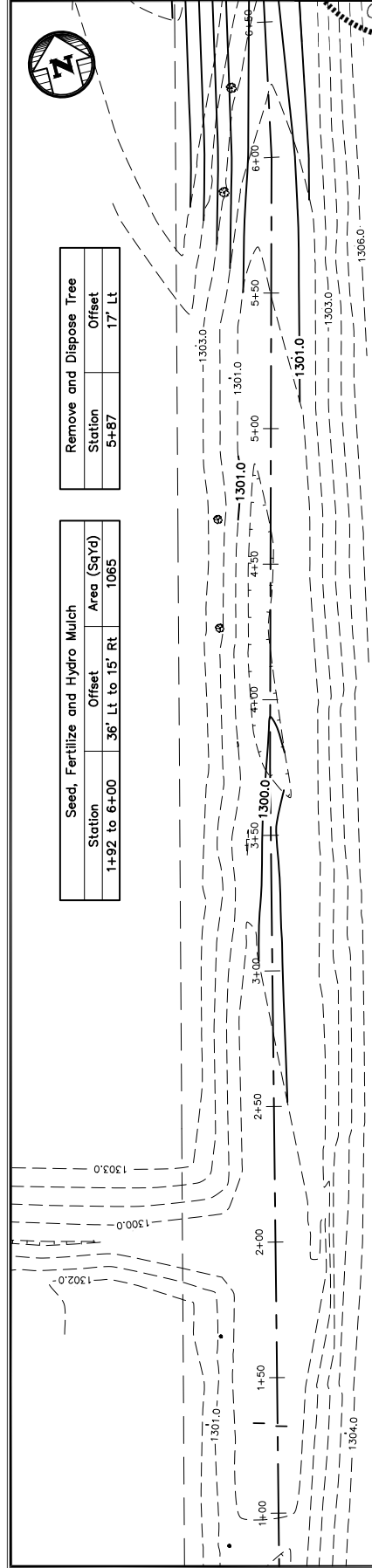


SPN & Associates

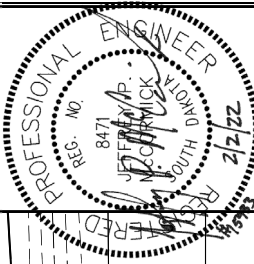
Engineers - Planners - Surveyors
2100 North Samba Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Remove and Dispose Tree		
Station	Offset	17' Lt
5+87		

Seed, Fertilize and Hydro Mulch		
Station	Offset	Area (SqYd)
1+92 to 6+00	36' Lt to 15' Rt	1065



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.

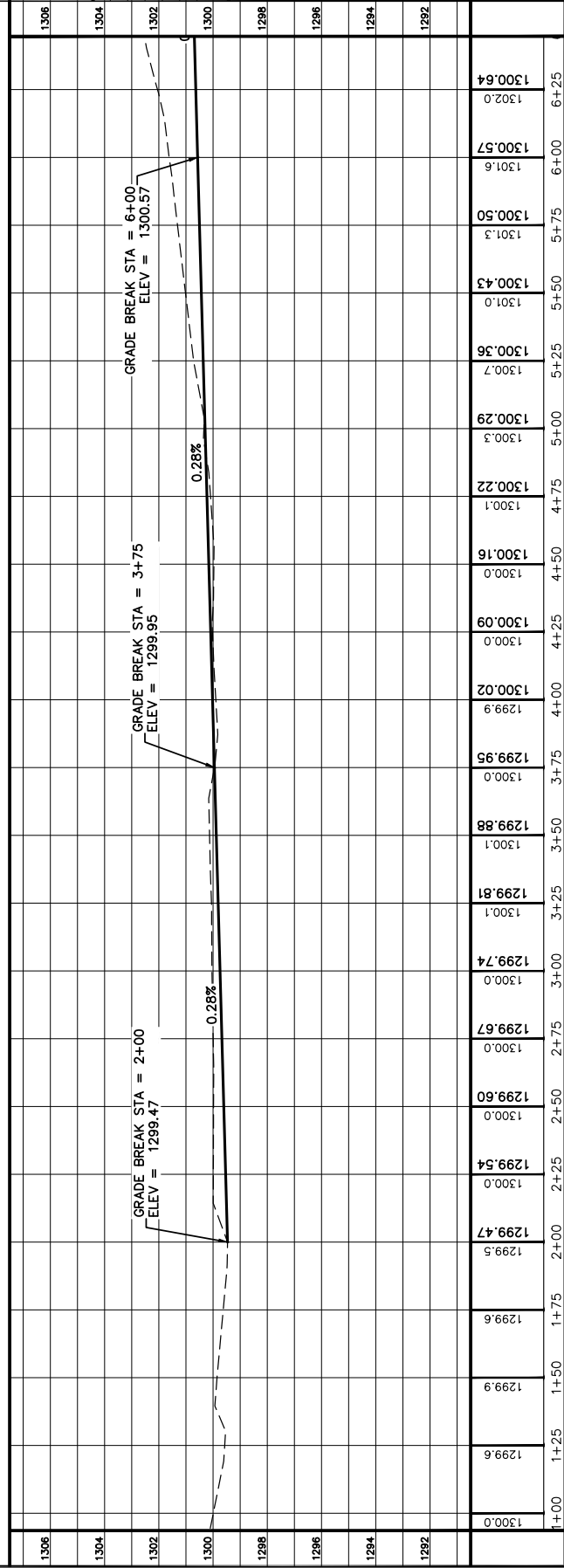


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Plan Vert. Scale:	1" = 20'
Drawn By:	MD
Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood First Addition

Project Name:
CJM Consulting
Westwood First Addition
Located in:
Mitchell, South Dakota

Sheet Name:
Plan and Profile

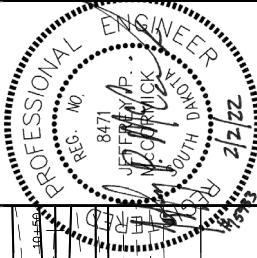
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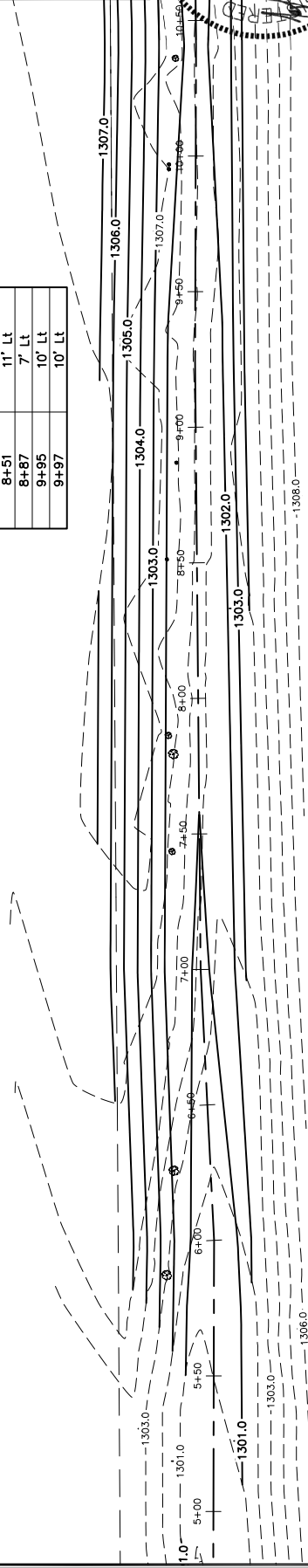


Certificate

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



Seed, Fertilize and Hydro Mulch		
Station	Offset	Area (SqYd)
6+00 to 10+00	40' Lt to 20' Rt	2535



Station	Elevation	Grade (%)	Notes
1306	1301.74		
1304	1301.67		
1302	1301.60		
1300	1301.53		
1298	1301.46		
1296	1301.39		
1294	1301.32		
1292	1301.26		
1290	1301.19		
1288	1301.12		
1286	1301.05		
1284	1300.98		
1282	1300.91		
1280	1300.84		
1278	1300.77		
1276	1300.7		
1274	1300.64		
1272	1300.57		
1270	1300.50		
1268	1300.43		
1266	1300.36		
1264	1300.29		
1262	1300.3		

Plan Horiz. Scale:	1" = 40'
Plan Vert. Scale:	1" = 20'
Drawn By:	MED
Checked By:	JFM
Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood Flats Addition

Project Name:
CJM Consulting
Westwood First Addition
Located in:
Mitchell, South Dakota

Sheet Name: **Plan and Profile**

Sheet Number:	4
Total Sheets:	17



Remove and Dispose Tree		
Station	Offset	
10+36	8' Lt	
10+71	8' Lt	
11+86	8' Lt	
12+21	8' Lt	
13+71	8' Lt	

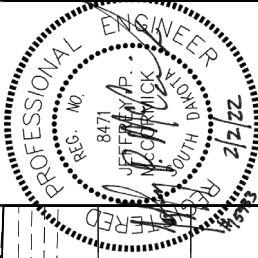
Seed, Fertilize and Hydro Mulch		
Station	Offset	Area (SqYd)
10+00 to 14+00	39' Lt to 20' Rt	2470

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Certificate

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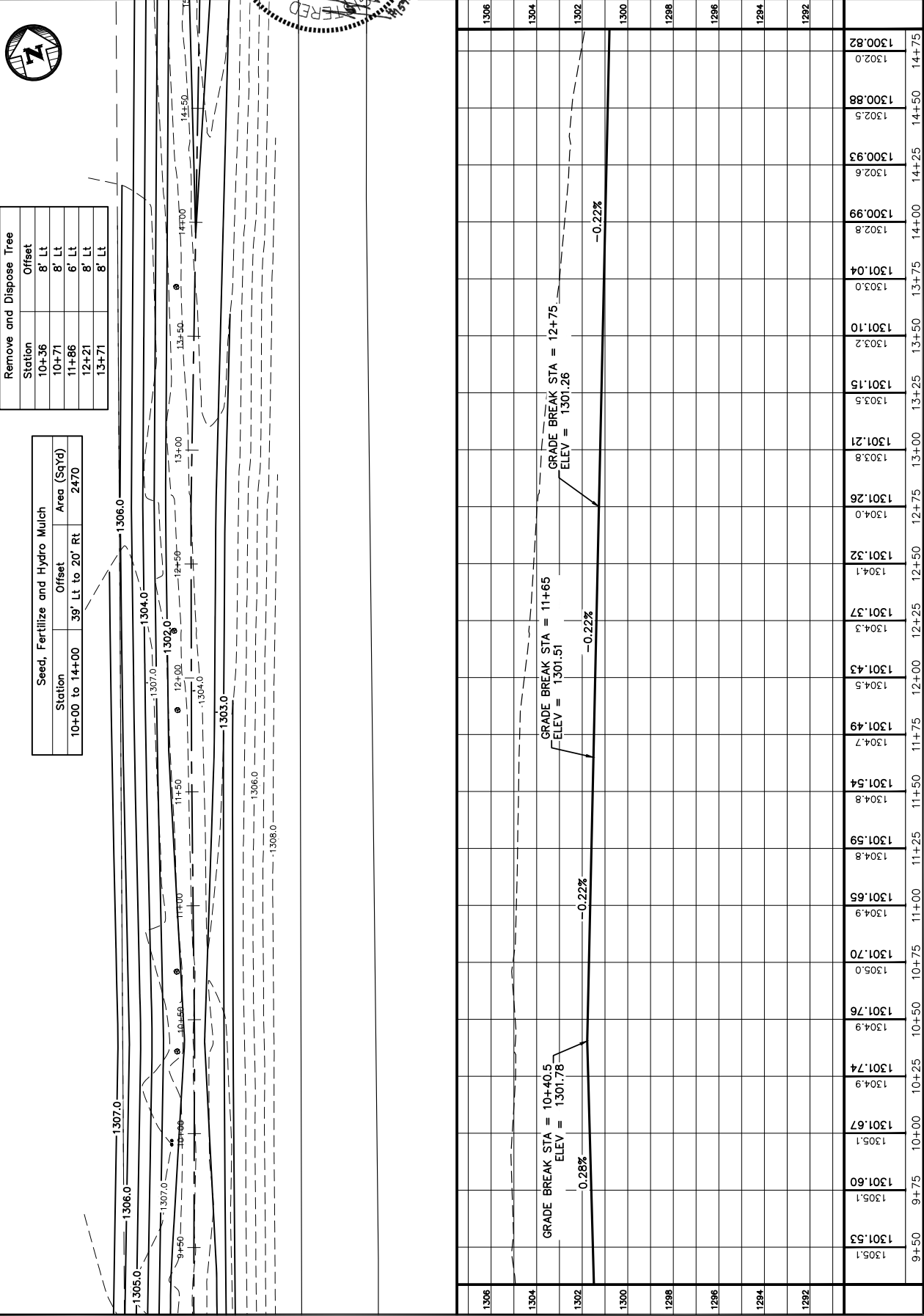


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Plan Vert. Scale:	1" = 20'
Drawn By:	MD
Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933-Westwood First Addition

Project Name:
CJM Consulting
Westwood First Addition
Located in:
Mitchell, South Dakota

Sheet Name:
Plan and Profile

Sheet Number:	5	Total Sheets:	17
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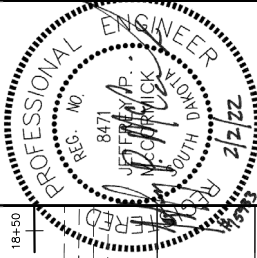


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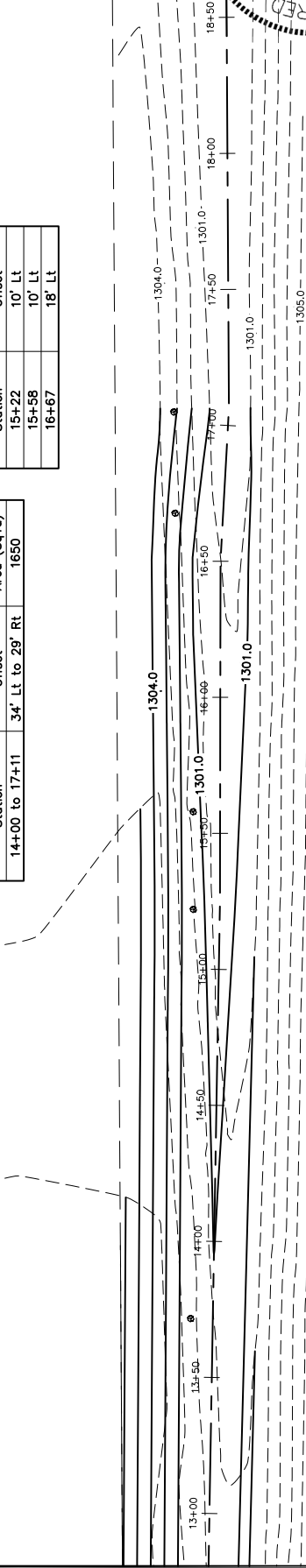
Certificate

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.



Remove and Dispose Tree	
Station	Offset
15+22	10' Lt
15+58	10' Lt
16+67	18' Lt

Seed, Fertilize and Hydro Mulch		
Station	Offset	Area (SqYd)
14+00 to 17+11	34' Lt to 29' Rt	1650

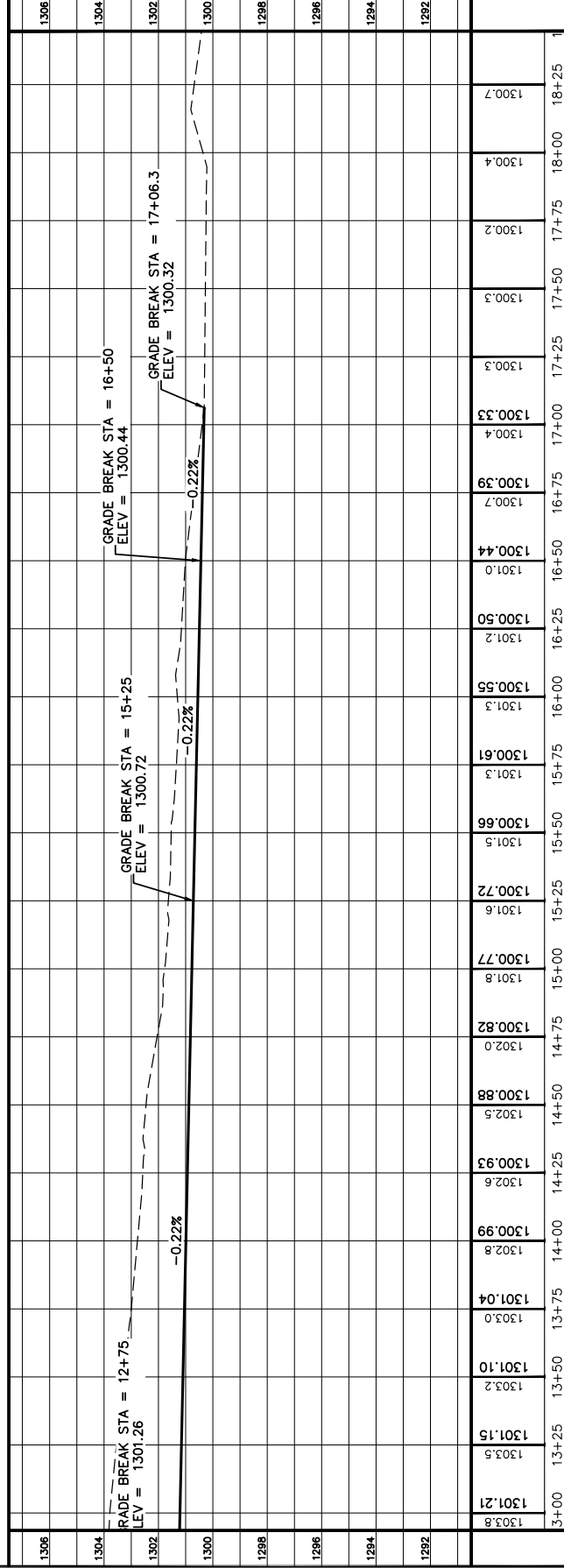


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Plan Vert. Scale:	1" = 20'
Drawn By:	MD
Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933-Westwood Proj. Addition

Project Name:
CJM
Consulting
Westwood First
Addition
Located in:
Mitchell,
South Dakota

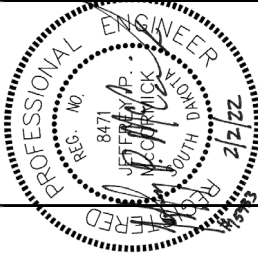
Sheet Name:
Plan and Profile

Sheet Number:	6
Total Sheets:	17



Certificate

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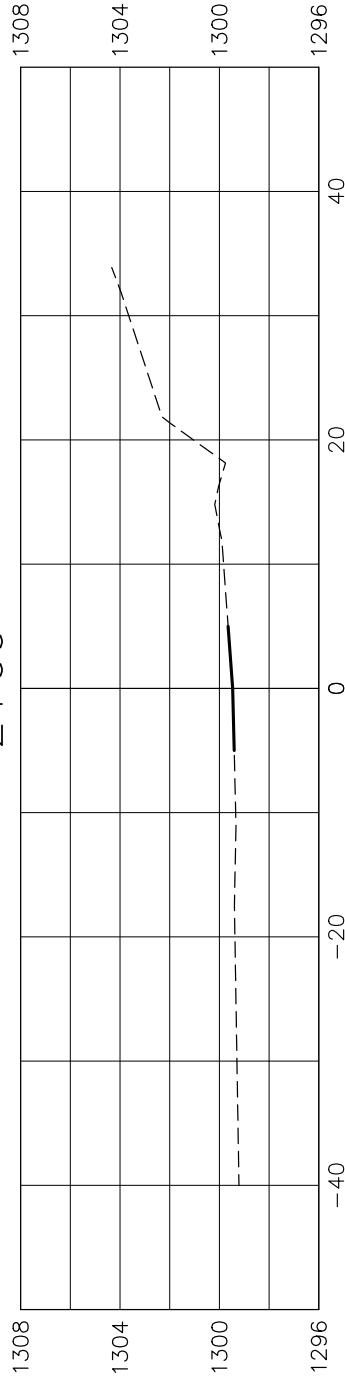


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Plan Vert. Scale:	1" = 5'
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Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood First Addition

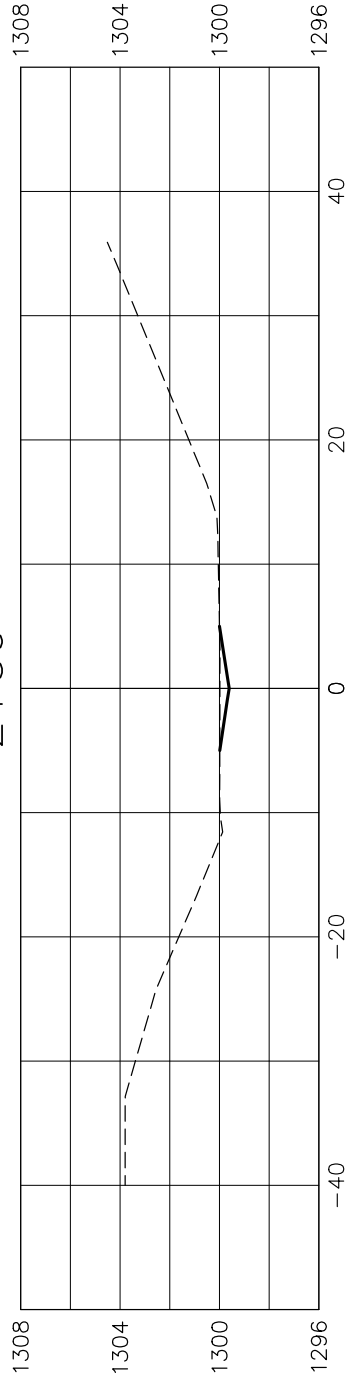
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Consulting	Westwood First Addition
Located in:	Mitchell, South Dakota
Sheet Name:	Cross Sections

Sheet Number:	7
Total Sheets:	17

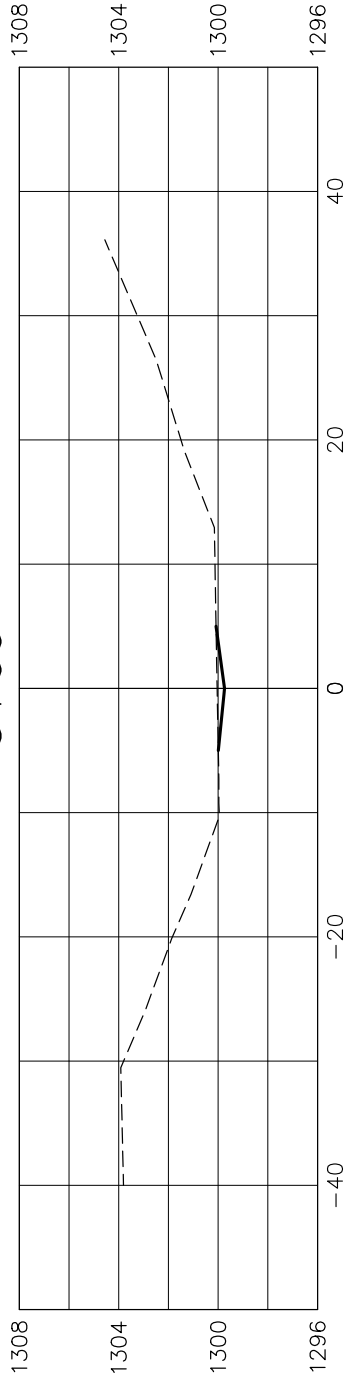
2+00



2+50

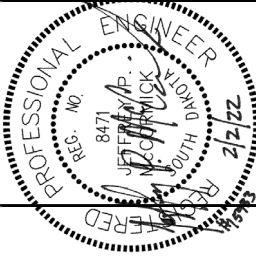


3+00



Certificate

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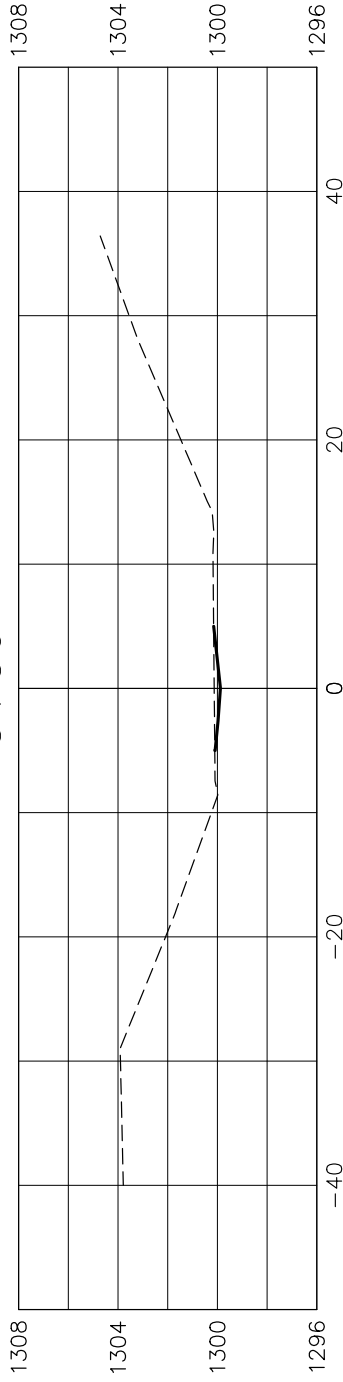


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File Name:	15933-Westwood First Addition

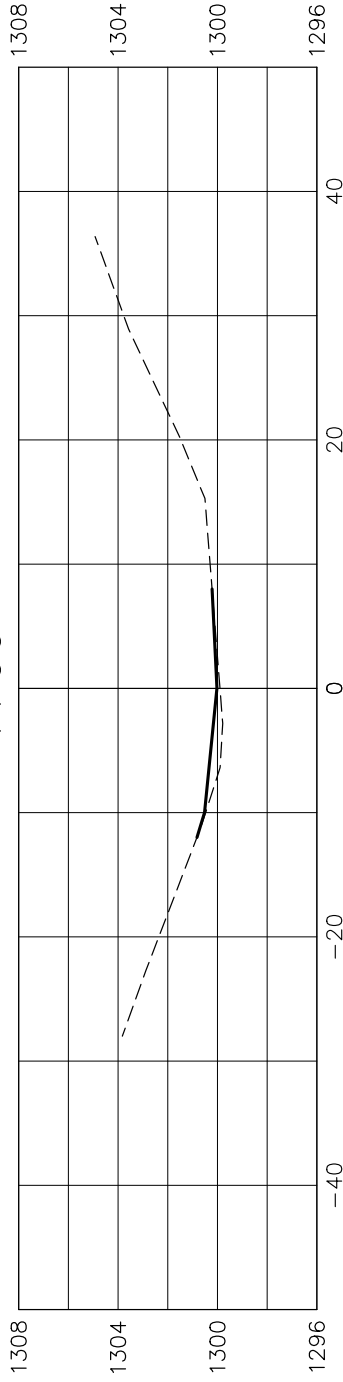
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Consulting	Westwood First Addition
Located in:	Mitchell, South Dakota
Sheet Name:	Cross Sections

Sheet Number:	8
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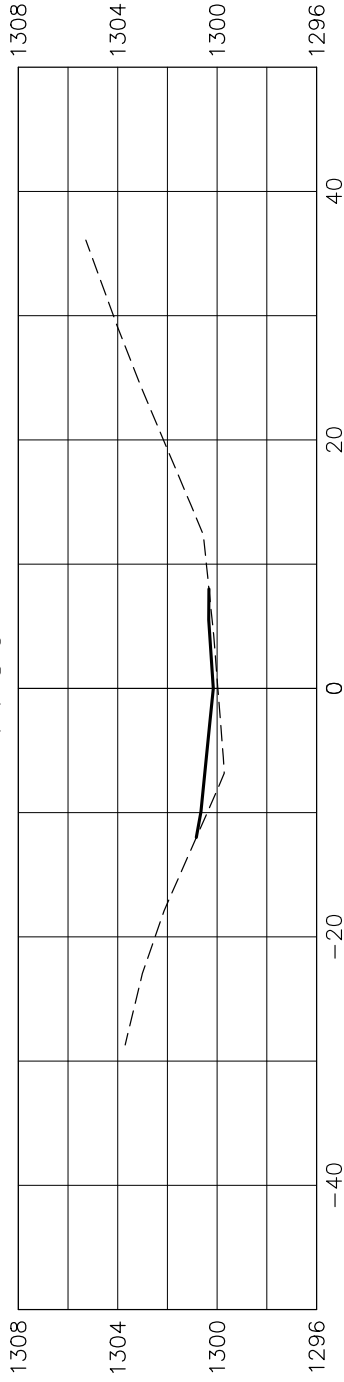
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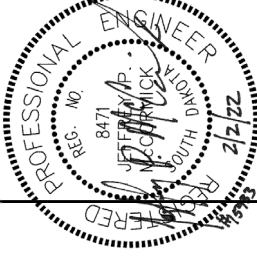


4+00



4+50



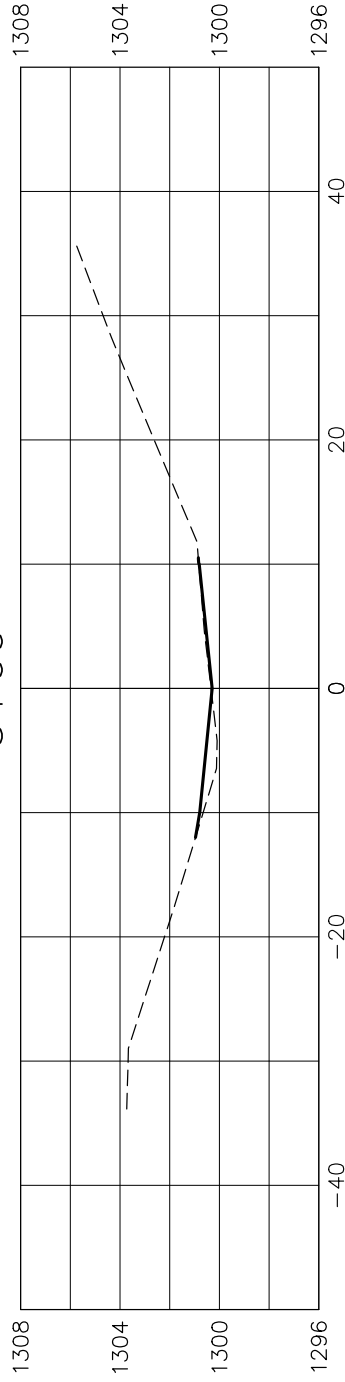


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Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933-Westwood Post Addition

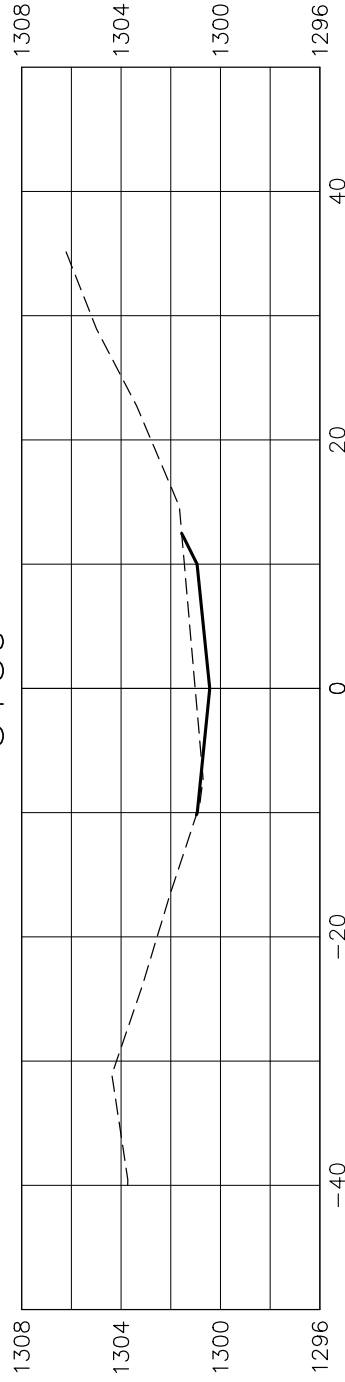
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Located in:	Mitchell, South Dakota
Sheet Name:	Cross Sections

Sheet Number:	9
Total Sheets:	17

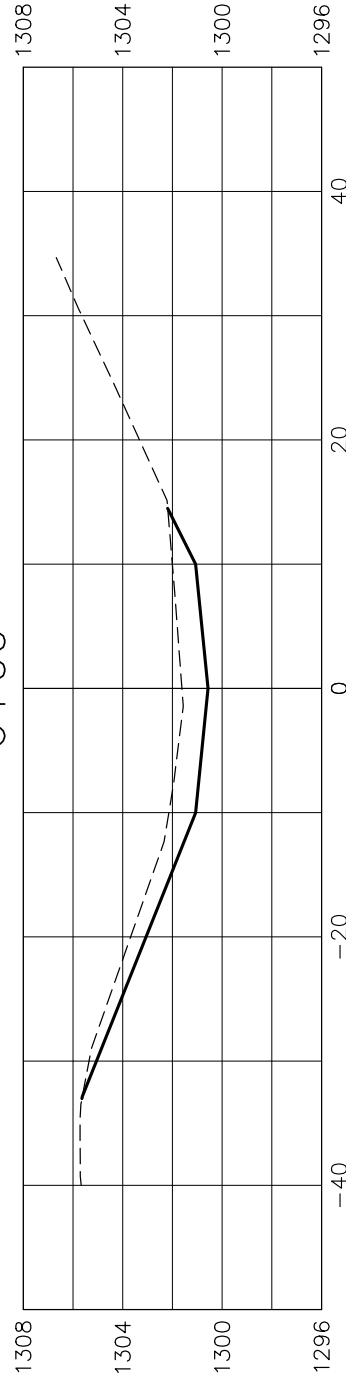
5+00



5+50

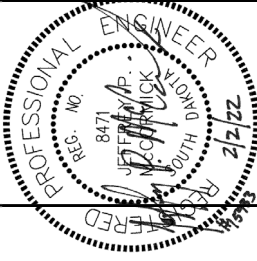


6+00



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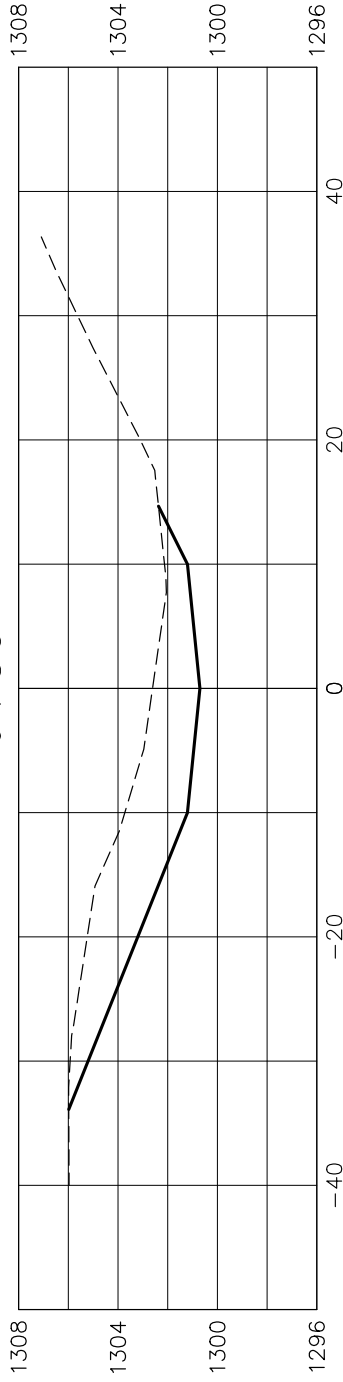
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Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood Post Addition

Project Name:
CJM
Consulting
Westwood First
Addition
Located in:
Mitchell,
South Dakota

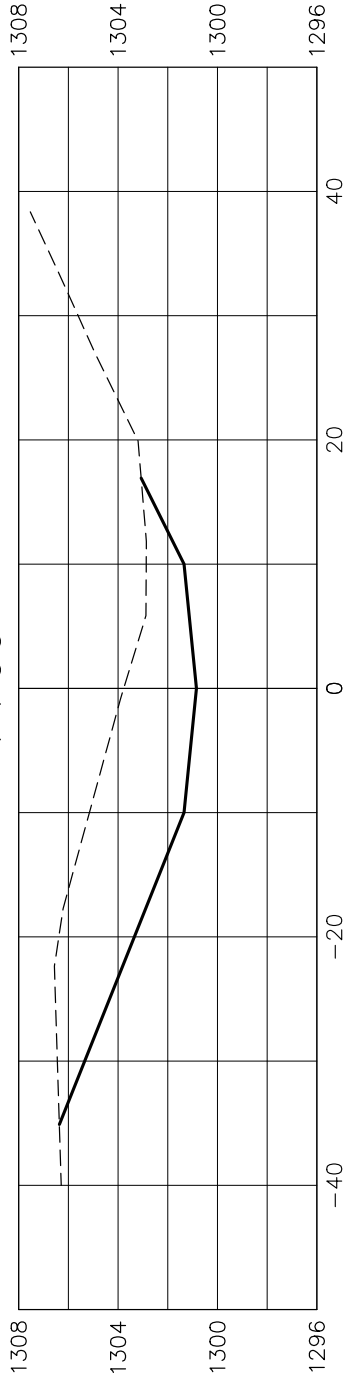
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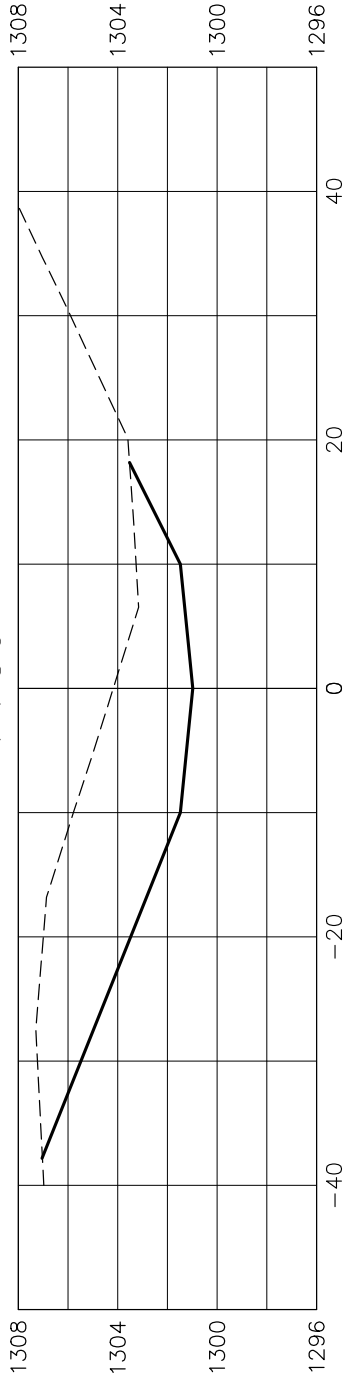
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7+00



7+50





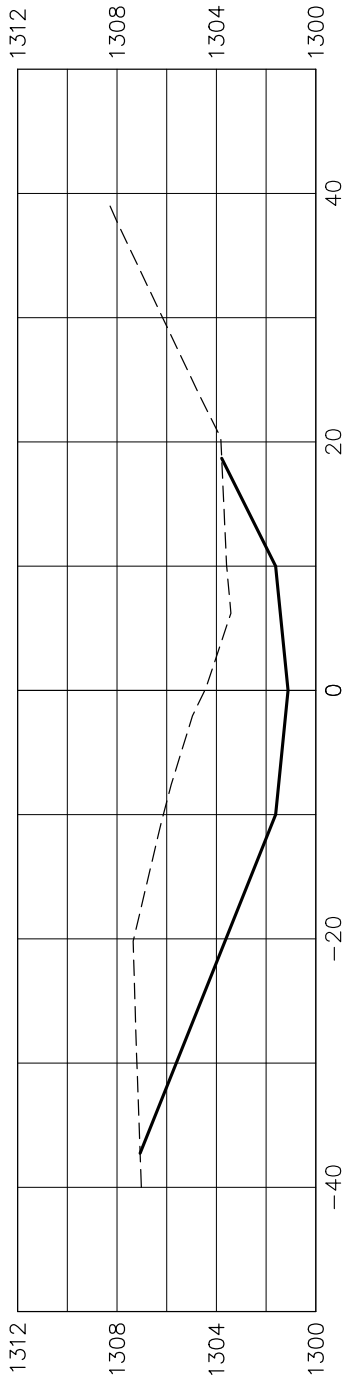
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Project No.:	15933
File Name:	15933 - Westwood Post Addition

Project Name:
CJM
Consulting
Westwood First
Addition
Located in:
Mitchell,
South Dakota

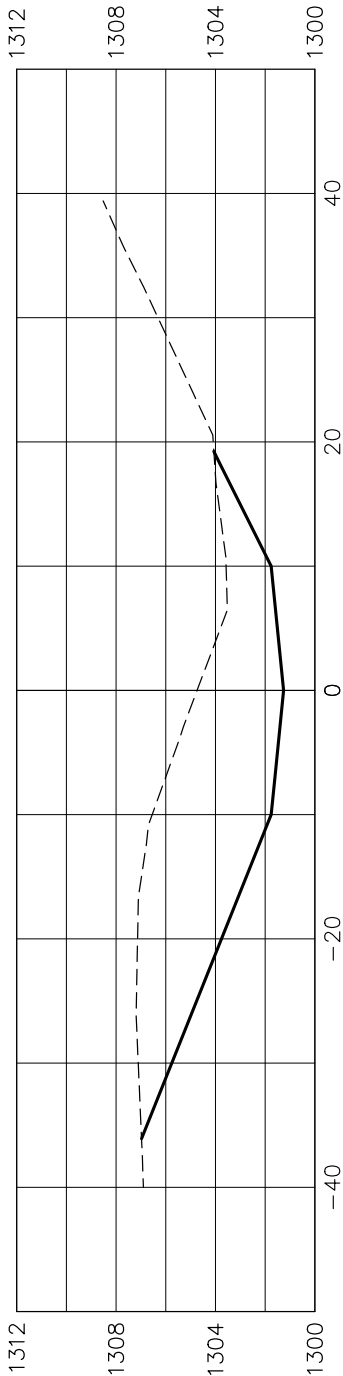
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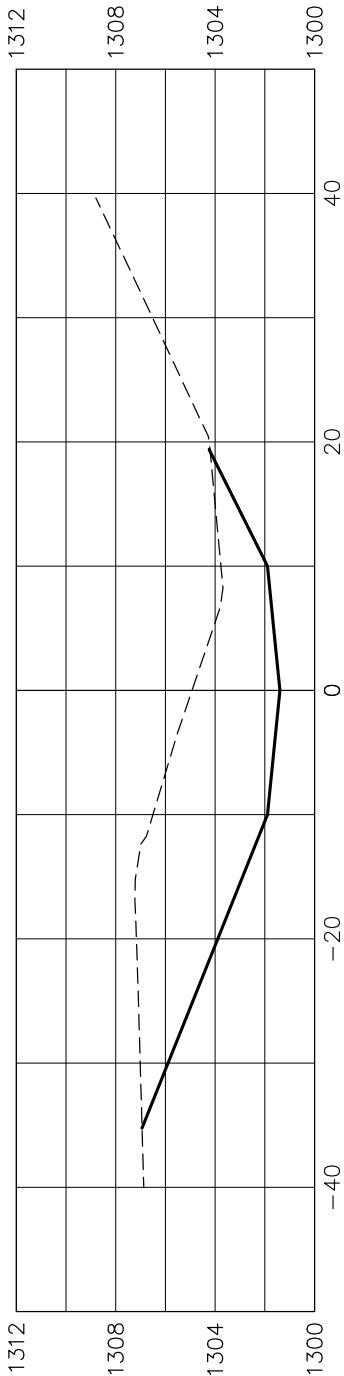
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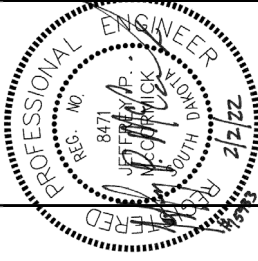


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9+00





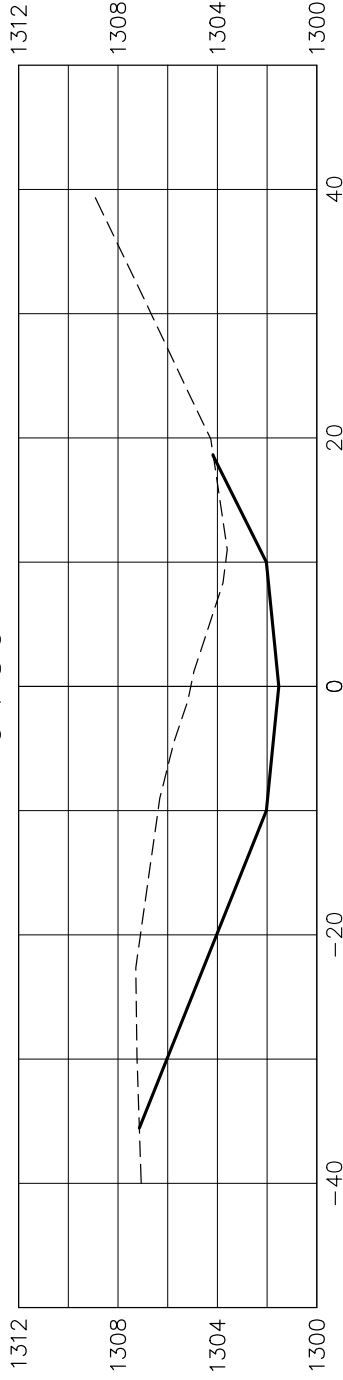
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Date:	2/2/2022
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Project Name:
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Westwood First
Addition
Located in:
Mitchell,
South Dakota

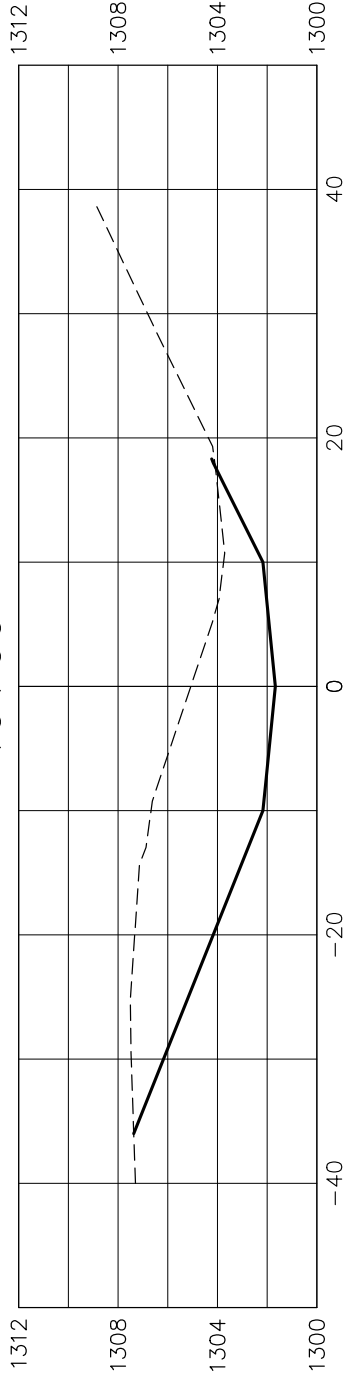
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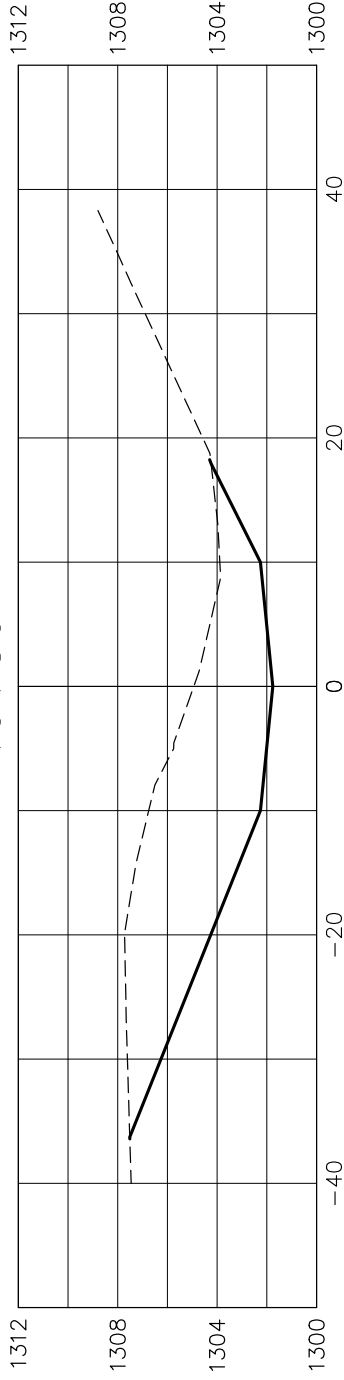
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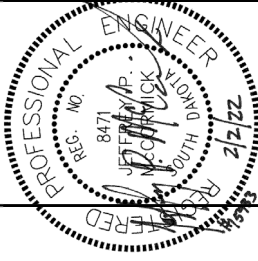


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10+50





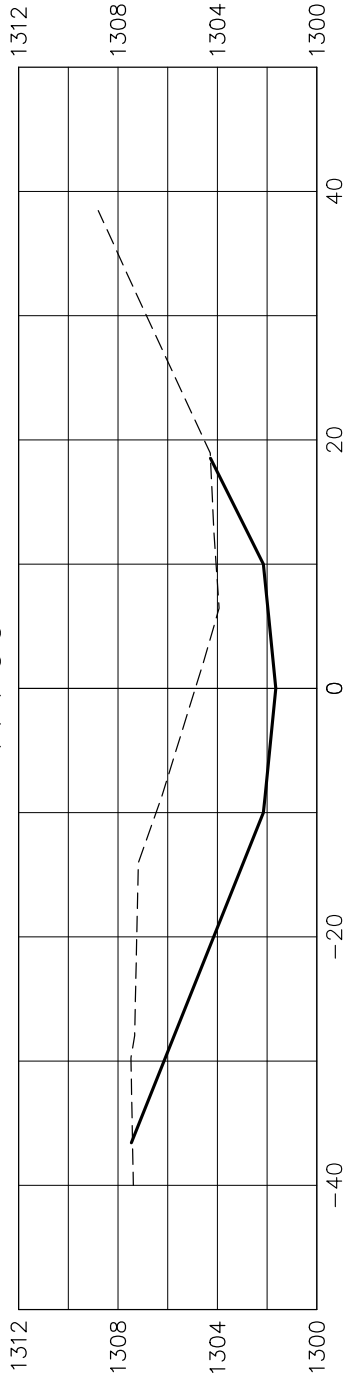
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Date:	2/2/2022
Project No.:	15933
File Name:	15933-Westwood Post Addition

Project Name:
CJM
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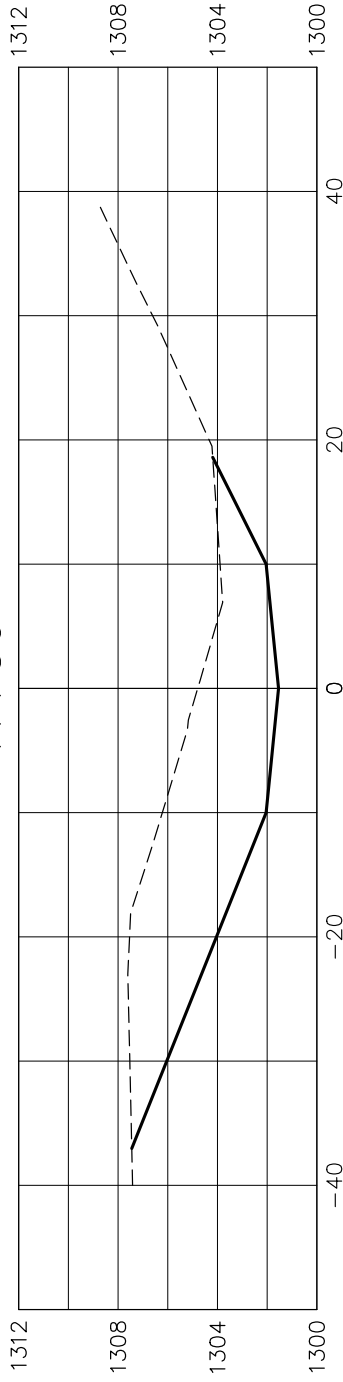
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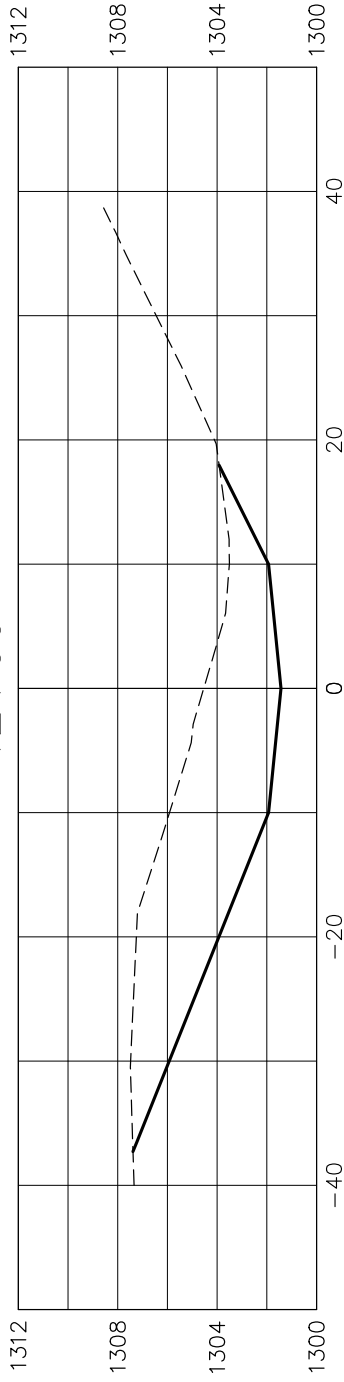
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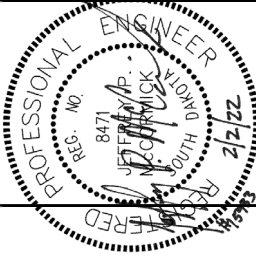


11+50



12+00





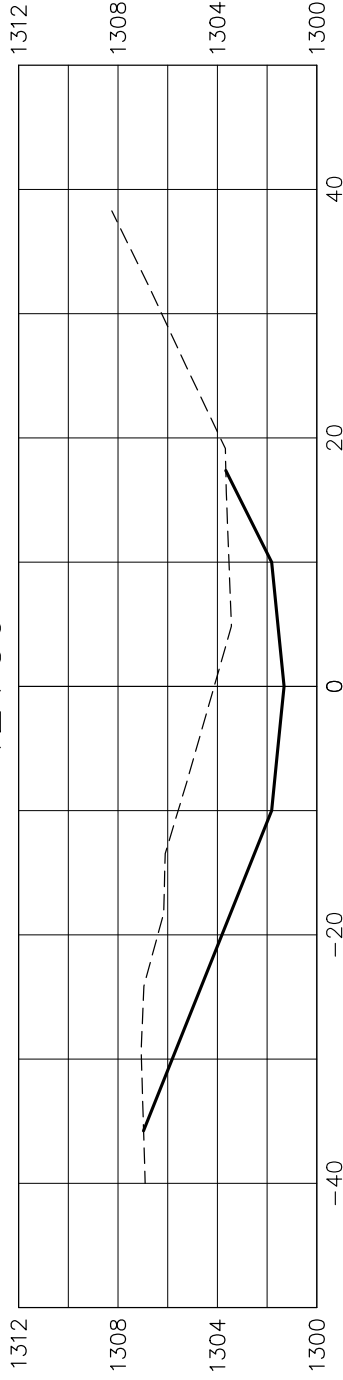
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Date:	2/2/2022
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File Name:	15933-Westwood First Addition

Project Name:
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Consulting
Westwood First
Addition
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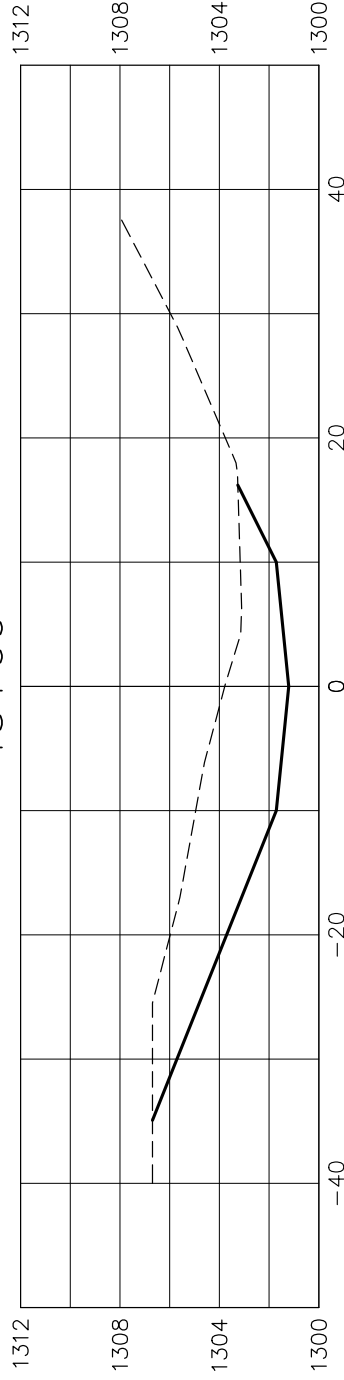
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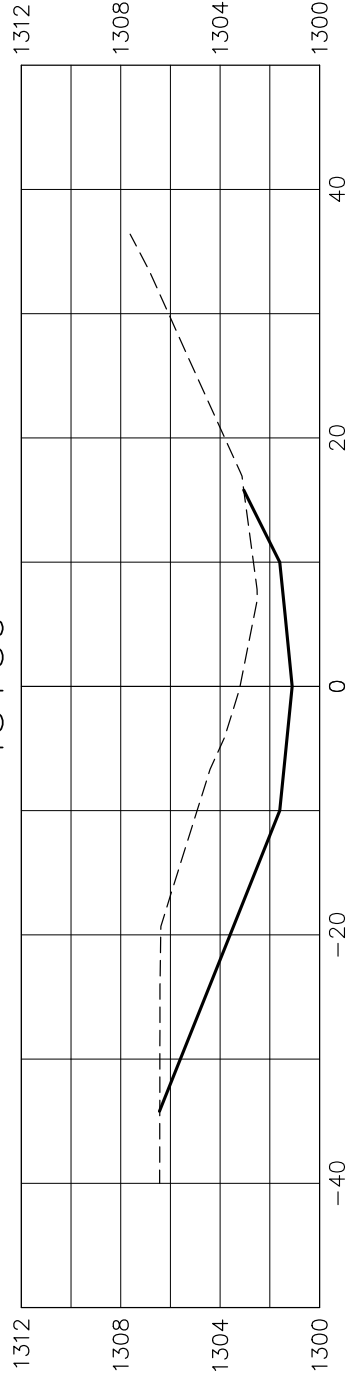
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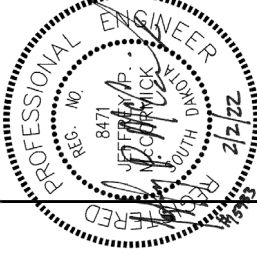


13+00



13+50



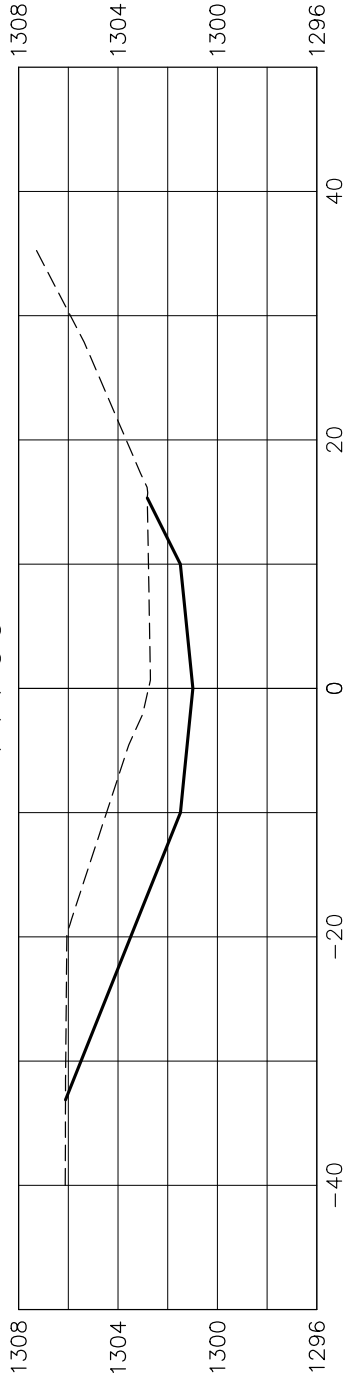


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Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood First Addition

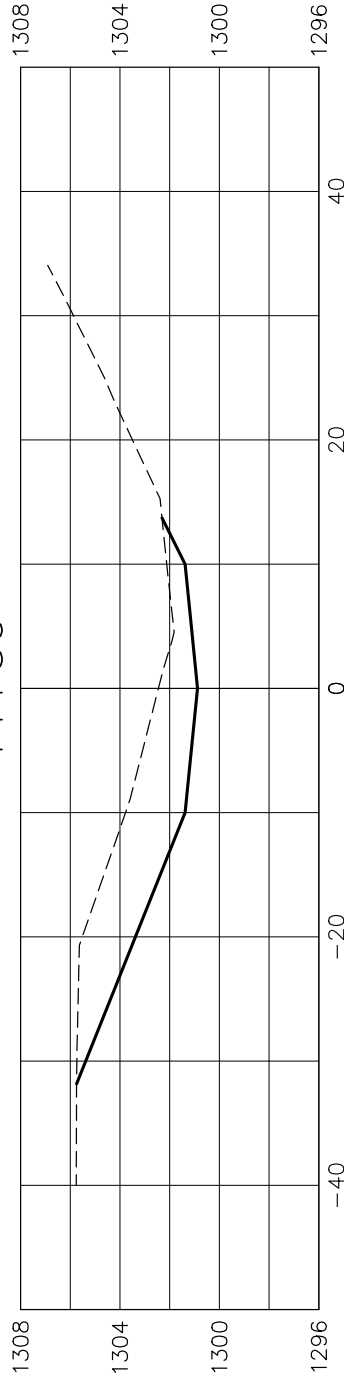
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Consulting	Westwood First Addition
Located in:	Mitchell, South Dakota
Sheet Name:	Cross Sections

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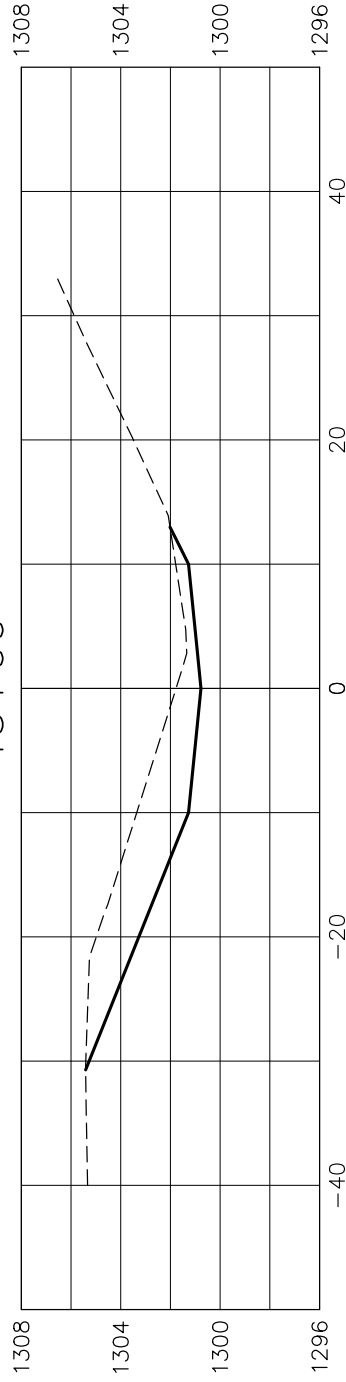
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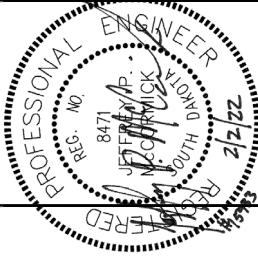


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15+00





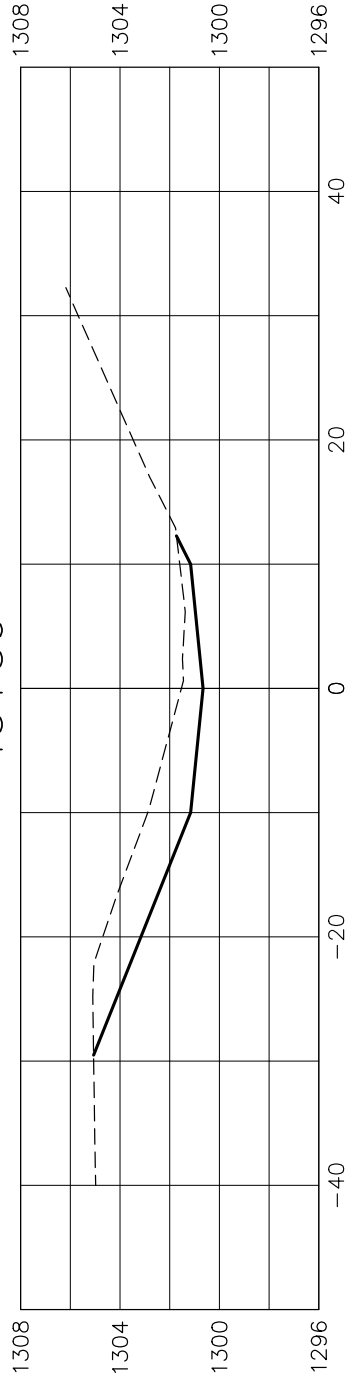
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Plan Vert. Scale:	1" = 5'
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Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933 - Westwood First Addition

Project Name:
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Westwood First Addition
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Mitchell, South Dakota

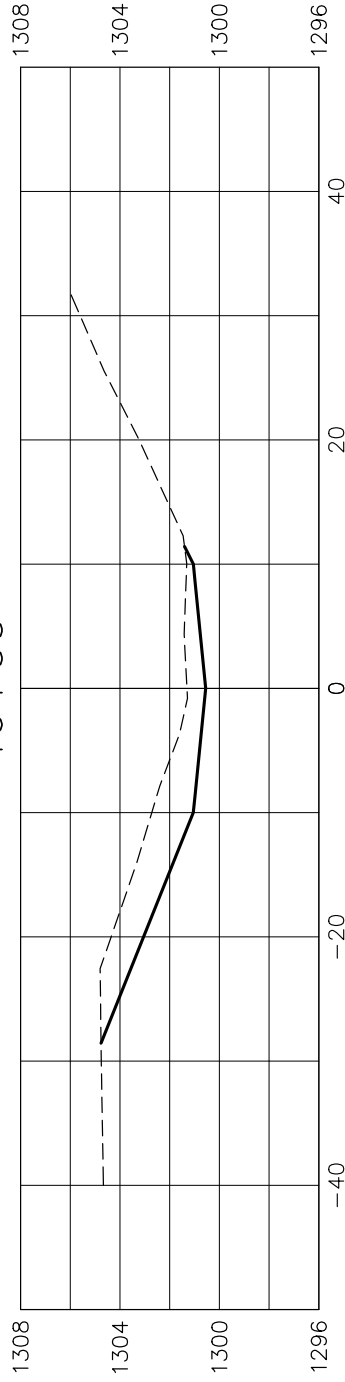
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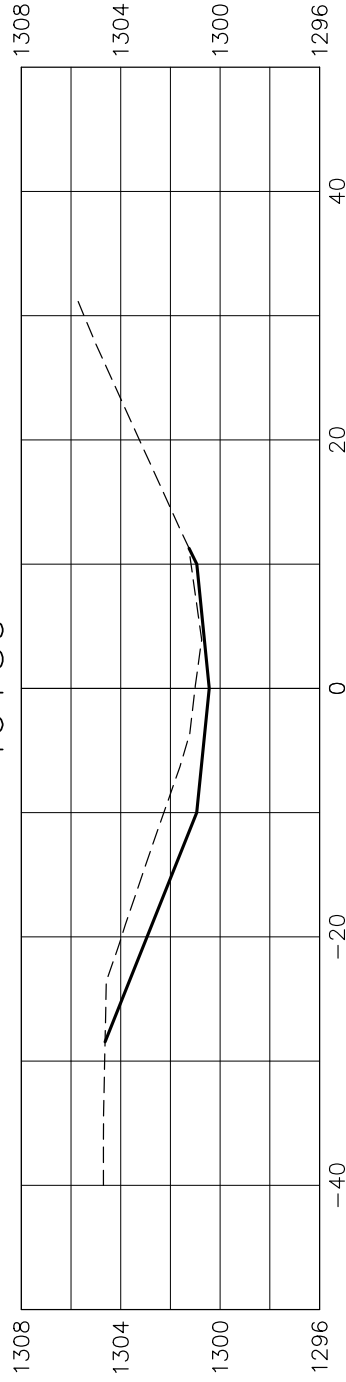
15+50



16+00



16+50



Seeding and Fertilizing

Quality Assurance

A. All seed shall be tested by a State Seed Lab or a Commercial Seed Testing Lab within eighteen (18) months prior to the planting date. Seed not planted within the eighteen (18) month period shall be retested for dormant seed, hard seed and germination.

Submittals

A. Upon request, prior to the start of seeding operations, the vendor's certified analysis for the grass seed mixture shall be submitted for the Engineer's review. The information submitted shall state botanical and common name of each seed in the mixture; percentage of each by weight; percentage of purity and germination; and weed seed content.

B. Upon request, during the seeding operation, the Contractor shall furnish to the Engineer the tag from each bag of seed planted. Each tag shall contain the following information: Name and address of supplier; Suppliers lot number for each kind of seed in the mixture; Purity, germination and other information required by South Dakota Seed Law for each kind of seed; Pounds of bulk seed of each kind of seed in each bag; Total pounds of bulk seed mixture in each bag; Pounds of pure live seed of each kind of seed in each bag; Total pounds of pure live seed mixture in each bag; and Dormant Seed and Hard Seed.

C. Upon request, the manufacturer's certified analysis and delivery tickets for all commercial fertilizer shall be submitted stating quantity, source and date of delivery.

Measurement and Payment

A. Seeding, fertilizing and mulching of the disturbed areas will be measured on the basis of area, in square yards, actually seeded. Measurement will be to the nearest square yard. Payment shall be on the basis of pounds of seed at the Contract unit price.

B. Temporary seeding or erosion control will not be measured or paid for directly and shall be incidental to the items included in the Bid Form.

Grass Seed

A. Provide fresh, clean, new crop seed, complying with the tolerances for purity and germination established by the Official Seed Analysis of North America and the South Dakota Seed Law. Seed shall not exceed 1% weed content. Provide seed of the grass species and proportions as follows:

Type A Permanent Seed Mixture	Pure Live Seed (P.L.S.) (Pounds/Acre)
Grass Variety	7
Western Wheatgrass	3
Switchgrass	3
Indiangrass	3
Blue Bluestem	2
Canada Wildrye	

Apply at eighteen pounds of Pure Live Seed (P.L.S.) per acre.

Commercial Fertilizer

A. Commercial fertilizer shall be complete formula, uniform in composition, dry and free flowing, pelleted or granular with 50% of total nitrogen derived from natural organic material in a slowly available form. The fertilizer shall be delivered to the site and stored prior to incorporation, in original, unopened containers, bearing the manufacturer's guaranteed analysis.

B. Fertilizer shall contain the following percentages of available plant nutrients by weight:

Nitrogen	20% (N)
Phosphoric Acid	10% (P)
Potassium	5% (K)

C. All fertilizer shall conform to the South Dakota Fertilizer Laws and shall be registered with the South Dakota Department of Agriculture.

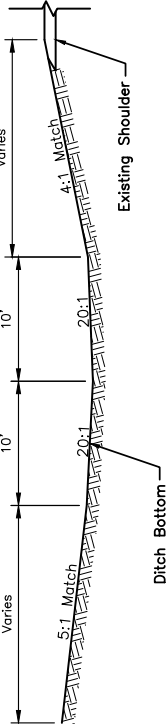
Hydraulically Applied Mulch

A. Bonded fiber matrix which shall consist of a continuous layer of elongated fiber strands held together by a water resistant bonding agent. The product shall be 100 percent biodegradable and composed of 90 percent wood fiber, 9 percent natural binder and 1 percent organic and mineral activators (all by weight).

B. Fiber mulch shall be hydraulically applied at the rate of 3,000 pounds per acre on all areas seeded and other areas deemed necessary by the engineer. Fiber mulch shall be applied in a separate operation following permanent seeding and fertilizing.

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.



TYPICAL DITCH SECTION

SCALE: NONE

Plan Horiz. Scale:	None
Drawn By:	JMD
Checked By:	JPM
Date:	2/2/2022
Project No.:	15933
File Name:	15933-Mitchell First Addition

Project Name:	CJM Consulting Westwood First Addition
Located in:	Mitchell, South Dakota
Sheet Name:	Typical Section

Sheet Number:	17
Total Sheets:	17



SPN
& Associates

Engineers - Planners - Surveyors

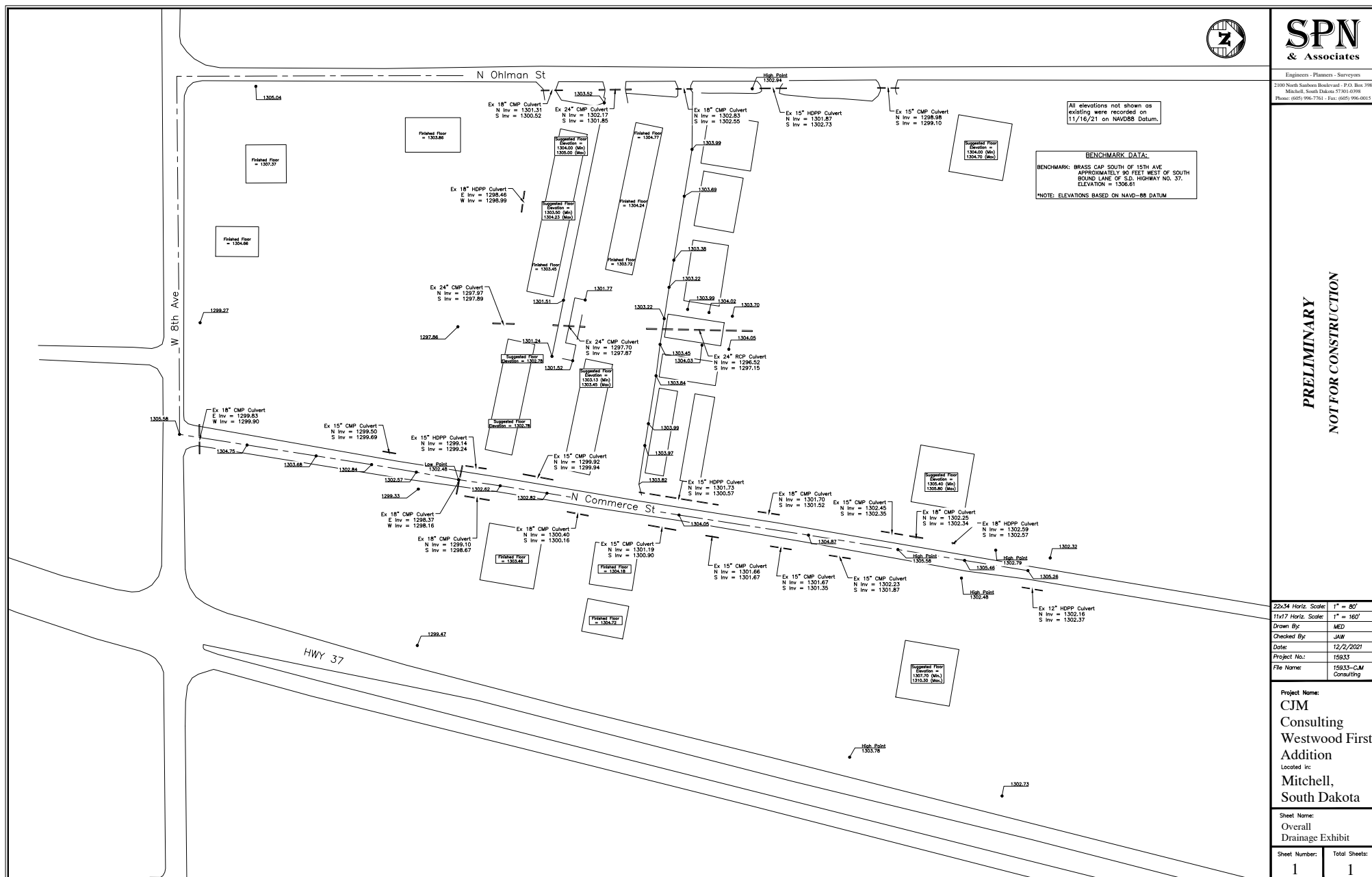
2100 North Sanders Boulevard - P.O. Box 778
Mitchell, South Dakota 57501-0778

Phone: (605) 996-7761 • Fax: (605) 996-6015

PRELIMINARY
NOT FOR CONSTRUCTION

All elevations not shown as
existing were recorded on
11/16/21 on NAVD88 Datum.

BENCHMARK DATA:
BENCHMARK: BRASS CAP SOUTH OF 15TH AVE
APPROXIMATELY 90 FEET WEST OF SOUTH
BOUND LANE OF S.D. HIGHWAY NO. 37.
ELEVATION = 1306.61
*NOTE: ELEVATIONS BASED ON NAVD88 DATUM



22x34 Horiz. Scale: 1" = 80'

11x17 Horiz. Scale: 1" = 160'

Drawn By: MED

Checked By: JAW

Date: 12/2/2021

Project No.: 159.33

File Name: 159.33-CJM Consulting

Project Name:
CJM Consulting
Westwood First Addition
Located in:
Mitchell, South Dakota

Sheet Name:
Overall Drainage Exhibit

Sheet Number:	Total Sheets:
1	1

**CITY OF MITCHELL
PLANNING COMMISSION MINUTES
JUNE 8, 2020**

Chairman Larson called the June 8, 2020 City Planning Commission Meeting to order at 12:00 pm (Noon) in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Molumby, Jirsa, Genzlinger, Osterloo, Vaux and Allen

Member Absent: Fergen

Staff Present: Putnam, Schroeder, J. Johnson, Sandoval, Croce

Declaration of Conflicts of Interest: Vaux, Item #7.

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

Approval of Minutes: Motion by Molumby, seconded by Jirsa to approve the minutes of the May 26, 2020 Meeting. All members present voting aye, motion carried.

Schedule Next Meeting: Motion by Genzlinger, seconded by Osterloo to schedule the next meeting for June 22, 2020. All members present voting aye, motion carried.

Plat: A Plat of Lots 12G-1 and 12J-1, Within Lot 12 of Fiala's Addition in the East ½ of the NW ¼ of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Marty Barington, presented the plat on behalf of his family. The plat vacates a previous plat of 4 lots and Barington Court and plats two larger lots and eliminates the right-of-way. There are currently three owners once the lots are re-platted there will be two owners. Dale Odegaard, neighboring property owner, asked about the current road being vacated, why he needed curb and gutter in his development, and what are the owners' future plans? Chad Cahoy, neighboring property owner, stated he is building a house on JoGene Court and is concerned about 'rezoning'. Chairman Larson reminded the attendees that what is before the commission is only the plat, not rezoning. J. Johnson stated this process of the ROW vacation is permitted under state law. Dr. Phil Becker, neighboring property owner, expressed concerned about eliminating the cul-de-sac and if this best for the city. He thanked the commission for their recommendation on the (Flack) conditional use and variance applications. Mike Vehle, Lake Mitchell resident, inquired about possible development of this property into additional lots and if access easements could be installed. Putnam and Chairman Larson responded by stating that there are various standards in regards to lot size, coverage, setbacks and other conditions that would be considered. Vehle also indicated drainage may be an issue. Planning commissioners suggested the council should consider reviewing an ordinance that may address various design and appearance standards for single family residential construction, specifically considering 'Shouses and Tiny Homes'. Motion by Jirsa, seconded by Genzlinger to approve the plat. Roll Call Vote: Jirsa yes, Osterloo yes, Genzlinger yes, Larson yes, Molumby no, Vaux abstain, Fergen absent. Motion carries 4 yes 1 no 1 abstaining 1 absent.

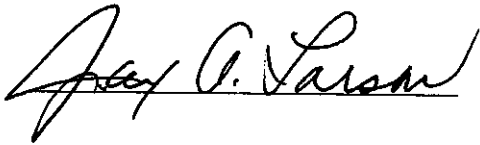
Plan Approval: County Fair, 1305 W Havens, Highway Oriented Business District. The owner wishes to install a structure in the rear of the building to provide a shelter for delivery vehicles. Motion by Molumby, seconded by Osterloo to approve the plan. All members present voting aye, motion carried.

Drainage Report & Findings of Westwood Addition: Putnam noted the updated drainage plan for the Westwood Addition is included in the planning commission packet. It is acceptable to the Public Works department. The document will be helpful for future development. No action taken, but the commission acknowledges the receipt of the report.

Westwood Master Plan: Putnam presented the updated Westwood Master Plan as prepared by SPN & Associates. This will be helpful as future plats are presented. Motion by Jirsa, seconded by Vaux to accept the master plan. Roll Call Vote: Genzlinger yes, Osterloo yes, Vaux yes, Jirsa yes, Larson yes, Molumby yes, Vaux yes, Fergen absent. 6 yes 0 n 1 absent. Motion carried.

Public Input: none

Chairman Larson adjourned the meeting at 12:46 pm.

A handwritten signature in cursive script, reading "Jay A. Larson". The signature is written in dark ink and is positioned on the left side of the page, below the text "Chairman Larson adjourned the meeting at 12:46 pm."

06-22-2020



Schmucker, Paul, Nohr and Associates
2100 North Sanborn Blvd — PO Box 398
Mitchell SD 57301-0398
Phone (605) 996-7761
Wats (800) 952-3598
Fax (605) 996-0015
www.spn-assoc.com

May 22, 2020

Chuck Mauszycki
CJM Consulting Inc
1050 North Harmon Drive
Mitchell SD 57301

RE: Drainage Review for Lot 10, Westwood Addition
Mitchell, South Dakota
SPN #10809

Dear Mr. Mauszycki:

SPN has reviewed the proposed drainage for Lot 10 regarding the development of this lot compared to previous drainage plans completed for the Westwood Addition Development.

Information obtained from previous reports:

1. According to the Drainage Report Summary dated March 19, 2003 (a copy of which is enclosed) the south detention pond was to provide a storm water detention capacity of 355,740 cubic feet for the 100-year event. At that time two options for a storm water detention pond were presented. One had an area of 188,000 square feet and depth of 2.00 feet. The second presented an area of 309,000 square feet and depth of 1.25 feet.
2. The 2003 study concluded that the development would have a peak five-year discharge rate of 119 cfs using a runoff coefficient of 0.39. The 119 cfs was later used in the Design Report for 23rd Avenue Storm Drainage Improvements dated August 10, 2005 (a copy of which is enclosed).

Review of revised Master Plan dated May 8, 2020, see Exhibit A:

3. The revised storm water detention area is approximately 110,640 square feet. Based on the 355,740 cubic feet of storage required, the pond depth would reach 3.2 feet following the 100-year storm event.
4. Plans indicated a ditch outlet elevation of 1294.70. This would result in a highwater elevation of 1297.90. The design elevation for the lowest point of the concrete surfacing at the Coca-Cola facility was 1299.42.
5. The existing open ditches completed throughout the Development provide additional storage prior to the storm water entering the City's detention facility. There is currently 1,875 linear feet of 10-foot-wide ditch bottom with 4:1 side slopes from the City pond to Commerce Street. The existing ditch would have an approximate capacity of 100,000 cubic feet below the 1298.00 elevation, accounting for lost ditch capacity due to estimated flow through rates.

Review of City detention pond at 23rd and Ohlman:

6. According to the calculations provided in the Design Report for 23rd Avenue Storm Drainage Improvements dated August 10, 2005, the proposed detention pond would require a capacity of 1,737,212 cubic feet. Based on the preliminary sketch provided as Exhibit B the proposed detention facility has the potential capacity of 1,762,000 cubic feet once the improvements are completed. Currently, the existing pond appears to be at approximately 50% of the design capacity.

Review of drainage for Lot 10:

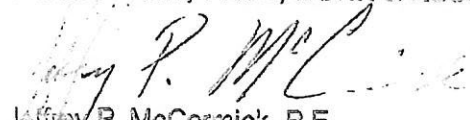
7. The revised Master Plan provided in Exhibit A has been shown on the proposed plat of Lot 10, see Exhibit C. The storm water area shown in the revised Master Plan is consistent with the location of the proposed drainage easement. The elevations collected indicate that there may be additional grading completed to meet the required design capacity; however, the bottom of the existing low area was not recorded due to the water conditions.
8. The original drainage plan as provided in the 2003 study has been overlaid on the proposed plat, see Exhibit D. The drainage easement shown in Lot 10 falls within close proximity of the footprint of the original master drainage plan shown from 2003.
9. The recorded ground elevation at the witness monuments were 1303.46 and 1303.30, well above the potential highwater elevation of 1297.90 described in Item 4.

Areas of concern:

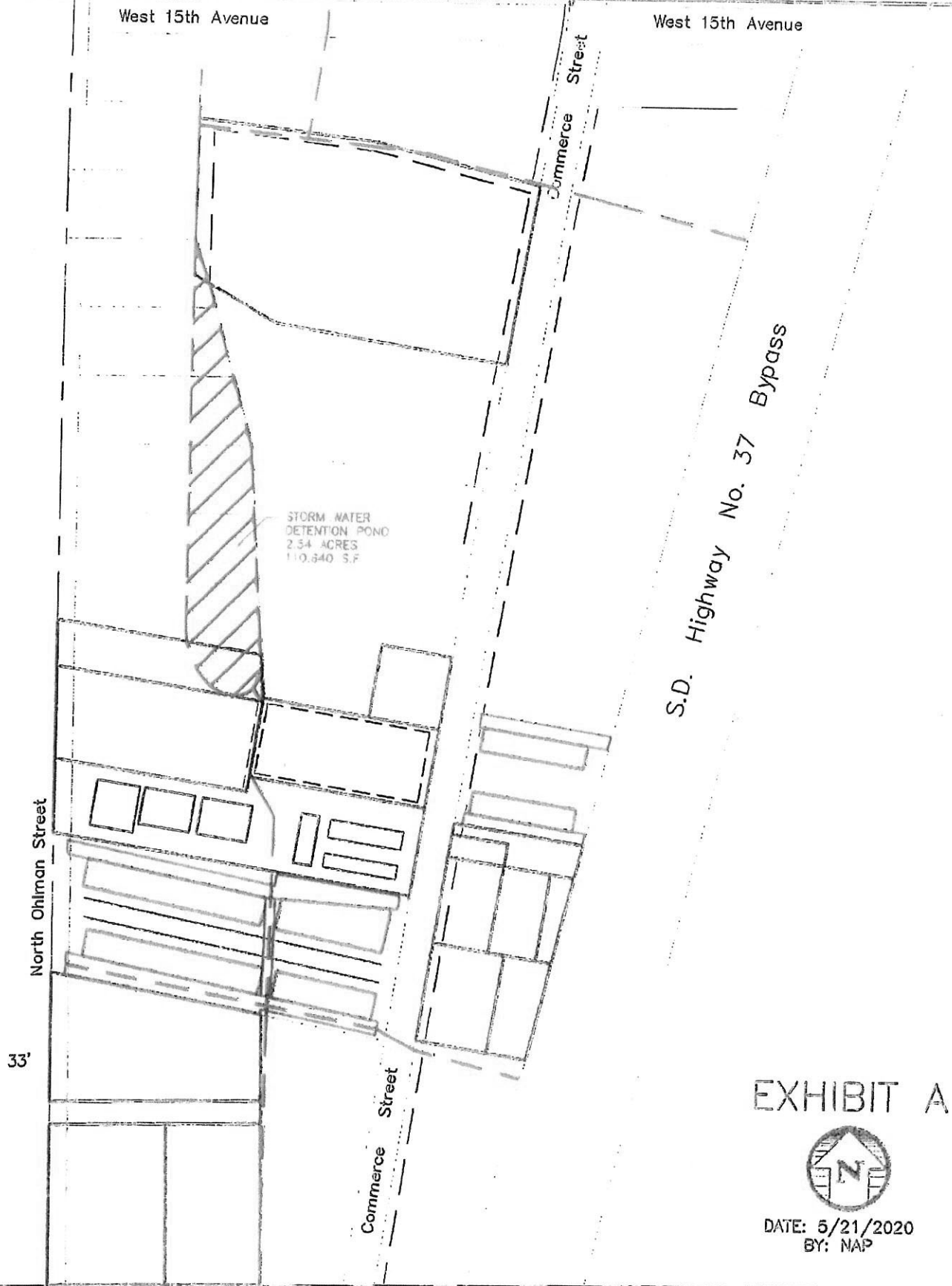
1. The proposed pond as described in Item 1 above was based on flow from the proposed development and all flow from outside of the development being reduced to the five-year undeveloped conditions. Development that has occurred outside of the Westwood Development does not appear to be providing any similar detention which will contribute to flows higher than assumed at no fault of the Westwood developer.
2. The storm sewer calculations provided for the 23rd and Ohlman detention pond as described in Item 5 above do not appear to include any drainage area west of Ohlman and north of 15th Avenue. Since the study was completed, it appears that a culvert has been added near the 20th Avenue and Ohlman intersection. The increase in flow may have an adverse impact on the expected highwater elevation and required storage of the 23rd and Ohlman detention facility. Again, this is outside the responsibilities of the Westwood developer.

Sincerely,

SCHMUCKER, PAUL, NOHR & ASSOCIATES


Jeffrey P. McCormick, P.E.
Project Manager

cc: Joe Schroeder, City of Mitchell w/encs



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

23rd Avenue

North Ohlman Street

Pheasant Street

Quail Street

21st Avenue

20th Avenue

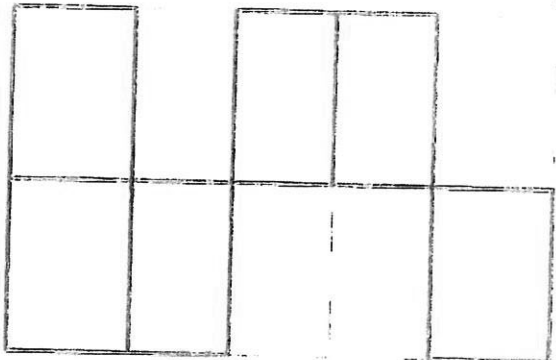
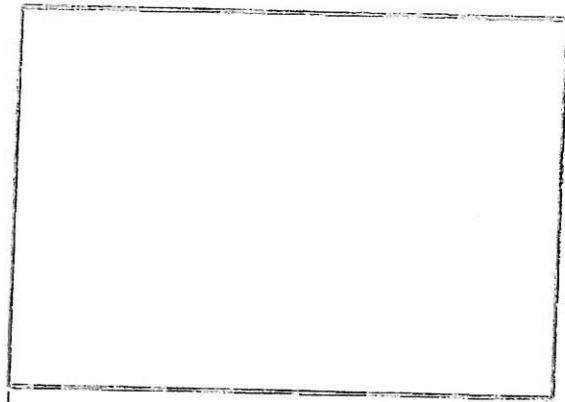
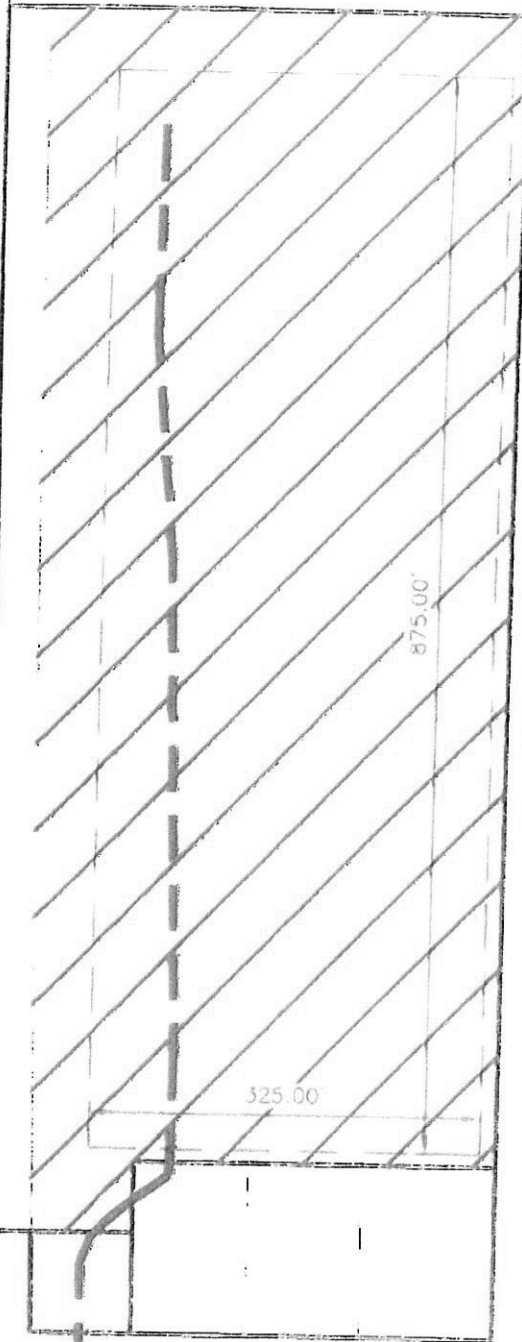


EXHIBIT B

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



DATE: 5/21/2020

PAGE: 1 of 2

BY: NAP

Pond Volume Estimate Calculator

Length (Top)	875.00
Width (Top)	325.00
Total Depth	7.00
Side Slopes	4
Liquid Depth (ft)	7.00
Freeboard (ft)	0.00

← Distance from the top of dam to pond bottom. For a dug pond use the lowest point on the embankment.
 ← Enter horizontal # for side slopes (e.g. for 3:1, enter 3).
 ← Enter the vertical distance from the primary outlet to the pond bottom.
 ← Freeboard is the vertical distance between the primary outlet (pipe) and the auxiliary outlet (spillway)

When the spillway is the primary outlet, freeboard is the distance from the bottom of the spillway to the

	Length	Width
Pond Dims. @ Liquid Level	875.00	325.00
Pond Dims. @ Bottom	819.00	269.00

	Cubic Feet	Gallons
Pond Liquid Volume	1,762,742.33	13,185,313

EXHIBIT B
 PAGE 2 of 2



- = FOUND IRON MONUMENT
- = SET 4 1/2" X 16" PEGS WITH PLASTIC CAP NO. 5722

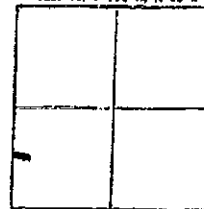
- 100' (P) = PLATTED BEARING OR DISTANCE
100' = MEASURED BEARING OR DISTANCE
M = SET NAIL
▲ = SET SURVEY SPIKE
4.00 CH (P) = PLATTED DISTANCE IN CHAINS
B = FOUND NAIL
◇ = SET 3/16" x 12" SPIKE
W/BAHNER PUL-5702
N = WITHED 1/4" x 1/4" x 1/4"

PREPARED BY: PAUL J. DELAND, R.L.S.
2300 NORTH SANDOWN BLVD. -- P.O. BOX 308
WISCONSIN, SOUTH DAKOTA 57301
PHONE: (605) 696-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM
TAKING OFFS AND BEARINGS/GROUND DISTANCE

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. 16, T 103 N, R 60 W



LOCATION MAP
SCALE 1" = 2000'

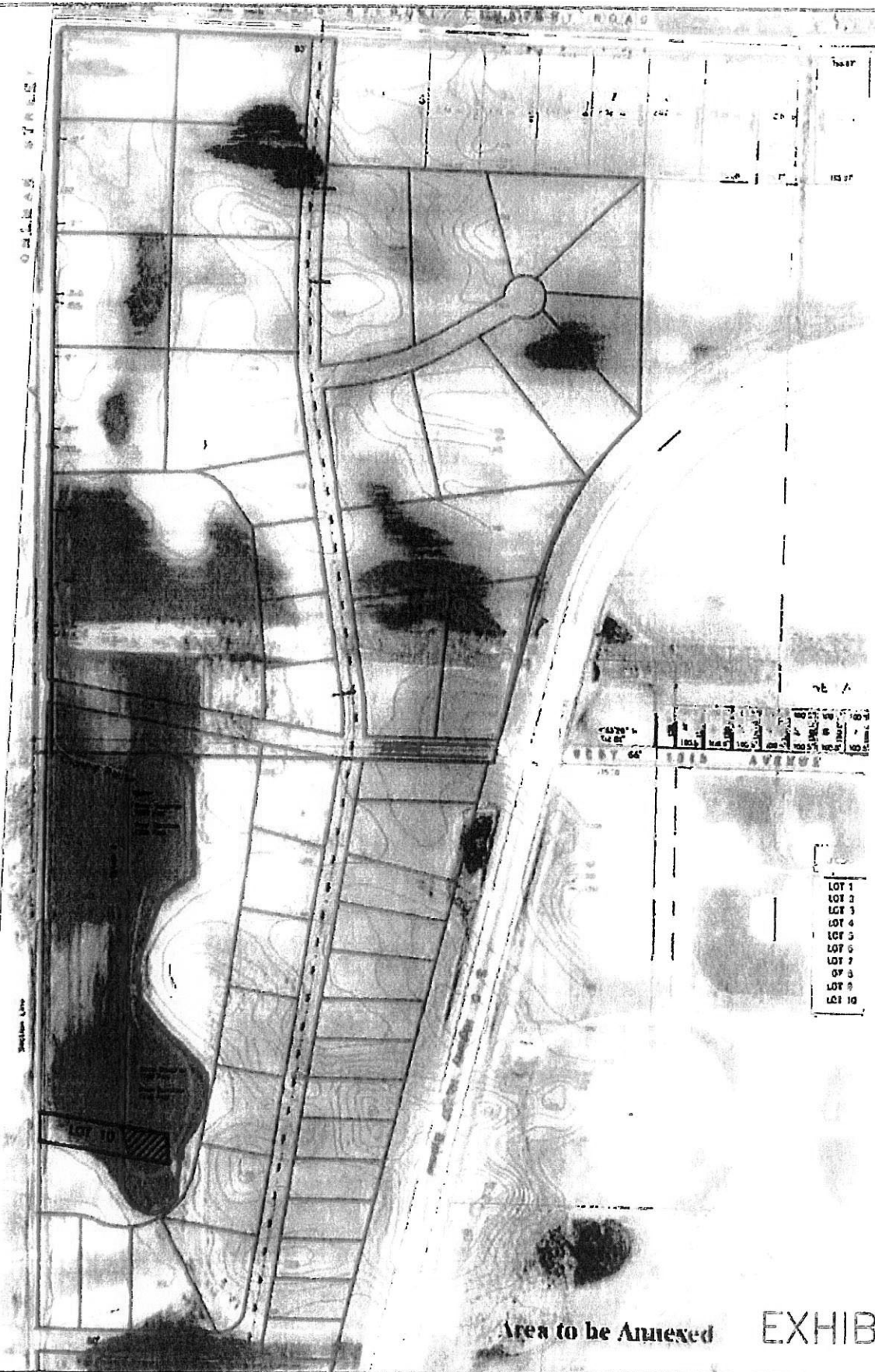


EXHIBIT C

& Associates

Engineers, Planners and Surveyors

2180 North Northern Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phonax (605) 996-7761 Fax (605) 996-0915



Area to be Annexed

EXHIBIT D

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

Westwood Addition Storm Drainage

Design Report Summary

Mitchell, SD

SPN #10809

March 2003



SCHMUCKER, PAUL, NOHR & ASSOCIATES
ENGINEERS-PLANNERS- SURVEYORS
620 NORTH LAWLER P.O. BOX 398
MITCHELL, SOUTH DAKOTA, zip 57301



Introduction

The following summary is intended to provide an overview of the steps and alternatives considered in the preliminary drainage design for the Westwood Addition in Mitchell, SD. The City of Mitchell requires that land developers be responsible for the storm water flow that is generated from their property. Currently, the City's guidelines indicate that the rate of flow from the property be limited to what is generated from a storm event with an intensity that can statistically be expected to occur once in 5 years. When a storm of an intensity greater than the five-year storm occurs, adequate storm water detention facilities must be in place to store the storm water to be released at a rate equal to the five-year flow rate. The detention facility is to be sized to properly store the runoff from a 100-year storm event.

The design of most hydraulic structures requires, as a major design parameter, the peak runoff generated from a rainfall event. The exact storm water flow can only be estimated, because there are many factors involved, such as:

- The intensity of the precipitation event
- The beginning moisture conditions of the soil
- The amount of ground storage, such as small depressions or ponds
- The land use, such as crop land or pasture land
- The permeability of the ground
- The amount of impermeable area, such as paved parking lots or roads
- The topography of the land
- The size of the drainage area

Due to their complexity, many of these factors can only be estimated. A detailed analysis of the current and future land uses is required to provide a reasonably accurate evaluation of the above factors, which will allow an accurate determination of the peak storm water flow.

The following calculations are performed to estimate the peak runoff that can be expected from the property.

Drainage Study

1. The first set of calculations performed was needed to determine the estimated rates of storm water flow that will be generated from the property.

The area of the property within the development boundaries contributing to storm water flow was found to be:

DrainageArea := 112 × acre

An evaluation of the runoff characteristics of the ground surface within the property boundaries established a coefficient that represents how much of the water that falls as rain ends up as runoff.

RunoffCoefficient := 0.70

The time that runoff takes to reach the storm water detention facility from the most remote location was determined by analyzing the topography of the property, the distance of travel, and change in elevation.

$$\text{ConcentrationTime} := 125 \text{ min}$$

The rainfall intensity was determined for the storm event that lasts for the time established above. The rainfall intensities for a 5 and a 100-year frequency were found to be:

$$\text{Rainfall}_{5\text{yr}} := 0.8 \frac{\text{in}}{\text{hr}}$$

$$\text{Rainfall}_{100\text{yr}} := 1.4 \frac{\text{in}}{\text{hr}}$$

The rational method equation was used to determine the storm water flow generated from the property.

$$\text{EstFlow}_{5\text{yr}} := \text{DrainageArea} \times \text{RunoffCoefficient} \times \text{Rainfall}_{5\text{yr}} \quad \text{EstFlow}_{5\text{yr}} = 63 \frac{\text{ft}^3}{\text{sec}}$$

$$\text{EstFlow}_{100\text{yr}} := \text{DrainageArea} \times \text{RunoffCoefficient} \times \text{Rainfall}_{100\text{yr}} \quad \text{EstFlow}_{100\text{yr}} = 111 \frac{\text{ft}^3}{\text{sec}}$$

The volume of storm water flow was determined on the basis of the rate of the runoff for the time period developed above, which is the time of concentration.

$$\text{Volume}_{5\text{yr}} := \text{ConcentrationTime} \times \text{EstFlow}_{5\text{yr}} \quad \text{Volume}_{5\text{yr}} = 474320 \text{ ft}^3$$

$$\text{Volume}_{100\text{yr}} := \text{ConcentrationTime} \times \text{EstFlow}_{100\text{yr}} \quad \text{Volume}_{100\text{yr}} = 830060 \text{ ft}^3$$

The capacity of the inlet at 23rd and Ohlman has been calculated to be 5.5 cfs. Therefore, the volume the inlet can handle over the time period is calculated to be:

$$\text{Volume}_{\text{Inlet}} := 5.5 \times \frac{\text{ft}^3}{\text{sec}} \times \text{ConcentrationTime}$$

$$\text{Volume}_{\text{Inlet}} = 41250 \text{ ft}^3$$

Since the City of Mitchell requires storm water flow generated from a storm larger than the 5-year storm to be stored, the proposed storm water detention facility was sized to handle a volume equal to the difference between the 100 and 5-year volumes.

$$\text{Volume}_{\text{Pond}} := \text{Volume}_{100\text{yr}} - \text{Volume}_{5\text{yr}}$$

$$\text{Volume}_{\text{Pond}} = 355740 \text{ ft}^3$$

2. A second set of calculations was performed to determine the total estimated storm water flow that will be generated from the property as well as the runoff that will flow through the property from other areas. Even though this analysis was not used to size the proposed storm water detention facility, this information is necessary for the following reasons:
 - The analysis helped evaluate the risk of flooding the property adjacent to the storm water ditches and the detention facility.
 - The analysis was used to evaluate the channel design downstream of the storm water detention facility.
 - The analysis can be used for sizing of City detention facilities proposed at 23rd and Ohlman.

The total area contributing storm water flow was found to be:

$$\text{DrainageArea} := 552 \times \text{acre}$$

An evaluation of the runoff characteristics of the ground within the entire contributing drainage area established a coefficient that represents how much of the water that falls as rain ends up as runoff.

$$\text{RunoffCoefficient} := 0.39$$

The time that runoff takes to reach the storm water detention facility from the most remote location was determined on the basis of the topography of the drainage area and was found to be:

$$\text{ConcentrationTime} := 208 \text{min}$$

The rainfall intensity was determined for the storm event that lasts for the time established above. The rainfall intensities for a 5 and a 100-year frequency were found to be:

$$\text{Rainfall}_{5\text{yr}} := 0.55 \frac{\text{in}}{\text{hr}}$$

$$\text{Rainfall}_{10\text{yr}} := 1.0 \frac{\text{in}}{\text{hr}}$$

The rational method equation was used to determine the storm water flow generated from the property.

$$\text{EstFlow}_{5\text{yr}} := \text{DrainageArea} \times \text{RunoffCoefficient} \times \text{Rainfall}_{5\text{yr}} \quad \text{EstFlow}_{5\text{yr}} = 119 \frac{\text{ft}^3}{\text{sec}}$$

$$\text{EstFlow}_{10\text{yr}} := \text{DrainageArea} \times \text{RunoffCoefficient} \times \text{Rainfall}_{10\text{yr}} \quad \text{EstFlow}_{10\text{yr}} = 217 \frac{\text{ft}^3}{\text{sec}}$$

The volume of storm water flow for the concentration time developed above was determined to be:

$$\text{Volume}_{5\text{yr}} := \text{ConcentrationTime} \times \text{EstFlow}_{5\text{yr}}$$

$$\text{Volume}_{5\text{yr}} = 1489996 \text{ ft}^3$$

$$\text{Volume}_{10\text{yr}} := \text{ConcentrationTime} \times \text{EstFlow}_{10\text{yr}}$$

$$\text{Volume}_{10\text{yr}} = 2709084 \text{ ft}^3$$

The City of Mitchell only requires the storm water flow generated from the development to be controlled. Therefore, the flows generated from other areas are not considered to size the storm water detention facility. However, as discussed above, this information is useful in other ways.

Alternative Analysis

The required storage volume calculated from the difference of the total flows of the 100-year and 5-year storms was used to determine the size and depth of the proposed storm water detention facility. Several CADD drawings were developed that show proposed options for pond location, pond size, and pond depth. The two options chosen are shown in the attached drawing.

Option 1: Two Storm Water Ponds

Two ponds are proposed by this option to store the excess storm water flow. An area of approximately 188,000 square feet cut a depth of two feet will provide adequate storm water detention. The location of the ponds will allow efficient use of land for future lot development.

Option 2: One Storm Water Pond

One pond is proposed in this option to store the excess storm water flow. An area of approximately 309,000 square feet at a depth of 1 1/4 feet will provide adequate storm water detention. This option requires less grading, but more land is needed for the pond area. However, the placement of the pond is still such that future lot development in the area can be accomplished. This is the option apparently preferred by the City of Mitchell.

Two options for transporting the water through the property were also explored. Basically, one option evaluated the use of open channel flow, while the other option investigated using a pipeline.

Option 1: Open Channel Flow

A proposed channel was considered to transport the storm water from the pond to the northwest corner of the property where an existing inlet is located. The channel was proposed with an 8-foot base, 4 to 1 side slopes, and a 0.03% slope.

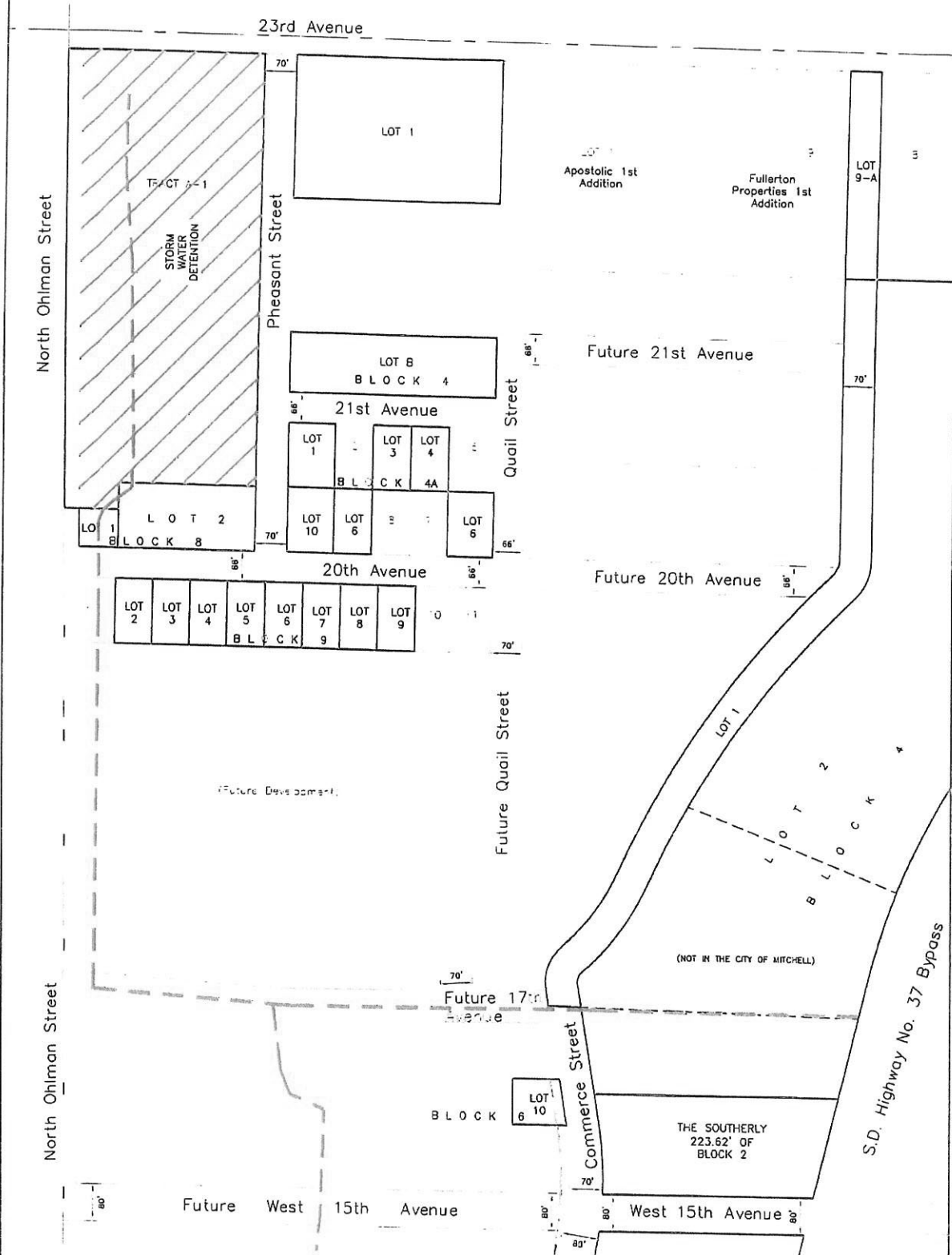
Option 2: Pipe Flow From Storm Water Pond

A storm water pipeline was considered to transport the storm water from the pond to the northwest corner of the property. The proposed pipeline will connect to the invert of the existing inlet. Since the existing grade from the proposed pond to the northwest corner of the property is relatively flat, the full-flow pipe sizing requires a 60-inch pipe. The installation of this size of pipe is not cost-effective and thus, was not recommended.

Conclusion

Based on the preliminary design, it appears Pond Option 1 with open channel flow is the least costly alternative. The two-pond layout is advantageous because it will leave more land available for development. However, the City of Mitchell prefers the larger shallower single pond alternative (Option 2), because the shallower depth will encourage the growth of cattails that are beneficial in terms of the removal of pollutants from the storm water runoff. The pond site excavation with both options will provide fill to place on other portions of the property.

WESTWOOD FIRST ADDITION MASTER PLAN
5/29/2020



SPN

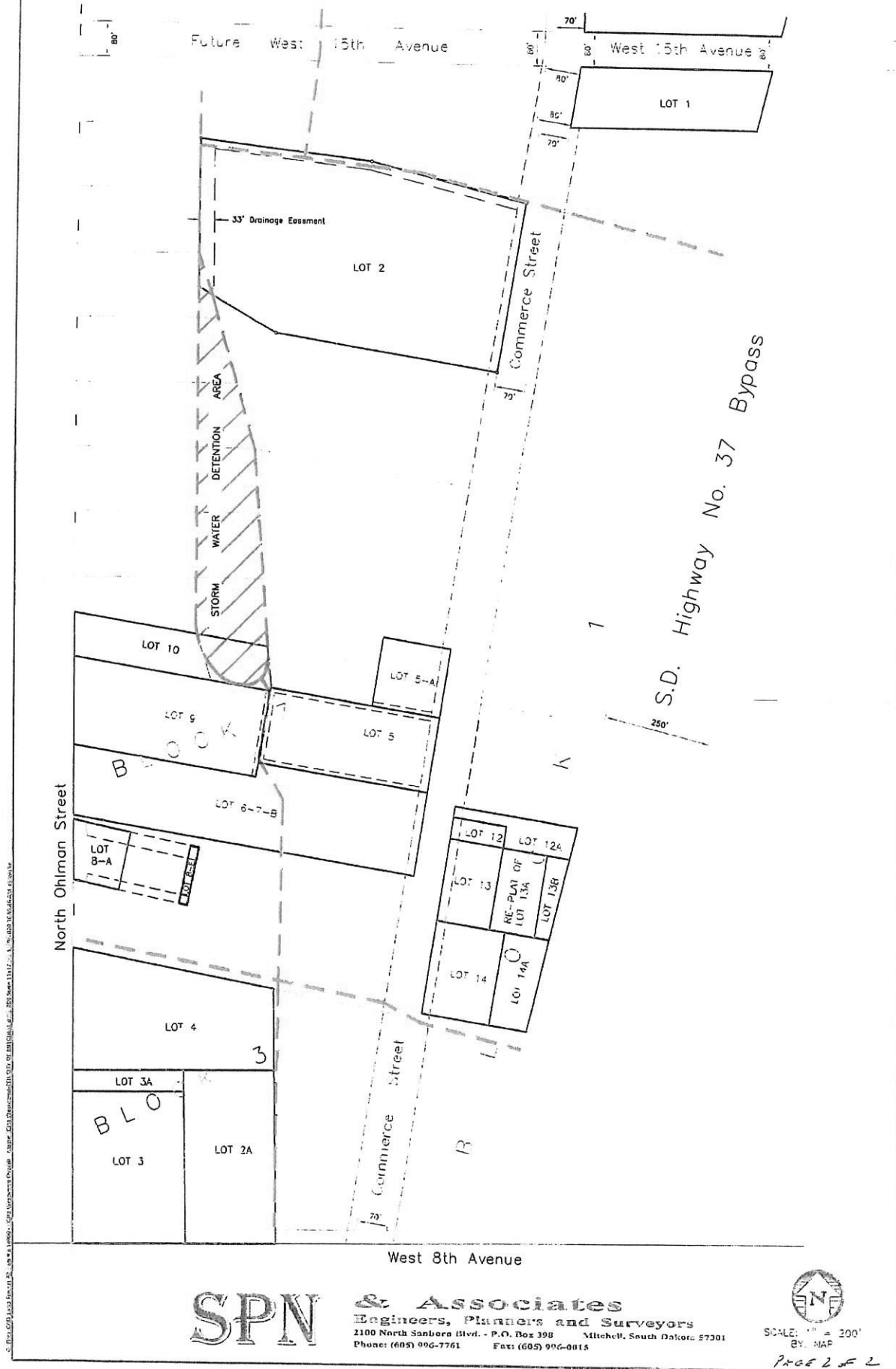
& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 302 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



SCALE: 1" = 200'
3" MAP

PAGE 1 OF 2

WESTWOOD FIRST ADDITION MASTER PLAN
5/29/2020



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



SCALE: 1" = 200'
BY: NAF

PAGE 2 OF 2

SEC. 23, T 103 N, R 60 W



1 Inch = 100 Feet

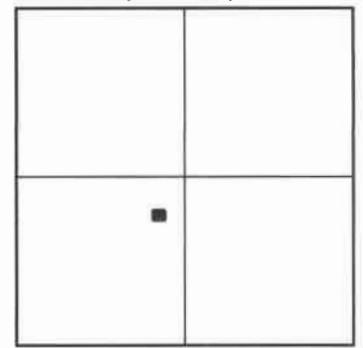
LEGEND

- = 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

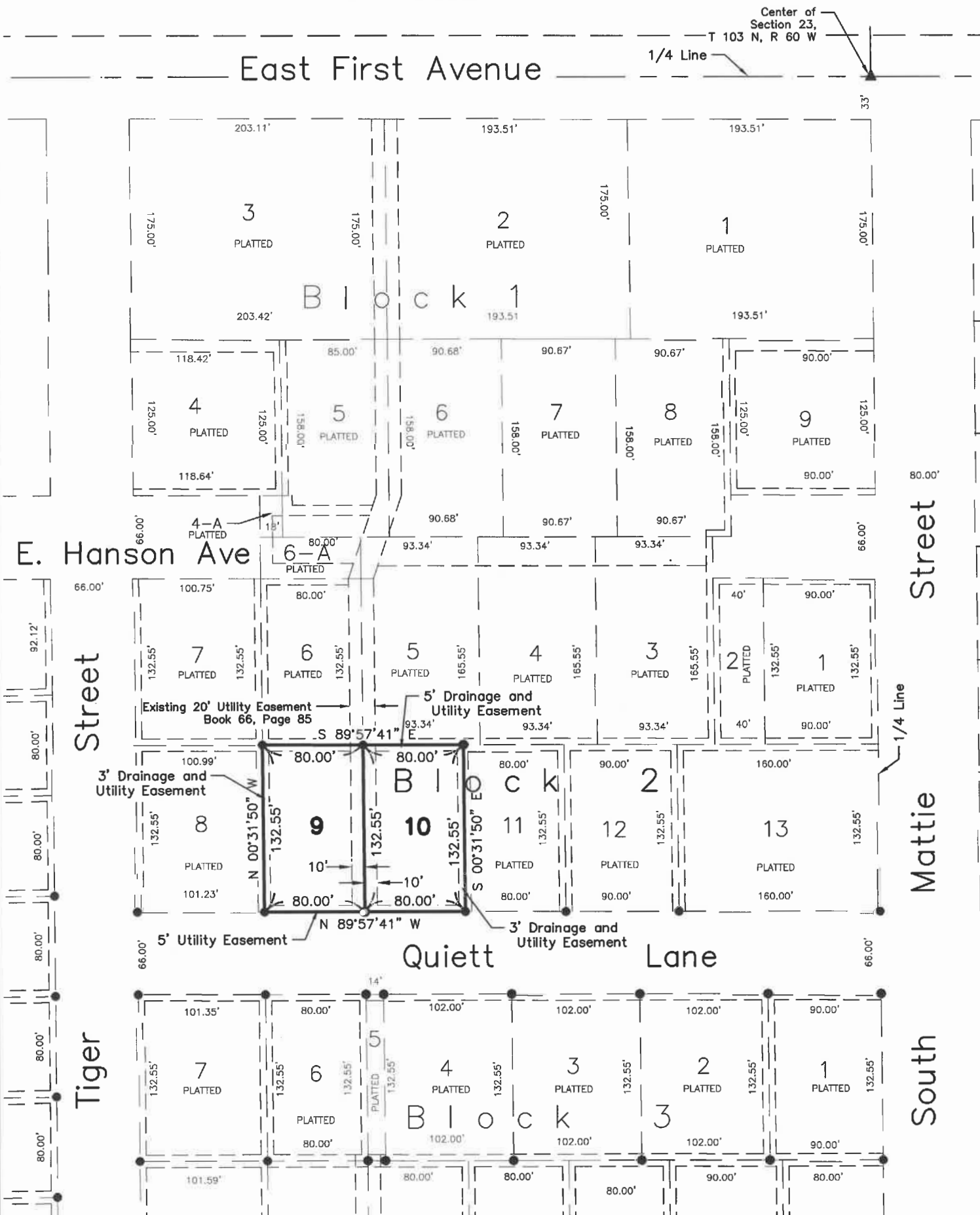
PREPARED BY: PAUL J. REILAND, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

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.



LOCATION MAP
SCALE: 1" = 3000'

**EASEMENTS WITHIN LOTS 9 AND 10, BLOCK 2 DEDICATED BY THIS PLAT:****LOT 9 =**

FRONT ALONG QUIETT LANE = 5' UTILITY EASEMENT

WEST SIDE AS SHOWN = 3' DRAINAGE AND UTILITY EASEMENT

REAR AS SHOWN = 5' DRAINAGE AND UTILITY EASEMENT

LOT 10 =

FRONT ALONG QUIETT LANE = 5' UTILITY EASEMENT

EAST SIDE AS SHOWN = 3' DRAINAGE AND UTILITY EASEMENT

REAR AS SHOWN = 5' DRAINAGE AND UTILITY EASEMENT

A PLAT OF LOTS 9 AND 10, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to April 11, 2022, survey those parcels of land described as follows: LOTS 9 AND 10, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 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



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

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

CORPORATION ACKNOWLEDGMENT

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

RESOLUTION OF CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

A circular seal for a Registered Professional Land Surveyor in South Dakota. The outer ring contains the text "REGISTERED PROFESSIONAL LAND SURVEYOR" and "SOUTH DAKOTA". The inner circle contains the text "REG. NO. 6702" and "PAUL J. REILAND".

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 LOTS 9 AND 10, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

CERTIFICATE OF COUNTY TREASURER

The undersigned does hereby certify 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 of Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 9 AND 10, BLOCK 2 OF THE WOODS FIRST ADDITION, A SUBDIVISION OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 23, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

FILED for record this _____ day of _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

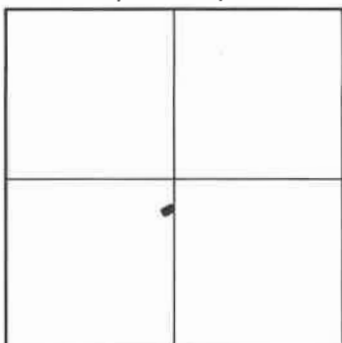
Register of Deeds, Davison County

By _____ Deputy



& 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





LOCATION MAP
SCALE: 1" = 3000'

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.

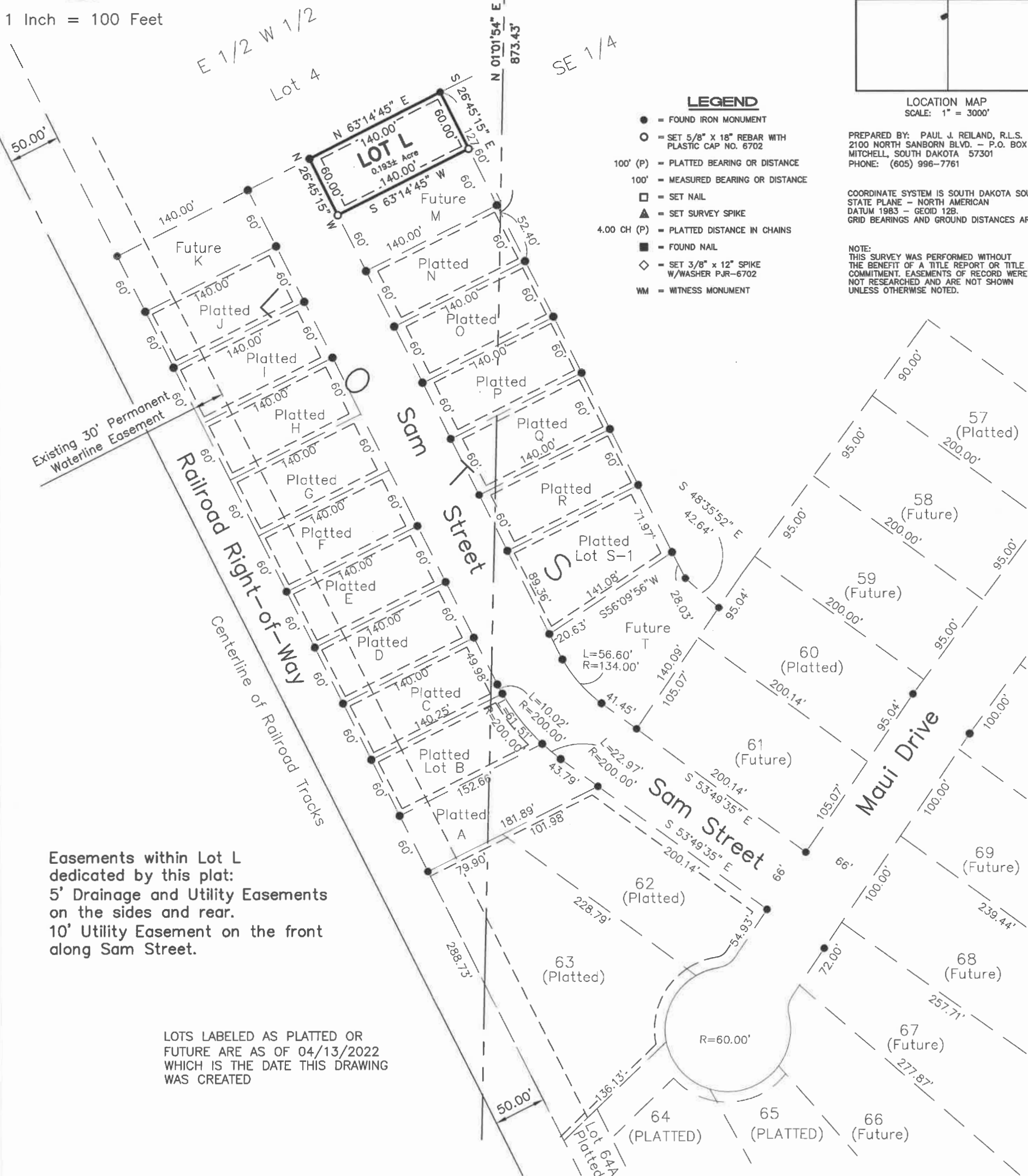
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

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



1 Inch = 100 Feet



Easements within Lot L dedicated by this plat:
5' Drainage and Utility Easements on the sides and rear.
10' Utility Easement on the front along Sam Street.

LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 04/13/2022 WHICH IS THE DATE THIS DRAWING WAS CREATED

A PLAT OF LOT L, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 15, 2022, survey those parcels of land described as follows: LOT L, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 _____, 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



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

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

CORPORATION ACKNOWLEDGMENT

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

RESOLUTION OF CITY PLANNING COMMISSION

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. 6702
PAUL J. REILAND
SOUTH DAKOTA

SPN

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

RESOLUTION OF CITY COUNCIL

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

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 L, A SUBDIVISION OF PREVIOUSLY PLATTED LOT S OF MAUI FARMS SECOND ADDITION, 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 _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____

therein and recorded on Microfilm Number _____.

By _____

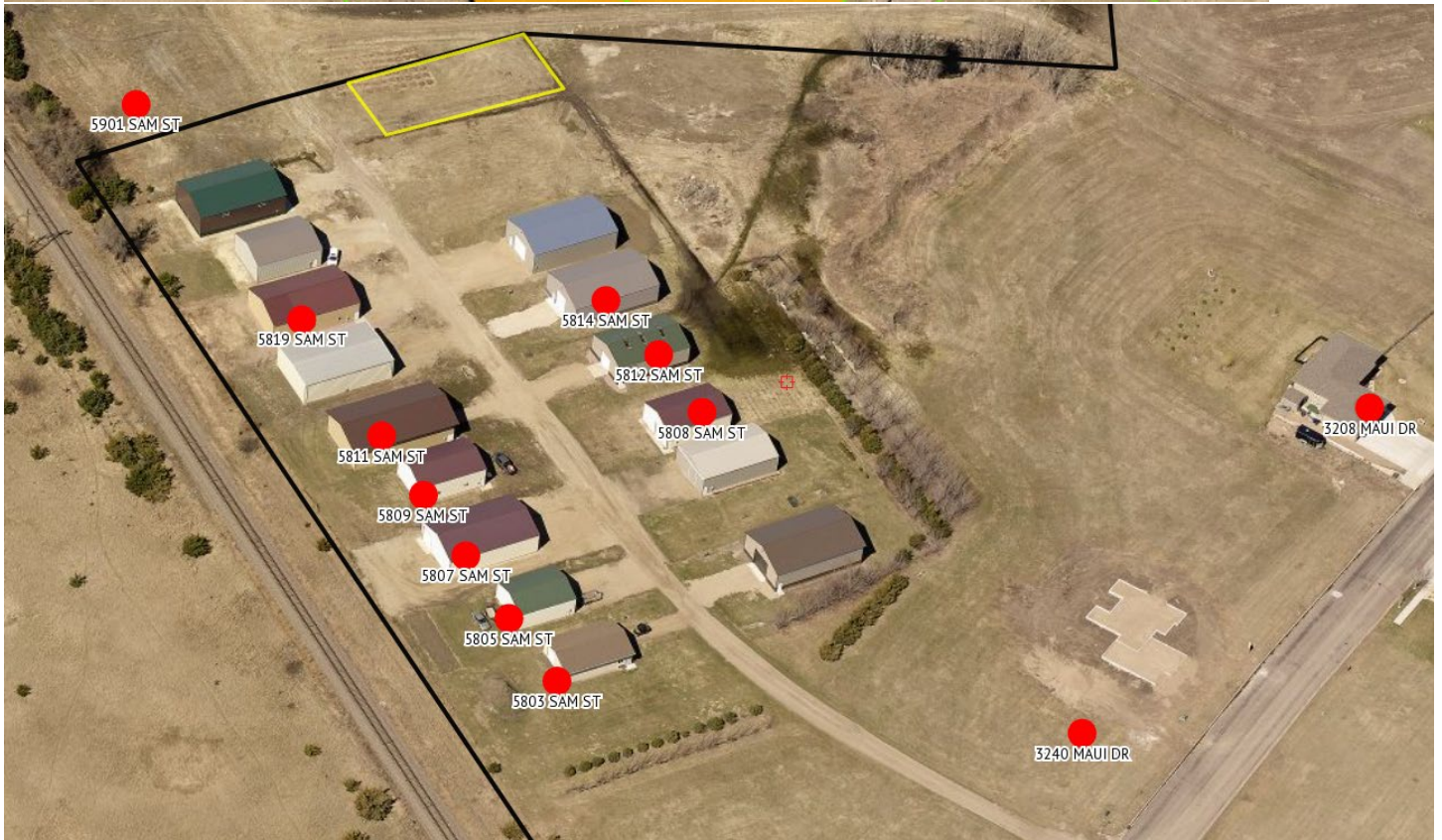
Register of Deeds, Davison County

Deputy



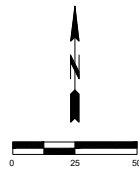
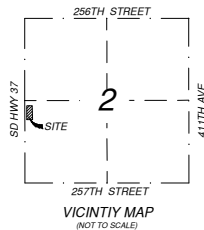
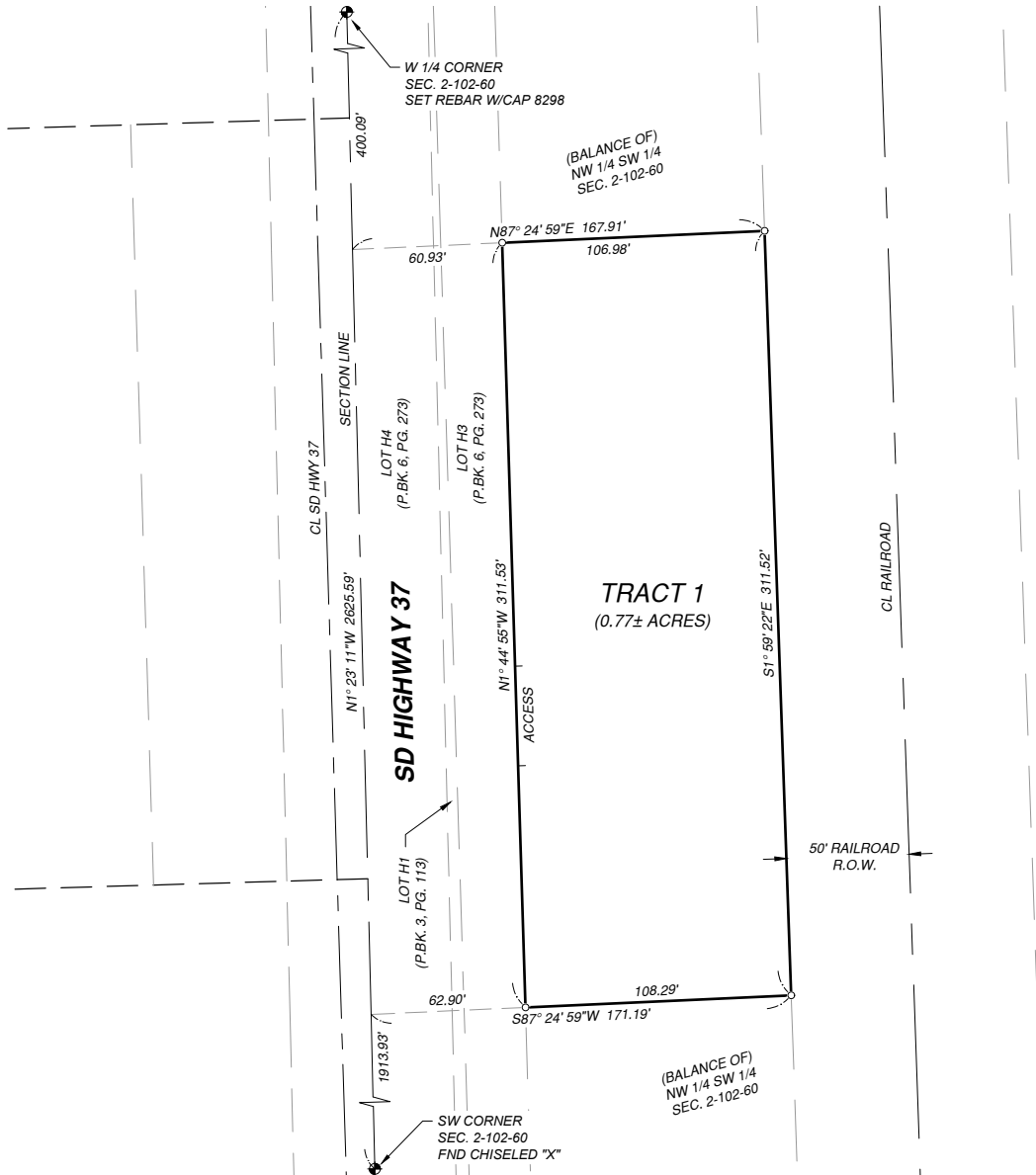
SPN

& 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



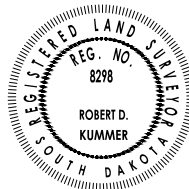
TRACT 1 OF BLACKSTEN ADDITION

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2,
 TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA



SURVEYOR'S NOTES

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



LEGEND

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- FOUND SURVEY MONUMENT
- SET NO.5 REBAR W/CAP RLS NO. 8298

PREPARED BY:

infrastucture
 design group, inc.

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

TRACT 1 OF BLACKSTEN ADDITION

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2,
 TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 22058

DATE: 04/21/2022

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 1 OF 3

TRACT 1 OF BLACKSTEN ADDITION

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2,
TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE APRIL 21, 2022, FOR THE PURPOSE OF PLATTING FOR CONVEYANCE, DID SURVEY THAT PORTION AS SHOWN OF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2022.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. PURSUANT TO 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 WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2022.

SCOTT BLACKSTEN
OWNER

STATE OF: SOUTH DAKOTA)
COUNTY OF: DAVISON)

ON THIS ____ DAY OF _____, 2022, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED, SCOTT BLACKSTEN, KNOWN TO ME OR SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

____ DAY OF _____, 2022.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2021.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE ____ DAY OF _____, 2022; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2022.

FINANCE OFFICER/DEP. FINANCE OFFICER

CERTIFICATE OF ROAD AUTHORITY

THE LOCATIONS OF THE EXISTING APPROACHES ARE HEREBY APPROVED. ANY CHANGE IN THE LOCATIONS OF THE EXISTING APPROACHES SHALL REQUIRE ADDITIONAL APPROVAL.

BY: _____ TITLE _____ DATE _____
ROAD AUTHORITY

PREPARED BY:

infrastructure
design group, inc.

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

TRACT 1 OF BLACKSTEN ADDITION
IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2,
TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

PROJ. NO.: 22058

DATE: 04/21/2022

DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 2 OF 3

TRACT 1 OF BLACKSTEN ADDITION

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2,
TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2022.

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2022.

CHAIRPERSON/VICE CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED, AND ACTING COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, AND THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA AT A REGULAR MEETING HELD ON _____, 2022, APPROVING THE ABOVE PLAT.

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2022.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACT 1 OF BLACKSTEN ADDITION IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2, TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2022, AT ____

O'CLOCK __.M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE ____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:



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

TRACT 1 OF BLACKSTEN ADDITION

IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SW 1/4) OF SECTION 2,
TOWNSHIP 102 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

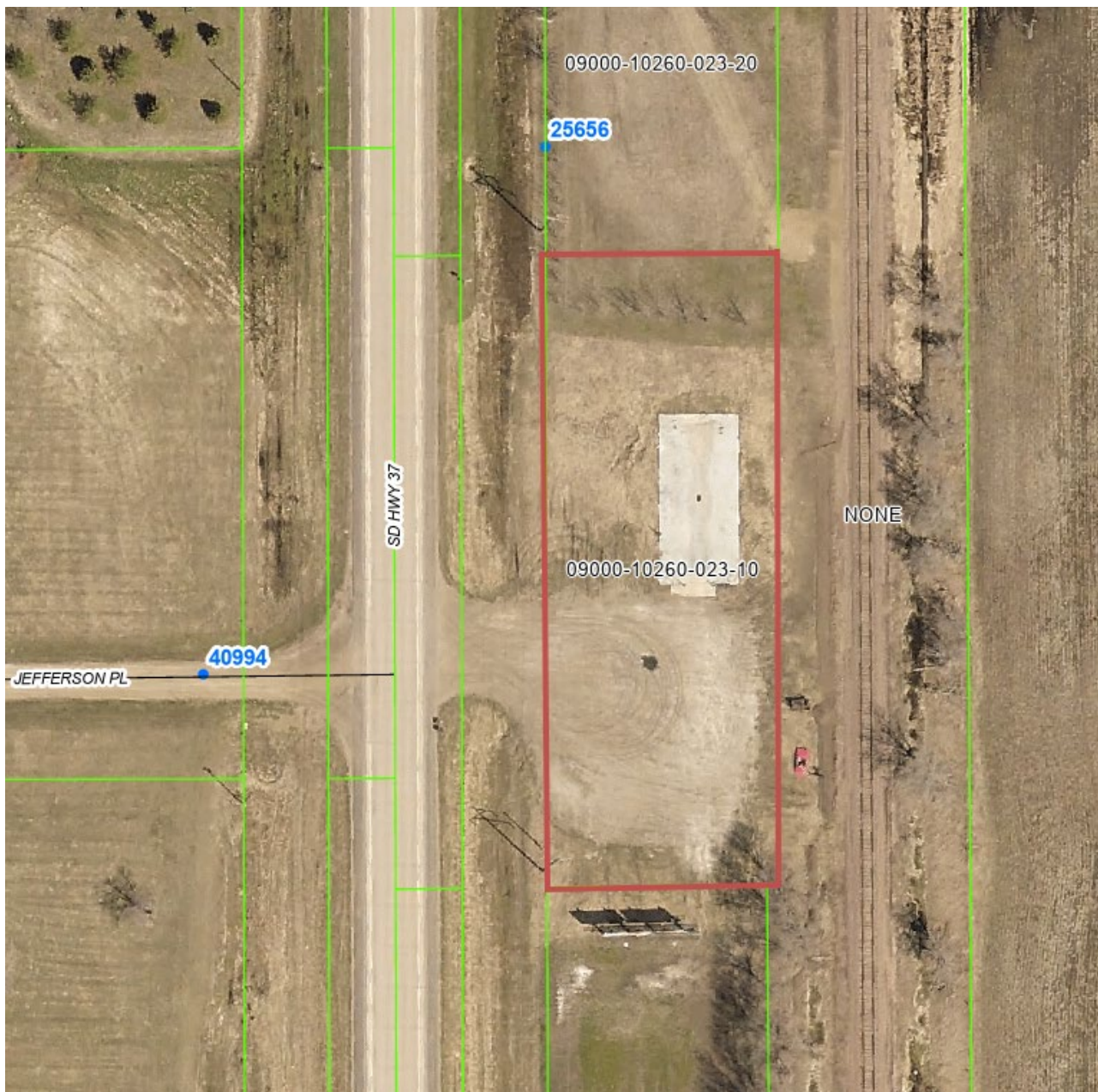
PROJ. NO.: 22058

DATE: 04/21/2022

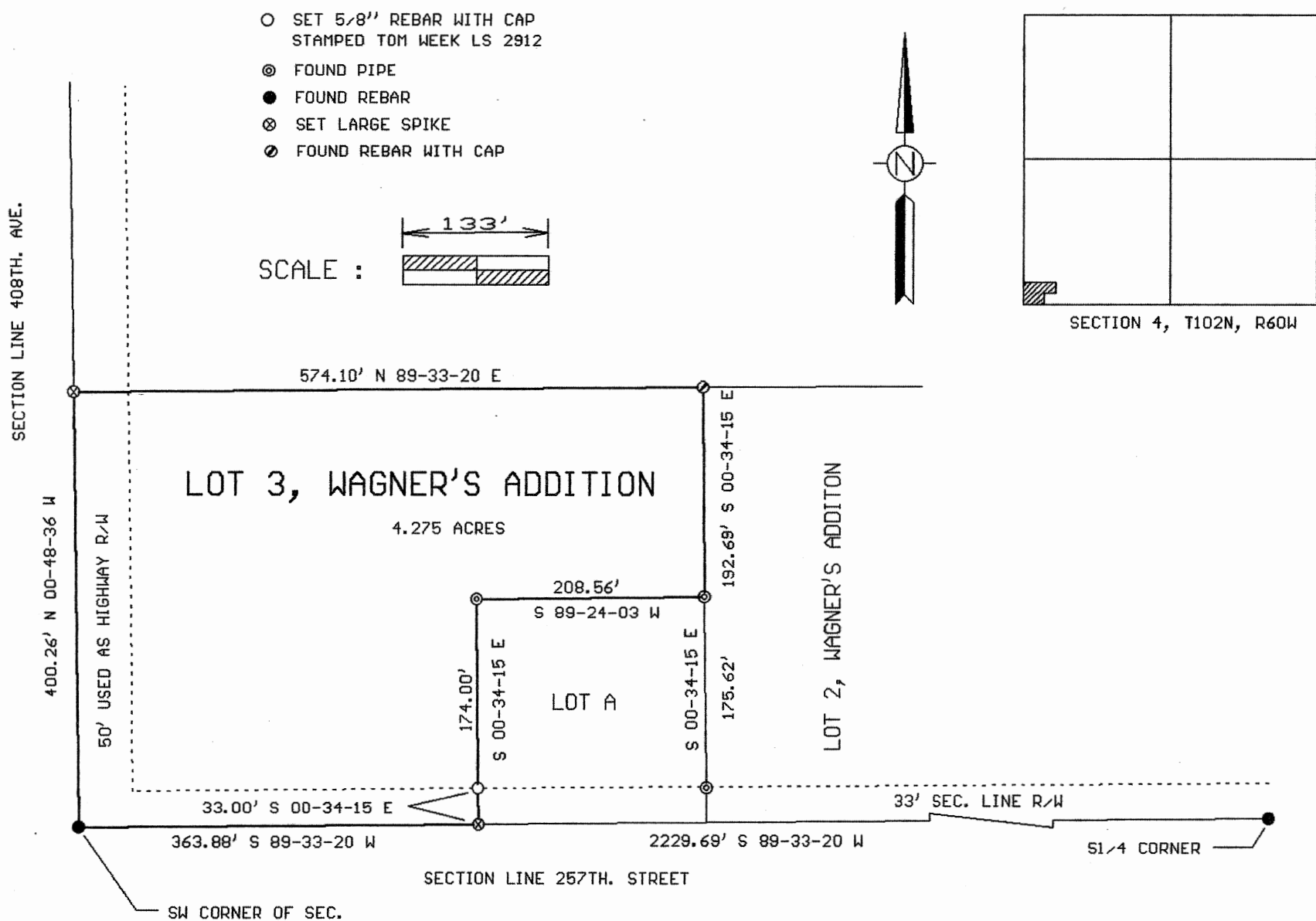
DRAWN BY: RDK

CHECKED BY: RDK

SHEET NO: 3 OF 3



PLAT OF LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4,
T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 20TH. DAY OF APRIL, 2022.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

ACCESS TO LOT 3 IS APPROVED. DATED THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____, _____.

TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

PLAT OF LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, CURTIS D. WAGNER, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOT 3, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS 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 ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS 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 DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____, _____.

CURTIS D. WAGNER

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. WAGNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, _____.

CHAIRMAN/VICE CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, _____.

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN/VICE CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF 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 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, 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.

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

CITY PLANNING COMMISSION BY: _____

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 _____, _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, 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 3 OF WAGNER'S ADDITION, IN THE SW1/4 OF SECTION 4, T102N, R60W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING HELD ON THE _____ DAY OF _____, _____.

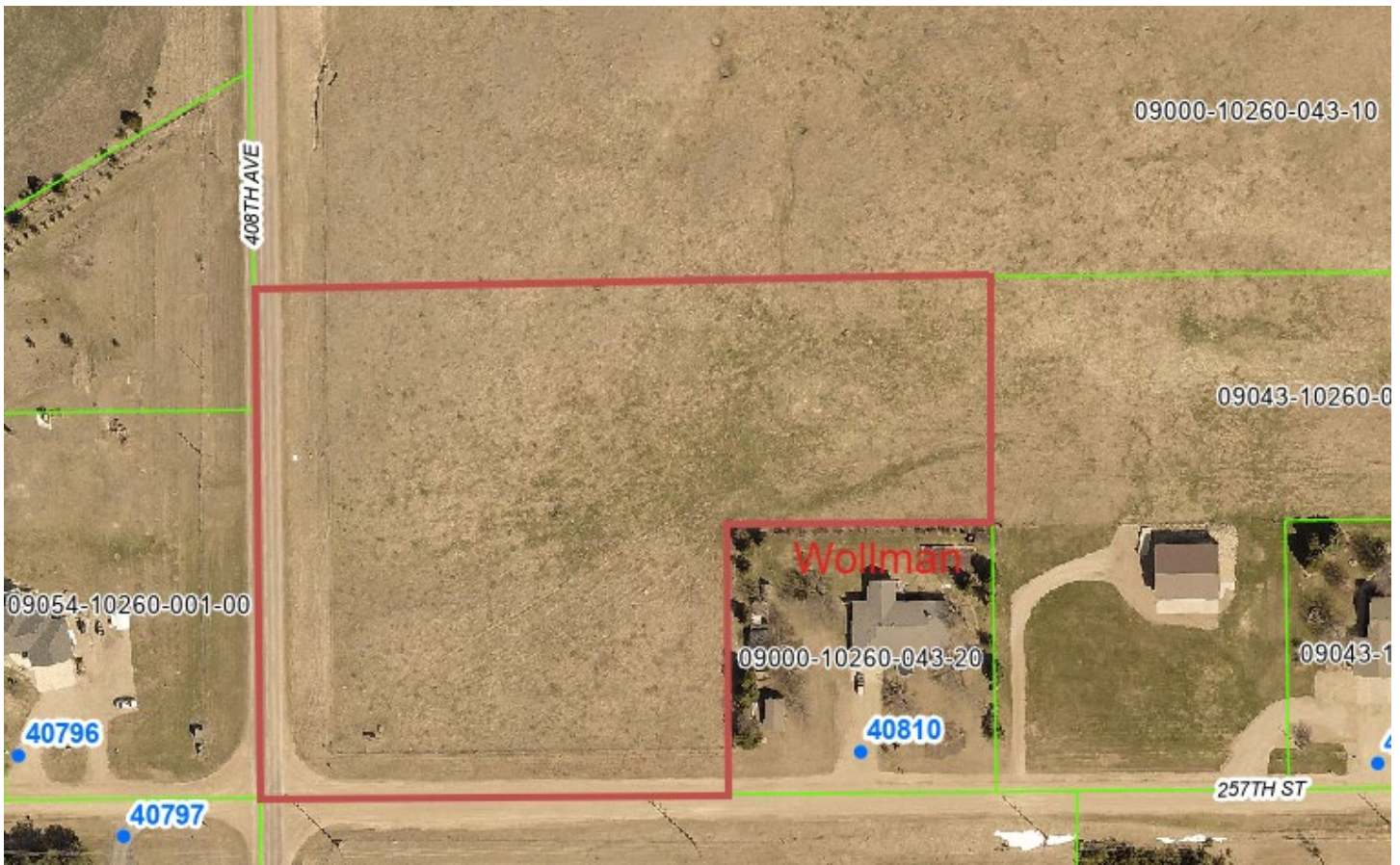
FINANCE OFFICER BY: _____

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS\DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, _____, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333



Motions and Meeting Procedure

A very brief discussion and helpful hints

Council and Boards

- First off, this is not meant to be a comprehensive presentation that will tell you everything you might need to know about parliamentary procedure. This is just meant to be a brief primer with a few basic tips for common scenarios we encounter.
- The council and city boards each have the authority to set their own rules on how to conduct meetings.
- Many meetings default to using Robert's Rules of Order or a modified version of them
- There is no requirement to strictly follow Robert's rules

Why Rules

- The primary purpose of the rules is to ensure the orderly conduct of business.
- Provides structure for speakers so people aren't talking over each other. Ensures even those in the minority on an issue have an opportunity to discuss.
- Helps to provide a clear record of the discussion and actions.

Role of the Presiding Officer

- Many of our boards have been in place for a long time, so they already have a presiding officer. For council, the mayor conducts the meeting. The presiding officer could also be a designated board member or even a staff member. One of the first actions for a new board is to set the presiding officer.
- The presiding officer is responsible for keeping order and ensuring the meeting's business is discussed appropriately.
- The presiding officer is in charge of recognizing speakers. None of the members or attendees should speak until recognized by the presiding officer and being granted the floor.
- The Presiding officer is also responsible for handling motions made by board members, as well as amendments, votes, etc.

Introductory Statements

- As the body makes its way through the agenda, the presiding officer will introduce agenda items. Then there may be some brief introduction and testimony as the presiding officer grants the floor to different individuals. Generally the body will not be involved in this portion unless there is a quick question.
- Discussion can be limited as the presiding officer and body see fit. This includes limits on the discussion such as limits on time, certain subject matters, or duplicative testimony.
- Once the initial discussion is done, the floor should be opened up for the body to make a motion.

Motions

- The council and boards must take official actions as a unit. The way to do so is by motions and votes.
- Motions can take all shapes and sizes based on the type of action the maker wants the board to take.
- Motions have a hierarchy. It's confusing and won't be discussed in depth. In general, higher priority motions need to be addressed before lower priority motions.
- Since we don't strictly follow Robert's Rules, I'm going to try and tailor my advice to procedural situations that the City's bodies most often find themselves in.

Main Motions

- Used to take a final action regarding an agenda item. Approve, set date, appoint, etc.
- The most common motion in dealing with City business is a motion to approve a given agenda item. For example, “Motion to approve the consent agenda.” It’s a very simple motion and may only require changing a few words depending on the agenda item.
- Depending on the item, it may be necessary to state your reasoning before making the motion. For example, on a variance our code requires there to be findings that “the variance will be in harmony with the general purpose and intent of this title and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.” If you plan to vote in favor of a variance, stating the facts leading to your support before the vote will act as findings if the board votes to approve.

More on Main Motions

- Motions should be phrased in the positive, even if the maker plans to vote against it. It should almost always be a motion to approve; not a motion to deny or a motion to not approve.
- There are rare exceptions, such as if we were dealing with a bid award and we wanted to reject all the bids. You'd make a motion to reject all bids instead of making a motion to award to the low bidder and voting against it.
- Keeping motions framed in the positive helps keep the record clean, makes it easier to deal with amendments, and avoids confusion as to what is actually being voted on.

Other Common Motions

- Motion to Amend- Intended to change a pending motion. Someone may have made a Motion to Approve. After discussion on that motion, someone wants to add a condition. “Motion to amend by adding a condition that applicant complete a fire inspection.” A motion to amend needs to be acted on before voting on the main motion.
- Motion to Table- Technically under Robert’s Rules, this kills an item. The way the City has traditionally used this motion, it would actually be considered a Motion to Postpone. It is used to bring an item back in the future on a specific date or after a specific condition has occurred. Has priority over main motions and motions to amend.

A few other motions we might see

- Motion to Amend a Previous Action
 - Used to make a specific change to an action previously taken.
- Motion to Reconsider
 - Used to revisit an agenda item previously acted on and consider the item again as if no action was previously taken.
- Motion to Limit or Extend Debate
 - Used to place limits on the discussion for an item (time, duplicative testimony etc.) or to modify previously set limits.
- Motion to Close Debate and Vote Immediately (Call the Question)
 - If approved by 2/3 vote, ends debate and requires immediate vote on pending motions.
- Motion to Recess (and sit as different board)
- Request to Withdraw Motion
 - Can be used to allow the maker of a motion to withdraw their motion and open the floor to alternative motions. No vote needed unless a member objects to the withdrawal.

Handling Motions

- Most motions require another member to second the motion.
- After a motion and second, generally the presiding officer will allow discussion on the motion. Usually this discussion is limited to the board members and will be focused on tailoring the action the board wants to take.
- Eventually, the board will need to vote on the motion. Most items are decided by simple majority, but some motions will require more support in order to pass. For example, a motion to call the question needs a 2/3rds vote to pass.
- Motions have a hierarchy, I've included a cheat sheet on the next page.
- Once an agenda item has been dealt with, the presiding officer will usually move on to the next agenda item.

Motion Hierarchy

- Of the types of Motions we might see, this is the rough order that they should be handled from highest priority to lowest:
 - Adjourn
 - Recess
 - Call the Question
 - Limit/Extend Debate
 - Table/Postpone
 - Secondary Amendment
 - Primary Amendment
 - Main Motion
- This is not a comprehensive list, but should be enough to deal with nearly any situation we encounter.

Conclusion

- The rules can be very complicated, but most of the time our discussions and actions don't fall in that category. Simple steps like framing motions in the positive and waiting to speak until recognized by the presiding officer can help prevent things from getting needlessly complex. Remember, if you aren't sure how to phrase your motion, you can always ask for help on how to do so and staff will try to help.
- The rules are meant to keep things orderly and facilitate discussion; not to unnecessarily complicate items. Avoid using procedure to intentionally bog down an item you might not support. Have an item fail on its merits, not on procedure.
- Questions