

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
MAY 23, 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 5-9-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 5-9-22.PDF](#)

- 6. Schedule Next Meeting-6-13-22 @ 12:00 P.M.**
- 7. Plan Approval-Hackberry Holdings LLC-915 S Kimball-Highway Business District.**

Documents:

[HACKBERRY HOLDINGS LLC-PLAN.PDF](#)
[HACKBERRY HOLDINGS LLC-GIS.PDF](#)

- 8. Variance: Tara Volesky-409 E 7th Ave.**

Tara Volesky has applied for a front yard setback variance of 19' vs 25' for a front porch addition; located at 409 E 7th Ave, legally described as Lot 4, Block 4, Burrs Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Documents:

[VOLESKY-APPLICATION.PDF](#)
[VOLESKY-GIS.PDF](#)
[VOLESKY-NOTICE OF HEARING.PDF](#)
[VOLESKY-NEIGHBORS.PDF](#)
[VOLESKY-LETTER FROM NEIGHBOR-VOLESKY.PDF](#)
[VOLESKY-LETTER FROM NEIGHBOR-BOYD I.PDF](#)
[VOLESKY-LETTER FROM NEIGHBOR-BOYD II.PDF](#)
[VOLESKY-LETTER FROM NEIGHBOR-BOYD III.PDF](#)

- 9. Plan Approval-Weber Holdings LLC-1303 S Ohlman-Highway Business District.**

Documents:

[WEBER HOLDINGS LLC-PLAN.PDF](#)
[WEBER HOLDINGS LLC-GIS.PDF](#)

- 10. Plat: NCBC Tract 2 In The SW ¼ Of Section 13, T 104 N, R 61 W Of The 5th P.M., Davison County, South Dakota; As Requested By Gregory Plamp.**

Documents:

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

11. Plan Approval-Patricks-417 N Sanborn St-Neighborhood Shopping District.

Documents:

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

12. Other Business:

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

14. Adjournment:

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

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
MAY 9, 2022

5/9/2022 - Minutes

1. Call To Order:

Chairperson Larson called the May 9, 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, Osterloo, Penny, Jirsa, Sonne, Doescher.

Absent: Genzlinger

Staff Present: Jenniges, Schroeder, J Johnson, T Johnson, Hegg, Ellwein.

3. Declaration Of Conflicts Of Interests

Sonne item #9.

4. Approve Agenda:

Motion by Jirsa, seconded by Penny, to approve the proposed agenda. All present members voting aye, motion carried.

5. Approval Of Previous Minutes 4-25-22

Motion by Jirsa, seconded by Penny, to approve the proposed minutes of the April 25, 2022 Planning Commission meeting. All present members voting aye, motion carried.

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

Motion by Molumby, seconded by Sonne, to schedule the next meeting for May 23, 2022. All present members voting aye, motion carried.

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

Jenniges explained they plan to demo the existing building located at 1300 S Burr St. He went over the items presented in the packet including elevations, site layout, ingress/egress, drainage and landscape plan.

Representatives of BBL Construction Services were available via telephone. This will be a 9,000 square foot building.. They plan to begin demo of the existing building around June 1 and then begin earthwork after that. It will probably be the end of June before anything vertical begins.

Jeff McCormick of SPN stated they are using the existing approaches so no new curb cut outs will have to be made.

Hegg noted the building is fully stamped and he has no issues with it.

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

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.

Jenniges explained Lot 2 was just platted at the previous meeting. Boyd is selling lot 2A to 2404 N Main and he will retain Lot 2B. There is a 10' easement on the north side of Lot 1 and Lot 2A for ingress/egress. There is also a 33' wide easement for access to Lot 2B.

The applicant was not present.

Motion by Sonne, seconded by Jirsa, to approve the plat. Roll call vote: Larson – aye, Molumby - aye, Jirsa – aye, Osterloo – aye , Genzlinger – absent, Sonne – aye, Penney – aye. 6 aye, 0 nay, 1 absent, motion carried.

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.

Jenniges gave an overview of the area for the 6 lots included within the plat. Urbana Drive is joint road with city and township. These 6 lots are already annexed into the city. There is an existing cul-de-sac and this plat will vacate that and extend Urbana Drive. This is the first phase for Jensen Capital and Development LLC for that area.

Jeremy Jensen of Jensen Capital and Development LLC stated these first 6 lots are ready to built on. They have water and sewer to them already. He is working on a master plan and layout for the rest of the land he purchased down there. There will be 42 homes in this development some of which will be duplexes.

The Commission was concerned about Urbana Drive and the costs that could be incurred in the future if the lots on west side of the road were to be annexed into the city and the road be paved, Jensen understood the possibility of an assessment back to the land for the road.

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

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

Jenniges gave an overview of the proposed addition to the building. The original discussion on the property was to build on the existing concrete pad. This new addition would be used as a photo booth, no other improvements were required with the original plan. When the contractor came in with the drawings showing another 20' of addition the City of Mitchell was also going to require sidewalk as per ordinance. The contractor stated they were going to concrete the parking lot as well.

Brian Klock of Hackberry Holdings Inc did not appreciate the threat of having to add sidewalk and a retention pond in order to obtain the permit. He was willing to pull his application and show drainage issues in the area.

Schroeder explained sidewalk being installed is per City of Mitchell ordinance when a building permit is issued. The lot being paved with concrete would encompass the sidewalk issue. He also stated he is not going to require a drainage plan at this time but any future development will require one.

The board questioned a TIF that had been created for doing drainage work in the area. Ellwien noted that the TIF was dissolved when the City of Mitchell received an EDA grant to do the work. Klock agreed the work down there has greatly improved the drainage issues.

Motion by Jirsa, seconded by Molumby, to postpone the plan approval. All present members voting aye,

motion carried.

11. Discussion Only-Zoning Ordinance Revision

Jenniges explained the last major revision was back in 2018.

Discussion included lodging houses, accessory building heights, combination or attached and detached accessory buildings square footage maximum, tiny homes, lot coverage vs size of buildings, shouses, twin home setbacks and home occupations. The board asked City of Mitchell staff to look at other city ordinances and come up with some recommendations.

Matt Doerr, a local business owner, brought up his concerns about an ordinance pertaining to Lodging Houses. He believes they can't be just black and white and should not just follow Chamberlain or Sioux Falls. There are investors that improve the properties and create indirect benefits and tourism dollars. He discouraged the board from stopping business owners opportunities and discourage progress.

12. Other Business:

None.

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.

None.

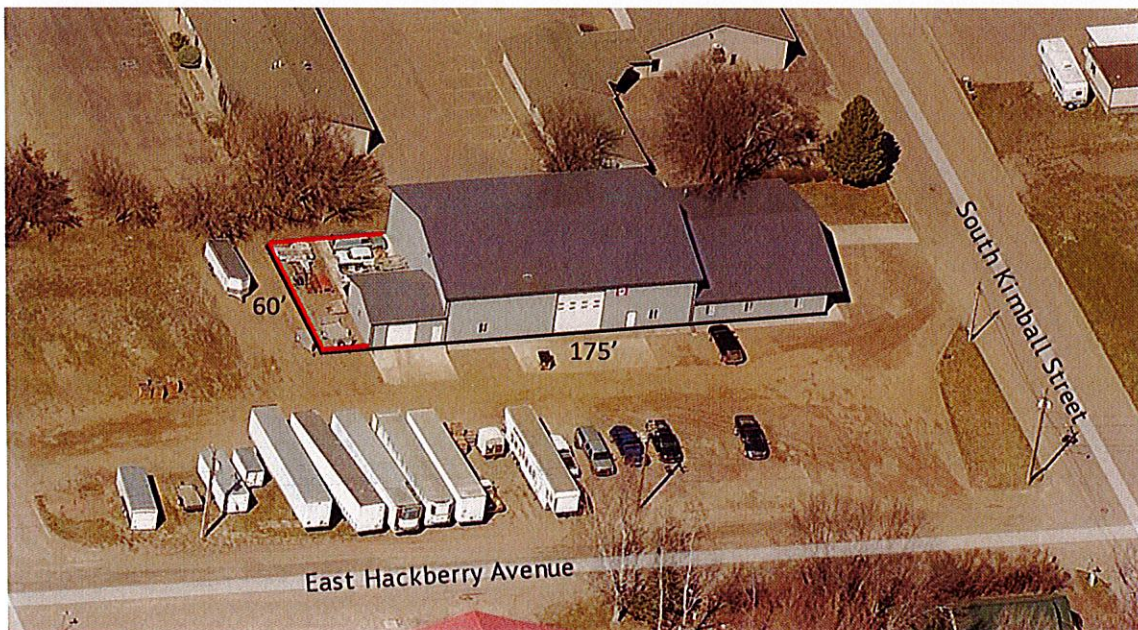
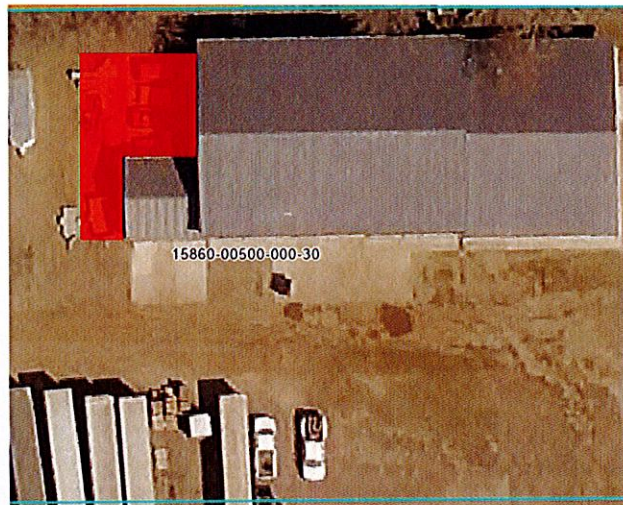
14. Adjournment:

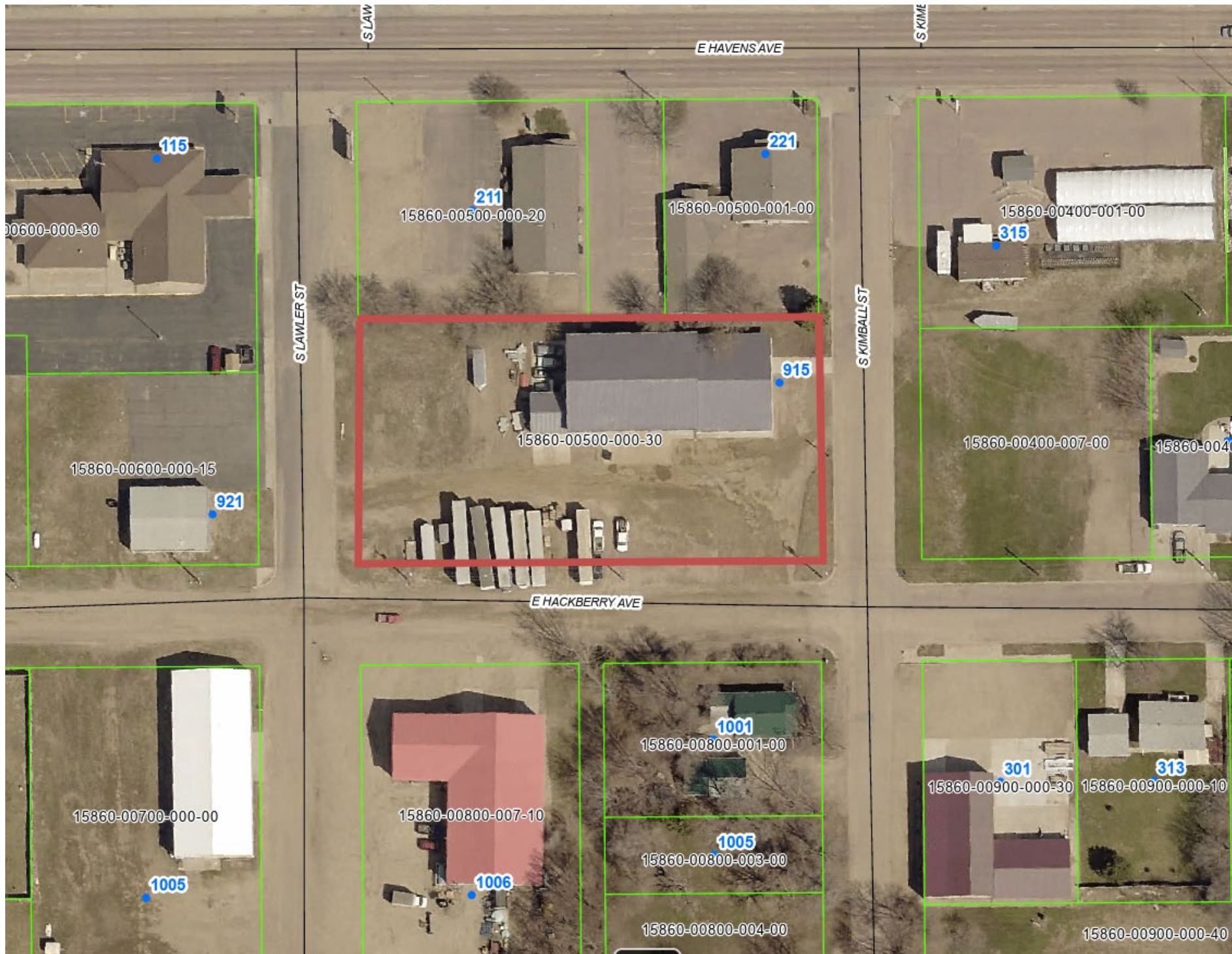
Chairperson Larson adjourned the meeting at 12:58 P.M.

Jay Larson
Planning Commission Chairperson

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.







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

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

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☐ Rezoning S150 application due with the application.

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

☒ Variance S100 application due with the application.

• Description of Variance Requested: 19 vs. 25 ft for ~~the~~ front porch

☐ Conditional Use Permit S150 application due with the application.

• Description of Conditional Use: _____

This Application is for the following described real property:

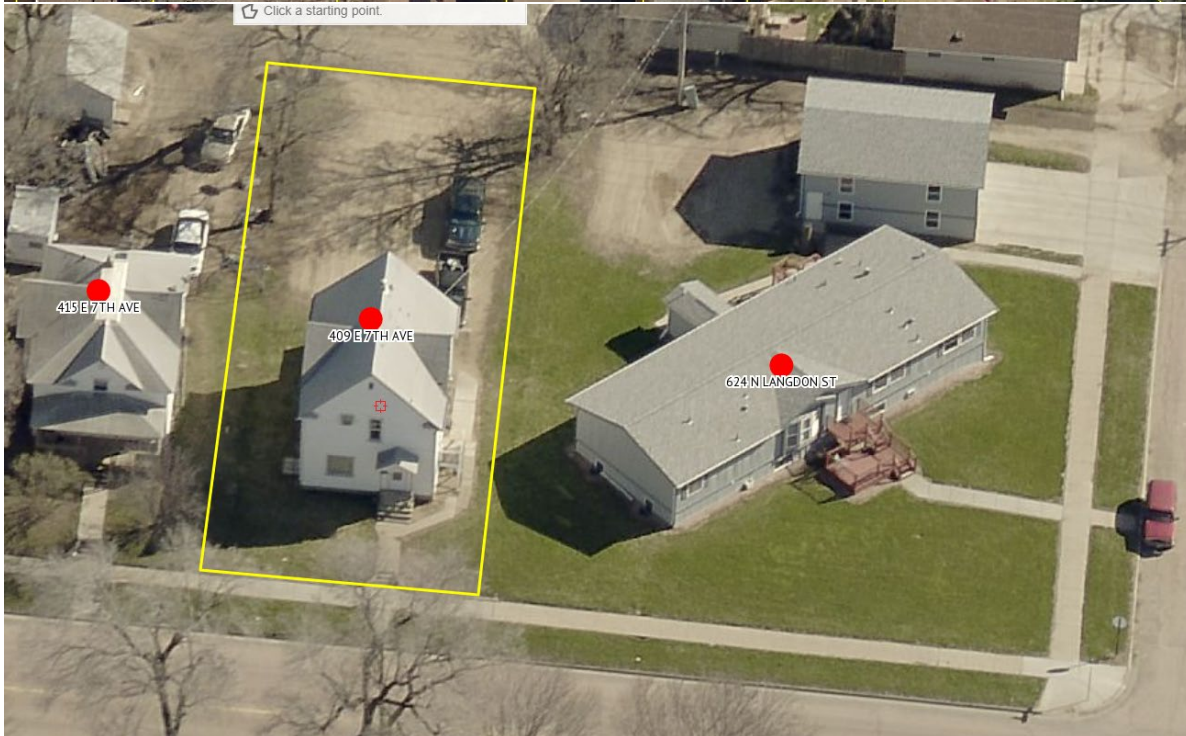
• Legal Description: Lot 4, Block 4, Burrs Addition, City of Mitchell
Davison County, South Dakota.

• Property Address: 409 7th Ave East.

Dated this 4/25/22 day of _____.

TARA VOLESKY
Applicant

Tara Volesky
Owner



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Tara Volesky has applied for a front yard setback variance of 19' vs 25' for a front porch addition; located at 409 E 7th Ave, legally described as Lot 4, Block 4, Burrs 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, May 23, 2022, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 6, 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 5th day of May, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of May, 2022

Approximate Cost:

Volesky Properties
404 Homer Ct #4
Mitchell, SD 57301

Stewart & Jolynn Hanson
320 E 7th Ave
Mitchell, SD 57301

Lowell & Annette Sewright
400 E 7th Ave
Mitchell, SD 57301

Carol Sheppard
404 E 7th Ave
Mitchell, SD 57301

Randal & Jacquelyn Rezac
40792 257th St
Mitchell, SD 57301

Boyd Reimnitz
817 N Sanborn Blvd
Mitchell, SD 57301

Donald & Sandra Walker
420 E 7th Ave
Mitchell, SD 57301

Russell Overbay Revoc Living Trust
PO Box 854
Mitchell, SD 57301

Jim Robideau
625 N Langdon St
Mitchell, SD 57301

Mid Dakota Properties III LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Branden Schroeder
417 E 7th Ave
Mitchell, SD 57301

Boyd & kay Reimnitz Rev Liv Trust
817 N Sanborn Blvd
Mitchell, SD 57301

Ben Krohmer
507 E 16th Ave
Mitchell, SD 57301

Rodolfo Pop Cu
Martin Lopez
400 E 6th Ave
Mitchell, SD 57301

Brian & Kimberly Severeid
402 E 6th Ave
Mitchell, SD 57301

Casey Nelson
410 E 6th Ave
Mitchell, SD 57301

Edwin & Virginia Coates
412 E 6th Ave
Mitchell, SD 57301

May 11, 2022

TO WHOM IT MAY CONCERN:

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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

Tara Volesky
OWNER

☐ ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:

*Great improvements
for the neighborhood.*

May 11, 2022

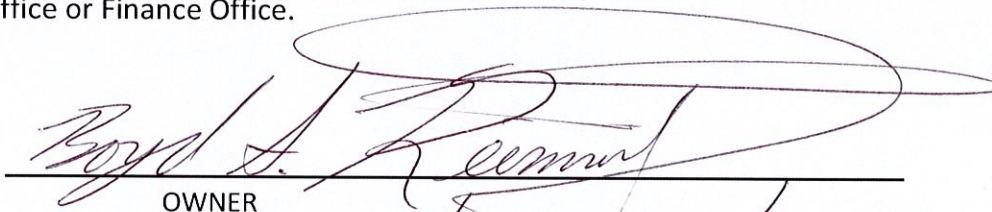
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I/We


OWNER

624 N Langdon / 420 E 6th / 414 E 7th / 421 E 7th

ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:

"Let's go Mitchell!"

May 11, 2022

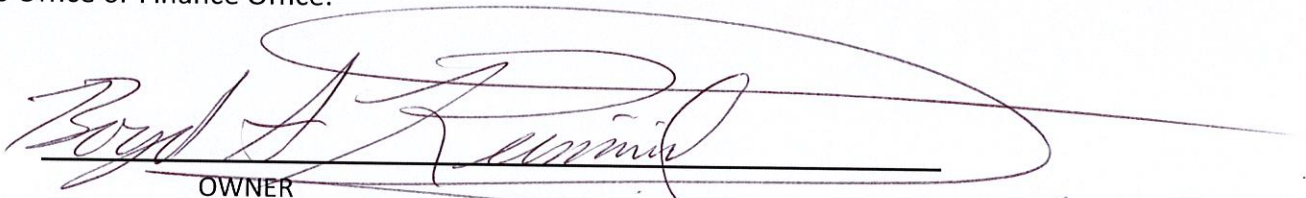
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I/We


OWNER

421 E 7TH / 414 E 7TH / 420 E 6TH / 624 N Longdon

ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:

"Let's go Mitchell!"

May 11, 2022

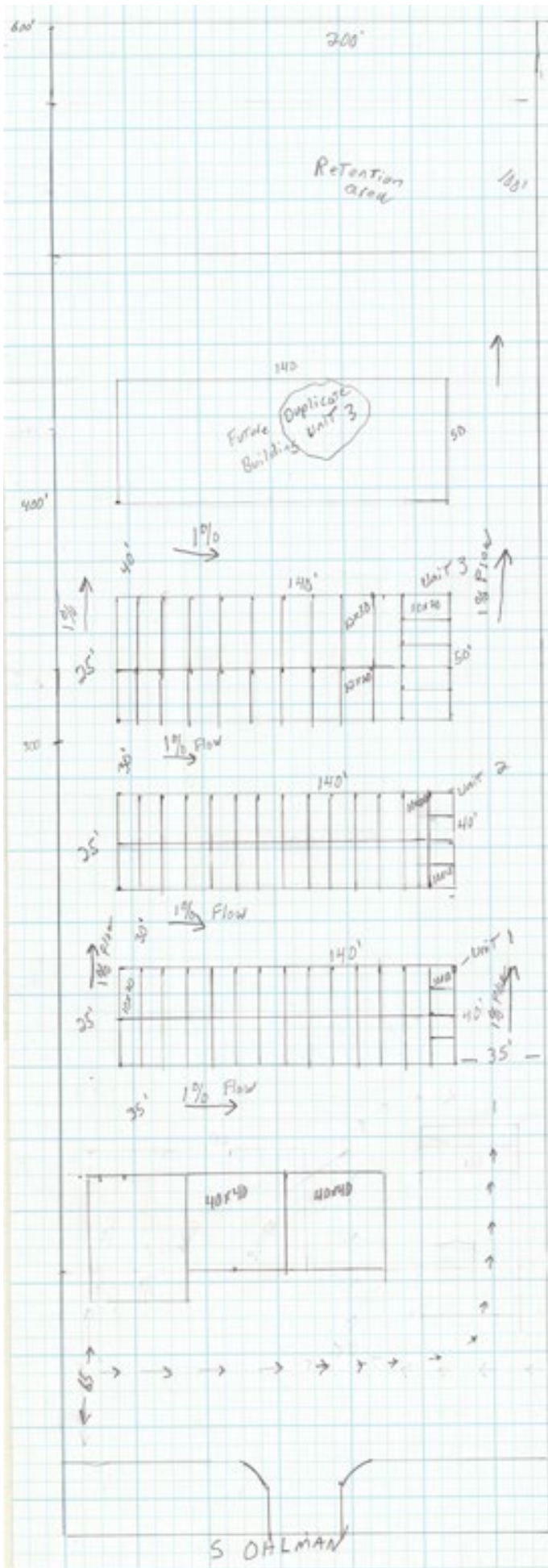
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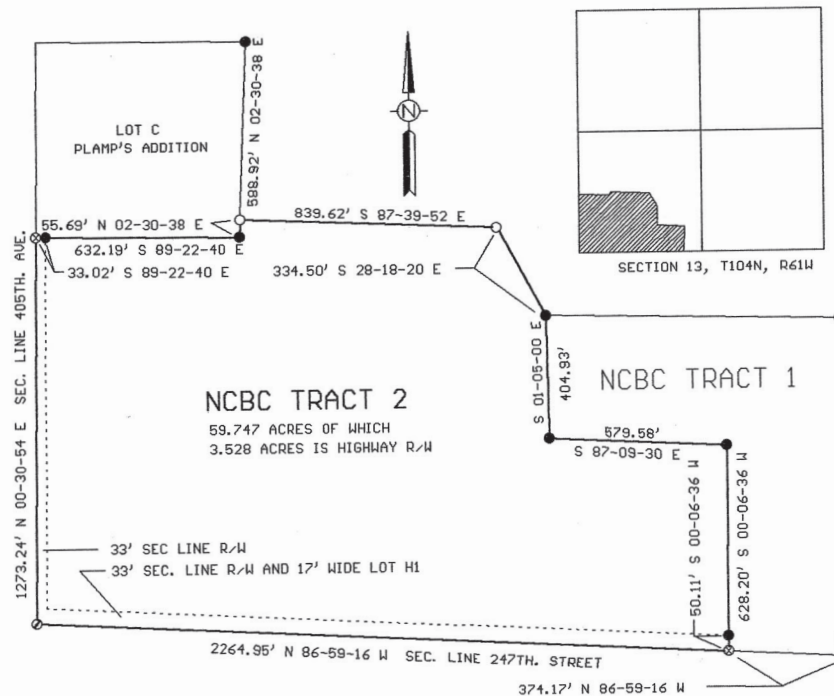
I/We Boyd A. Remm
OWNER
414 E 7TH / 421 E 7TH 629 N Langdon / 420 E 6TH
ADDRESS
✓ APPROVE
____ DISAPPROVE
COMMENTS: Let's Go Mitchell!



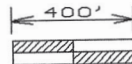
10x10 - 8
 10x20 - 57
 12x20 - 10
 12x30 - 10
 85 units



PLAT OF NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N,
R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SCALE :



- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912
- FOUND REBAR WITH CAP
- ⊗ FOUND NAIL
- ⊙ FOUND SURVEY SPIKE



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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 18TH. DAY OF MAY, 2022.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS EXISTING ACCESS TO NCBC TRACT 2 FROM 405TH. AVE. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. DATED THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY HIGHWAY REPRESENTATIVE

CERTIFICATE OF STREET AUTHORITY

THERE IS EXISTING ACCESS TO NCBC TRACT 2 FROM 247TH. STREET. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL. 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.

PLAT OF NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, GREGORY G. PLAMP, DO HEREBY CERTIFY, THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE 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 NCBC TRACT 2, 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 _____, ____.

GREGORY G. PLAMP

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED GREGORY G. PLAMP, 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 NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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: NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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 NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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 NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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 NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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 NCBC TRACT 2 IN THE SW1/4 OF SECTION 13, T104N, R61W 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: _____

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 _____, _____.

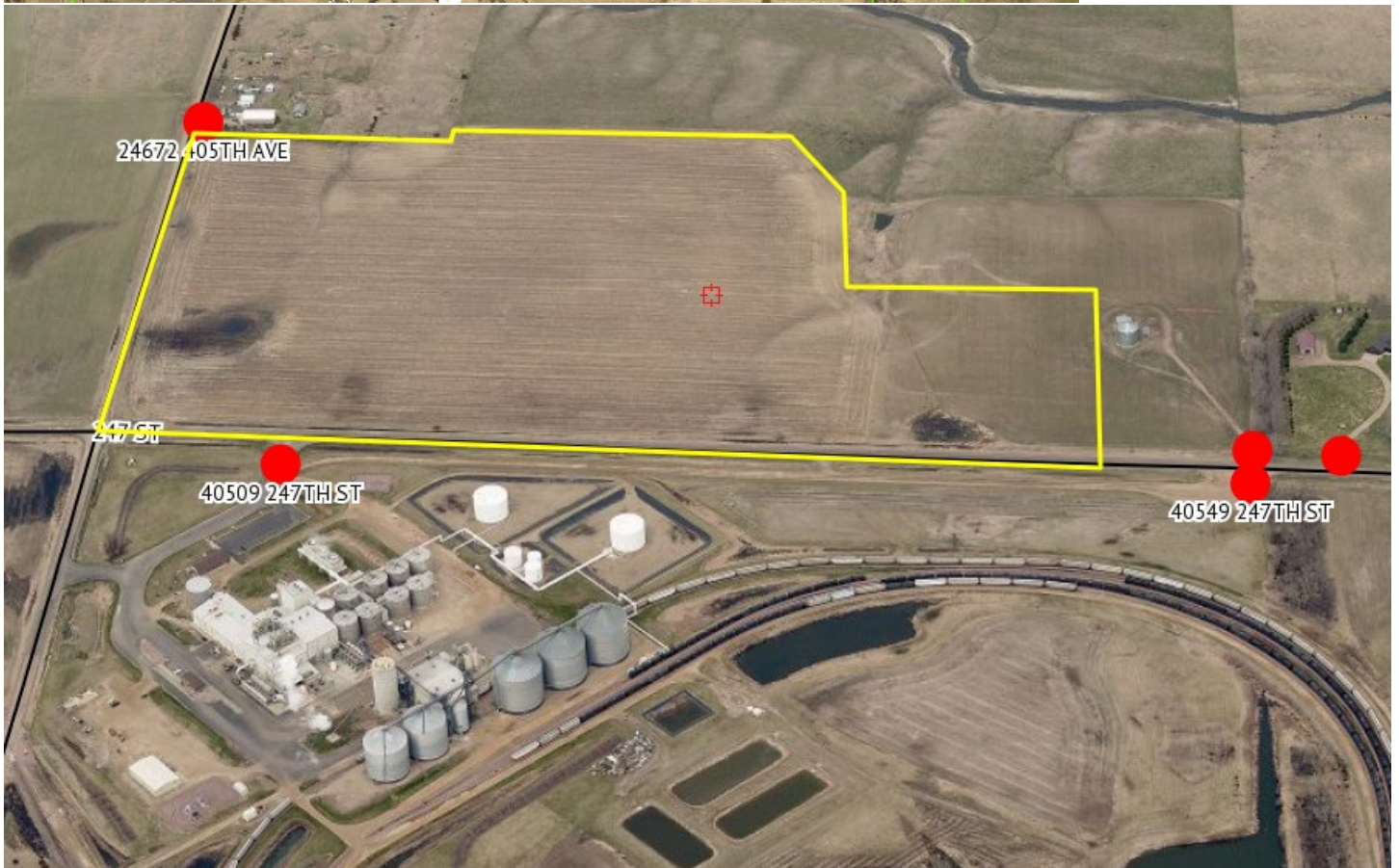
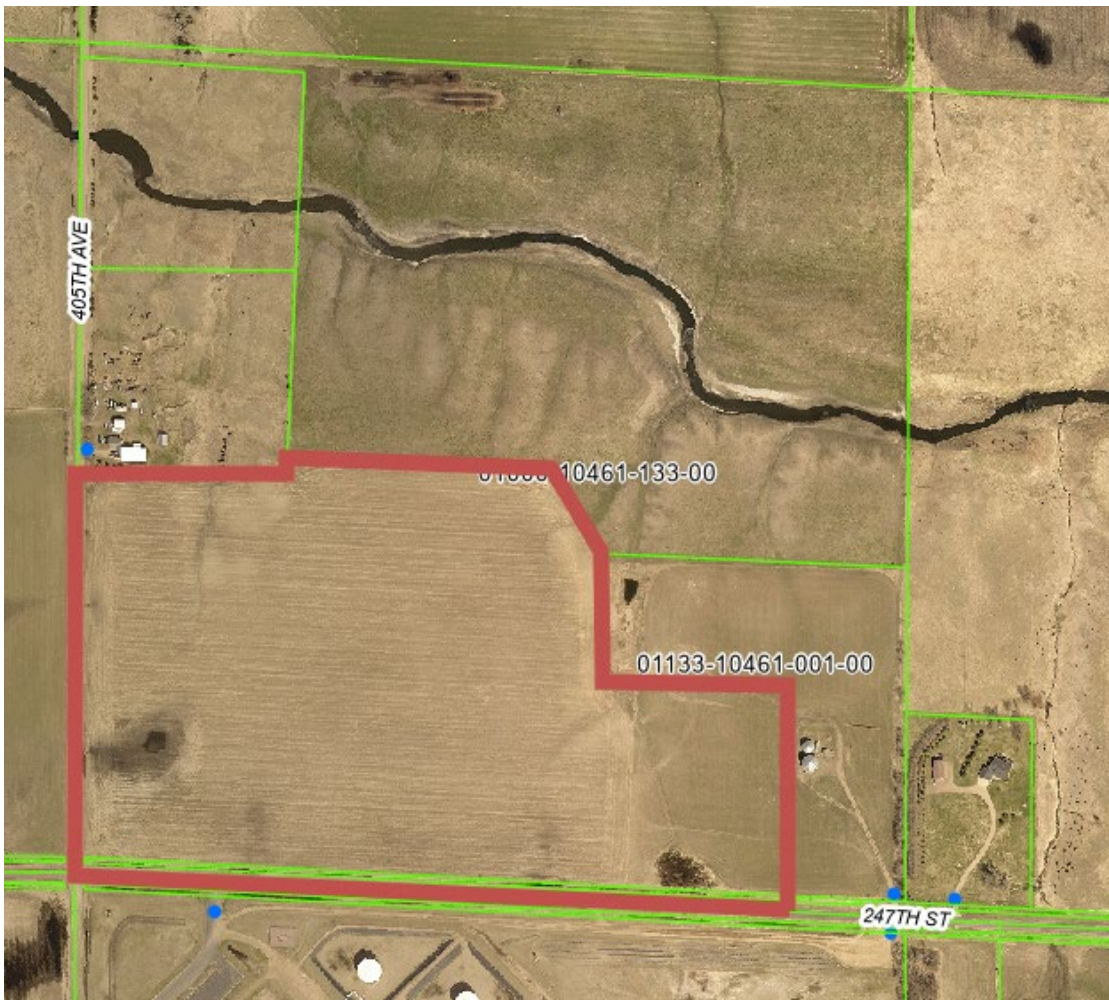
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

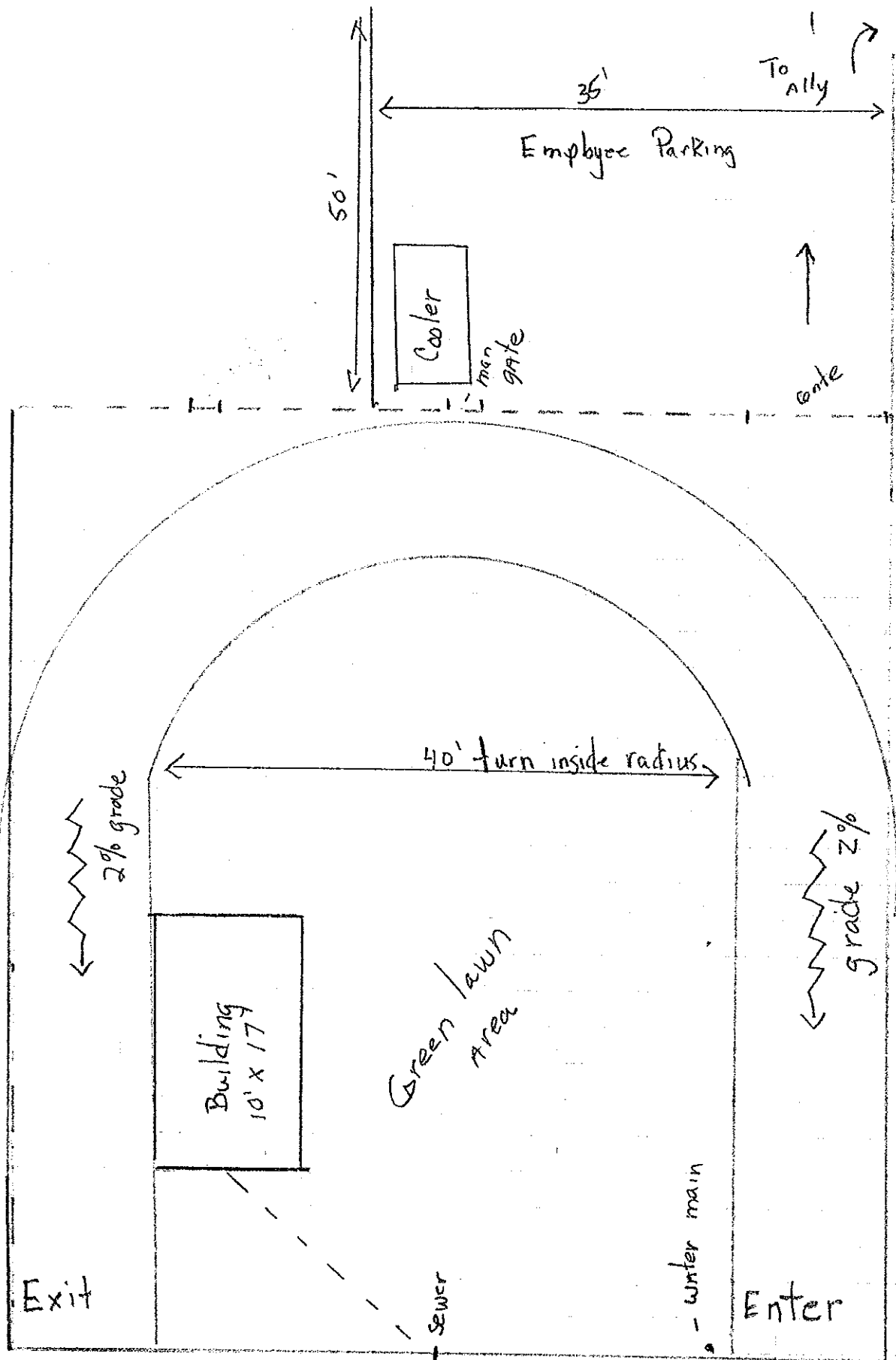
REGISTER OF DEEDS CERTIFICATE

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

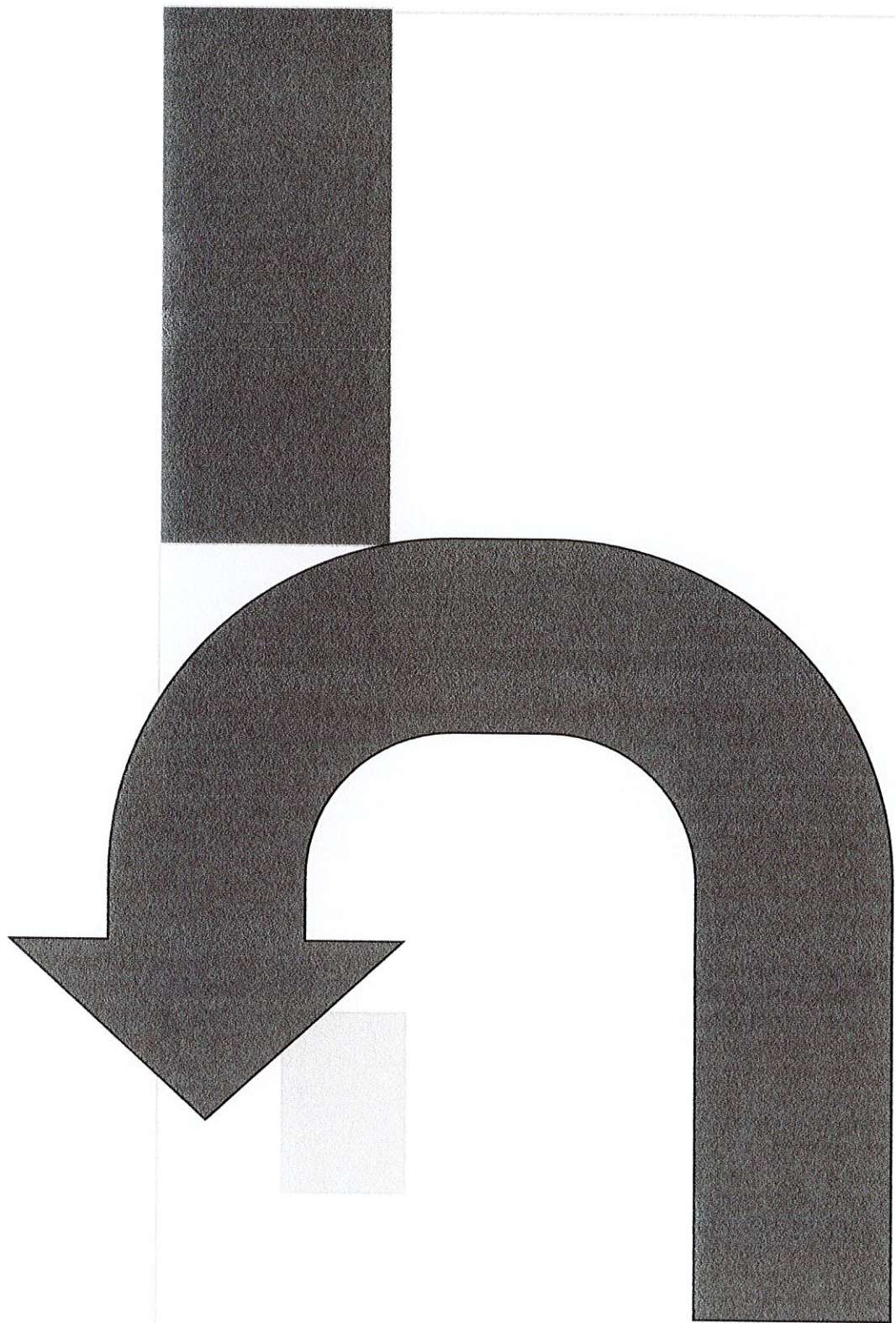




Domino's Pizza

417 N Sanborn

18 May 2022



417 N. Sanborn Blvd
Proposed drive-thru shop

