



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 9, 2023

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of previous minutes**
- 6. Schedule Next Meeting**
1-23-23 @ 12:00 P.M.
- 7. Plat: Lots 1-AA and 1-AB, a subdivision of Lot 1-A of Prairieview Subdivision, in the NE 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 DT Builders LLC and Morgan Theeler LLP.**
- 8. Variance: Floor to Ceiling-1301 W 15th Ave**
Floor to Ceiling has applied for a variance permit for minimum setback of an off-site sign setback from a public park of 250' vs 300' and minimum setback from right of way of 0' vs 10' located at 1301 W 15th Ave, legally described as Lot 1, Block 1 of Westwood First Addition, a subdivision of the W 1/2 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned Highway Business District (HB).
- 9. Plat: Lot 1 of Herrick's Addition in the SE 1/4 of Section 2, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Nick Herrick.**
- 10. Comprehensive Plan Discussion**
- 11. Other Business:**
- 12. Public Input:**
If you need to address the Board 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.
- 13. Adjourn**

Individuals with disabilities who require special assistance to take part in this meeting may contact one of the following at City Hall (605) 995-8420 at least 24 hours prior to the meeting with requests for assistance: Human Resources Officer or the City Administrator.

CITY OF MITCHELL
CITY PLANNING COMMISSION MINUTES
DECEMBER 12, 2022

12/12/2022 - Minutes

1. Call To Order:

Vice Chairperson Genzlinger called the December 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: Doescher, Genzlinger, Jirsa, Osterloo, Sonne.

Absent: Larson, Penney, Schmitz.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda:

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

5. Approval Of Previous Minutes 11-28-22.

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the November 28, 2022 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – absent, Osterloo – aye, Penney – absent, Schmitz – absent, Sonne – aye. 4 aye, 0 nay, 3 absent; motion carried.

6. Schedule Next Meeting-1-9-23 @ 12:00 P.M.

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission meeting for January 9, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – absent, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Plat: Lot 1 Of D. Odegaard's First Addition, A Subdivision Of Previously Platted Lot 5 In Fiala's Addition, City Of Mitchell, Davison County, South Dakota; As Requested By B & D Enterprises, LLC.

Jenniges explained this follows their master plan. No concerns from Public Works. The applicant was not present to answer questions.

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

8. Plat: Lots 1-AA And 1-AB, A Subdivision Of Lot 1-A Of Prairieview Subdivision, In The NE 1/4 Of Section 16, T 103 N, R 60 W Of The 5th P.M., Davison County, South Dakota; As Requested By DT Builders LLC And Morgan Theeler LLP.

Jenniges explained the applicants wish to split the existing parcel and building into two separate lots. They are addressing the easements needed with a master deed and filing that with the plat at the Register of Deeds. The applicant was present to answer questions.

Schmitz joined the meeting at 12:04.

Don Petersen representing Morgan Theeler LLP stated they had been renting the north side of the building for about 10 years and are now purchasing it. There are three exhibits attached to the master deed disclosing all of the easements. The exhibits are for the overall site plan, first floor of building and basement of building.

Genzlinger question Hegg if he had any concerns splitting a building like this. Hegg noted that they aren't changing the use of the building, both sides are staying as a B. Also, the building is sprinkled.

Schmitz noted this is the second meeting in a row the board as seen a plat separating a building and just wanted to make sure do diligents was being done.

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

9. Plat: Lot 12 In Tract I, Wild Oak Golf Club Addition To The City Of Mitchell, Davison County, South Dakota; As Requested By Firesteel Links LLC.

Jenniges explained this is following the master plan and Public Works has no issues with it. The applicant was not present to answer questions.

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

10. Other Business:

Jenniges explained the City of Mitchell is switching to a new platform for their agendas and the board will have access to the agendas online and be able to make notes prior to the meeting. Jenniges will still email and deliver packets to those that still would prefer hard copies.

Jenniges explained a request he received to amend the zoning ordinance pertaining to telecommunication towners to only allow so many per mile and if space is available, they have to use the available tower.

There are some other cities that have language in their ordinance similar to this. This would pertain to large towers, not small cell facilities which the City of Mitchell already has a separate ordinance for. After discussion the board felt no amendment to the ordinance is needed to be made for this, it is essentially creating a monopoly for someone by doing so.

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.

None.

12. Adjournment:

Vice Chairperson Genzlinger adjourned the meeting at 12:17 P.M.

DRAFT



1 Inch = 100 Feet

LEGEND

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

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.

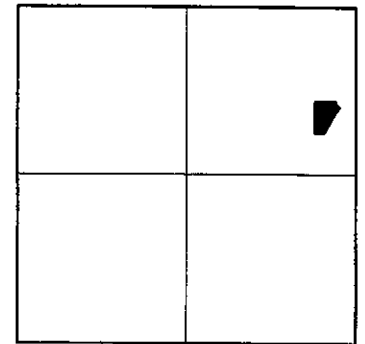
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SQUARE FOOTAGE BREAKDOWN:

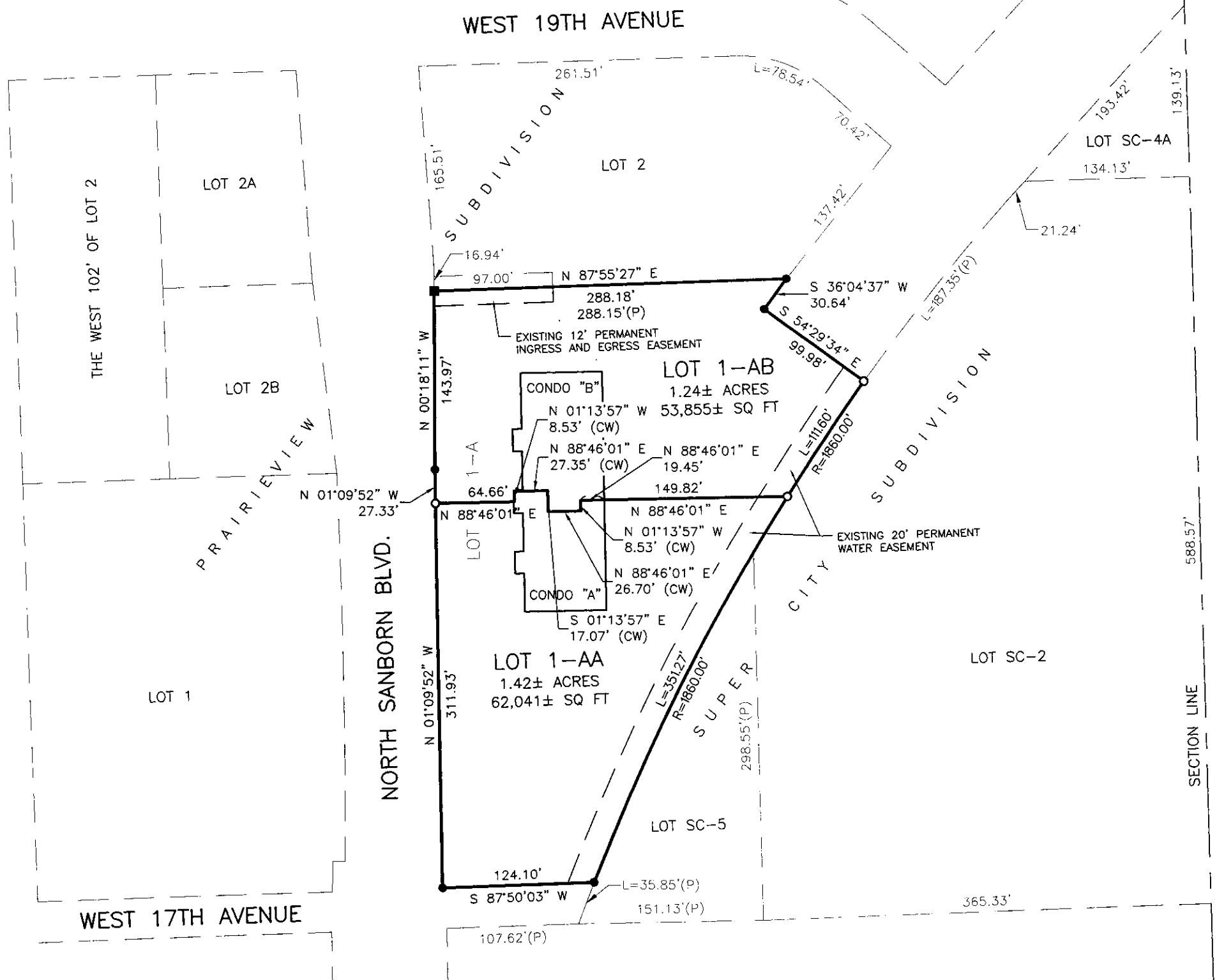
LOT 1-AA = 62,041 SQ. FT. OF WHICH 6,206 SQ. FT.
LIE WITHIN THE CONDO "A" PORTION OF THE BUILDING.

LOT 1-AB = 53,855 SQ. FT. OF WHICH 7,084 SQ. FT.
LIE WITHIN THE CONDO "B" PORTION OF THE BUILDING.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 1-AA AND 1-AB, A SUBDIVISION OF LOT 1-A OF PRAIRIEVIEW SUBDIVISION, IN THE NE 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

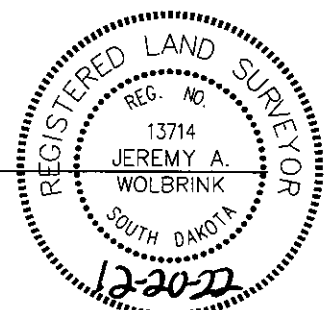
SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners, and under their direction for purposes indicated therein, I did on or prior to December 1, 2022, survey those parcels of land described as follows; LOTS 1-AA AND 1-AB, A SUBDIVISION OF LOT 1-A OF PRAIRIEVIEW SUBDIVISION, IN THE NE 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this 20TH day of DECEMBER, 2022.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



SPN

& Associates

Engineers, Planners and Surveyors

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

A PLAT OF LOTS 1-AA AND 1-AB, A SUBDIVISION OF LOT 1-A OF PRAIRIEVIEW SUBDIVISION, IN THE NE 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 Thomas J. Dice, the undersigned, does hereby certify that DT Builders LLC, a South Dakota limited liability company, is the absolute and unqualified owner of Lot 1-A of Prairieview Subdivision, in the NE 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota, and Condominium Unit A as created by the Master Deed dated December 16, 2021, filed December 17, 2021, and recorded in Book 621 of Deeds on Page 802, which lies within aforesaid Lot 1-A; and that Timothy Bottum, the undersigned, does hereby certify that Morgan Theeler LLP, a South Dakota limited liability partnership, is the absolute and unqualified owner of Condominium Unit B as created by the Master Deed dated December 16, 2021, filed December 17, 2021, and recorded in Book 621 of Deeds on Page 802, which lies within aforesaid Lot 1-A, and as per the Warranty Deed recorded in Book 622 of Deeds on Page 6; the plat is of a parcel of ground located in LOT 1-A OF PRAIRIEVIEW SUBDIVISION, IN THE NE 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 LOTS 1-AA AND 1-AB, A SUBDIVISION OF LOT 1-A OF PRAIRIEVIEW SUBDIVISION, IN THE NE 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 Lots 1-AA and 1-AB shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Sanborn Boulevard. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of December, 2022.

Thomas J. Dice

Thomas J. Dice, a Member of DT Builders LLC,
a South Dakota limited liability company

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 27th day of December, 2022, before me, Sherry Kirby, the undersigned officer, personally appeared Thomas J. Dice, who acknowledged himself to be one of the members of DT Builders LLC, a South Dakota limited liability company, and that he, as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as one of its Members.

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

Sherry Kirby

Notary Public, South Dakota
My Commission Expires: 11-26-2026

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of December, 2022.

T Bottum

Timothy Bottum, a Partner of Morgan Theeler LLP,
a South Dakota limited liability partnership

CORPORATION ACKNOWLEDGMENT

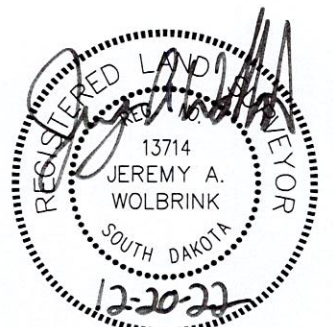
STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the 21st day of December, 2022, before me, Sherry Kirby, the undersigned officer, personally appeared Timothy Bottum, who acknowledged himself to be one of the Partners of Morgan Theeler LLP, a South Dakota limited liability partnership, and that he, as such Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as one of its Partners.

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

Sherry Kirby

Notary Public, South Dakota
My Commission Expires: 11-26-2026



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





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

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

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

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

☐ **Rezoning** *\$150 application due with the application.*

Applicant is request to rezone property from District to District.

☒ **Variance** *\$100 application fee due with application.*

Description of Variance: Variance in minimum setback of an off-site sign setback from a public park of 250' vs 300' and minimum setback from right of way of 0' vs 10'.

☐ **Conditional Use Permit** *\$150 application fee due with application*

Description of Conditional Use: [Click or tap here to enter text.](#)

This Application is for the following described real property:

Legal Description: Plat of Lot 1, Block 1 of Westwood First Addition, a subdivision of the W 1/2 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Property Address: 1301 W 15th Ave

Dated this 12th of December, 2023

Floor to Ceiling
APPLICANT

OWNER



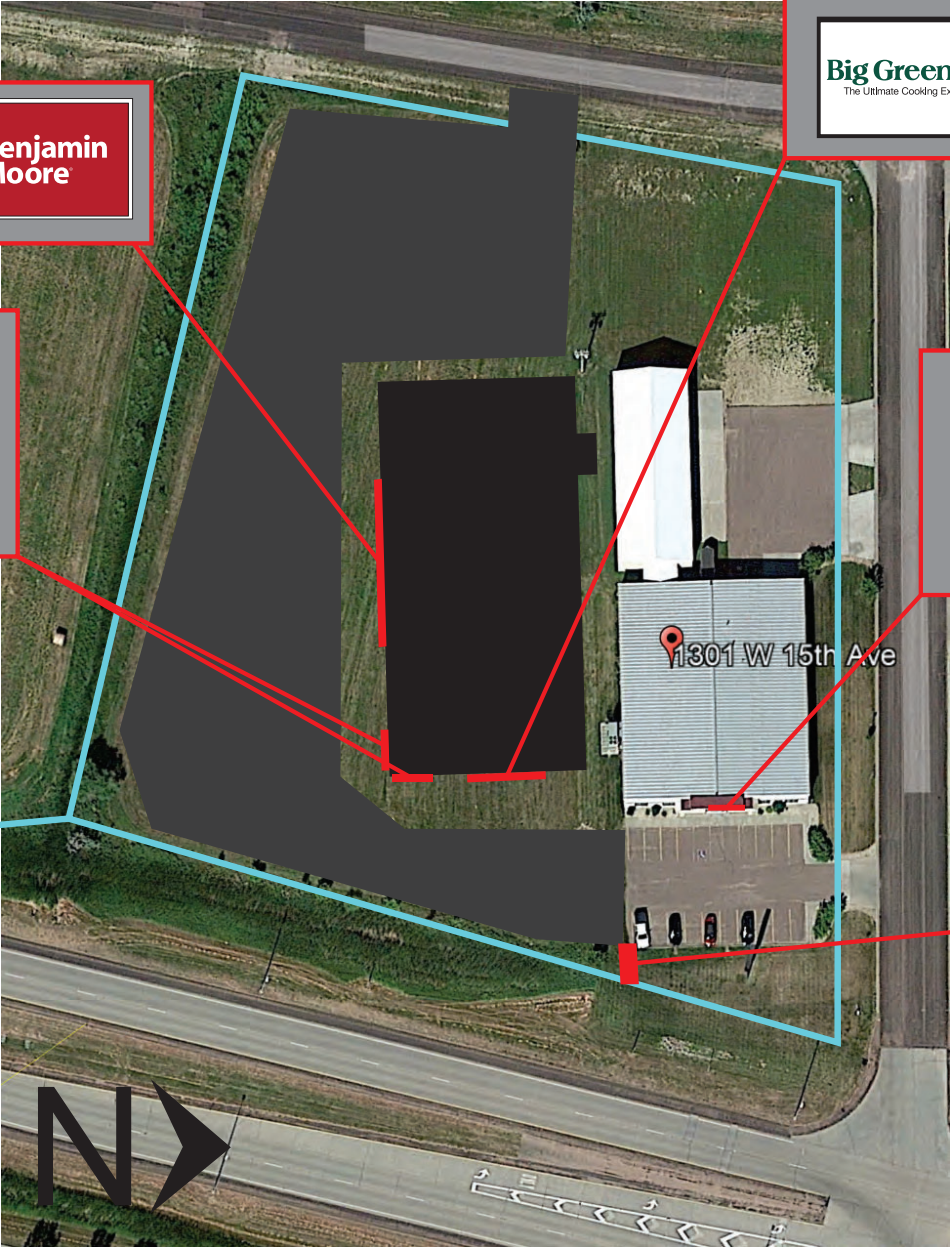
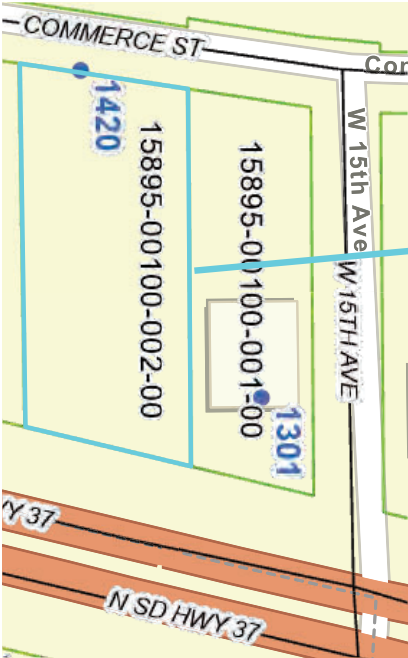
ACE Hardware
1301 W 15th Ave
Mitchell, SD 57301



Site Plan



INTERIOR DESIGN SHOWROOM



Claude Ballbe/BH	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
12.05.22	Underwriters Laboratories Inc.® UL File #E225678

Approval Signature:

Notes:

Please check all spelling, quantities,
colors, and materials before approving

communicate your identity

6801 Mount Hermon Church Rd, Building C
Durham, NC 27705

NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Floor to Ceiling has applied for a variance permit for minimum setback of an off-site sign setback from a public park of 250' vs 300' and minimum setback from right of way of 0' vs 10' located at 1301 W 15th Ave, legally described as Lot 1, Block 1 of Westwood First Addition, a subdivision of the W 1/2 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned Highway Business District (HB).

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, January 9, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, January 17, 2023 at 6:00 P.M., at the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's request.

Dated this 16th day of December, 2022.

Michelle Bathke

FINANCE OFFICER

Publish once: 28th day of December, 2022

Approximate Cost:

Floor to Ceiling
1301 W 15th Ave
Mitchell, SD 57301

CJM Consulting Inc
1050 N Harmon Dr
Mitchell, SD 57301

Mitchell Area Development Corp
601 N Main St
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

Elfstrand's Ace Hardware
915 University Blvd
Mitchell, SD 57301

December 28, 2022

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Floor to Ceiling has applied for a variance permit for minimum setback of an off-site sign setback from a public park of 250' vs 300' and minimum setback from right of way of 0' vs 10' located at 1301 W 15th Ave, legally described as Lot 1, Block 1 of Westwood First Addition, a subdivision of the W 1/2 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned Highway Business District (HB).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, January 9, 2023 at 12:00 pm (noon) and the Board of Adjustment will be holding a hearing on Tuesday, January 17, 2023 at 6:00 pm, 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 Mitchell Area Development Corporation
OWNER

601 N. Main Street

ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS:

Heidi Bahr
1-2-23



1 Inch = 100 Feet

LEGEND

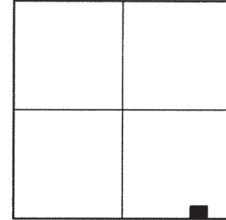
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
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- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

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

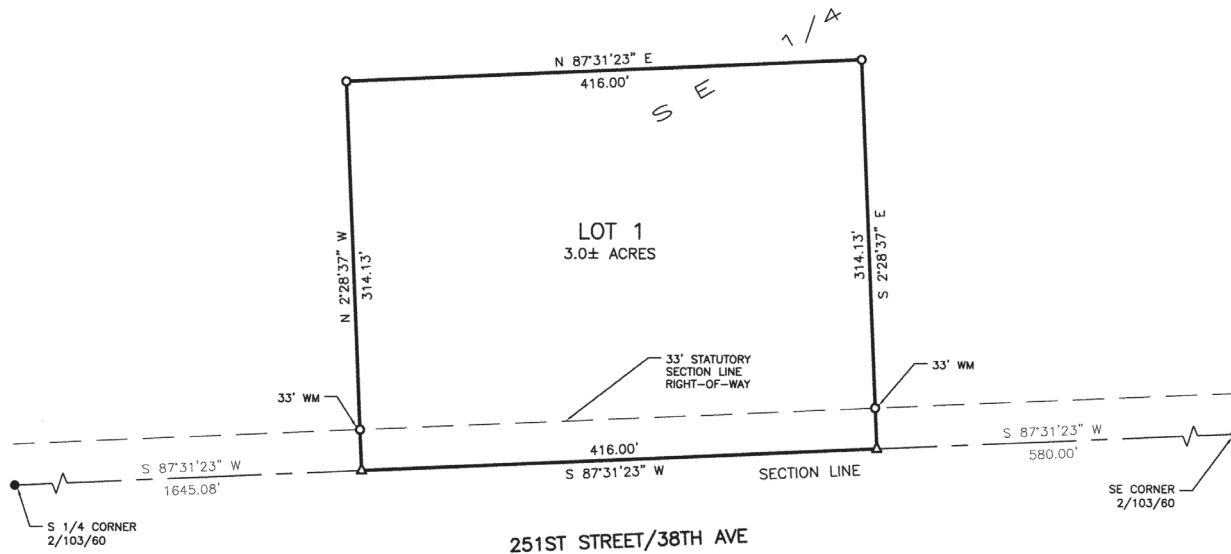
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
 STATE PLANE - NORTH AMERICAN
 DATUM 1983 - GEOID 12B.
 GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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

SEC. 2, T 103 N, R 60 W



LOCATION MAP
 SCALE: 1" = 3000'



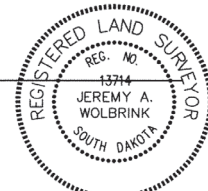
A PLAT OF LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Scott Lee Suelflow and Timothy Harold Suelflow, as owners, and under their direction for purposes indicated therein, I did on or prior to December 9, 2022, survey those parcels of land described as follows: LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., 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 _____, 202_____.

Registered Land Surveyor #SD13714



SPN

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

A PLAT OF LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a

meeting thereof held on the _____ day of _____, 202_____.

Chairman/Vice-Chairman of Mitchell 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 _____, 202_____; and

WHEREAS, it appears from an examination of the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the

_____ day of _____, 202_____.

Finance Officer/Deputy Finance Officer of City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 _____, 202_____.

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 LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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

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 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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 _____, 202____, 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: _____
Highway Authority

Title: _____

Date: _____

CERTIFICATE OF COUNTY TREASURER

I 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

I hereby certify that a copy of the plat of LOT 1 OF HERRICK'S ADDITION IN THE SE 1/4 OF SECTION 2, T 103 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, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 202____, at _____, and recorded in Book _____ of Plats on
Page(s) _____ therein and recorded on Microfilm Number _____.

Register of Deeds, Davison County

By _____
Deputy

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