



Planning Commission Meeting Agenda
City Council Chambers, City Hall, 612 N. Main Street
September 25, 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: September 11, 2023**
- 6. Schedule Next Meeting: October 10, 2023**
- 7. Variance Permit: Dalton Warren & Mandy Stevens**

Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Rezone: NJM Properties LLC-land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC.**

NJM Properties LLC is requesting the following property legally described as; Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (land abutting 2400 and 2424 W Spruce owned by NJM Properties LLC).
- 9. Variance Permit: Candice George**

Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
- 10. Conditional Use Permit: Jeffery & Mary Lanning**

Jeffery & Mary Lanning have applied for a Conditional Use Permit to operate a Home Occupation-Yoga Studio; located at 76 S Harmon Dr, legally described as Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.
- 11. Plat: Tract A and Tract B, Big Dog subdivision; as requested by Big Dog Concrete LLC**
- 12. Approval of Master Plan: Maui Farms Inc-Maui Farms Second Addition**
- 13. Plat: Blocks 1 and 2 of Maui Farms Second Addition and a portion of Sam Street; as**

requested by Maui Farms Inc

14. Plat: Lot 22, Block 7 of Westwood First addition, and a portion of West 15th Avenue; as requested by CJM Consulting Inc

15. Other Business:

16. 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.

17. 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
September 11, 2023

1. Call to Order

Chairperson Larson called the September 11, 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: August 28, 2023

Motion by Osterloo, seconded by Sonne to approve the proposed minutes of the August 28, 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: September 25, 2023

Motion by Osterloo, seconded by Schmitz to set the date for the next Planning Commission meeting for September 25, 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. Plat: Lots B and C of Johnson's subdivision in the NE 1/4 of Section 11, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Neal Johnson

Jenniges explained this is outside the ETJ but within 3 miles of the city limits. The County Planning Commission approved the plat at their previous meeting and County Commission will hear it on September 19.

Motion by Schmitz, seconded by Sonne 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.

8. Rezone: Jensen Capital & Development LLC-SE corner of Urbana Drive and E Spruce St

Jensen Capital and Development LLC is requesting the following property legally described as; Lot 23 of Starlite Estates in the NW ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from UD Urban District to HB Highway Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME (SE Corner of Urbana Drive and E Spruce St).

Jenniges explained notices were sent out to the neighbors, it was published in the official newspaper and sign posted. There was one letter returned against the proposal requesting more information. The applicant was present to answer questions.

Jenniges said the applicant would like to rezone to better utilize the setbacks of HB vs UD for multi-family housing. In both districts, multi-family housing requires a CUP. They would enter off of Spruce St, not Urbana Dr. The applicant will have to apply for a CUP and also since it is HB District Planning Commission will have to approve the plans.

Jeremy Jensen stated the rezone will be for multi-family housing like up on 20th and 21st Ave. It will be 10 units and no new traffic down Urbana Drive.

Motion by Schmitz, seconded by Jirsa to recommend approval of the rezone. 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. Variance Permit: Jason & Summer Greenway

Jason Greenway has applied for a Variance Permit for a front yard setback of 25' vs 35' for the northwest corner of the garage due to radius corner intersection and to line up with neighbors' houses; located at 5740 Island Court, legally described as Lot 47, Island First Addition, a subdivision of the SE ¼ of Section 31, 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 notices were sent out to neighbors, was published in the official newspaper and sign posted. There were two responses in favor that made the packet and one response against that did not make the packet but was emailed to all members prior to the meeting as well as handed out at the meeting. The applicant was present to answer questions.

Jenniges showed a GIS view of the area and a layout of the proposed house and garage as they pertain to the setbacks from the lot. He reminded the board this was hand drawn and not exact measurements; a surveyor would be needed to verify it.

Sonne voiced his concerns about approving a variance for a lot that may not need a variance for them to build on within the setbacks.

Jeff Bathke said approving the variance would block his view. He acknowledged he knew someone would build on that lot and was okay with it if they built following the required setbacks. He cited the city ordinance as well as the convenience for the development, noting that variances should not be needed for new construction since they can build within the boundaries or purchase more land. He also voiced his concern with the plats that have been approved for the development. That code says they should be 150' in width and only four in the development are.

Chuck Mauszycki Sr said it's only a corner of the garage that requires the variance or the owner would have to remove the third stall of the garage. He tried to rezone the development a few years prior to alleviate some of these potential issues. He doesn't believe the variance will affect anyone's view. Jenniges noted that if it would have been rezoned to RL, the front setback would be 30' because there is no lake access and a variance would still be needed because they are building to 25' including overhang.

Wes Morgan is the builder on the site and said they believe it's 8' that is needed, not the 10'. The variance is so the front of the houses will line up.

Jason Greenway said he has just moved back to the area and wants to keep the front of the houses lined up. He believes that moving the house to the east will block more views of the people to the south than the requested variance blocking the view of Bathke. He is building the house just over the required minimum size requirement per covenant.

Jirsa is not in favor of the variance and believes that there could be some design solutions to avoid the need for a variance.

Motion by Schmitz, seconded by Osterloo to recommend approval of the variance. Roll call vote: Genzlinger – absent, Jirsa – nay, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – nay. 3 aye, 2 nay, 2 absent; motion carried.

10. Other Business:

None.

11. Public Input:

Stacy Harris voiced her opposition to annexing the NE 1/4 including Irregular Tract 1 lying within, Section 36, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota for a shooting range. She noted that County Planning and Zoning unanimously voted against the CUP.

12. Adjourn

Chairperson Larson adjourned the meeting at 12:34 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: 0' vs 3' for a side yard setback and 9'-4" vs 20' for a side corner yard setback.

☐ **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: [Click or tap here to enter text.](#)

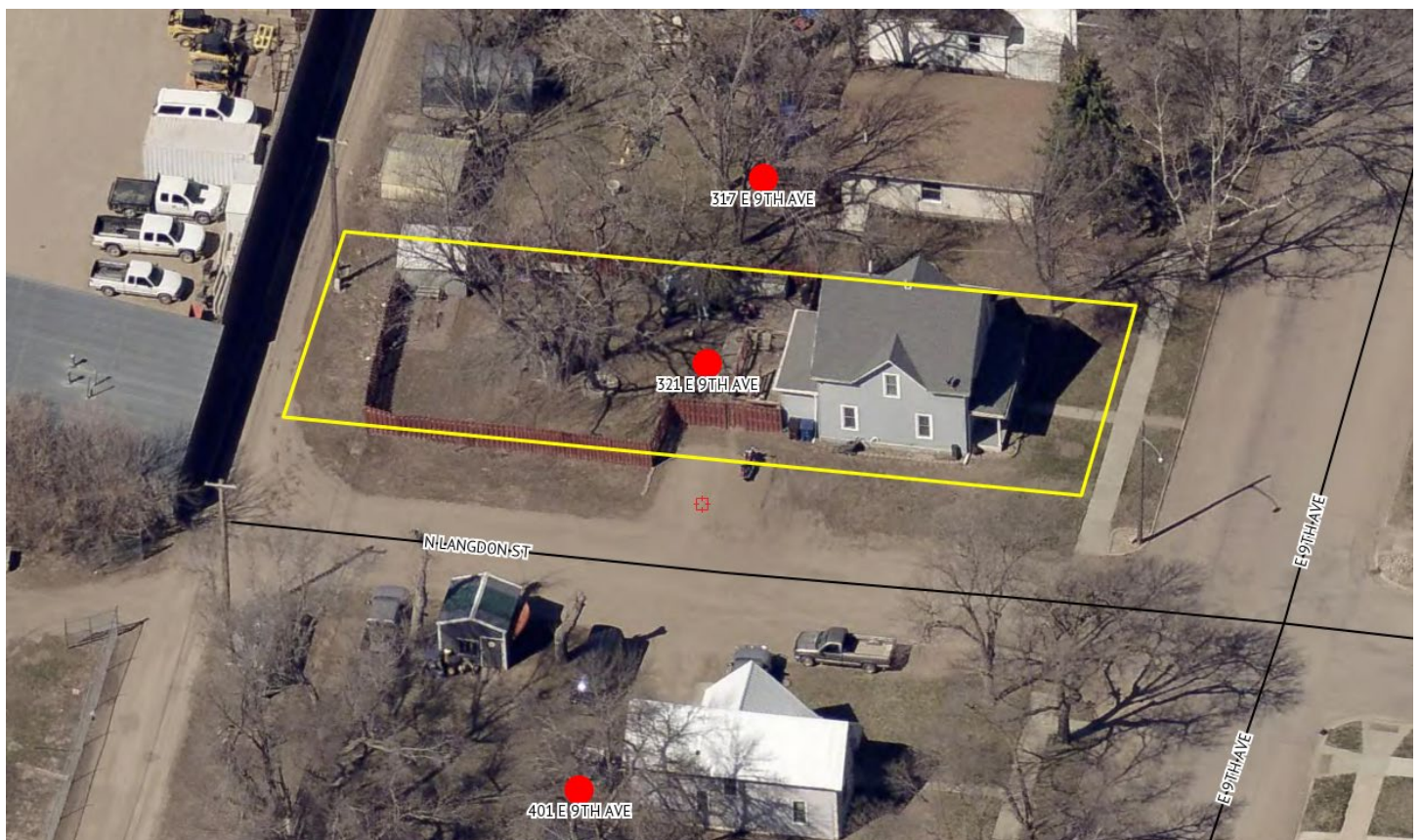
Property Address: 321 E 9th Ave

Dated this 25th of August, 2023

Dalton Warren & Mandy Stevens
APPLICANT



OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st 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, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 7th day of September, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 13th day of September, 2023

Approximate Cost:

Dalton Warren
Mary Stevens
321 E 9th Ave
Mitchell, SD 57301

Ronald & Margaret Vanderheiden
310 E 9th Ave
Mitchell, SD 57301

Todd & Kristina Allen
322 E 9th Ave
Mitchell, SD 57301

Ed & Doris Klosed
400 E 9th Ave
Mitchell, SD 57301

Dennis & Shirley Schlimgen
1600 Peninsula Dr
Tavares, FL 32778

Rainy Weiss
410 E 9th Ave
Mitchell, SD 57301

Barbara Lyle-Schmidt
409 E 9th Ave
Mitchell, SD 57301

Joshua Pete
407 E 9th Ave
Mitchell, SD 57301

Boyd & Kay Reimnitz
817 N Sanborn BLVD
Mitchell, SD 57301

Elnora Patzlaff
317 E 9th Ave
Mitchell, SD 57301

Russell Overbay
PO Box 854
Mitchell, SD 57301

Puetz Realty LLC
PO Box 968
Mitchell, SD 57301

South Dakota Health &
Educational Facility Authority
330 S Poplar Ave
Pierre, SD 57501

September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st 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, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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 Eddie Blake & Dawn Rose
OWNER

400 East 9th
ADDRESS

✓ APPROVE

 DISAPPROVE

COMMENTS:

September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st 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, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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 Ronald & Margaret Vander Heiden
OWNER

310 E. 9th
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

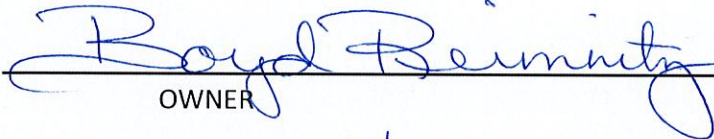
September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Dalton Warren & Mandy Stevens have applied for a Variance Permit for a side yard setback of 0' vs 3' and a side corner yard setback of 9'-4" vs 20' to construct a 38' deep by 30' garage; located at 321 E 9th Ave, legally described as Lot 1, Block 16, D A Scotts 1st 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, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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 
OWNER
401 E 9th + 421 E 9th
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:



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 HB District to UD 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: Click or tap here to enter text.

This Application is for the following described real property:

Legal Description: Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Property Address: None

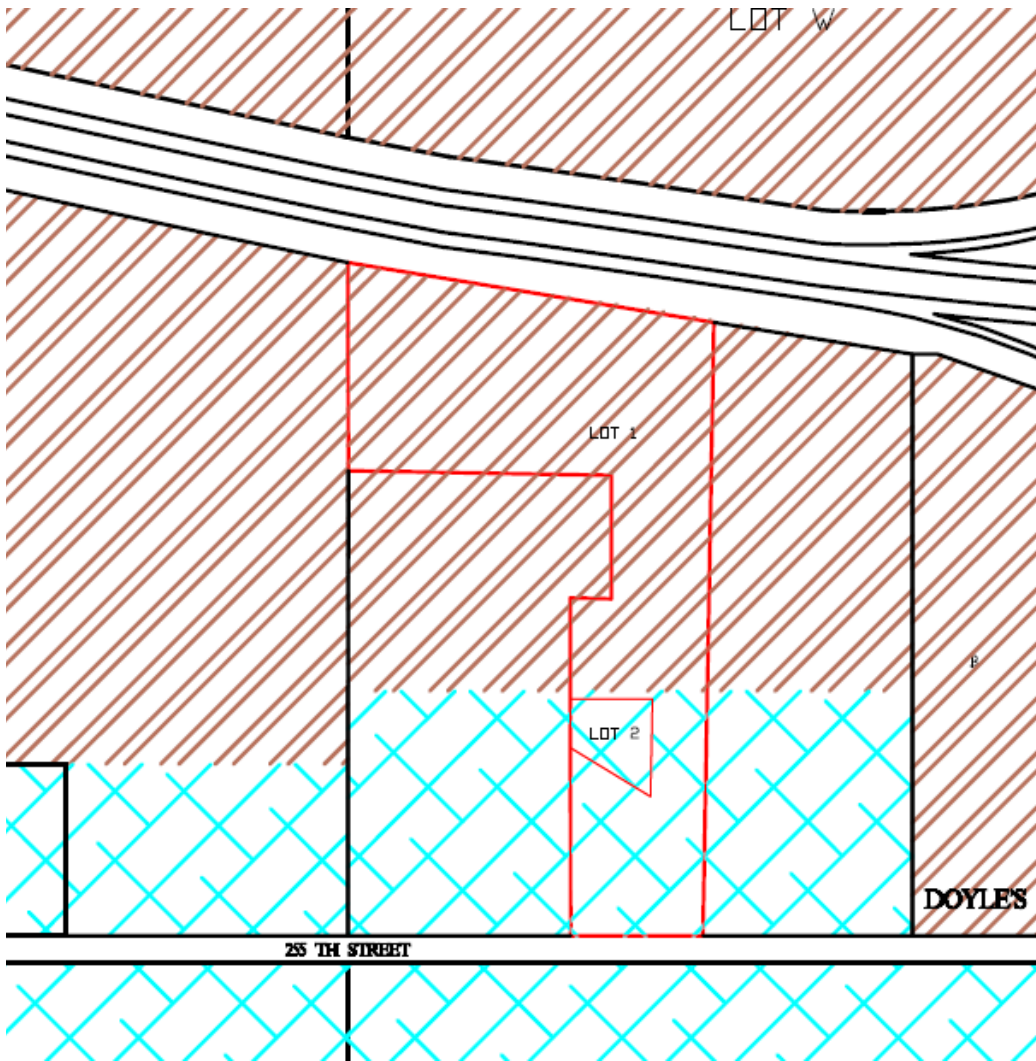
Dated this 25th of August, 2023

NJM Properties LLC
APPLICANT

A handwritten signature in black ink, appearing to read "NJM Properties LLC".

OWNER





NOTICE OF HEARING

TO: Mitchell City Planning Commission, City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance. The Planning Commission hearing will be Monday September 25, 2023 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, October 2, 2023 at 6:00 p.m. and 2nd Reading and Adoption on Monday, October 16, 2023 at 6:00 p.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.

ORDINANCE NO. O2023-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

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

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS, Lot 1 of R L Decker 1st Addition in the SE ¼ of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; be changed from HB Highway Business District to UD Urban Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Section 2. The City Finance Officer shall publish notice of this ordinance and the same shall be effective 20 days after the completed publication thereof, unless the referendum shall be invoked as provided by law.

Passed and approved this the ____ day of _____, 2023.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: October 2, 2023
SECOND READING: October 16, 2023
ADOPTION: October 16, 2023

Published three times: September 13 and 20, 2023 and October 4, 2023.

Approximate Costs:

NJM Properties LLC
25462 Cornerstone Ave
Mitchell, SD 57301

James & Julie Thue
25445 407th Ave
Mitchell, SD 57301

Steven & Lynette Shattuck
422 W 5th Ave
Mitchell, SD 57301

Merl & Diane Bechen
2520 W Spruce St
Mitchell, SD 57301

Canice Cross
2424 W Spruce St
Mitchell, SD 57301

Thomas & Shirley Flint
2440 W Spruce St
Mitchell, SD 57301

Shawn & Lana Hart
PO Box 905
Mitchell, SD 57301

Christopher & Aimee Nebelsick
25830 408th Ave
Mitchell, SD 57301



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: Rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage.

☐ **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: Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota.

Property Address: 1203 N Sanborn Blvd

Dated this 28th of August, 2023

A handwritten signature in black ink, appearing to read "Candice George", is written over a light blue horizontal line.

APPLICANT

Candice George
OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 7th day of September, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 13th day of September, 2023

Approximate Cost:

Candice George
Lincoln Neugebauer
1203 N Sanborn BLVD
Mitchell, SD 57301

Paul & Marla Voelker
411 W 13th Ave
Mitchell, SD 57301

Gerald & Marialyce Lenocker
407 W 13th Ave
Mitchell, SD 57301

Christ & Hillary Christopher
3116 Maui Dr
Mitchell, SD 57301

Marlys Hoff
1215 N Sanborn BLVD
Mitchell, SD 57301

Dr Tiffany Thiesse
1224 N Sanborn BLVD
Mitchell, SD 57301

Josie Lemer
309 W 13th Ave
Mitchell, SD 57301

Jennifer & Ronald Hill
310 W 12th Ave
Mitchell, SD 57301

Linda Rehling
318 W 12th Ave
Mitchell, SD 57301

Kohl Oster
322 W 12th Ave
Mitchell, SD 57301

Lois Hilton
406 W 12th Ave
Mitchell, SD 57301

Dennis Kaus
408 W 12th Ave
Mitchell, SD 57301

Melvin Delzer
412 W 12th Ave
Mitchell, SD 57301

Jessica Meinke
Matthew Wilson
415 W 12th Ave
Mitchell, SD 57301

Kelsey Hanson
409 W 12th Ave
Mitchell, SD 57301

Sheila Bauer
405 W 12th Ave
Mitchell, SD 57301

Larry & Meribeth Fink
600 S Burns St
Mitchell, SD 57301

Jimmy & Antoinette Martin
321 W 12th Ave
Mitchell, SD 57301

Daniel Bechen
315 W 12th Ave
Mitchell, SD 57301

Tory & Deborah Kaufman
1125 Sunnyside Ct
Mitchell, SD 57301

September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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

Lois Wilton

OWNER

406 W 12th Mitchell So Dak.

ADDRESS

X

APPROVE

DISAPPROVE

COMMENTS:

September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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 Dennis KAUS
OWNER

408 W 12TH Ave
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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 Gerald and Masialyce Lenocker
OWNER

407 West 13TH AVE.
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

September 13, 2023

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Lincoln Neugebauer on behalf of Candice George has applied for a Variance Permit for a rear yard setback of 19' vs 25' and side corner yard setback of 8' vs 15' to build an attached garage; located at 1203 N Sanborn Blvd, legally described as Lot 12, Block 26, Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 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 Linda (Rehling) Stratton
OWNER

318 West 12th Ave
ADDRESS

☒ APPROVE

☐ DISAPPROVE

COMMENTS:



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 [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: Home Occupation-Yoga Studio

This Application is for the following described real property:

Legal Description: Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davsion County, South Dakota

Property Address: 76 S Harmon Dr

Dated this 30th of August, 2023


APPLICANT

Mary & Jeff Lanning Joint Recobable Living Trust
OWNER



NOTICE OF HEARING

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

YOU ARE HEREBY NOTIFIED that Jeffery & Mary Lanning have applied for a Conditional Use Permit to operate a Home Occupation-Yoga Studio; located at 76 S Harmon Dr, legally described as Lot 5, Block 4, Indianhead 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, September 25, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, October 2, 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 7th day of September, 2023.

Michelle Bathke

FINANCE OFFICER

Publish once: 13th day of September, 2023

Approximate Cost:

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

Troy Helleloid
25 W Harmon Dr
Mitchell, SD 57301

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

Christopher & Camille Culhane
PO Box 156
Midland, SD 57552

Martin Lundeen
Gina Jung
65 S Harmon Dr
Mitchell, SD 57301

James Johnston
67 S Harmon Dr
Mitchell, SD 57301

Bruce Scheurenbrand
Michael Scheurenbrand
2650 Jamacha Rd
APT 147 PMB 264
El Cajon, CA 92019

Austen Iverson
75 S Harmon Dr
Mitchell, SD 57301

Cary & Michelle Fredericksen
902 S Burr St
Mitchell, SD 57301

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

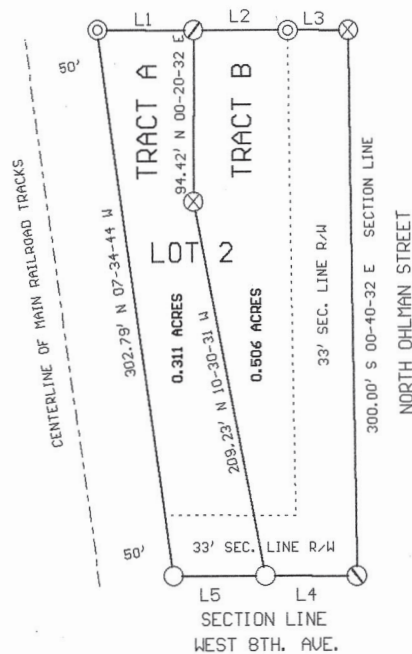
Cuban Family Trust
PO Box 181254
Coronado, CA 92178

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

CJM Consulting Inc
3240 Maui Dr
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

PLAT OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2, IN THE SE1/4 OF SECITON 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



SCALE :

- ⊙ FOUND 5/8" REBAR WITH CAP
- SET LARGE SPIKE
- ⊗ FOUND PK NAIL
- ⊗ SET PK NAIL
- ⊗ CALCULATED CORNER

L1 = 52.52' S 89-44-04 E
 L2 = 51.24' S 89-44-04 E
 L3 = 33.00' S 89-44-04 E
 L4 = 50.18' N 89-43-58 W
 L5 = 50.18' N 89-43-58 W



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH. DAY OF SEPTEMBER, 2023.

THOMAS LYNN WEEK
 REGISTERED LAND SURVEYOR
 REG. NO. 2912

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, MICHAEL BATHKE, AS MEMBER MANAGER OF BIG DOG CONCRETE, LLC, A SOUTH DAKOTA LLC, DO HEREBY CERTIFY, THAT BIG DOG CONCRETE, LLC, A SOUTH DAKOTA LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF TRACT A AND TRACT B, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH ADDITION, AND SHALL IN PROSECUTION OF SUCH PROTECTION CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY THE DEVELOPER OF THIS PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS ____ DAY OF _____, ____.

MICHAEL BATHKE, MEMBER MANAGER

STATE OF _____
 COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL BATHKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS MEMBER MANAGER OF BIG DOG CONCRETE, LLC, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SHEET 1 OF 2

PLAT OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, HERETOFORE FILED IN THE OFFICE OF CITY FINANCE OFFICER OF MITCHELL, SOUTH DAKOTA, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF THE SAID CITY OF MITCHELL, SOUTH DAKOTA; AND WHEREAS, THE CITY PLANNING COMMISSION, IN REGULAR MEETING ASSEMBLED, HAD DULY CONSIDERED SAID PLAT AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR THE CITY OF MITCHELL, SOUTH DAKOTA, HERETOFORE ADOPTED BY THIS COMMISSION;

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE CITY COUNCIL OF THE CITY OF MITCHELL, SOUTH DAKOTA, IS HEREBY RECOMMENDED.

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

CITY PLANNING COMMISSION BY: _____

RESOLUTION OF CITY COUNCIL

WHEREAS, IT APPEARS THAT THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, DID DULY CONSIDER AND DID RECOMMEND THE APPROVAL AND ADOPTION OF THE HEREINAFTER DESCRIBED PLAT, AT ITS MEETING HELD ON THE _____ DAY OF _____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS PREPARED BY THOMAS LYNN WEEK, A DULY LICENSED LAND SURVEYOR IN AND FOR THE STATE OF SOUTH DAKOTA, THAT SAID PLAT IS IN ACCORDANCE WITH THE SYSTEM OF STREETS AND ALLEYS SET FORTH IN THE MASTER PLAN ADOPTED BY THE CITY PLANNING COMMISSION OF THE CITY OF MITCHELL, SOUTH DAKOTA, AND THAT SUCH PLAT HAS BEEN PREPARED ACCORDING TO LAW;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MITCHELL, SOUTH DAKOTA, THAT THE PLAT OF TRACT A AND TRACT B, BIG DOG SUBDIVISION OF THE SOUTH 300 FEET OF LOT 2 IN THE SE1/4 OF SECTION 17, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, PREPARED BY THOMAS LYNN WEEK, A LAND SURVEYOR, BE AND THE SAME IS HEREBY APPROVED AND THE DESCRIPTION SET FORTH HEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

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

FINANCE OFFICER BY: _____

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____.

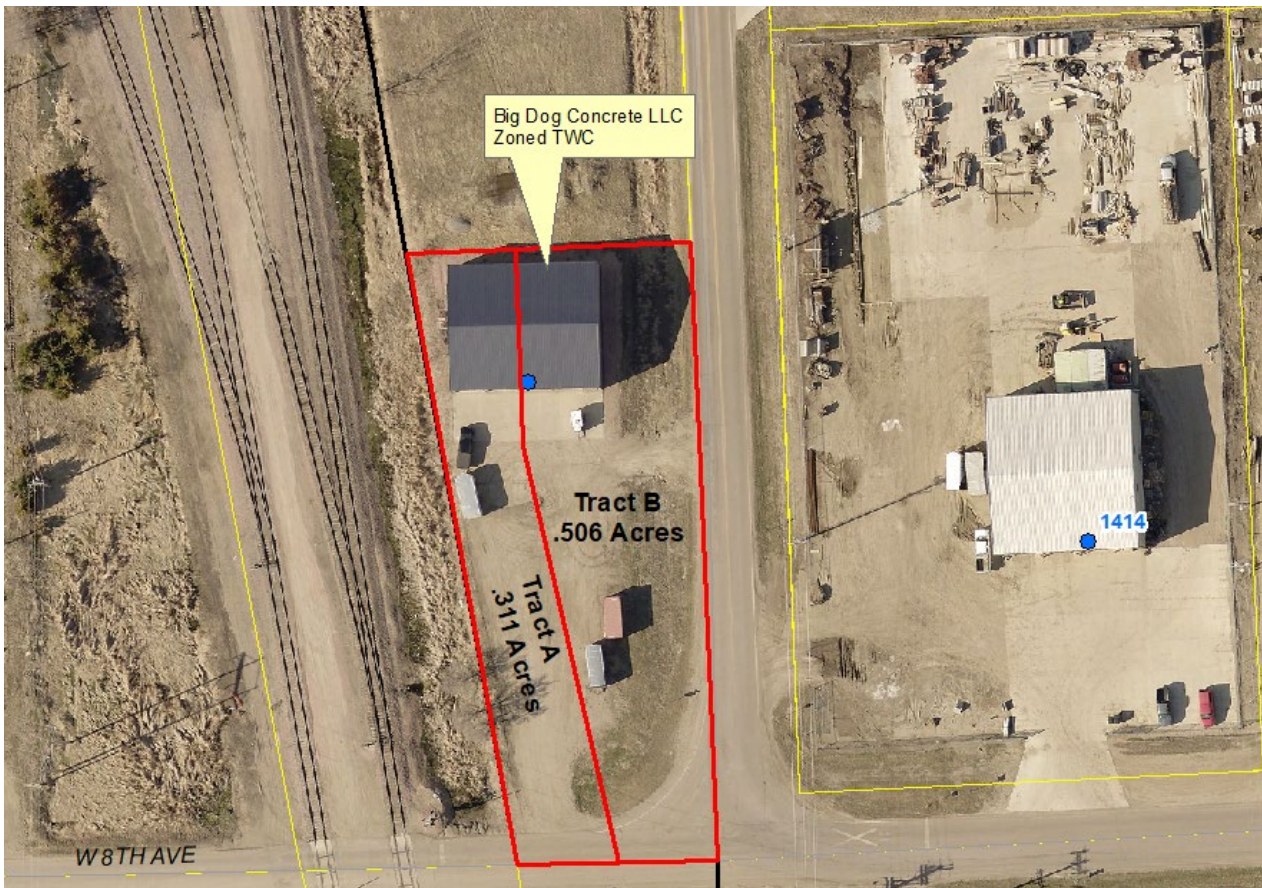
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
605-665-8333



SAM STREET EXTENSION MITCHELL, SOUTH DAKOTA



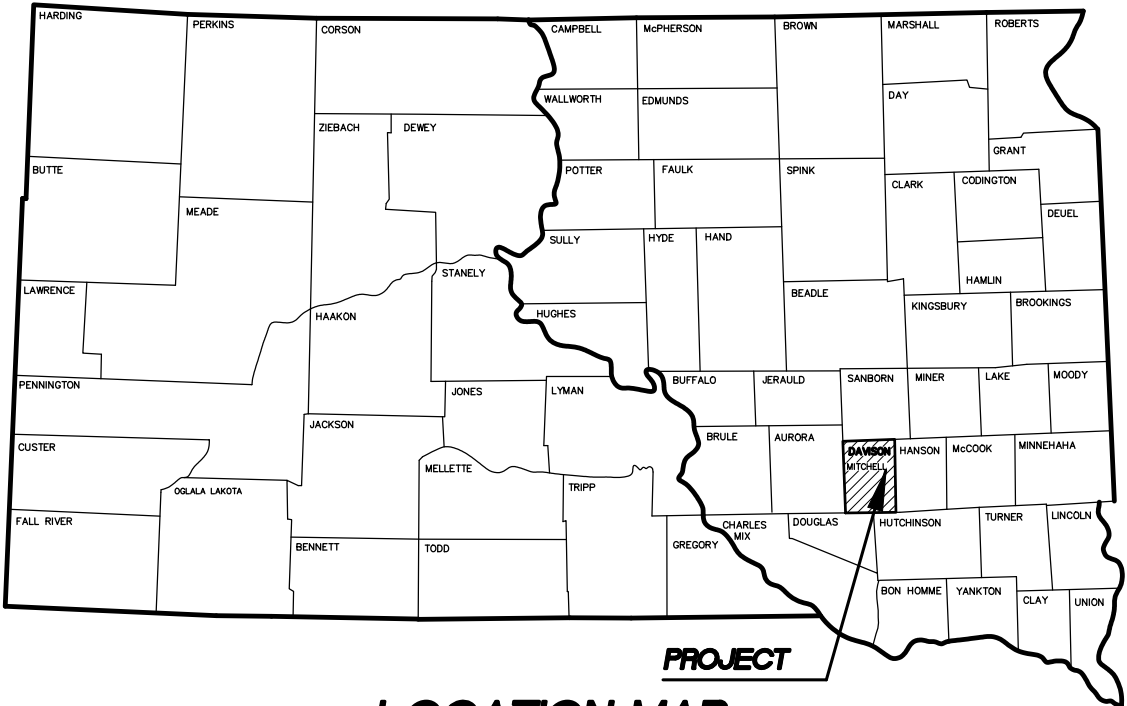
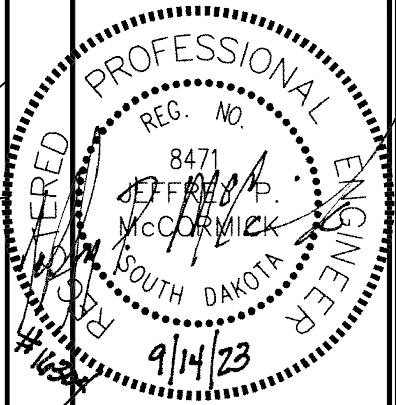
SPN
& Associates

Engineers - Planners - Surveyors

2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.



LOCATION MAP



PROJECT LOCATION

VICINITY MAP

LEGEND

- = Existing Culvert
- = Existing Tree Line
- = Existing Water Line
- = Existing Contour
- = Proposed Contour
- = Existing Property Line
- = Proposed Property Line

INDEX OF SHEETS

- 1 Cover Sheet
- 2 Overall Layout
- 3 Typical Section
- 4 Removal Plan
- 5-10 Grading Plan & Profiles
- 11-12 Erosion Control Plan
- 13-14 General Notes and Specifications
- 15-16 Details
- 17-19 SWPPP

OWNER: CJM CONSULTING

Plan Horiz. Scale:	1" = 30'
Drawn By:	NAP
Checked By:	RWH
Date:	9/14/2023
Project No.:	16304
File Name:	16304-CJM Sam Street Plan Dev

Project Name:

**Sam Street
Extension**

Located in:

**Mitchell,
South Dakota**

Sheet Name:

Cover Sheet

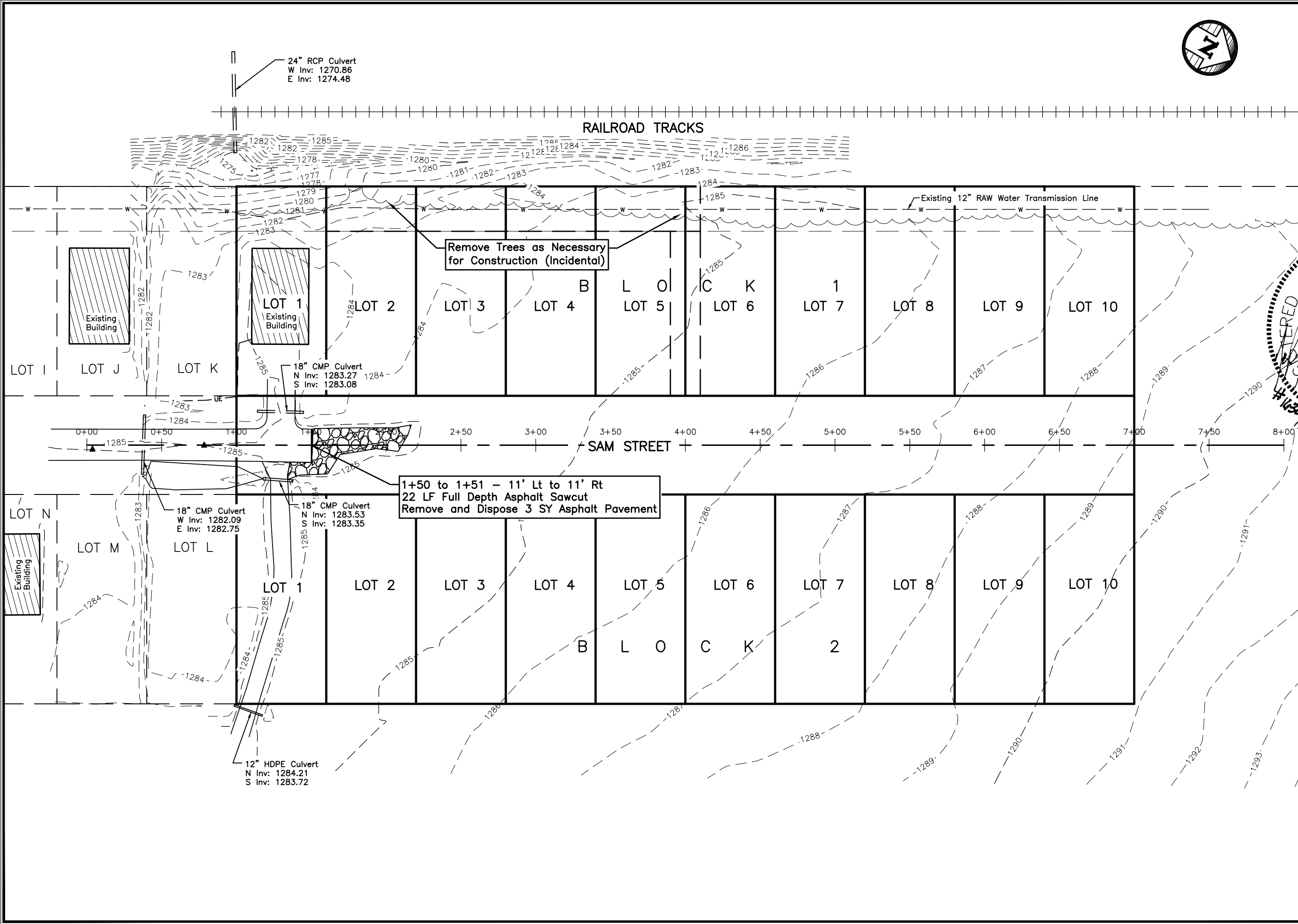
Sheet Number:

1

Total Sheets:

19

G:\Files\CAD\Land Project R2 (Job #s 16000-)\16304-CJM Sam Street Plan Dev.dwg Removal Plan, 9/14/2023 10:18:40 AM, nrupejke



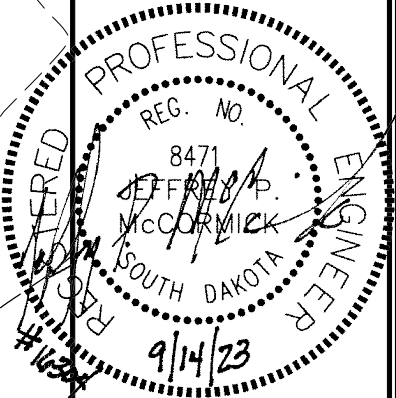
SPN
& Associates

Engineers - Planners - Surveyors

2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.



Plan Horiz. Scale:	1" = 60'
Drawn By:	NAP
Checked By:	RWH
Date:	9/14/2023
Project No.:	16304
File Name:	16304-CJM Sam Street Plan Dev

Project Name:

**Sam Street
Extension**

Located in:

**Mitchell,
South Dakota**

Sheet Name:

Removal Plan

Sheet Number:

4

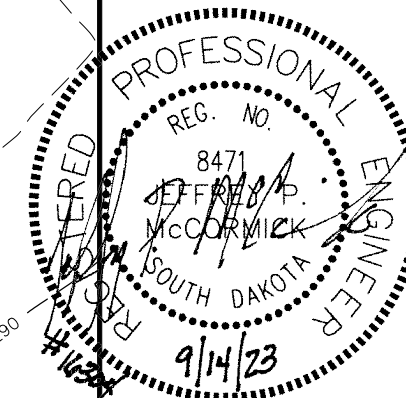
Total Sheets:

19



2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.



File Name:	16304-CJM Sam Street Plan Dev
------------	----------------------------------

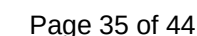
Sam Street Extension

Mitchell,
South Dakota

Overall Grading Plan

2

19







1 Inch = 100 Feet

LEGEND

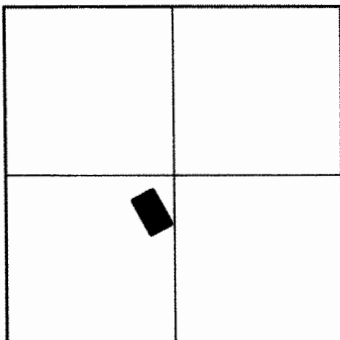
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- WM = WITNESS MONUMENT

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 18.
GRID BEARINGS AND GRID 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.

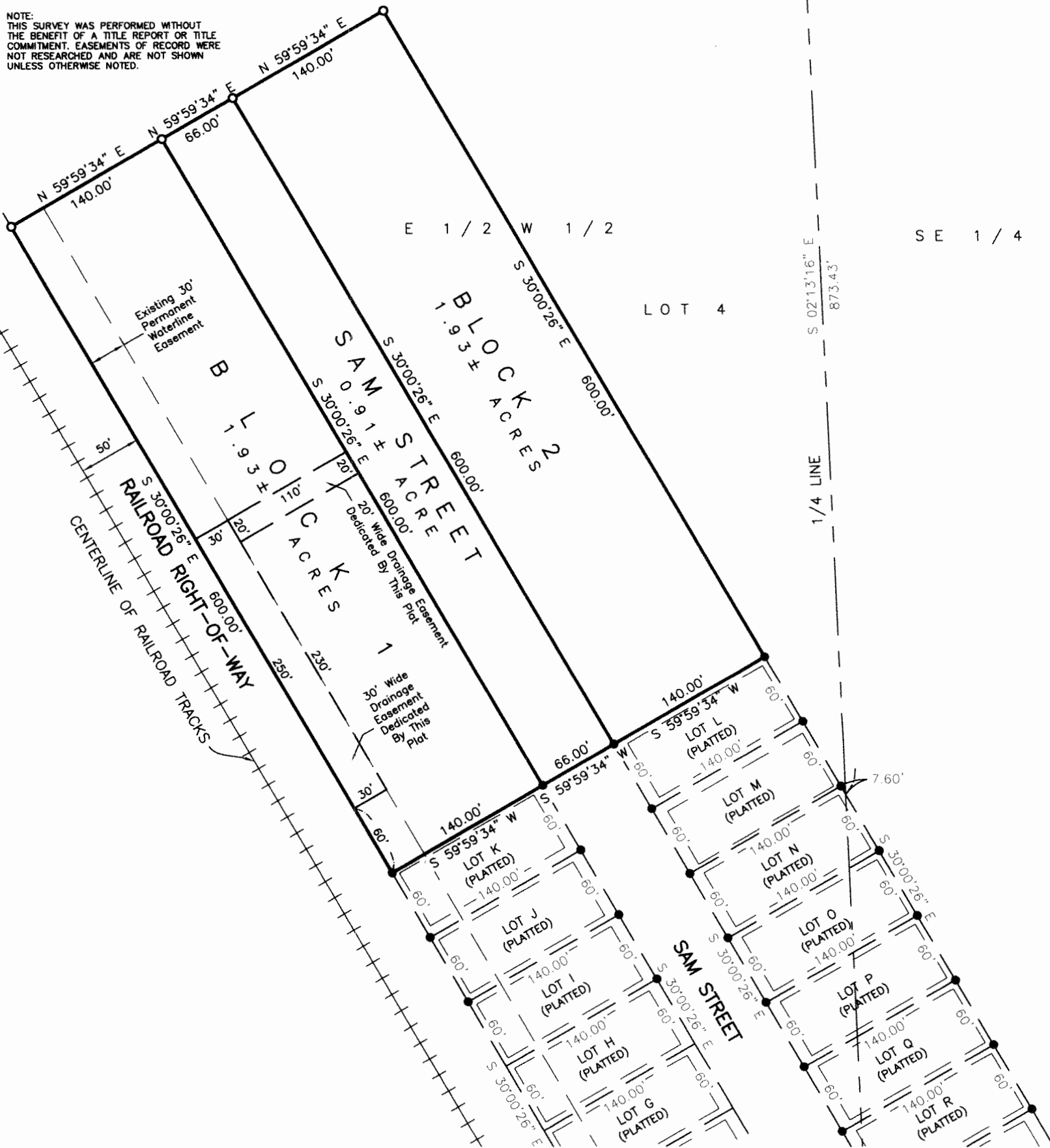
SEC. 31, T 104 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

1/4 LINE

CENTER
OF SECTION
31-104-60



A PLAT OF BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND
A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN
THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE
5TH P.M., 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 Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to September 5, 2023, survey those parcels of land described as follows: BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

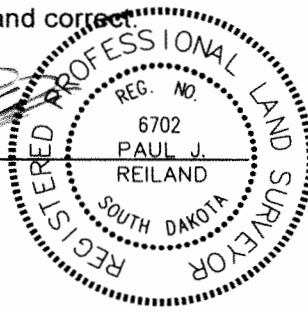
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 15TH day of SEPTEMBER, 2023.

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 _____, 2023.

CORPORATION ACKNOWLEDGMENT

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

RESOLUTION OF CITY PLANNING COMMISSION

RESOLUTION OF CITY COUNCIL

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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 does hereby certify 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 _____, 2023.

Chairperson/Vice Chairperson of the 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, 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.

Dated this _____ day of _____, 2023.

Chairperson/Vice Chairperson of the Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

The undersigned does 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 _____, 2023, approving the above named plat.

Auditor/Deputy Auditor, Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing/proposed approaches is hereby approved. Any change in the location of the existing/proposed approaches shall require additional approval.

By: _____ Title: _____ Date: _____
Highway Authority

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 this 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 BLOCKS 1 AND 2 OF MAUI FARMS SECOND ADDITION AND A PORTION OF SAM STREET, A SUBDIVISION OF PREVIOUSLY PLATTED LOT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Director of Equalization/Deputy Director of Equalization

Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
COUNTY OF DAVISON)SS

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



& 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







1 Inch = 200 Feet

LEGEND

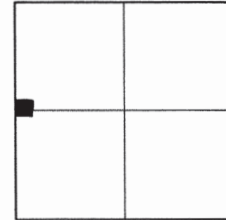
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER P.J.R.-6702
- WM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

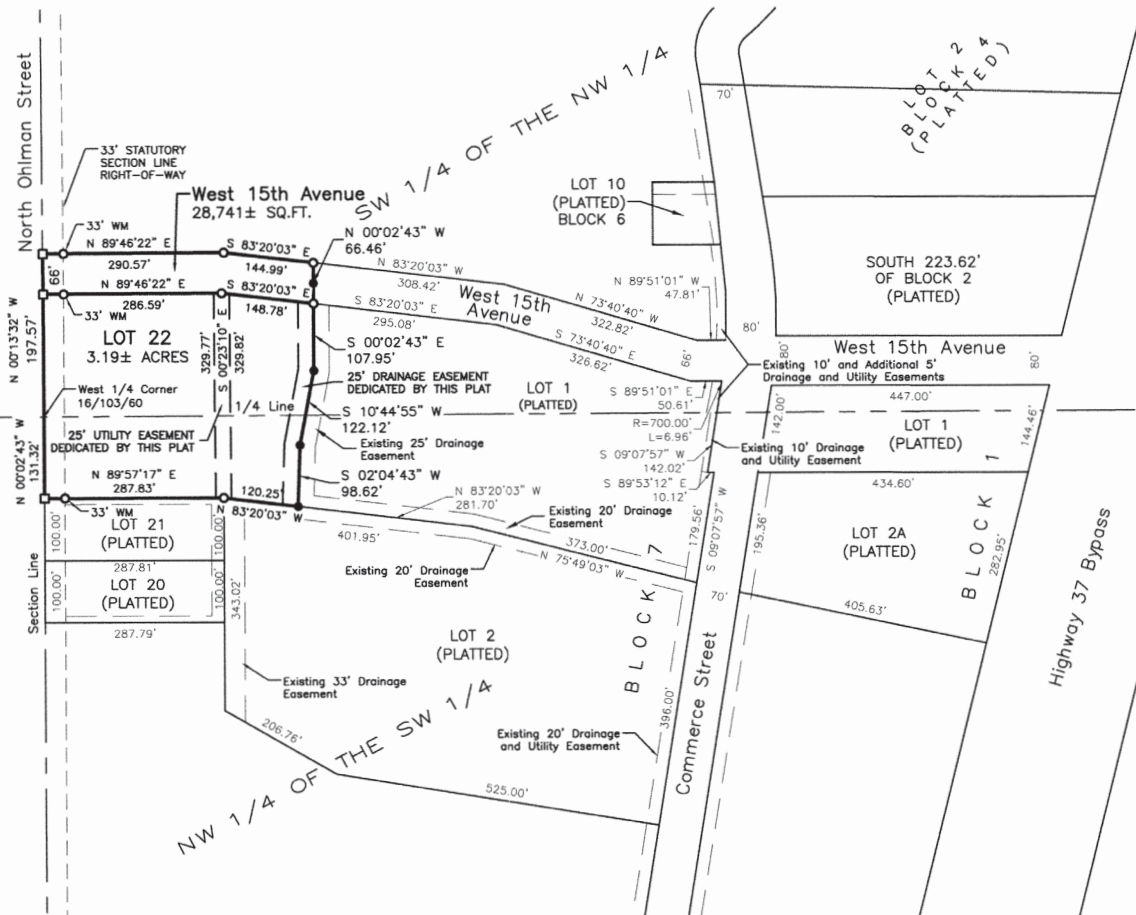
BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING OPS GRID BEARINGS AND GRID DISTANCES

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'



A PLAT OF LOT 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, 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 September 18, 2023, survey those parcels of land described as follows: LOT 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, 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 _____, 2023.

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 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, 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

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in 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; that the plat has been made at the request of CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, 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, as shown by this plat; and CJM Consulting, Inc., a South Dakota corporation, hereby dedicates 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 West 15th Avenue and Lot 22, Block 7 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists North Ohlman Street and a portion of West 15th Avenue. 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 _____ day of _____, 2023.

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 _____, 2023, 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: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, 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, prepared by Paul J. Reiland, 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 22, BLOCK 7 OF WESTWOOD FIRST ADDITION, AND A PORTION OF WEST 15TH AVENUE, 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, prepared by Paul J. Reiland, 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 the City of Mitchell
Planning Commission

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



