



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
August 28, 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: August 14, 2023**
- 6. Schedule Next Meeting: September 11, 2023**
- 7. Conditional Use Permit: Alysha Gray**

Alysha Gray has applied for a conditional use permit to operate a Family Residential Daycare; located at 212 W 14th Ave, legally described as Lots 9 and 10, Block 14, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Plat: Lots 2A and 2B, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3 and Tract 1, Block 1, 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**
- 9. Plat: Lot 1, Block 2, Lakeridge Addition, a subdivision of Irregular Tract No. 1 in the NW 1/4 of Section 10, T 103 N, R 60 W of the 5th PM., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber**
- 10. Other Business:**
- 11. 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.
- 12. 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.

Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
August 14, 2023

1. Call to Order

Chairperson Larson called the August 14, 2023 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, Jirsa (telephonically), Larson, Osterloo, Schmitz, Sonne.

Absent: Genzlinger, Penney.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

Motion by Schmitz, seconded by Sonne to approve the proposed agenda. Roll call vote:

Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

5. Approval of Previous Minutes: July 24, 2023

Motion by Osterloo, seconded by Schmitz to approve the proposed minutes of the July 24, 2023 Planning Commission meeting. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: August 28, 2023

Motion by Sonne, seconded by Osterloo to set the date for the next Planning Commission meeting for August 28, 2023. Roll call vote: Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Variance Permit: Rodney & Mardi Deinert

Rodney & Mardi Deinert have applied for a variance permit for a side yard corner setback of 8" vs 20' to rebuild a garage in the same place that was struck by a vehicle and had to be demolished; located at 401 S Wisconsin St, legally described as Lot 1, Block 20, Rail Road Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

Jenniges explained notices were sent out to the neighbors, published in the official newspaper and sign posted. There were four responses in favor that made the packet and six that did not make the packet that were in favor. The applicant was present to answer questions.

Jenniges showed a picture of the damaged garage. The applicant wishes to rebuild using the same concrete. The new garage will not be any closer then the previous one was.

The applicant stated they have lived at the house 20 years and the garage was there when the purchased the property.

Motion by Schmitz, seconded by Jirsa to recommend approval of the variance. Roll call vote:

Genzlinger – absent, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

8. Conditional Use Permit: Bradley Bauer

Bradley Bauer has applied for a Conditional Use Permit to operate a Home Occupation-Gun Repair Shop; located at 189 S Harmon Dr, legally described as Lot 95, Indianhead Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

Jenniges explained notices were sent out to the neighbors, published in the official newspaper and sign posted. There were three responses in favor that made the packet and two that were in favor that did not make the packet. The applicant was present to answer questions.

The applicant stated this would be mainly an online business with not many customers coming to his place. He plans to purchase old guns online and then restore them and sell them. He does not anticipate having a lot of inventory at his place for the business. He is also in the process of getting his FFL.

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

9. Rezone: Randy Wittstruck-1201 S Rowley St

Randy Wittstruck is requesting the following property legally described as; Lots 1 and 2, Block 24, University Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (1201 S Rowley St).

Jenniges explained notices were sent out to the neighbors, published in the official newspaper and sign posted. There was one response opposed that made the packet and one in favor that did not make the packet and one opposed that did not make the packet that had comments on it and was handed out at the meeting. The applicant was present to answer questions.

Jenniges explained the applicant came in to acquire a building permit for the existing building. At this time, the building is a legal-non conforming use and can not have an addition built onto it. This building was a tire business in the past and has been a storage building for quite some time. The applicant would like to use the building for a motorcycle museum, which falls under an indoor recreation facility. A conditional use permit is only allowed for existing buildings within R3, so an addition would not be allowed. Also, non-conforming uses can only get building permits for permitted uses. HB allows indoor recreational facilities as a permitted use. If the zoning is changed, any building permits or changes of use will be brought in front of Planning Commission for approval.

The applicant stated he has over 400 motorcycles in the building and uses it for storage. He would like to open up a free museum for people to come look at all his bikes. He has cleaned up the property and poured some concrete already. He would like to build onto the south side so he has more room for motorcycles.

Schmitz questioned the set-up of the museum, staffing/parking/etc. The applicant said there would be no staff and there could be 10 to 11 parking spaces in front of the building.

Ann Crothers questioned the effect of her property taxes and property value if this got rezoned. She was informed the city does not control this and she would have to talk to the county. She also had questions about traffic in the area in which the applicant said there could be a little more traffic then now.

Jirsa questioned the age of the building, which the applicant stated was built in 1925.

Schmitz asked Hegg if there would be any code issues? Hegg stated that there could be a two hour firewall needed on the south side of the proposed addition. A life safety code review by an architect could be required depending on the size of addition and that is required and governed by the South Dakota Board of Professionals.

Larson stated he does not support spot zoning and in the past this board has been opposed to it as well.

Motion by Osterloo, seconded by Sonne to recommend approval of the rezone. Roll call vote: Genzlinger – absent, Jirsa – nay, Larson – nay, Osterloo – nay, Penney – absent, Schmitz – aye, Sonne – nay. 1 aye, 4 nay, 2 absent; motion failed.

10. Plat: Lots 8A and 8B, Block 6 of Woodland Heights First Addition, a subdivision of Lot 3, 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

Jenniges explained a duplex is being built on this lot, so they are subdividing it for the sale of the two halves. The applicant was not present to answer questions.

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

11. Other Business:

Jenniges discussed the South Dakota Planners Association meeting being held in Mitchell in October. He will send out the proposed agenda again for any other board members to request to attend.

12. Public Input:

None.

13. Adjourn

Chairperson Larson adjourned the meeting at 12:26 P.M.

Jay A. Larson
Planning Commission Chairperson



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 fee due with the application.

Applicant is request to rezone property from Click or tap here to enter text. District to Click or tap here to enter text. District.

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

Description of Variance: Click or tap here to enter text.

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

Description of Conditional Use: Family Residential Daycare

This Application is for the following described real property:

Legal Description: Lots 9 & 10, Capital Addition, City of Mitchell, Davison County, South Dakota.

Property Address: 212 W 14th Ave, Mitchell, SD 57301

Dated this 7th of August, 2023

Click or tap here to enter text.

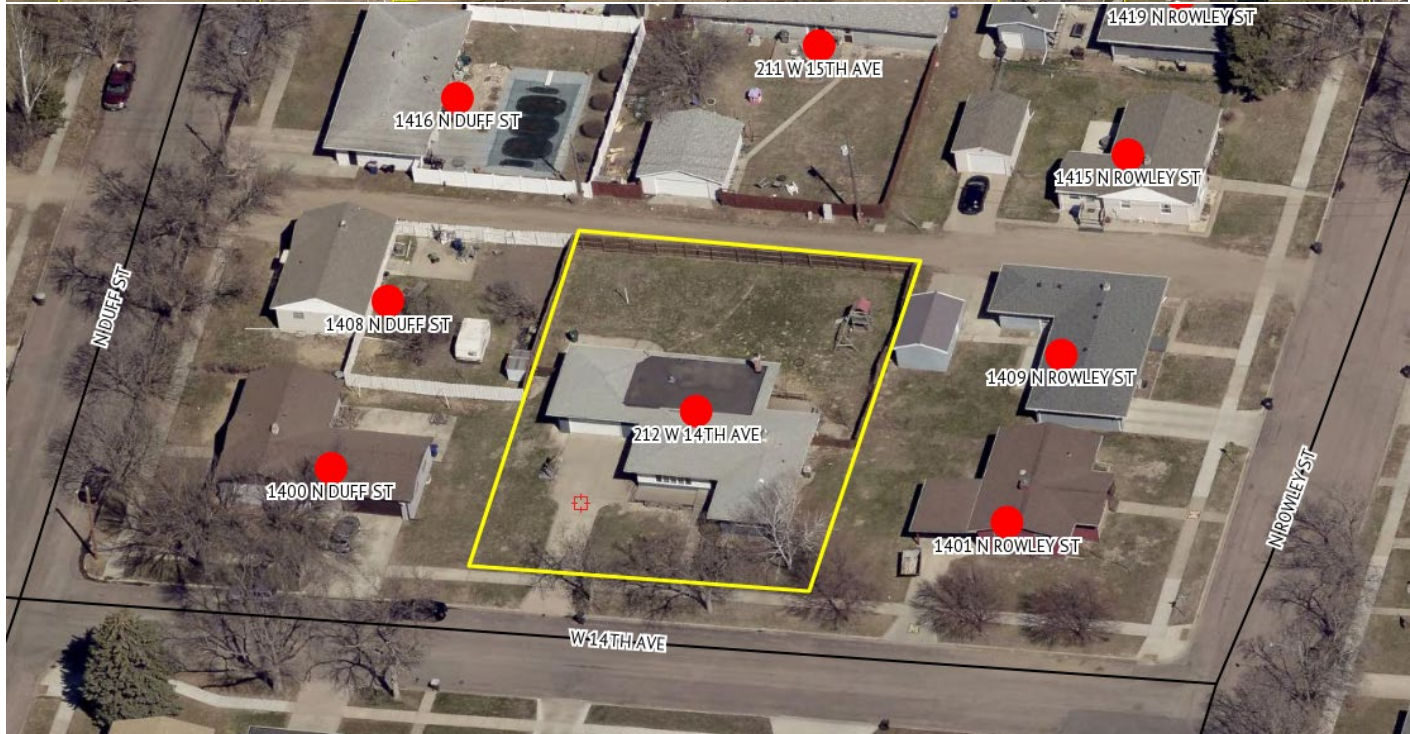
APPLICANT

Alysha Gray
605-770-6600

Click or tap here to enter text.

OWNER

Cody Foreman
605-871-3836



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 Alysha Gray has applied for a conditional use permit to operate a Family Residential Daycare; located at 212 W 14th Ave, legally described as Lots 9 and 10, Block 14, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, August 28, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, September 5, 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 10th day of August, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 16th day of August, 2023

Approximate Cost:

Alysha Gray
208 East 2nd Apt 4
Mt. Vernon, SD 57363

Cody Foreman
212 W 14th Ave
Mitchell, SD 57301

Rita Snyder
1421 N Duff St
Mitchell, SD 57301

Eric Rau
1424 N Duff St
Mitchell, SD 57301

Clinton Hinker
1416 N Duff St
Mitchell, SD 57301

Cristian Pineda
Sandra Galeano
211 W 15th Ave
Mitchell, SD 57301

James & Shawn Miles
1419 N Rowley St
Mitchell, SD 57301

George & Laurel Hartwig
1415 N Rowley St
Mitchell, SD 57301

Joel & Gloria Fischer
1401 N Duff St
Mitchell, SD 57301

Vicki & Terry Johnson
1408 N Duff St
Mitchell, SD 57301

Lonnie & Susan Callies
1400 N Duff St
Mitchell, SD 57301

Theresa Gottlob
1409 N Rowley St
Mitchell, SD 57301

Next Generation Properties LLC
3116 Maui Dr
Mitchell, SD 57301

Emma Truebenbach
1313 N Duff St
Mitchell, SD 57301

Edward & Lynette Higgins
1324 N Duff St
Mitchell, SD 57301

Paul & Lynette Schreck
215 W 14th Ave
Mitchell, SD 57301

Katie Brink
209 W 14th Ave
Mitchell, SD 57301

Rebecca Dean
1321 N Rowley St
Mitchell, SD 57301

Alice Harrington
1315 N Rowley St
Mitchell, SD 57301

Marilyn Wise Vollbracht
PO Box 67
Mitchell, SD 57301

Steven & Noel Ahlers
1414 N Rowley St
Mitchell, SD 57301

Camden & Sherry Hofer
1408 N Rowley St
Mitchell, SD 57301

Stanley Peterson
1404 N Rowley St
Mitchell, SD 57301

Kenneth & Carol Kuyper
1400 N Rowley St
Mitchell, SD 57301

Robert Way & Patricia Hamilton
1320 N Rowley St
Mitchell, SD 57301

Nicole Cooper
1316 N Rowley St
Mitchell, SD 57301

Kent Liddeke
1312 N Rowley St
Mitchell, SD 57301

August 16, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Alysha Gray has applied for a conditional use permit to operate a Family Residential Daycare; located at 212 W 14th Ave, legally described as Lots 9 and 10, Block 14, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 28, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, September 5, 2023 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 Rebecca Dean
OWNER

1321 N. Rowley St
ADDRESS

 APPROVE

X DISAPPROVE

COMMENTS:

August 16, 2023

TO WHOM IT MAY CONCERN:

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I/We

Cody Foreman

OWNER

212 W 14th Ave

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:

August 16, 2023

TO WHOM IT MAY CONCERN:

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We Theresa Gottlob
OWNER

1409 N. Rowley St
ADDRESS

✓ APPROVE

 DISAPPROVE

COMMENTS:

August 2, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Randy Wittstruck is requesting the following property legally described as; Lots 1 and 2, Block 24, University Addition, City of Mitchell, Davison County, South Dakota; be changed from R3 Medium Density Residential District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (1201 S Rowley St).

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday August 14, 2023 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, August 21, 2023 at 6:00 p.m. and 2nd Reading and Adoption on Tuesday, September 5, 2023 at 6:00p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

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 Pierson Properties LLC
OWNER

1218 S. Rowley
ADDRESS

X ☒ APPROVE

 ☐ DISAPPROVE

COMMENTS: This is a great addition to this area!

August 16, 2023

TO WHOM IT MAY CONCERN:

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We

PAUL SCHRECK

OWNER

215 W 14TH

ADDRESS

____ APPROVE

☒ DISAPPROVE

COMMENTS:

August 16, 2023

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All interested parties may be present and be heard on said request, either in person or by agent. Please submit written comments by 5:00 P.M. the Friday prior to the meeting, in the City of Mitchell Public Works Office or Finance Office.

I/We

Robert & Patricia Way
OWNER

1320 N. Rowley St

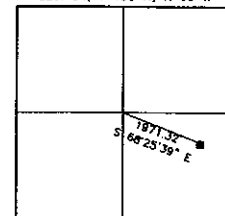
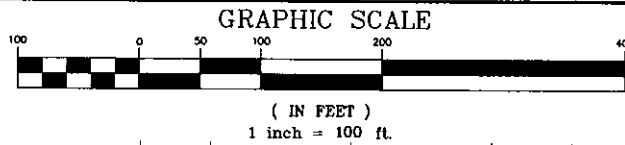
ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- - FOUND IRON MONUMENT
- - SET 5/8" X 15" 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 PLR-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

EASEMENTS WITHIN LOT 2A, BLOCK 6 DEDICATED BY THIS PLAT:

- 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE WEST AND NORTH SIDES

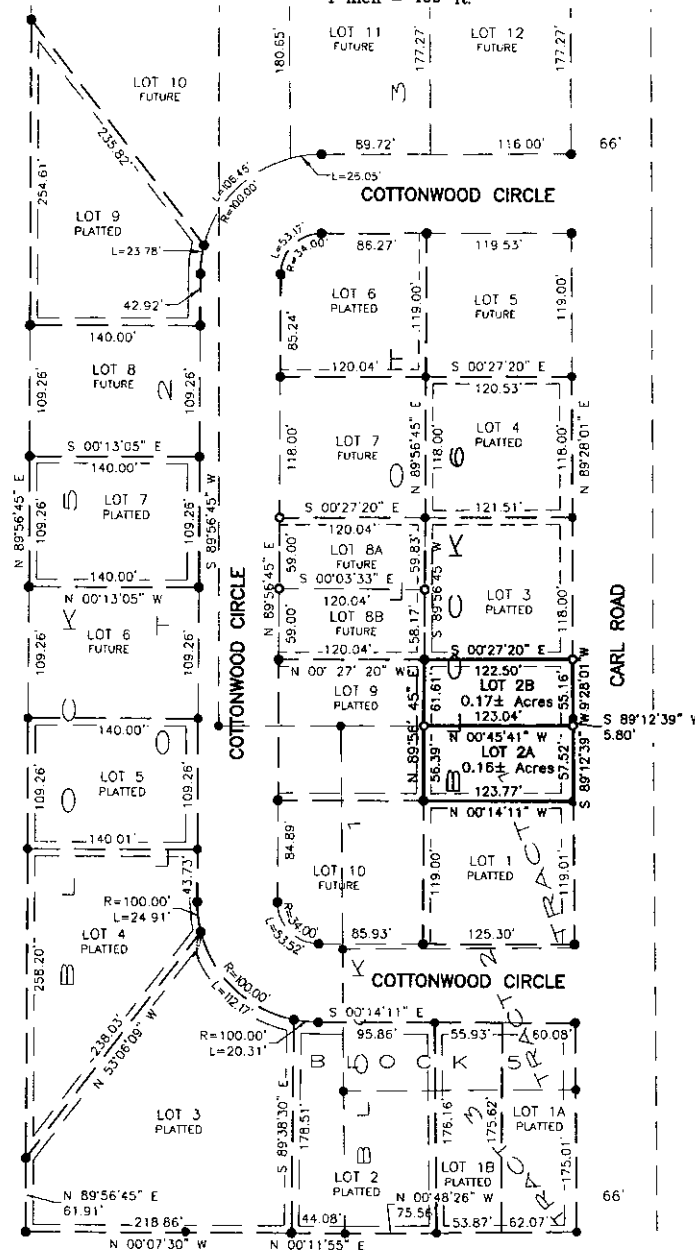
- 10' UTILITY EASEMENT ALONG CARL ROAD

EASEMENTS WITHIN LOT 2B, BLOCK 6 DEDICATED BY THIS PLAT:

- 6' UTILITY AND DRAINAGE EASEMENTS ALONG THE EAST AND NORTH SIDES

- 10' UTILITY EASEMENT ALONG CARL ROAD

LOTS LABELED AS PLATTED OR FUTURE ARE AS OF 08/15/23 WHICH IS THE DATE THIS DRAWING WAS CREATED



A PLAT OF LOTS 2A AND 2B, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3 AND TRACT 1, BLOCK 1, 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

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to August 15, 2023, survey those parcels of land described as follows: LOTS 2A AND 2B, BLOCK 6 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3 AND TRACT 1, BLOCK 1, 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.

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 _____, 2023.

Registered Land Surveyor #SD6702

SPN

& Associates

Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - F.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 _____, 2023.

CORPORATION ACKNOWLEDGMENT

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

RESOLUTION OF CITY COUNCIL

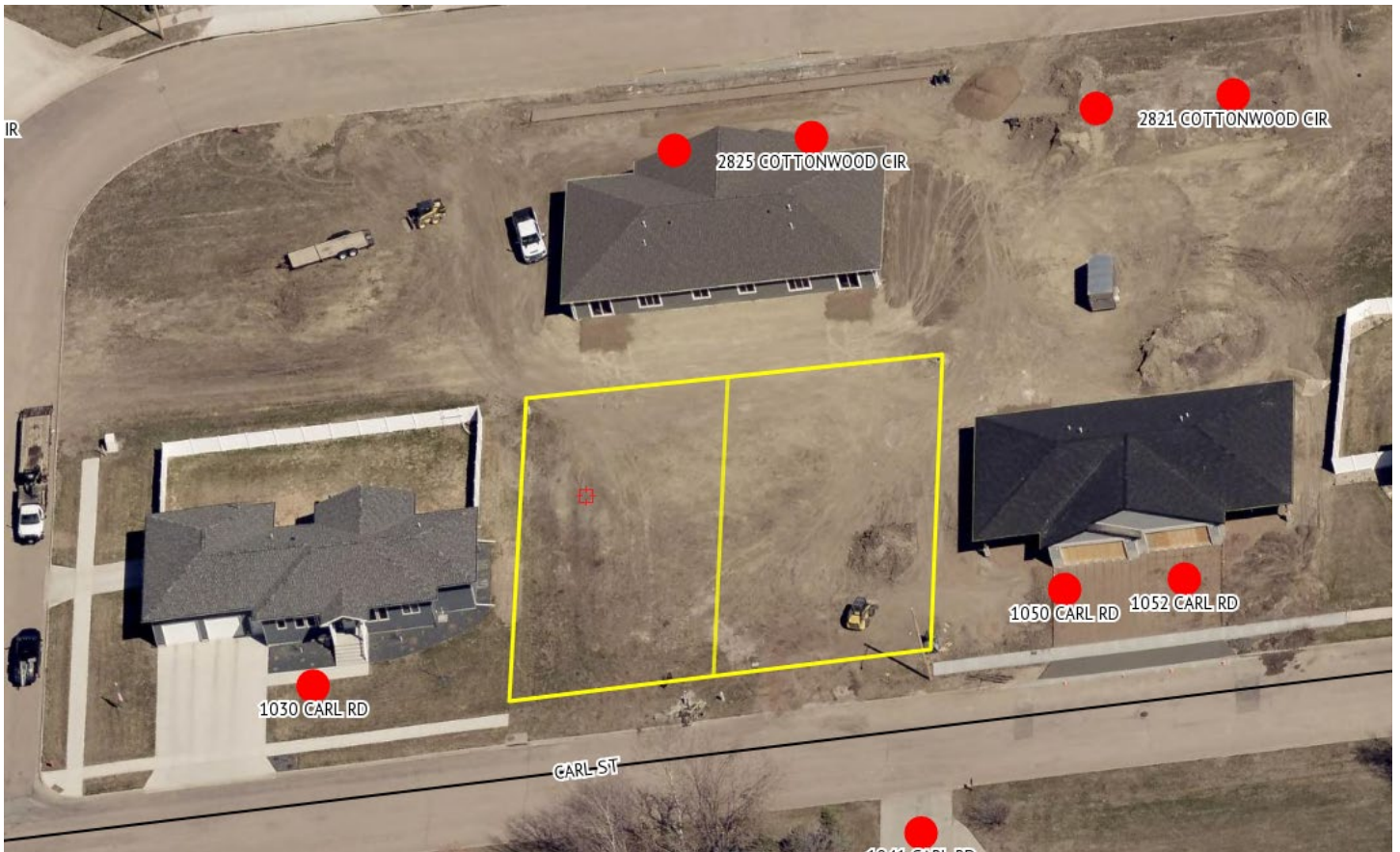
Finance Officer/Deputy Finance Officer, City of Mitchell

Date _____

Date _____

Deputy





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& 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, BLOCK 2 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 1, BLOCK 2 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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, BLOCK 2 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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 _____, 2023.

Chairperson/Vice-Chairperson of Planning Commission,
City of Mitchell, South Dakota

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2023; and

WHEREAS, it appears from an examination of the plat of LOT 1, BLOCK 2 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOT 1, BLOCK 2 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2023.

Finance Officer/Deputy Finance Officer, City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies 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 hereby certifies that a copy of the plat of LOT 1, BLOCK 2 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2023, 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



