

**CITY OF MITCHELL
CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS, CITY HALL
612 N MAIN ST
SEPTEMBER 26, 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 9-12-22.**

Documents:

[PLANNING COMMISSION UNSIGNED MINUTES 9-12-22.PDF](#)

- 6. Schedule Next Meeting-10-11-22 @ 12:00 P.M.**
- 7. Plat: Tracts A Through D In Lot B In The Northwest Quarter Of Section 11, Township 103 North, Range 60 West Of The 5th P.M., Davison County, South Dakota; As Request By Steven & Judith Thiesse.**

Documents:

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

- 8. Plat: Lot 1, Block 7 Of Westwood First Addition, Less The Portion Of West 15th Avenue Lying Within, A Subdivision Of The West ½ Of Section 16, T 103 N, R 60 W Of The 5th P.M., City Of Mitchell, Davison County, South Dakota; As Request By CJM Consulting Inc.**

Documents:

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

- 9. Other Business:**
- 10. 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.**
- 11. 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
SEPTEMBER 12, 2022

9/12/2022 - Minutes

1. Call To Order:

Chairperson Larson called the September 12, 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: Genzlinger, Jirsa (telephonically), Larson, Osterloo, Penney, Schmitz, Sonne, Doescher.

Absent: None.

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

3. Declaration Of Conflicts Of Interests

Sonne-agenda item numbers, 11, 12 and 13.

4. Approve Agenda:

Motion by Genzlinger, seconded by Schmitz to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

5. Approval Of Previous Minutes 8-22-22.

Motion by Schmitz, seconded by Sonne to approve the proposed minutes of the August 22, 2022 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

6. Schedule Next Meeting-9-26-22 @ 12:00 P.M.

Motion by Penney, seconded by Osterloo to set the date for the next Planning Commission meeting for September 26, 2022. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

7. Plat: Lots 1, 2, And 3 Of McCloud's Addition, In The N ½ Of The NW ¼ Of Section 14, T 102 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Request By Daniel & Chauna McCloud.

Jenniges explained this is outside the ETJ but within the 3-mile so the city has to approve it as well but it is Davison County's zoning jurisdiction. The applicant is doing some estate planning and replatting their land. It was approved by Davison County Planning Commission on September 6 and will go in front of Davison County Commission on September 21. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Penney to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

8. Plat; Tract 1 Of Devonne's Addition, In The NW 1/4 Of Section 19, T 104 N, R 60 W Of The 5th P.M., Davison County, South Dakota, Except Lot H1, Thereof.; As Request By Glen & Devonne Sommer.

Jenniges explained this is outside the ETJ but within the 3-mile so the city has to approve it as well but it is Davison County's zoning jurisdiction. The applicant's land is currently described by measurements so they are not able to acquire a building permit, they are coming in compliance with the Davison County Zoning Ordinance by platting it. It was approved by Davison County Planning Commission on September 6 and will go in front of Davison County Commission on September 21. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Sonne to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

9. Plat: Lot 9, Block 5 Of The Woods First Addition, A Subdivision Of The East 1/2 Of The SW 1/4 Of Section 23, T 103 N, R 60 W Of Th 5th P.M., City Of Mitchell, Davison County, South Dakota.; As Requested By CJM Consulting Inc.

Jenniges explained this follows the master plan of the area. The abutting land owner is the purchaser of the property. The applicant was present to answer questions.

Motion by Genzlinger, seconded by Osterloo to approve the plat. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

10. Approval Of Master Plan-Sharpstone Deuce LLC.

Jenniges explained the layout of the property with the 13 proposed lots and the one way street. There will be a HOA that will be responsible for the street and utilizes. They provided a preliminary drainage plan.

Schroeder noted he has seen the preliminary plan and will continue to review. There is an existing drainage basin there already. There will be a developers agreement and Public Works has no issues.

The applicant was available for questions.

Motion by Genzlinger, seconded by Sonne to approve the master plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

11. Approval Of Master Plan-Mueller Lumber-Morningview.

Jenniges explained the layout of the property with the property. There will need to be some approvals or changes to road names, but they are approving the concept of the project today. They provided a preliminary drainage plan.

Schroeder noted he has seen the preliminary plan and will continue to review. There will be a developers agreement and Public Works has no issues.

The applicant noted this is a continuation of MLC Addition.

Motion by Schmitz, seconded by Osterloo to approve the master plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

12. Approval Of Master Plan-Jensen Capital And Development LLC-Stardust.

Jenniges explained the layout of the property with the property. The west properties all fit within the existing zoning code, there may need to be a PUD for the east block, but they are approving the concept of the project today. They provided a preliminary utility and drainage plan.

Schroeder noted he has seen the preliminary plan and will continue to review. There will be a

developers agreement and Public Works has no issues.

The applicant was present for questions.

Motion by Schmitz, seconded by Penney to approve the master plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

13. Conditional Use Permit: Jacob & Jena Sonne-1120 Sunnyside Ct.

Jacob & Jena Sonne have applied for a conditional use permit to operate a Family Residential Daycare; located at 1120 Sunnyside Ct, legally described as Lot 10 of R.W. Mueller's 1st Addition, a subdivision of portions of Blocks 7 and 8, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

Jenniges explained neighbors were notified and it was published in the paper with two responses in favor of the conditional use. The applicant was present for questions. They have had and passed a fire inspection already.

Sonne noted his wife has a bachelors degree from SDSU in Early Childhood Development and is looking forward to starting the daycare.

Motion by Genzlinger, seconded by Penney to recommend approval of the conditional use with the following 3 conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – abstain. 6 aye, 0 nay, 1 abstain; motion carried.

14. Conditional Use Permit: HiWings LLC-40580 250th St.

HiWings LLC has applied for a conditional use permit to operate an Assembly Hall; located at 40580 250th St, legally described as Kelley Tract 1, a subdivision of the Southwest ¼ of the Southeast ¼; Kelley Tracts 1A and 2, a subdivision of the South ½ of the Southeast ¼; West 208.75' of South 208.75' of the Southeast ¼ of the Southeast ¼; all in Section 36, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned UD Urban Development District.

Jenniges explained the neighbors were notified and it was published in the paper with one response with some questions that did not make the packet. The applicant was available to answer questions.

Don Peterson, representing HiWings LLC, stated the assembly hall will be used for wedding venues, small group gatherings, bed and breakfast, hunting groups staying but not hunting there, etc. They plan to level some ground to create more parking and will give the shed a facelift.

Hegg noted that any buildings holding the assembly halls will have to come in compliance with building code.

Jeff Harris did not receive a letter because he was outside the 140' required by ordinance and believes that should be extended further. He stated there are million dollar houses on each side of this and has concerns about noise, law enforcement and fireworks. He also believes this is a conflict of interest for the city and that the city will allow them to do anything there so they can sell the property. He also has concerns over the amount of traffic and the dust it will create.

Schroeder noted that if there were to be fireworks on the property a permit would be required and Peterson also noted that his clients know about the permits needed for fireworks and noise to follow city ordinances.

Shirley Thompson recently purchased the land to the east and they are in the county and zoned ag and intend to have animals there and is concerned about the noise bothering those animals or the smell from

the animals and get complaints from the assembly hall about it. She also has four children that they require 10 to 12 hours of sleep a night and wonders how often the venue will be used? She also has concerns with the amount of traffic as there is already more out there than she was anticipating when they moved out there.

Ralph Kiner questioned the alcohol sales on the property and concern over the noise from live bands.

Denny Kiner has concerns with the roads and dust and knows from being a Davison County Commissioner the cost to put mag chloride on the roads and that the county can not afford to do that or set precedence by doing it in only certain locations. He has concerns with traffic and the intersection of 250th St and 406th Ave, in the past someone went down his driveway and took out a tree.

Jean Starr has concerns over the alcohol sales out there, will people be able to bring their own? She is also concerned about the amount of traffic, she already has people turning around in her driveway.

Peterson noted they are not inventing anything new, there are these types of venues around the area. His clients will have to get insurance for the property and the insurance will have requirements for alcohol consumption or sales.

Tom Starr questioned the occupancy load of the buildings and the number of bathrooms required and if the services to the facilities will be able to handle it.

Loren VanOvershield stated the Kelley property and his were the first two out there. He likes the quite. He has safety concerns and whose jurisdiction it is to respond.

Jirsa noted that if any existing buildings use gets change then they have to be brought up to that code for that use and maybe they find out that is a big expense and don't use the assembly hall conditional use.

Peterson stated they are doing the first step in acquiring the conditional use permit and the concept, the next step will be to meet the building code requirements. They know the city will not allow them to operate until that is met.

Motion by Jirsa, seconded by Genzlinger to recommend approval of the conditional use. Roll call vote: Genzlinger – nay, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – nay, Sonne – nay. 4 aye, 0 nay; motion carried.

15. Conditional Use Permit: Flats On Havens LLC-1525 W Havens Ave.

Flats on Havens LLC has applied for a conditional use permit to operate a Multi-Family Dwelling; located at 1525 W Havens, legally described as Block 4, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota, except the E 175' thereof; except the N 151.45' of the W 167' thereof; except the N 50' of the W 50' of the S 165' of the E 55' of Block 4 thereof; and except Lots H-4 and H-5. The said real property is zoned HB Highway Business District.

Jenniges explained neighbors were notified and it was published in the paper with no response for or against. The applicant was available for questions.

Nathan Stencil, owner of the property, stated a hotel is not feasible there anymore so they are looking at ways to make a profit. The bones/structure of the building are still good. They plan to renovate the existing hotel and create a 90 unit apartment complex for workforce housing. They will be updating interior and exterior of the facility.

Motion by Genzlinger, seconded by Schmitz to recommend approval of the conditional use. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

16. Plan Approval-Flats On Havens LLC-1525 W Havens Ave.

Jenniges explained the applicant submitted preliminary site drawings including parking, lighting, landscape and drainage. The city will continue to review any plans before issuing a building permit.

The applicant was present to answer any questions.

Motion by Osterloo, seconded by Penney to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

17. Hearing And Action On Establishing The Boundaries And Approval Of The Project Plan For Tax Increment Financing District #28.

Nathan Stencil gave a brief overview of the TIF. They are creating 90 workforce housing apartment with it and those have to be rented at or below 80% of median income guidelines provided by the state. He stated that the project would be financially feasible without the TIF.

Ellwein noted the City of Mitchell staff did an internal review of the TIF and made comments and questions regarding the TIF. The applicants made changes and resubmitted it.

J. Johnson noted that after the changes were made the TIF meets city and state statutory requirements for the TIF.

Motion by Genzlinger, seconded by Sonne, to set the boundaries for TIF District #28 to include the following:

Block 4, Sunnyside Addition to the City of Mitchell, Davison County, South Dakota, except the E 175' thereof; except the N 151.45' of the W 167' thereof; except the N 50' of the W 50' of the S 165' of the E 55' of Block 4 thereof; and except Lots H-4 and H-5.

Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

Motion by Penney, seconded by Osterloo to approve the project plan and recommend approval of TIF District #28. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

18. Other Business:

Discussion on Simply Store It, the history or the approved conditional use permit and the possibility of allowing outside commercial storage as a Conditional Use Permit in the Highway Business District. The overall consensus of the board is that they would not be in favor of allowing it in Highway Business.

19. 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.

20. Adjournment:

Chairperson Larson adjourned the meeting at 1:22 P.M.

CHECKED BY: ADP
SHEET NO: 1 OF 2

TRACTS A THROUGH D IN LOT B

IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH,
RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF SAID CITY OF MITCHELL, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

I, _____, CHAIRMAN/VICE CHAIRMAN OF THE CITY PLANNING COMMISSION FOR THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE ____ DAY OF _____, 2022.

CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

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

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER/DEP. FINANCE OFFICER

CERTIFICATE OF ROAD AUTHORITY

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

BY: _____
ROAD AUTHORITY TITLE DATE

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HERETOFORE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA HAS BEEN SUBMITTED TO THE COUNTY PLANNING COMMISSION OF THE SAID COUNTY OF DAVISON, SOUTH DAKOTA; AND

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

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, PREPARED BY ROBERT D. KUMMER, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF DAVISON, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

CHAIRMAN/VICE-CHAIRMAN OF DAVISON COUNTY PLANNING COMMISSION

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, THAT THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, WHICH HAS BEEN SUBMITTED FOR EXAMINATION PURSUANT TO LAW, IS HEREBY APPROVED AND THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

DATED THIS ____ DAY OF _____, 2022.

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

AUDITOR'S CERTIFICATE

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

AUDITOR/DEPUTY AUDITOR, DAVISON COUNTY, SOUTH DAKOTA

COUNTY TREASURER'S CERTIFICATE

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

DATED THIS ____ DAY OF _____, 2022.

COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **TRACTS A THROUGH D IN LOT B IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

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

REGISTER OF DEEDS

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

O'CLOCK ____M., AND RECORDED IN BOOK ____ OF PLATS ON PAGE ____.

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

PREPARED BY:

infrastructure
design group, inc.

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

TRACTS A THROUGH D IN LOT B

IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 11,
TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

PROJECT NO.: 22172

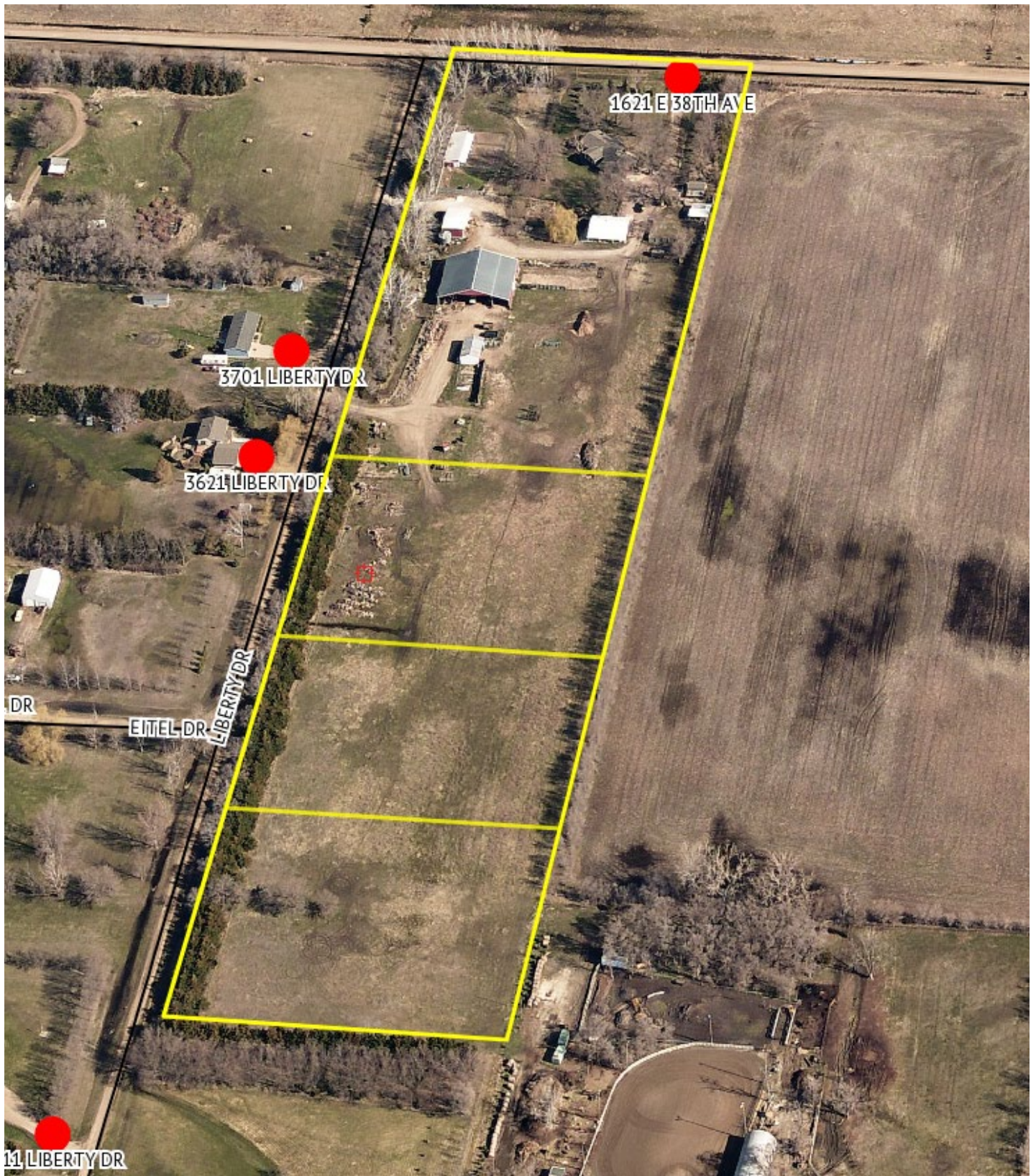
DATE: 09/02/2022

DRAWN BY: MAS

CHECKED BY: RDK

SHEET NO: 2 OF 2







1 Inch = 200 Feet

LEGEND

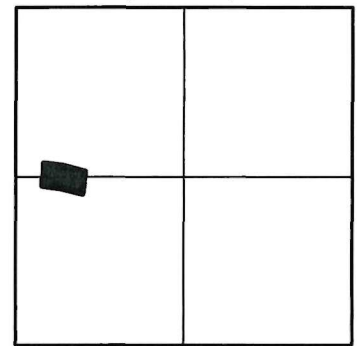
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER PJR-6702
- WM = WITNESS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

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

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

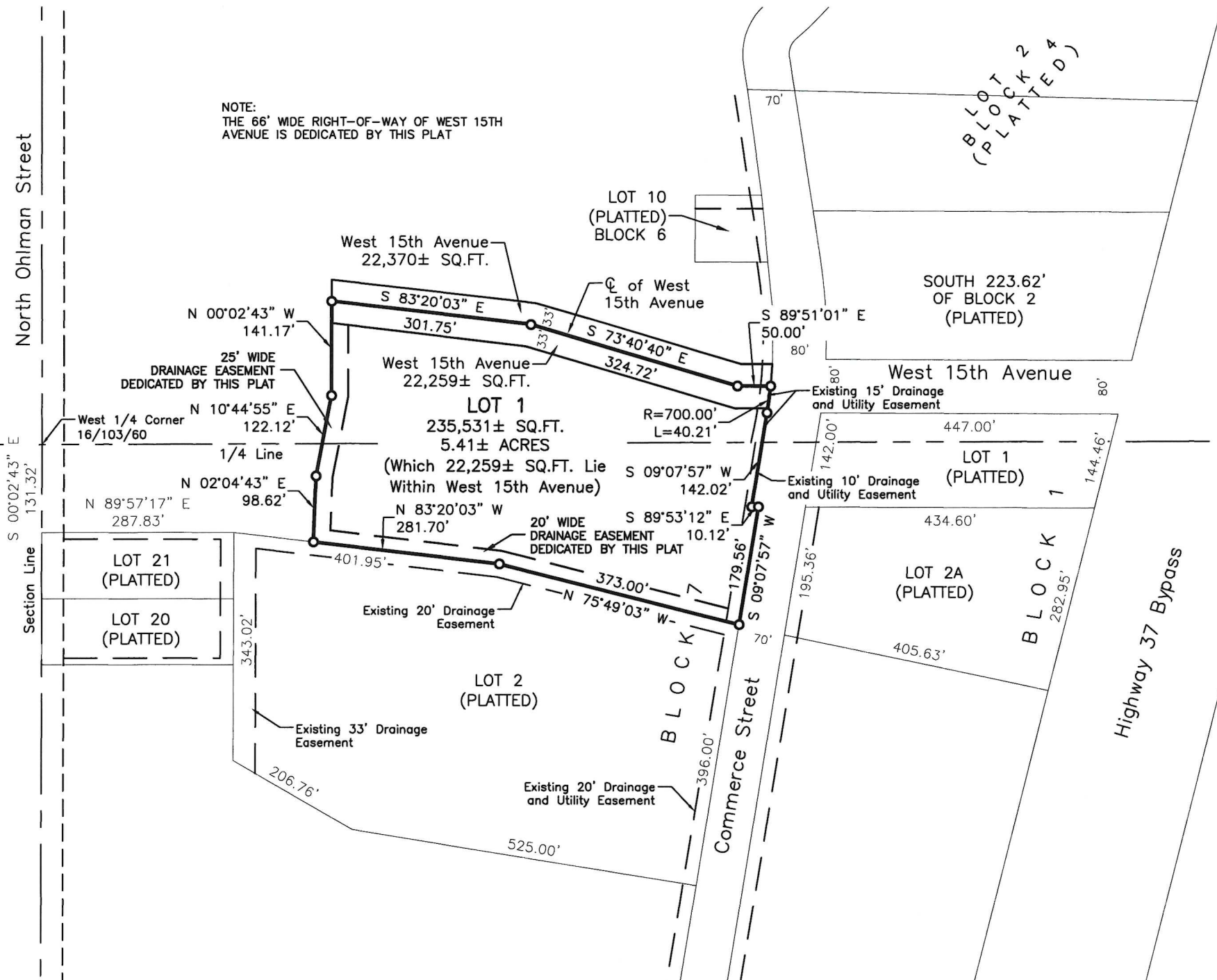
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

NOTE:
THE 66' WIDE RIGHT-OF-WAY OF WEST 15TH
AVENUE IS DEDICATED BY THIS PLAT



A PLAT OF LOT 1, BLOCK 7 OF WESTWOOD FIRST ADDITION, LESS THE PORTION OF WEST 15TH AVENUE LYING WITHIN, A SUBDIVISION OF THE WEST 1/2 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to August 11, 2022, survey those parcels of land described as follows: LOT 1, BLOCK 7 OF WESTWOOD FIRST ADDITION, LESS THE PORTION OF WEST 15TH AVENUE LYING WITHIN, A SUBDIVISION OF THE WEST 1/2 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2022.

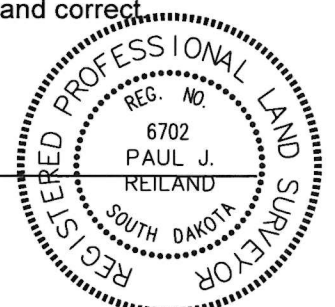
Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

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



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

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

CORPORATION ACKNOWLEDGMENT

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

RESOLUTION OF CITY PLANNING COMMISSION

The undersigned 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.

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

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

RESOLUTION OF CITY COUNCIL

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

Finance Officer/Deputy Finance Officer of the City of Mitchell

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of this office, have been fully paid.

Treasurer/Deputy Treasurer of Davison County

Date _____

The undersigned does hereby certify that a copy of the plat of LOT 1, BLOCK 7 OF WESTWOOD FIRST ADDITION, LESS THE PORTION OF WEST 15TH AVENUE LYING WITHIN, A SUBDIVISION OF THE WEST 1/2 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization of Davison County

Date _____

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

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

Register of Deeds, Davison County

By _____ Deputy



& Associates
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 Phone: (605) 996-7761 Fax: (605) 996-0015



