

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
MAY 9, 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 4-25-22**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 4-25-22.PDF](#)

- 6. Schedule Next Meeting-5-23-22 @ 12:00 P.M.**

- 7. Plan Approval-Orthopedic Institute-1300 S Burr St**

Orthopedic Institute is proposing to tear down the existing building and build a new 9,000 square foot building. The business is located at 1300 S Burr St and is zoned Highway Business.

Documents:

[ORTHOPEDIC INSTITUTE-PLAN APPROVAL.PDF](#)
[ORTHOPEDIC INSTITUTE-GIS.PDF](#)

- 8. Plat: Lots 2A And 2B Of Rocky Todd Addition, A Subdivision Of Lot 12A-3 In The SW ¼ Of Section 10, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Todd Boyd.**

Documents:

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

- 9. Plat: Lots 1, 2, 3, 4, 5 And 6, Block 1 Of Stardust Subdivision To The City Of Mitchell, Davison County, South Dakota; As Requested By Jensen Capital And Development LLC.**

Documents:

[JENSEN CAPITAL AND DEVELOPMENT LLC-PLAT.PDF](#)
[JENSEN CAPITAL AND DEVELOPMENT LLC-GIS.PDF](#)

- 10. Plan Approval-Hackberry Holdings LLC-915 S Kimball**

Hackberry Holdings LLC is proposing an addition on to the west side of an existing building. The business is located at 915 S Kimball and is zoned Highway Business.

Documents:

11. Discussion Only-Zoning Ordinance Revision

Discussion on revising the existing zoning ordinance. Discussion to include but not limit to only the following; Lodging Houses, Accessory Building Heights, Combination of Attached and Detached Accessory Buildings Square Foot Maximum, Setbacks.

12. Other Business:

13. Public Input: If You Need To Address The City Planning Commission On An Item That Was Not On The Agenda, Excluding Personnel Items, Please Come Forward To The Podium And State Your Name And Your Concern. Presentations Are Limited To Three Minutes. Items Will Be Considered But No Action Will Be Taken At This Time.

14. Adjournment:

"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
April 25, 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, Jirsa, Genzlinger, Sonne, Osterloo, Doescher.
Absent: Molumby, Penney
Staff Present: Jenniges, Schroeder, J Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.
3. Declare conflicts of interest- None.
4. Approval of proposed agenda: Motion by Osterloo, seconded by Sonne, to approve the proposed agenda. All present members voting aye, motion carried.
5. Approval of amended minutes: Motion by Genzlinger, seconded by Jirsa, to approve the amended minutes of the April 11, 2022 Planning Commission meeting. All present members voting aye, motion carried.
6. Schedule next meeting: Motion by Osterloo, seconded by Jirsa, to schedule the next meeting for May 9, 2022. All present members voting aye, motion carried.
7. Variance: 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. The applicant was present via phone to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with four total responses in favor and none opposed.

Jenniges explained the house has been in the rear of the property for many years and the applicant would like to build a garage, it meets all setbacks. There will be windows on the north side and overhead doors will face east.

Mr. Laughlin explained that his father lives in the house and would like a garage for his vehicles and a shop to work in. It will be vinyl siding like his house to the west. Also, there will still be the privacy fence on the north side of the proposed garage.

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

8. 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 present to answer questions.

Jenniges explained this was tabled at last meeting to get more information pertaining to drainage in the area. He also explained in the packet contained the 2003 study, study done in 2020, minutes from the June 2020 meeting acknowledging the drainage plan and approving the master plan, elevations of buildings in 2021 and new drainage survey done by SPN in 2022 with the recommendation to cut some of the ditch out along HWY 37 by-pass.

Schroeder went into further detail about the timeline of the drainage surveys and master plans. He noted two building permits were held until the latest survey was completed and an agreement in place with the applicant to complete the work. The current plan to cut some of the ditch on the by-pass is currently being completed. He also noted that the drainage ordinance was updated during this entire score of work.

Hegg stated he talked with Justin Thiesse about a drainage ditch being filled in on some of his property during construction of some buildings and that the Mr Thiesse said he would take out the approach and shape it back into the ditch.

Mike Bathke stated that the drainage ditch is supposed to be 10' wide at the bottom and a 2' culvert isn't 10' wide. He also has concerns with the hog gate in front of the culvert that has a bag across it which would stop the flow.

Mr. Thiesse stated he put the gate to keep debris from going into the culvert and plugging it. He tries to keep it cleaned out but with the wind lately that has been difficult. He stated there are five ditches that drain water to the north and one culvert. They have done everything the City of Mitchell has asked them to do and spent a lot of money doing it. No one flooded in 2019.

Jeff McCormick of SPN said the new grading on the by-pass will now lower the overflow by ½ foot.

Jirsa questioned if Mr. Bathke had ever hired an engineer himself to verify SPN's surveys to which was answered no. Jirsa stated he would believe an engineer and trust their calculations and their stamp on the project.

Motion by Jirsa, seconded by Genzlinger, to approve the Plat. Roll call vote: Larson – aye, Molumby – absent, Jirsa –aye, Osterloo – aye, Genzlinger –aye, Sonne –aye, Penney– absent. 5 aye, 0 nay, 2 absent, motion carried.

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, 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 present

to answer questions.

Jenniges stated this is following the master plan for the development.

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

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. The applicant was present to answer questions.

Jenniges stated this is following the master plan for the development.

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

11. Plat: Tract 1 of Blacksten Addition, in the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 2, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was present to answer questions.

Jenniges explained this is outside of the City of Mitchell jurisdiction but within the 3-mile joint platting jurisdiction. The land is currently described by measurements so a building permit can not be obtained per Davison County Zoning Ordinance.

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

12. Plat: Lot 3 of Wagner's Addition in the SW $\frac{1}{4}$ of Section 4, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by CJM Consulting Inc. The applicant was present to answer questions.

Jenniges explained this is outside of the City of Mitchell jurisdiction but within the 3-mile joint platting jurisdiction. The applicant owns the land directly to the east and is purchasing the property to build a shed on.

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

13. Presentation: City of Mitchell Attorney Johnson gave a presentation on Motions and Meeting Procedures.

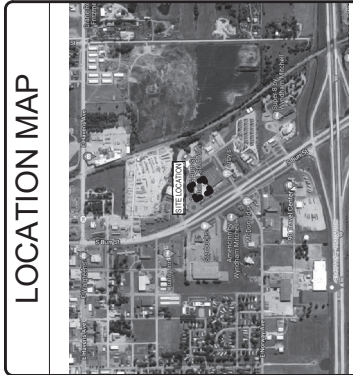
14. Other Business-None.

15. Public Comment-None.

16. Chairperson Larson adjourned the meeting at 12:54 P.M.

Jay Larson
Planning Commission Chairperson

Sheet Number	Sheet Name
A001	LIFE SAFETY PLAN
A002	GENERAL INFORMATION
A101	SHELL FLOOR PLAN
A102	THICK FLOOR PLAN
A201	EXTERIOR BUILDING ELEVATIONS
A301	WALL SECTIONS
A302	WALL SECTIONS
A303	WALL SECTIONS
A304	WALL SECTIONS
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21039-0
HQP-JOB NO. 21039-0

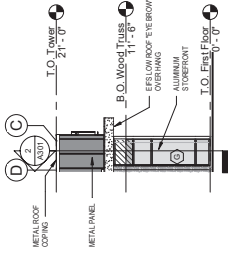
NOTE: IT IS A VIOLATION OF THE SOUTH DAKOTA STATE EDUCATION DEPARTMENT LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM, AS INDICATED ON DRAWING,



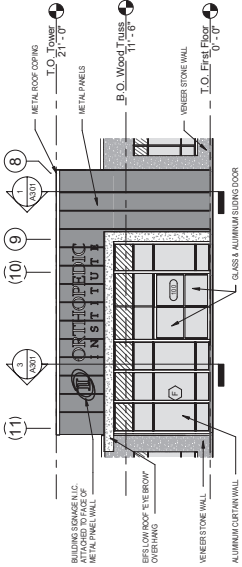
hcb architects

BBL Medical Facilities

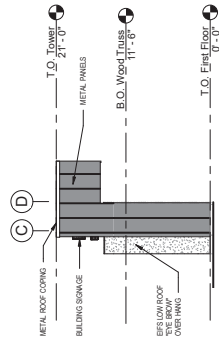
**302 Washington Ave. Extension
Albany, New York 12203
518-452-8200 fax 518-452-2898**



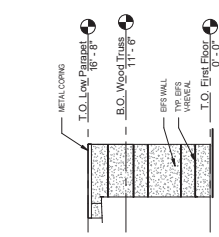
9 SOUTH ENTRANCE PARTIAL ELEVATION
1/8" = 1'-0"



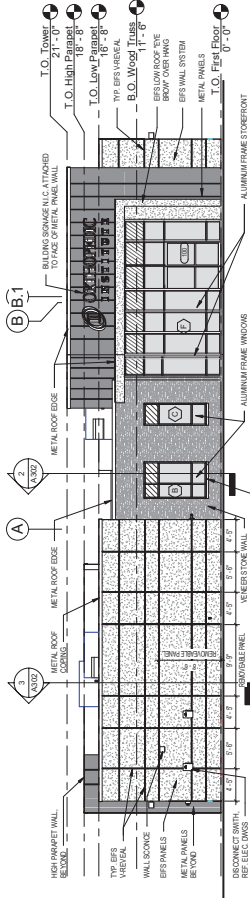
8 EAST ENTRANCE PARTIAL ELEVATION
1/8" = 1'-0"



7 NORTH ENTRANCE PARTIAL ELEVATION
1/8" = 1'-0"

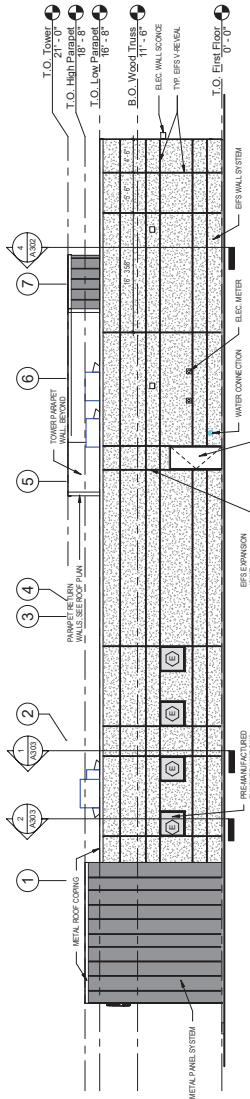
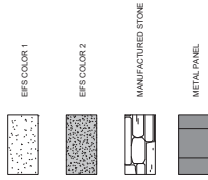


6 SOUTH PARTIAL ELEVATION
1/8" = 1'-0"

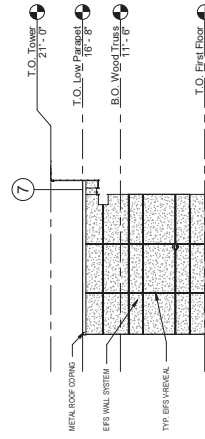


5 SOUTH ELEVATION
1/8" = 1'-0"

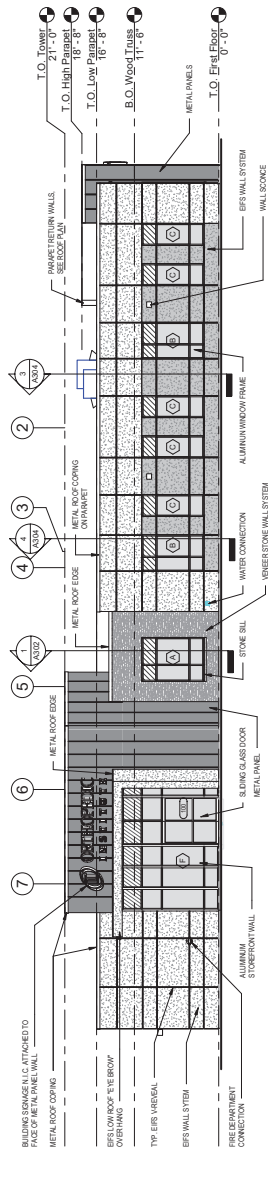
MATERIALS LEGEND



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST PARTIAL ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

ORTHOPEDIC INSTITUTE
Mitchell, South Dakota



NOTE: IF SATISFACTION
EDUCATION DEPARTMENT
UNIVERSITY OF SOUTHERN
CALIFORNIA, ARCHITECT
AS INDICATED ON DRAWING.
DATE: 1/1/10

hnp
ARCHITECT
302 Washington Ave.
Albany, New York 12203
518-452-4200 Fax 518-452-3288

BBL Medical
Facilities
302 Washington Ave., Ext.
Albany, New York 12203
518-452-4200 Fax 518-452-3288

REVISIONS	No.	DESCRIPTION	DATE
1	1	PERMIT SET	10/15/2007

HCP JOB NO: 21039-0

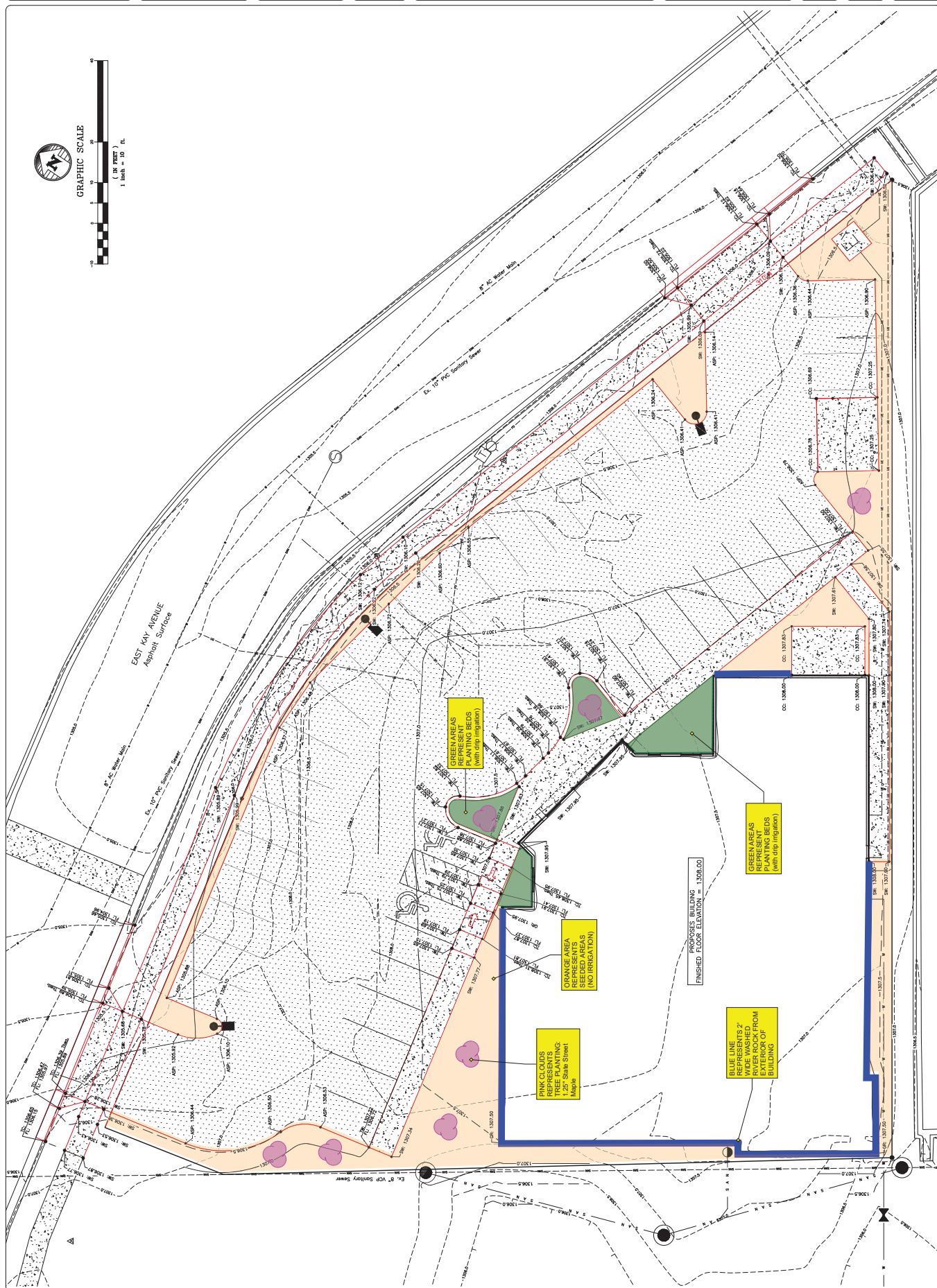
ORTHOPEDIC INSTITUTE
EXTERIOR BUILDING
ELEVATIONS

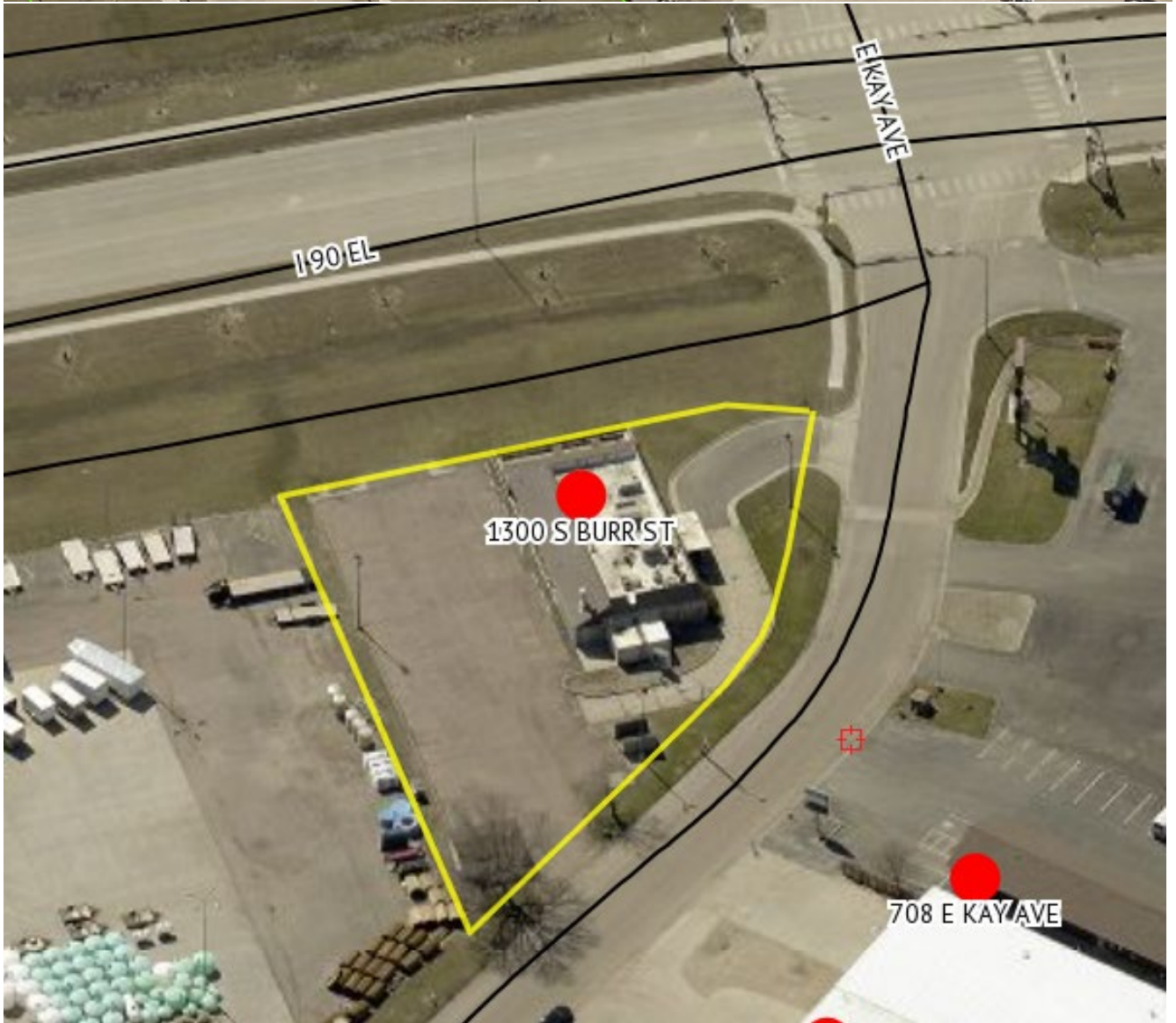
DRAWING NUMBER:
A201

REVISIONS		
No.	DESCRIPTION	DATE
0	Permit Set	04/08/22

Orthopedic Institute	Owner	Designer	Mitchell, South Dakota
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BRL Medical Facilities
302 Washington Ave. Ext.
Albany, New York 12203
518-452-8200 fax 518-452-2898







1 Inch = 100 Feet

LEGEND

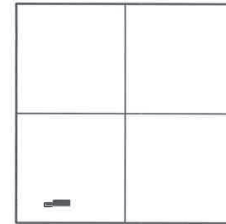
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/ WASHER JAW-13714
- WM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

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

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

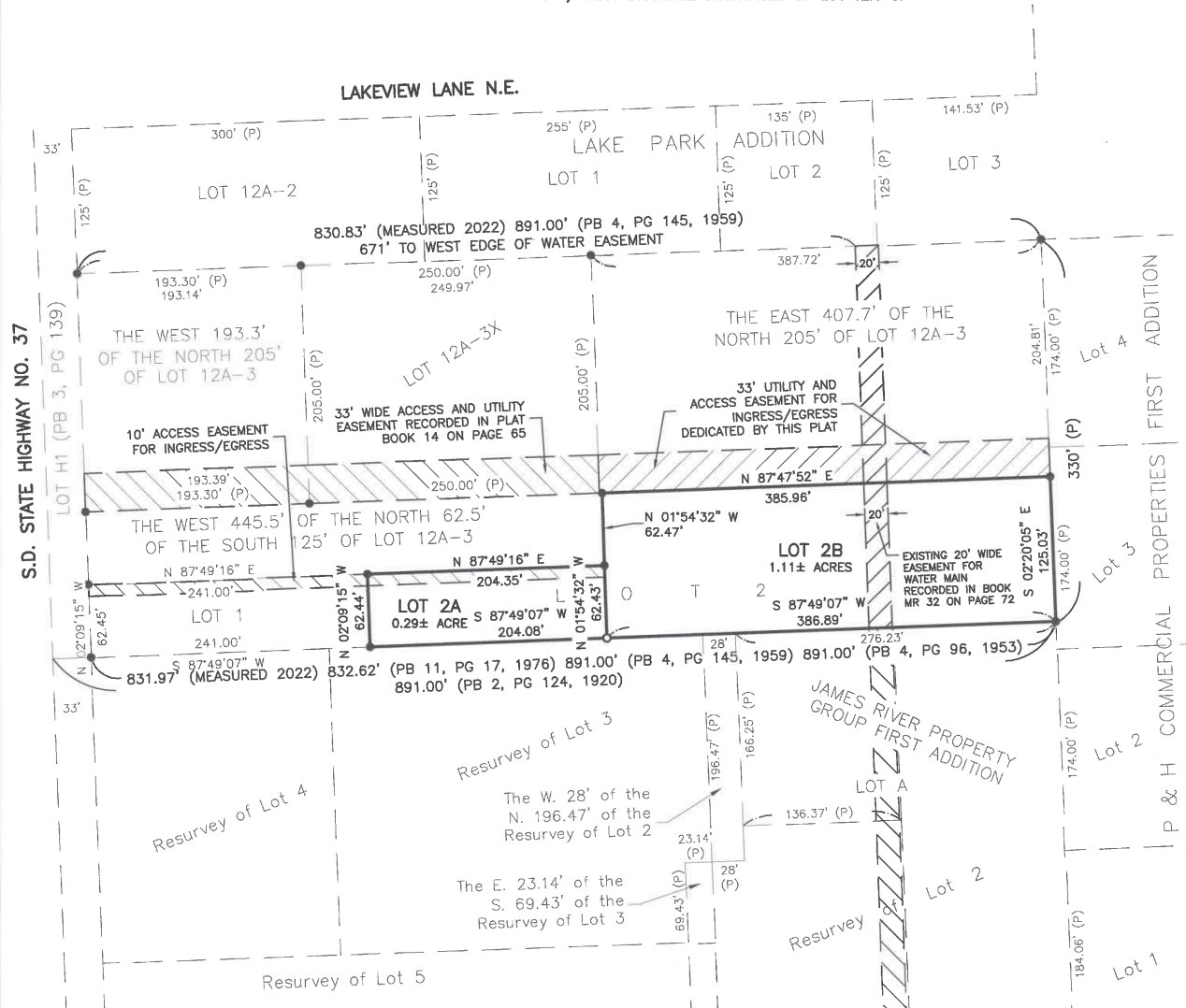
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 10, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

NOTE: REFER TO THE SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED IN BOOK MR82 PAGE 171 AND THE PLAT RECORDED IN BOOK PL38 PAGE 15 REGARDING THE EAST / WEST DISTANCE SHORTAGES OF LOT 12A-3.



A PLAT OF LOTS 2A AND 2B OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Big Red, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to May 3, 2022, survey those parcels of land described as follows: LOTS 2A AND 2B OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT 2 OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK PL38 ON PAGE 15.

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

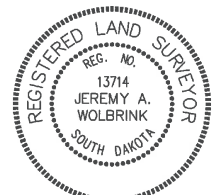
Dated this 4th day of May, 2022.

Registered Land Surveyor #SD13714

SPN

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





A PLAT OF LOTS 2A AND 2B OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY 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 LOTS 2A AND 2B OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 2A AND 2B OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2022.

Finance Officer/Deputy Finance Officer of City of Mitchell

SD-DOT CERTIFICATE OF HIGHWAY AUTHORITY

Access to S.D. State Highway No. 37 is approved. This access approval does not replace the need for any permits required by law to establish the precise access location, including permit requirements set forth in Administrative Rule of South Dakota 70:09:01:02.

By: _____ Title: _____ Date: _____
Highway Authority

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, Davison County

Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 2A AND 2B OF ROCKY TODD ADDITION, A SUBDIVISION OF LOT 12A-3 IN THE SW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County

Date

REGISTER OF DEEDS

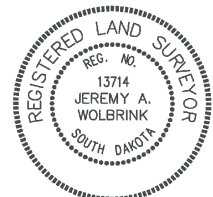
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

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

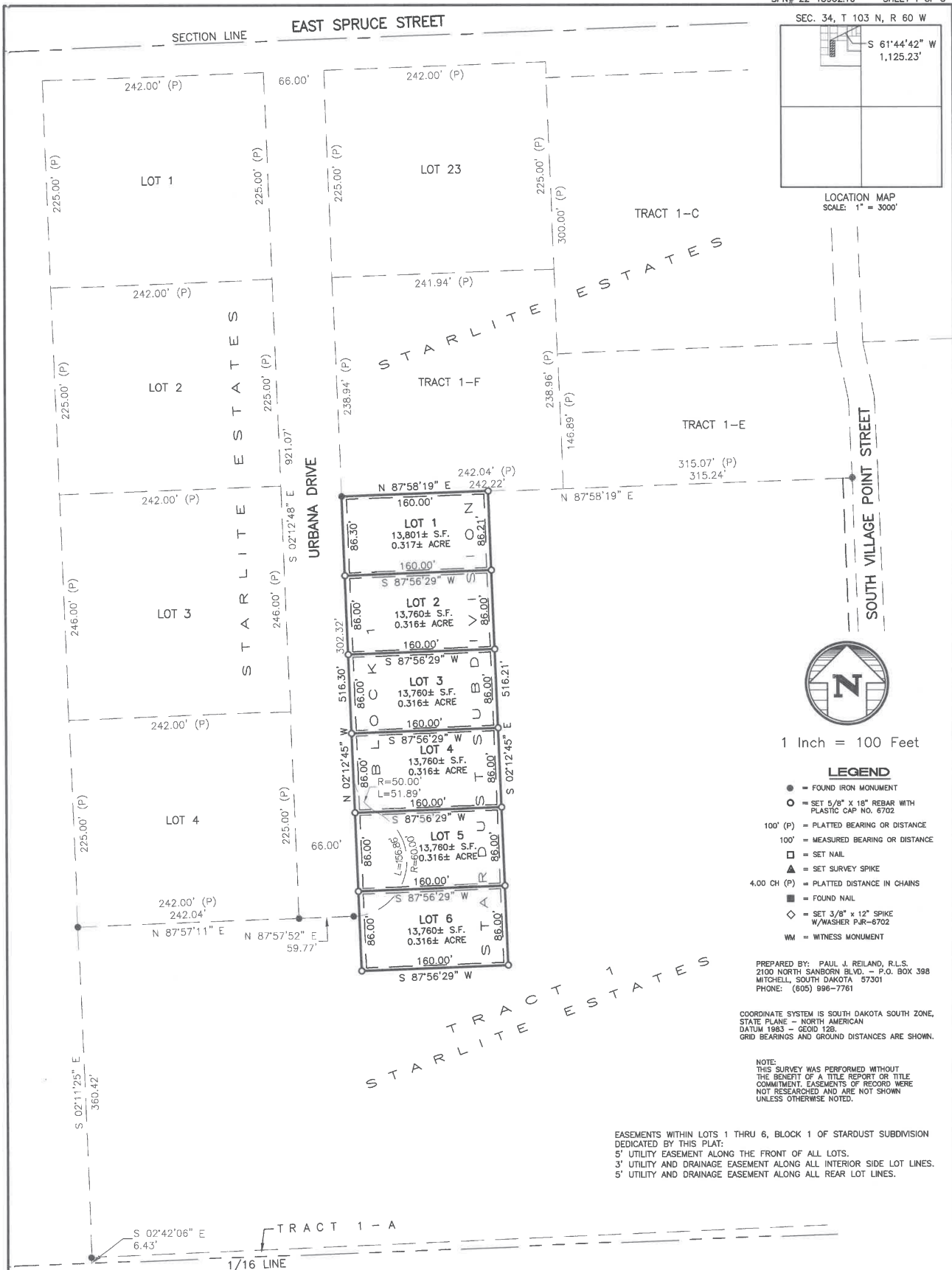
Register of Deeds, Davison County By _____ Deputy

SPN

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







A PLAT OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SPN

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



A PLAT OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE 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 LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE 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

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 LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2022.

Finance Officer/Deputy Finance Officer of the City of Mitchell

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 1, 2, 3, 4, 5 AND 6, BLOCK 1 OF STARDUST SUBDIVISION TO THE 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)
)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 _____.

Register of Deeds, Davison County

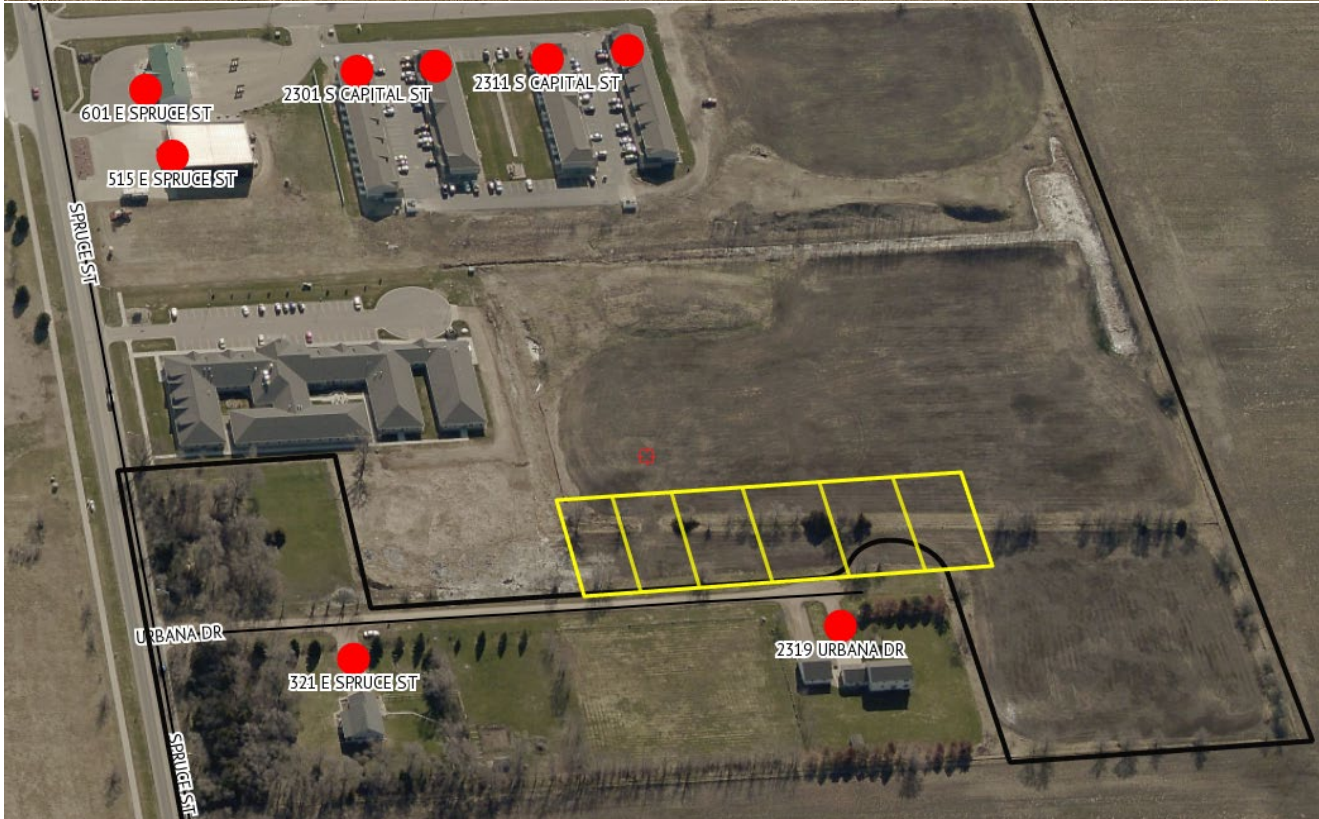
By _____

Deputy

SPN

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





Hackberry Holdings Inc.
915 S Kimball St.
Mitchell, SD 57301

Current Building Size: $130' \times 60' + 25' \times 25' = 8,425$ sq. ft. $\rightarrow$ office existing
Proposed Addition: $45' \times 35' + 20' \times 25' = 2,075$ sq. ft.
Total Proposed Building Size: $60' \times 175' = 10,500$ sq. ft.

