

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
JUNE 27, 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 6-13-22**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 6-13-22.PDF](#)

- 6. Schedule Next Meeting-7-11-22 @ 12:00 P.M.**
- 7. Plat: Lot 2A, Block 1 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-WESTWOOD-PLAT.PDF](#)
[CJM CONSULTING INC-WESTWOOD-GIS.PDF](#)

- 8. Plat: Lots 1 And 2 Of CJM Third Addition, A Subdivision Of Irregular Tract No. 3 In The SW 1/4 Of Section 32, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.**

Documents:

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

- 9. Discussion Only-South Lake Estates PUD (NO ACTION WILL BE TAKEN)**

CJM Consulting Inc is requesting to change the zoning from Lake Residential to a Planned Unit Development called South Lake Estates. The area is for portions of land contained within N Ohlman St and S Harmon Drive. Significant changes were made to the original PUD so new publications and notifications were required. Planning Commission will hear and take action on the updated PUD on July 11, 2022 @ 12:00 P.M. (noon).

Documents:

[CJM CONSULTING INC-GIS.PDF](#)
[ORDINANCE 02022-10-CJM CONSULTING INC-SOUTH LAKE ESTATES-ORIGINAL.PDF](#)
[ORDINANCE 02022-10-CJM CONSULTING INC-SOUTH LAKE ESTATES-UPDATED.PDF](#)
[ORDINANCE 02022-10-CJM CONSULTING INC-SOUTH LAKE ESTATES-UPDATED-CLEAN.PDF](#)

10. Other Business:

11. 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.

12. 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
June 13, 2022

6/13/2022 - Minutes

1. Call To Order:

Chairperson Larson called the June 13, 2022 City Planning Commission Meeting to order at 12:02 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call:

Roll Call-quorum is met, simple majority vote required for all items.

Present: Larson, Osterloo, Penney, Sonne, Doescher.

Absent: Molumby, Jirsa, Genzlinger

Staff Present: Jenniges, Schroeder, J Johnson, Hegg, Sandoval, Ellwein, Mayor Everson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

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

5. Approval Of Previous Minutes 5-23-22.

Motion by Sonne, seconded by Osterloo, to approve the minutes of the May 23, 2022 Planning Commission meeting. All present members voting aye, motion carried.

6. Schedule Next Meeting-6-27-22 @ 12:00 P.M.

Motion by Penney, seconded by Osterloo, to schedule the next meeting for June 27, 2022. All present members voting aye, motion carried.

7. Conditional Use Permit: Thiesse Chiropractic-317 W 13th Ave.

Thiesse Chiropractic has applied for a Conditional Use Permit for a Parking Facility located at 317 W 13th Ave, legally described as Lot 5, Block 27, Capital Addition, City of Mitchell, 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 4 responses in favor and none opposed.

Jenniges explained there was a fire in the dwelling unit on the property. The garage in the rear of the property has been moved off the property. Thiesse Chiropractic business is to the west of this lot and they are looking for more parking. Long term plan would be to expand the existing business onto this lot as well.

The applicant stated her current parking lot is crowded so she would like to expand it. She plans to use Clark Paving to do the work.

Osterloo questioned drainage on the lot to which the applicant stated she didn't know of any drainage issues. Schroeder said the city will work with them on what is needed for site layout of the project.

Motion by Osterloo, seconded by Sonne, to recommend approval of the Conditional Use Permit. Roll call vote: Larson – aye, Molumby – absent, Jirsa – absent, Osterloo – aye, Genzlinger –absent, Sonne – aye, Penney – aye. 4 aye, 0 nay, 3 absent, motion carried.

8. Variance: DAK Properties LLC-1001 E 4th Ave.

DAK Properties LLC has applied for a variance for side corner yard setback of 12' vs 20' to construct an unattached 24' x 24' garage on a 43' wide lot located at 1001 E 4th Ave, legally described as the W 7 ½' of Lot 9 and all of Lot 10, Block 9, Gleeson's 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 neighbors and it was published in the official newspaper with 2 responses in favor (one stating only if with alley access only) and none against.

Jenniges explained the original corner lot was only 35.5'. The proposed garage would sit further back than the existing house. The applicant would like build a two stall garage and use the existing pad for parking next to the garage, but with access still from the alley. There would be no parking across the sidewalk.

Motion by Sonne, seconded by Penney, to recommend approval of the Variance Permit. Roll call vote: Larson – aye, Molumby – absent, Jirsa – absent, Osterloo – aye, Genzlinger –absent, Sonne – aye, Penney – aye. 4 aye, 0 nay, 3 absent, motion carried.

9. Conditional Use Permit: Krall Eye Clinic-1415 N Sanborn Blvd.

Maxwell Rysdon of Watchfire Signs on behalf of Krall Eye Clinic has applied for a conditional use permit to install and operate a electric message center in a residential district located at 1415 N Sanborn Blvd, legally described as the Lots 1 thru 6 & E ½ of Vacated Edmunds Street, Block 12, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District and R4 High Density Residential District. The applicant was not present to answer questions. Notices were sent out to the neighbors and it was published in the official newspaper with two responses for, one not marked for or against just stating traffic concerns and none opposed.

Jenniges explained the applicant would like to remove the existing sign and put the new proposed one in its place. There are regulations per code for hours of day and brightness the electric message center can be. The current sign is outside the site triangle however Jenniges recommended due to the traffic volume and a bigger radius corner pushing the stop sign back further the new sign, if approved, be constructed on the west half of the existing location. The old sign is about 12' wide and the new one is about 6' wide but is taller.

Osterloo question if the sign could be up on a pole, which Jenniges explained it could but that is not what the applicant has applied for.

Motion by Osterloo, seconded by Penney, to recommend approval of the Conditional Use Permit with the condition the sign be placed on the west half of the existing sign's location. Roll call vote: Larson – aye, Molumby – absent, Jirsa – absent, Osterloo – aye, Genzlinger –absent, Sonne – aye, Penney – aye. 4 aye, 0 nay, 3 absent, motion carried.

10. Variance: Jason Bates -1112 N Rowley.

Jason Bates has applied for a variance for maximum lot coverage of 50% vs 45% to construct a detached garage located at 1112 N Rowley St, legally described as the Lot 16, Block 4, D.A. Scotts 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 four responses in favor and none opposed.

Jenniges explained the applicant would like to build a detached garage with the door on the south side of the building, this new construction puts him over the maximum lot coverage allowed.

The applicant stated he would like to move his hot tub from the north side of his house into this building because of the swirling north winds at the current location. He would also use the new garage for storage of bikes and other equipment. He would use the existing structure on the north side of the house for his grill and patio furniture. The area where this is going to be built was already red rock, not grass. He has bad allergies so the less mowing the better it is for him. All the drainage goes to the alley already.

Motion by Osterloo, seconded by Sonne, to recommend approval of the Variance Permit. All present members voting aye; motion carried.

- 11. Plat: Lots A 1, A2 And A3, A Subdivision Of Lot A Of Mommer's Subdivision In The NE 1/4 Of Section 14, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By Keith & Carrie Young.**

The applicant was not present to answer questions.

Jenniges explained this is outside the city limits but with in the ETJ. There is an access easement with the plat for Lot A2 from the parcel to the south and Lot A1 can be accessed from Southview Drive. Davison County Planning Commission approved the plat on 6-7-22 and Davison County Commission will hear it on 6-14-22.

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

- 12. Plat: Lot O-2 Of Titze's Addition, In The South Half Of The Southwest Quarter (S ½, SW ¼) Of Section 24, T 103 N, R 61 W Of The 5th P.M., Davison County, South Dakota; As Requested By Keith & Bonnie Struble.**

The applicant was not present to answer questions.

Jenniges explained this is located outside the ETJ but within the 3 miles of city limits. The applicant is combining a couple of lots so they can obtain a building permit for a pole shed. Davison County Planning Commission approved the plat on 6-7-22 and Davison County Commission will hear it on 6-14-22.

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

- 13. Plat: Lot 2, Block 5 Of Woodland Heights First Addition, A Subdivision Of Lot 2, And Tracts 2 And 3, Block 1, All In Crane's Addition In The Se 1/4 Of Section 34, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Requested By Ethan Coop Lumber.**

The applicant was not present to answer questions.

Jenniges explained this follows the master plan for the area and a house is going to be built on the location.

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

- 14. Plat: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; Apache, Cheyenne, Sioux And Dakota Avenues; All Of South Lake Estates Subdivision To The City Of Mitchell, In The SW 1/4 Of Section 4, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By CJM Consulting Inc.**

The applicant was not present to answer questions.

Jenniges explained the master plan for the area was approved in December of 2021. Road names were approved at the June 8, 2022 LEPC meeting. The applicant is replatting the existing development and removing the alleys within the subdivision, this is actually the 4th time the development has been platted. Davison County Register of Deeds appreciates a whole development being platted at one time instead of lot by lot.

Schroeder stated Public Works has no concerns.

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

15. Plan Approval-Mya's Teriyaki-503 N Sanborn Blvd-Neighborhood Shopping District.

The applicant and Don Peterson were present to answer questions.

Jenniges explained the existing use is a gas station/convenience store and the applicant would like to change the use to a restaurant. They will be removing the gas pumps and be in contact with DANR and GEO Tech during that process. Parking requirement is 1 space per 3 seats, the site plan presented shows 20 parking spaces.

Don Peterson and the owner stated the old fuel tanks will be coming out and the change of use will be to a restaurant. The owners have been in the restaurant business for a number of years. This will be a quick service restaurant due to worker shortages. It will be a service style like a Panda Garden. It will be ethnic foods being served. They have plans to add a smoothie bar in the future.

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

16. Other Business:

None.

17. 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.

Patrick Haines believes City Attorney Johnson and City Planner Jenniges are conspiring against him. He will not have to be handcuffed and dragged out like has happened to others at these meetings (he was informed that was School Board and is a totally different board of people and that has not happened here). He believes his rights have been violated and trampled upon. His plan was approved at the last meeting and he was not allowed back on the agenda for this meeting.

Larson informed him that the board has no action to take and if he felt his rights were violated he should talk to Mr. Peterson that was just attending the meeting.

18. Adjournment:

Chairperson Larson adjourned the meeting at 12:42 P.M.



1 Inch = 200 Feet

LEGEND

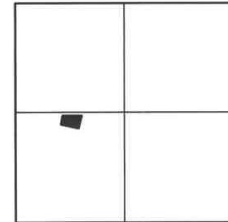
- = FOUND IRON MONUMENT
- = SET 5/8" X 10" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.R.-6702
- WM = WITNESS MONUMENT

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

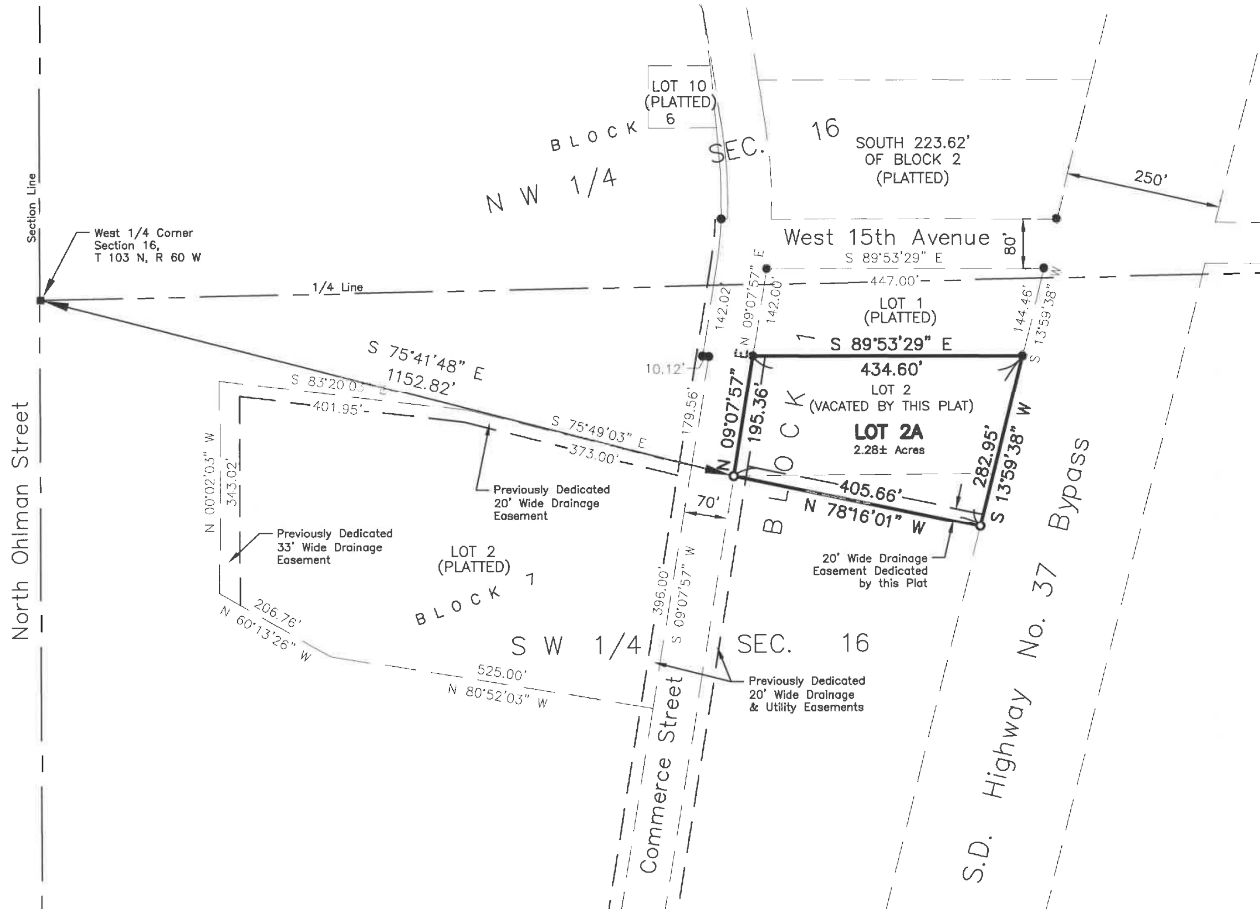
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 12B.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 2A, BLOCK 1 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

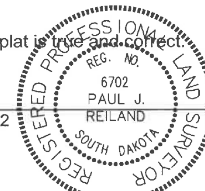
SURVEYOR'S CERTIFICATE

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 the owners as listed on the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to June 10, 2022, survey those parcels of land described as follows: LOT 2A, BLOCK 1 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. This plat does hereby vacate previously platted LOT 2, BLOCK 1 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 RECORDED IN PLAT BOOK 38 ON PAGE 7. This plat also vacates the previously dedicated 20' WIDE DRAINAGE EASEMENT WITHIN AFORESAID LOT 2, AS RECORDED IN PLAT BOOK 38 ON PAGE 7.

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

A PLAT OF LOT 2A, BLOCK 1 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 Charles J. Mauszycki, Jr., the undersigned, does hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of Block 1 of Westwood First Addition, less all of the previously platted lots lying within said Block 1; and that Mitchell Elfstrand, the undersigned, does hereby certify that Elfstrand Enterprises, Inc., a South Dakota corporation, is the absolute and unqualified owner of Lot 2, Block 1 of Westwood First Addition; the plat is of a parcel of ground located in BLOCK 1 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; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 2A, BLOCK 1 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 we hereby dedicate to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 2A, Block 1 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate previously platted LOT 2, BLOCK 1 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 RECORDED IN PLAT BOOK 38 ON PAGE 7. This plat also vacates the previously dedicated 20' WIDE DRAINAGE EASEMENT WITHIN AFORESAID LOT 2, AS RECORDED IN PLAT BOOK 38 ON PAGE 7.

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: _____

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

Mitchell Elfstrand, President of Elfstrand Enterprises, 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 Mitchell Elfstrand, of Elfstrand Enterprises, Inc., a South Dakota corporation, and that he, as such 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 President.

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

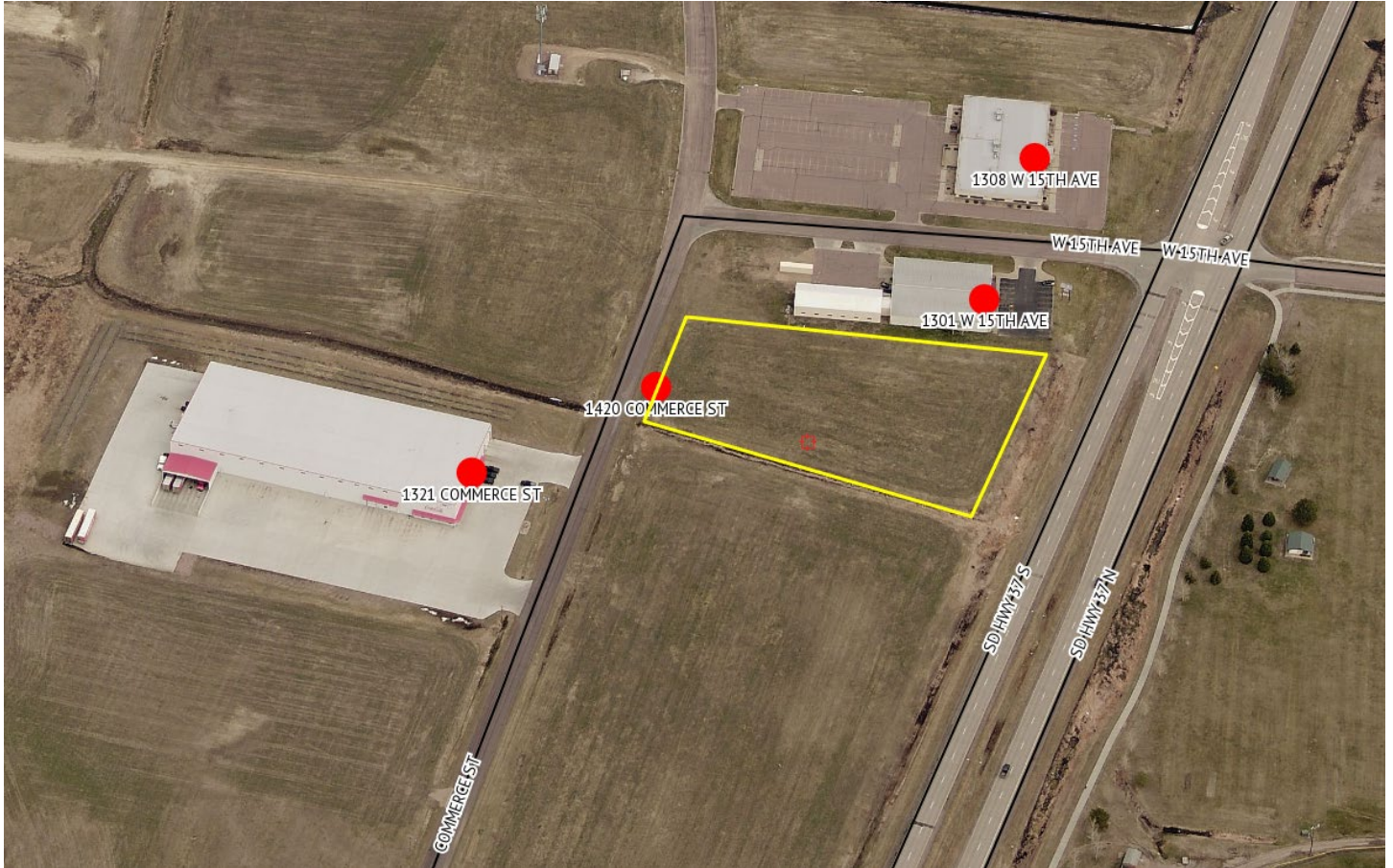
Notary Public, South Dakota
My Commission Expires: _____



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

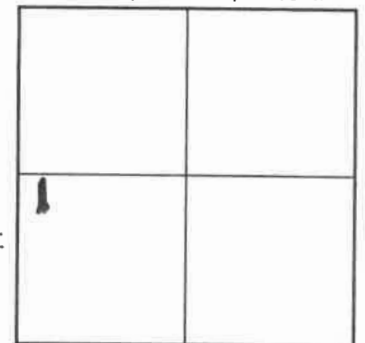




SEC. 32, T 104 N, R 60 W



1 Inch = 100 Feet



LOCATION MAP
SCALE: 1" = 3000'

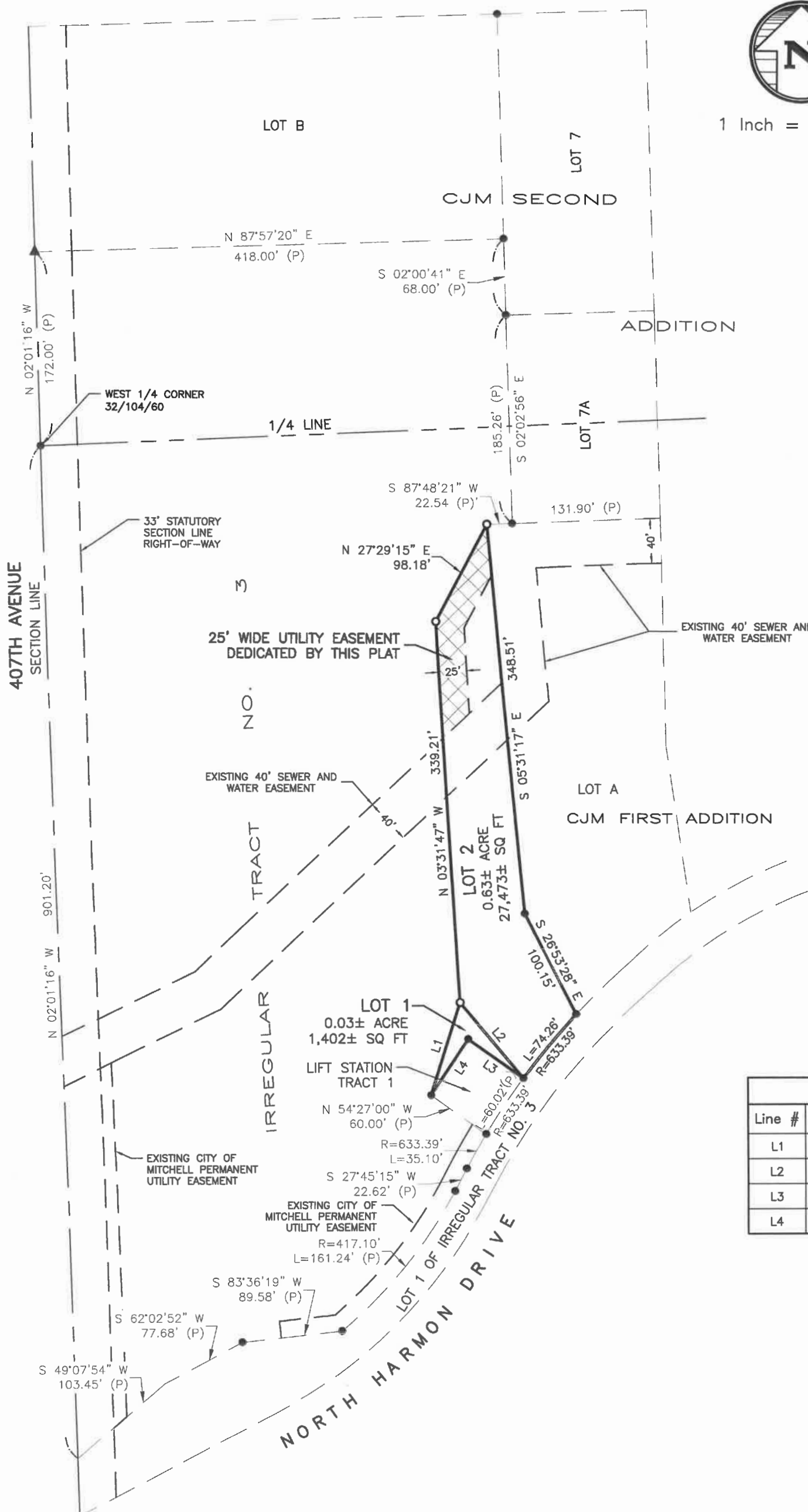
LEGEND

- = 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.



Line Table		
Line #	Length	Direction
L1	86.81'	N 17°39'50" E
L2	87.80'	S 39°32'17" E
L3	60.02'	N 54°27'02" W
L4	60.05'	S 33°47'25" W

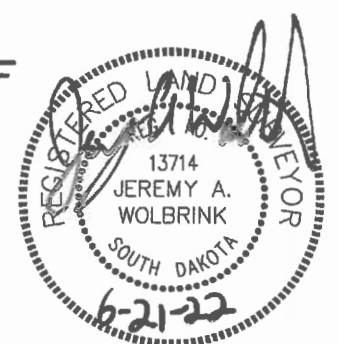
A PLAT OF LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF
IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N,
R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SPN

& Associates

Engineers, Planners and Surveyors

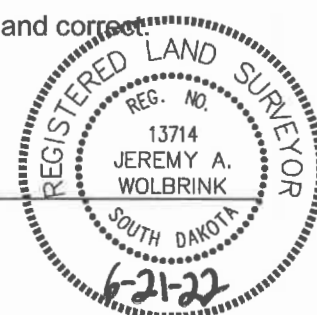
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



SURVEYOR'S CERTIFICATE

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 21st day of JUNE, 2022.


Registered Land Surveyor



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

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

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

Notary Public, South Dakota
My Commission Expires: _____

A PLAT OF LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

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

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned 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 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 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned 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:_____

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the 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 LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

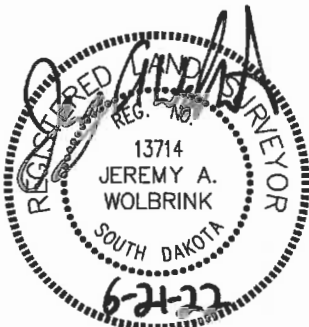
The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2022.

Chairperson/Vice-Chairperson 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 LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W 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.

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



A PLAT OF LOTS 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

AUDITOR'S CERTIFICATE

I do hereby certify 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 named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location(s) of the existing approach(es) is/are hereby approved. Any change in the location(s) of the existing approach(es) shall require additional approval.

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 my 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 1 AND 2 OF CJM THIRD ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 3 IN THE SW 1/4 OF SECTION 32, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

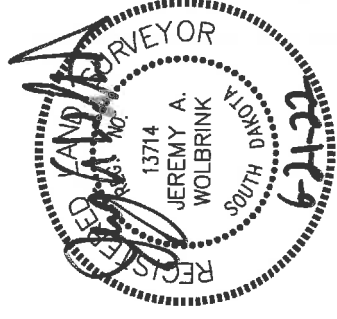
FILED for record this _____ day of _____, 2022, at _____, and recorded in Book _____ of Plats on Page _____
therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____ Deputy

SPN

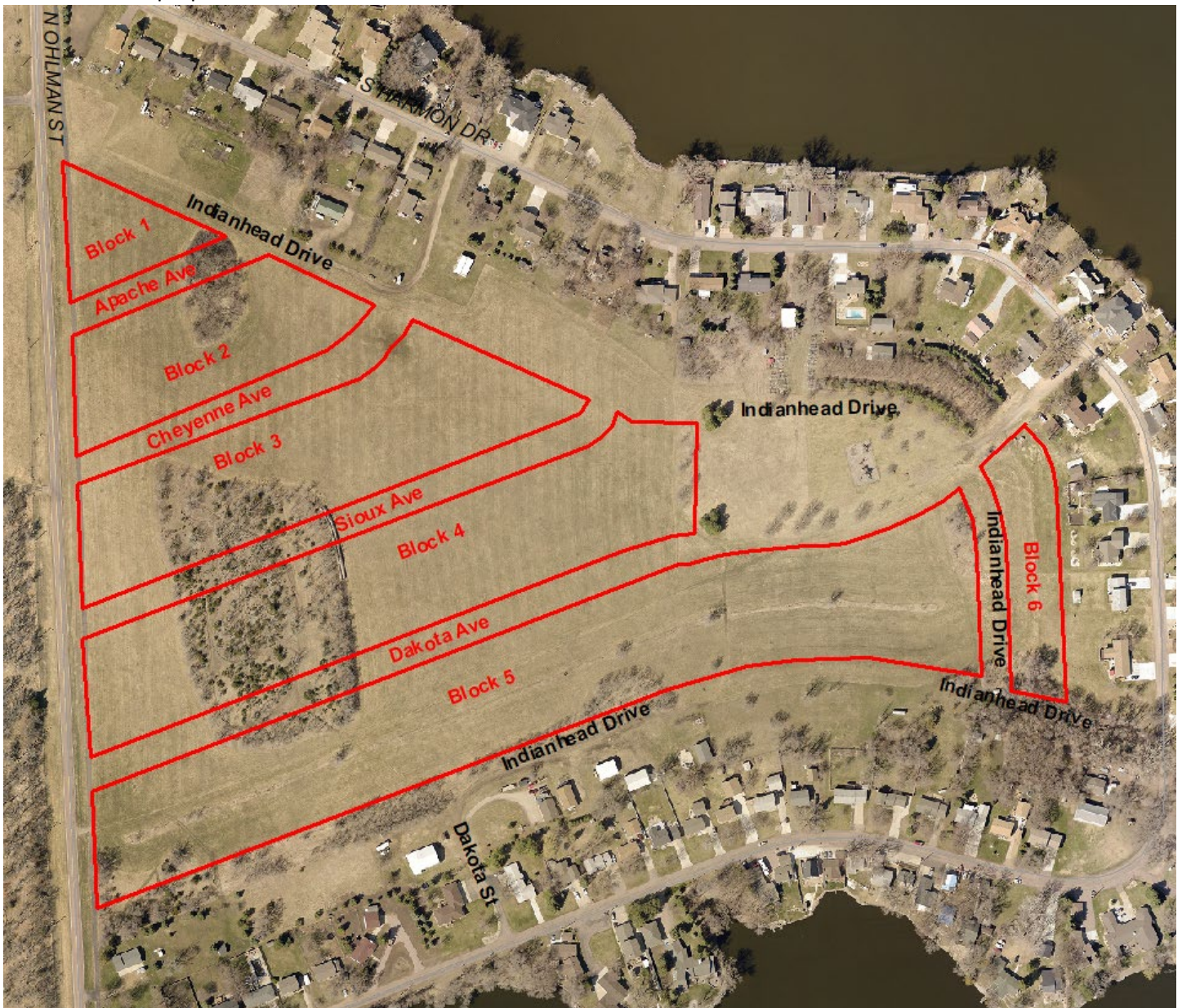
& Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015







GIS-Location of proposed PUD-South Lake Estates in red.



ORDINANCE O2022-10 (ORIGINAL)

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

ARTICLE I. SOUTH LAKE DISTRICT

Section:

10-9I-1: Legal Description

10-9I-2: Purpose

10-9I-3: Permitted Uses

10-9I-4: Conditional Uses

10-9I-5: Scope of Regulations

10-9I-6: Accessory Buildings

10-9I-1: Legal Description

Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

10-9I-2 Purpose:

This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9I-3 Permitted Uses

Open space.

Parks and playgrounds.

Single-family dwelling.

Two-, three- and four- family dwellings.

10-9I-4 Conditional Uses:

Bed and Breakfast

Childcare center, preschool and nursery

Childcare, family residential.

Community Garden

Congregate care housing.

Home occupations that comply with section 10-5-G-2.
Lodging house.
Office professional
Religious institutions.
Retail services and trades.

10-9I-5 Scope of Regulations

- A. Maximum Building Height: No principal building shall exceed two and one-half (2 ½) stories or thirty-five feet (35').
- B. Minimum Lot and Width: The minimum lot area shall be at eighty-four hundred square feet (8,400 sq ft) and minimum lot width shall be at least seventy-five feet (75').
- C. Minimum Yard Requirements (Setbacks)
1. Front yard: Twenty feet (20').
 2. Rear yard: Twenty feet (20').
 3. Side yard: Three feet (3').
 4. Side yard on a corner lot: Fifteen feet (15').
 5. Lot coverage shall be no more than sixty percent (60%).

10-9I-6 Accessory Building

- A. No accessory building will be erected in the front yard.
- B. No accessory building shall exceed thirty-two feet (32') in height.
- C. No separate accessory building shall be erected within three feet (3') of any principal building's line.
- D. Accessory buildings shall be at least three feet (3') from zoning lot lines of adjoining lots, with the footage to be measured from the overhang building line. (Ord. 2408, 10-1-2012)

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2022.

Robert B. Everson, Jr. – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

ORDINANCE O2022-10 (UPDATED)

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

ARTICLE I. SOUTH LAKE DISTRICT

Section:

10-9I-1: Legal Description

10-9I-2: Purpose

10-9I-3: Permitted Uses

10-9I-4: Conditional Uses

10-9I-5: Scope of Regulations

10-9I-6: Accessory Buildings

10-9I-1: Legal Description

Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

10-9I-2 Purpose:

This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9I-3 Permitted Uses

Open space.

Parks and playgrounds.

Single-family dwelling.

Two, ~~three~~ and four-family dwellings.

10-9I-4 Conditional Uses:

Bed and Breakfast

~~Childcare center, preschool and nursery~~

Childcare, family residential.

Community Garden

~~Congregate care housing.~~

Home occupations that comply with section 10-5-G-2.

Lodging house.

~~Office professional~~

Religious institutions.

Retail services and trades.

10-9I-5 Scope of Regulations

A. Maximum Building Height: No principal building shall exceed two and one-half (2 ½) stories or thirty-five feet (35').

B. Minimum Lot and Width: The minimum lot area shall be at eighty-four hundred square feet (8,400 sq ft) and minimum lot width shall be at least seventy-five feet (75').

C. Minimum Yard Requirements (Setbacks)

1. Front yard: Twenty feet (20').
2. Rear yard: Twenty feet (20').
3. Side yard: Three feet (3').
4. Side yard on a corner lot: Fifteen feet (15').
5. Lot coverage shall be no more than sixty percent (60%).

10-9I-6 Accessory Building

A. No accessory building will be erected in the front yard.

B. No accessory building shall exceed ~~thirty-two feet (32')~~ twenty-eight feet (28') in height.

C. No separate accessory building shall be erected within three feet (3') of any principal building's line.

D. Accessory buildings shall be at least three feet (3') from zoning lot lines of adjoining lots, with the footage to be measured from the overhang building line. (Ord. 2408, 10-1-2012)

E. Accessory buildings (attached and detached) shall not exceed a combination of three thousand (3,000) square feet and the principal and accessory buildings do not exceed the maximum zoning lot coverage.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2022.

Robert B. Everson, Jr. – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

ORDINANCE O2022-10 (UPDATED-CLEAN)

AN ORDINANCE CHANGING THE DISTRICT CLASSIFICATION OF THE REAL PROPERTY CURRENTLY DESCRIBED AS: Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota from RL Residential Lake District to South Lake Estates Planned Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA:

ARTICLE I. SOUTH LAKE DISTRICT

Section:

10-9I-1: Legal Description

10-9I-2: Purpose

10-9I-3: Permitted Uses

10-9I-4: Conditional Uses

10-9I-5: Scope of Regulations

10-9I-6: Accessory Buildings

10-9I-1: Legal Description

Plat of Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

10-9I-2 Purpose:

This area is intended to provide residential with accessory opportunities and provide for densities, which reflect both the cost and best utilization of the real property located within this district.

10-9I-3 Permitted Uses

Open space.

Parks and playgrounds.

Single-family dwelling.

Two-family dwellings.

10-9I-4 Conditional Uses:

Bed and Breakfast

Childcare, family residential.

Community Garden

Home occupations that comply with section 10-5-G-2.

Lodging house.

Religious institutions.
Retail services and trades.

10-9I-5 Scope of Regulations

- A. Maximum Building Height: No principal building shall exceed two and one-half (2 ½) stories or thirty-five feet (35').
- B. Minimum Lot and Width: The minimum lot area shall be at eighty-four hundred square feet (8,400 sq ft) and minimum lot width shall be at least seventy-five feet (75').
- C. Minimum Yard Requirements (Setbacks)
1. Front yard: Twenty feet (20').
 2. Rear yard: Twenty feet (20').
 3. Side yard: Three feet (3').
 4. Side yard on a corner lot: Fifteen feet (15').
 5. Lot coverage shall be no more than sixty percent (60%).

10-9I-6 Accessory Building

- A. No accessory building will be erected in the front yard.
- B. No accessory building shall exceed twenty-eight feet (28') in height.
- C. No separate accessory building shall be erected within three feet (3') of any principal building's line.
- D. Accessory buildings shall be at least three feet (3') from zoning lot lines of adjoining lots, with the footage to be measured from the overhang building line. (Ord. 2408, 10-1-2012)
- E. Accessory buildings (attached and detached) shall not exceed a combination of three thousand (3,000) square feet and the principal and accessory buildings do not exceed the maximum zoning lot coverage.

Adopted by majority vote of the Mitchell SD City Council in regular session this ____ day of _____, 2022.

Robert B. Everson, Jr. – Mayor

Attest:

(seal)

Michelle Bathke – City Finance Officer

First Reading: _____

Second Reading: _____

Adoption: _____

Published: _____

CJM Consulting Inc
1050 N Harmon Dr
Mitchell, SD 57301

Wade Musick
4501 N Ohlman St
Mitchell, SD 57301

RT LLC
3201 N Ohlman St
Mitchell, SD 57301

John Vetch
16 S Harmon Dr
Mitchell, SD 57301

Bryon & Patsy Everett
24 S Harmon Dr
Mitchell, SD 57301

Bryan & Carrie Pohlen
32 S Harmon Dr
Mitchell, SD 57301

Judy & Steven Gaston
40 S Harmon Dr
Mitchell, SD 57301

Mark & Mary Vaughan
42 S Harmon Dr
Mitchell, SD 57301

Dale & Barbara Odegard
21 S Harmon Dr
Mitchell, SD 57301

Troy Helleloid
C B Jones
25 W Harmon Dr
Mitchell, SD 57301

Jeffery & Mary Lanning
76 S Harmon Dr
Mitchell, SD 57301

Bart & Nikki Fredericksen
129 S Harmon Dr
Mitchell, SD 57301

Kelly Gross
132 S Harmon Dr
Mitchell, SD 57301

David & Linda Carlson
136 S Harmon Dr
Mitchell, SD 57301

Rick & Karen Farris
32 Cypress Pt
Mitchell, SD 57301

Susan Bortnem
144 S Harmon Dr
Mitchell, SD 57301

Wesley Kroupa
Sierra Hardie
164 S Harmon Dr
Mitchell, SD 57301

Priscilla Stevenson
114 S Harmon Dr
Mitchell, SD 57301

Mark Graham
145 S Harmon Dr
Mitchell, SD 57301

Chad & Terra Eldeen
176 S Harmon Dr
Mitchell, SD 57301

Garry & Patricia Heitzman
James & Judy Krone
192 S Harmon Dr
Mitchell, SD 57301

Susan Bialas
1421 W 20th St
Mitchell, SD 57301

Terry & Judy Timmins
208 S Harmon Dr
Mitchell, SD 57301

Teresa Hart
212 S Harmon Dr
Mitchell, SD 57301

Mark & Kathleen Hettinger
216 S Harmon Dr
Mitchell, SD 57301

Robert & Sharon Scott
7 S Harmon Drive
Mitchell, SD 57301

Brian & Ann Temple
9 S Harmon Dr
Mitchell, SD 57301

Edwina Titze
12 S Harmon Dr
Mitchell, SD 57301

John & Ronda Vetch
16 S Harmon Dr
Mitchell, SD 57301

Gary & Nancy Jarabek
20 S Harmon Dr
Mitchell, SD 57301

Samuel & Madeline Millar
28 S Harmon Dr
Mitchell, SD 57301

Jenna Linke
36 S Harmon Dr
Mitchell, SD 57301

Black Hills Land & RV Rentals LLC
11 S Harmon Dr
Mitchell, SD 57301

Paul & Susan Kiepke
46 S Harmon Dr
Mitchell, SD 57301

Carey & Darlene Buhler Living Trust
600 Greenridge Ln
Mitchell, SD 57301

Scott Ziebert
52 S Harmon Dr
Mitchell, SD 57301

Edwin & Lorna Peterson
58 S Harmon Dr
Mitchell, SD 57301

Thomas & Sue Fergen
64 S Harmon Dr
Mitchell, SD 57301

Bradley & Kaci Huffman
68 S Harmon Dr
Mitchell, SD 57301

Troy Helleloid
25 W Harmon Dr
Mitchell, SD 57301

Cuban Family Trust
PO Box 181254
Coronado, CA 92178

William & Elizabeth Schiefen
84 S Harmon Dr
Mitchell, SD 57301

Terry & Frances Rietveld
95 S Harmon Dr
Mitchell, SD 57301

Christopher & Elizabeth Wieczorek
92 S Harmon Dr
Mitchell, SD 57301

Joel & Deb Owens
96 S Harmon Dr
Mitchell, SD 57301

Robert & Gail Mueller
99 S Harmon Dr
Mitchell, SD 57301

Thomas & Deborah Neugebauer
104 S Harmon Dr
Mitchell, SD 57301

Elain Freidel
110 S Harmon Dr
Mitchell, SD 57301

Zach Dagen
112 S Harmon Dr
Mitchell, SD 57301

Charles & Priscilla Stevenson
114 S Harmon Dr
Mitchell, SD 57301

Rick Deschepper
Roger Musick/Cheryl Oleske
2509 E Stanton Circle
Sioux Falls, SD 57103

Allen Gunnare
124 S Harmon Dr
Mitchell, SD 57301

Stephen & Laura Starr
128 S Harmon Dr
Mitchell, SD 57301

Kelly Gross
132 S Harmon Dr
Mitchell, SD 57301

David & Linda Carlson
136 S Harmon Dr
Mitchell, SD 57301

Spenser Ball
140 S Harmon Dr
Mitchell, SD 57301

Steven & Susan Haiar
144 S Harmon Dr
Mitchell, SD 57301

James Graves
148 S Harmon Dr
Mitchell, SD 57301

Lori Adams
152 S Harmon Dr
Mitchell, SD 57301

Kelsey Thury
Bryce Berletic
156 S Harmon Dr
Mitchell, SD 57301

Steve & Lanette Schoenfelder
160 S Harmon Dr
Mitchell, SD 57301

Timothy & Linda Christensen
34 W Harmon Dr
Mitchell, SD 57301

Gaylord & Gail Goehring
172 S Harmon Dr
Mitchell, SD 57301

Loyd & Hon Kasselder
180 S Harmon Dr
Mitchell, SD 57301

Cole & Amy Knippling
184 S Harmon Dr
Mitchell, SD 57301

Garry & Patricia Heitzman
192 S Harmon Dr
Mitchell, SD 57301

Steven & Diana Wolbrink
1317 N Lalley Ln
Sioux Falls, SD 57107

Kevin & Lynne Vermeulen
204 S Harmon Dr
Mitchell, SD 57301

Terry & Judy Timmins
208 S Harmon Dr
Mitchell, SD 57301

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Keely Gross
OWNER

132 South Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS: We need to avoid another Sam Street situation where there are only sheds. We also need to prevent shouses from being built there. Please do not allow!!! Would you want a Governor's house with a 32' high storage shed attached, behind your home? Me neither!!

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Kelly Gross
OWNER
132 S. Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Roger Musick
OWNER

Across From 165 S. Harmon Pl.
ADDRESS

X APPROVE

____ DISAPPROVE

COMMENTS:

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 DALE Odegard
OWNER

21 So. Harmon Drive
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:

REALLY don't understand what
the new zoning will all encompass.

Outside expectations

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Byron G. Everett, Jr, PATSY E EVERETT
OWNER

24 S Harmon Dr

ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:



June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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

Edwina Litze
OWNER

12 S. Harmon Drive
ADDRESS



 APPROVE

 DISAPPROVE

COMMENTS:

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 CJM Consulting Inc
OWNER

1050 North Harmon
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:



June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Spenser Ball
OWNER

140 S Harman Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Sam and Maddy Millar
OWNER

28 S Harmon Dr
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS: Please do not allow this rezoning.

It will greatly negatively impact this neighborhood and the wildlife that lives out here. This rezoning would decrease the value of the current state of Outside expectations living around South Harmon.



June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 TERRY & FRAN RIETVELD
OWNER
95 & 88 SOUTH HARMON DR.
ADDRESS

☐ APPROVE

☒ DISAPPROVE

COMMENTS: CONCERNED ABOUT LIFT STATIONS,
WATER DRAINAGE & TRAFFIC (IE SEWER BACKUP)
* MULTI FAMILY DWELLING & MAY DECREASE THE
VALUE OF OUR PROPERTIES. *Outside expectations*

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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

Jeff & Mary Lanning
OWNER

76 S. Harmon Dr.

ADDRESS

____ APPROVE

~~____~~ DISAPPROVE

COMMENTS:

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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

Bryan & Carrie Pohlen
OWNER

32 S Harmon Drive
ADDRESS

____ APPROVE

✓ DISAPPROVE

COMMENTS: Concerns: traffic / congestion (one road in/out)
Property value if surrounded by rental housing - storage
for lake front.

June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 Teresa Hart
OWNER

212 S. Harmon Dr.
ADDRESS

 APPROVE

 X DISAPPROVE

COMMENTS:

Please see email attached that was
emailed to the City Council member on -
June 21, 2022.

Teresa Hart

To: srice@cityofmitchell.org; dsabers@cityofmitchell.org; dallen@cityofmitchell.org;
mbarington@cityofmitchell.org; stjarks@cityofmitchell.org; jsmith@cityofmitchell.org;
jdoescher@cityofmitchell.org; kmccardle@cityofmitchell.org

Subject: South Lake Development (Indianhead Street near So Harmon Dr in Mitchell)

Dear Council Members,

With this letter, I am asking you to delay the vote on any part of the the S Harmon Lake Development Area until more information is received. I live at 212 S. Harmon Drive in Mitchell, SD.

In a letter handed to us just a week ago, it gives us two options 1) keeping our lot and paying \$20K-\$25K, or selling the lot to the city of Mitchell for \$10K. This, in itself, seems ridiculous asking us to sign a piece of paper with a decision involving the most expensive thing most of us own, but combined with no other information is asinine. The drainage/sewer issues are a huge concern because the lift stations are already at capacity. For Terry Sabers to tell us "The City is going to install new lift stations in the future" does nothing for my peace of mind.

Nor do I agree with the re-zoning letter because NONE of that was mentioned in any of our conversations. We were told it was for affordable housing. I would like further clarification on the effect of our assessed value with any of these scenarios as well as the tax consequences with any of these scenarios.

I stand firm with my neighbors that we DO NOT want this re-zoning to happen, nor do I plan to sell my lot or pay the \$20K-\$25K for the city development. This cost should be incurred by the new home owner and/or the City of Mitchell/Developer.

Thank you for your time,
Teresa Hart

HART FINANCIAL GROUP

THE PULSE ON YOUR FINANCIAL FUTURE

Teresa M. Hart
Financial Advisor | Wealth Management
708 E. Kay Ave., Ste. 3 | PO Box 1312
Mitchell, South Dakota 57301
Phone: 605.292.0202
teresa.hart@woodburyfinancial.net | www.teresamhart.net
<https://www.facebook.com/teresaatwoodburyfinancial>
<https://go.oncehub.com/teresamhartnet>

Securities offered through Woodbury Financial Services, Inc., Member FINRA, SIPC.

IMPORTANT NOTICE: The information contained in this email message is intended only for the use of the addressee. If you are not the intended recipient, any use, copying, disclosure, dissemination or distribution is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return email, delete this communication and destroy all copies and attachments. Please do not submit any securities buy or sell order instructions by voicemail, email, or fax.



June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 John and Ronda Vetch
OWNER

16 South Harmon Drive Mitchell, SD
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS:



June 16, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that CJM Consulting Inc is requesting to rezone the following: Lots 1-4, Block 1; Lots 1-12, Block 2; Lots 1-22, Block 3; Lots 1-30, Block 4; Lots 1-46, Block 5; Lots 1-5, Block 6; all of South Lake Estates Subdivision to the City of Mitchell, in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota (see enclosed map) from Lake Residential (RL) to a Planned Unit Development (PUD) to be named, South Lake Estates. The proposed PUD is enclosed.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 27, 2022 at 12:00 pm (noon) and the City Council will consider 1st Reading of the Ordinance on Tuesday, July 5, 2022 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 18, 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 attend the hearings.

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 John Vetch
OWNER

16 South Harmon Drive
ADDRESS

____ APPROVE

X DISAPPROVE

COMMENTS: