



## **Planning Commission Agenda**

City Council Chambers, City Hall, 612 N. Main Street  
November 27, 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: November 13, 2023**
- 6. Schedule Next Meeting: December 11, 2023**
- 7. Variance Permit: Cory Hauser**

Cory Hauser has applied for a Variance Permit for a side yard corner setback of 1.33' vs 20' to construct a 24' wide x 20' metal carport; located at 1420 E Birch Ave, legally described as Lot 12, Block 6, Fairview Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Conditional Use Permit: CJG Properties LLC**

CJG Properties LLC has applied for a Conditional Use Permit to operate a Lodging House & Supportive Living Home; located at 918 Court Merrill, legally described as Lot A except the north 8 feet, Block 3, University Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 9. Plan Approval: Randy Wittstruck, 1005 S Kimball St, zoned Highway Business District**
- 10. Plan Approval: Don DeBoer, 1327 E Havens Ave, zoned Highway Business District**
- 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.



Planning Commission  
City Council Chambers, City Hall, 612 N. Main Street  
November 13, 2023

**1. Call to Order**

Chairperson Larson called the November 13, 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, Genzlinger, Jirsa (telophoncially), Larson, Osterloo, Penney, Schmitz, Sonne.

Absent:

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

**5. Approval of Previous Minutes: October 23, 2023**

Motion by Osterloo, seconded by Genzlinger to approve the proposed minutes of the October 23, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

**6. Schedule Next Meeting: November 27, 2023**

Motion by Genzlinger, seconded by Penney to set the date for the next Planning Commission meeting for November 27, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

**7. Conditional Use Permit: Jaun'l Gibson**

Jaun'l Gibson has applied for a conditional use permit to operate a Family Residential Daycare; located at 613 E 3<sup>rd</sup> Ave, legally described as Lot 4, Block 37, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2

Single Family Residential District.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response in favor that made that the packet and two in favor that did not make the packet but were handed out at the meeting. The applicant was not present to answer questions.

Jenniges explained that the applicant has been made aware of the conditions placed upon family residential daycare and that Fire Marshall Sandoval had completed his inspection with no concerns.

Motion by Penney, seconded by Schmitz to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – aye, Schmitz – aye, Sonne – aye. 7 aye, 0 nay; motion carried.

#### **8. Plan Approval: Independant Viking Glass-1908 W Havens Ave, zoned Highway Business District**

Jenniges explained HT Construction has requested to build a 50' wide x 56' long cold storage shed for Independant Viking Glass. Jenniges noted that since the width is 50' wide it will not require an engineered stamped structural plan. Also noted is that they are building over an already impermeable surface so it will not affect the drainage.

The applicant was not present to answer questions.

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

#### **9. Plan Approval: Marco's Pizza-605 S Sanborn Blvd, zoned Highway Business District**

Jenniges explained the applicant is dividing the building into two separate stores. Marco's Pizza will continue on the north side and a new smoothie shop will open on the south side.

They will have a drive thru window on the south side of the building and are using the alley to the west as their access point to the drive thru window. There is no order board as orders are called in ahead of time or taken at the window like the smaller coffee shops around town.

Jenniges noted that the city has some concerns using the alley for their primary entrance. However it was noted that the church also uses the alley before it's paved parking starts.

Schroeder stated that since this is an existing building/business, the city will allow it, but if it were a new build they would not

The applicant was not present to answer questions.

Sonne asked if the city were to do an assessment on the alley who would pay for it?

Schroeder laid out the process for assessments which would go to abutting land owners. The city will monitor complaints, if any, about the alley due to increased traffic in it and proceed accordingly.

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

**10. Rezone Hearing and Recommendation: Mitchell Area Housing Inc on behalf of Avera Queen of Peace, land east of the hospital and south of 8th Ave to their existing parking lot, be rezoned from Ridge View on Foster Planned Development District & High Density Residential District (R4) to Medium Density Residential District (R3) and High Density Residential District (R4)**

Mitchell Area Housing Inc (MAHI) on behalf of Avera Queen of Peace is requesting the following zoning change:

Lot D-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R3 Medium Density Residential District; all to be platted as Lots 1 through 17, Block 1, Ridge View on Foster Addition.

Portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R4 High Density Residential District to be platted as portion of Lot 1, Block 3, Ridge View on Foster Addition.

Portion within Lot R-1 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R4 High Density Residential District to be platted as portion of Tract DR1, Ridge View on Foster Addition.

Portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from Planned Development District known as Ridge View on Foster Planned Development District to R4 High Density Residential District to be platted as a portion Lot 1, Block 3, Ridge View on Foster Addition.

Portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to remain R4 High Density Residential District to be platted as a portion Lot 1, Block 3 and all of Lots 2 through 4, Block 3, Ridge View on Foster Addition.

Portion within Irregular Tract 1 except Lot “NWPS” in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to remain R4 High Density Residential District to be platted as a portion Tract DR1; Block 2; Lots 1 and 2, Block 4, Ridge View on Foster Addition.

North 183' of Irregular Tract 2 in the NW ¼ of Section 23, T 103 N, R 60 W, Platted Various, City of Mitchell, Davison County, South Dakota from R4 High Density Residential District to remain R4 High Density Residential District to be platted as Lots 1 through 13, Block 5; Block 6, Ridge View on Foster.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There was one response with concerns about traffic that made the packet as well as one response against that made the packet. There were two responses against that did not make the packet and one response in favor that did not make the packet but were handed out at the meeting. The applicant was present to answer questions.

Jenniges explained this was rezoned in 2020 and the location in the zoning ordinance was written over with the Lakeridge Development, so because of that clerical error it needs to be recodified and the previous layout of the lots doesn't match exactly what the PUD was so that also required changes. The proposed plat in 2020 was never approved, so the legals still revert back to the previous 4 parcels. There are portions of R4 that are also just being recodified as R4 to clear up any confusion and have the whole Ridge View on Foster Development be done as one completed item.

Terry Sabers representing MAHI stated the need for housing and, more importantly, workforce housing. Because of the clerical error, they decided to do away with the PUD previously approved and just use the existing zoning in the area of R3 and R4. They have an agreement with MTC to build residential dwellings along 8th Ave that will match the existing R3 houses. Lot 10 on the corner is a bigger lot and could have a twin home on it.

Mike Lauritsen of MADC stated a recent study showing the need for 400 houses within the next 10 years and Mitchell is only building 20 a year, so there is a shortage. There is 8 million in infrastructure costs and with the grants they have or are expecting to receive they will be able to cut the cost of the lots down to \$25,000 instead of \$80,000 to \$90,000 per lot.

Larson questioned if there are any infrastructure issues in the development to which Schroeder states there are none that can't be resolved during the design of the project.

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

**11. Plat: Lots 1 through 17, Block 1; Tract DR1; Block 2; Lots 1 through 4, Block 3; Lots 1 and 2, Block 4; Lots 1 through 13, Block 5; Block 6; Nagle Lane; Peace Place; Nursia Drive; and North Calhoun Street, All in the Ridge View on Foster Addition in the NW ¼ of Section 23, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Avera Queen of Peace**

Jenniges explained this plat goes along with the rezone that was just recommended for approval in the prior item. The plat meets all zoning code regulations. There will have to be a resolution to change an existing road name to Nusia Drive where there is only one parcel addressed on that road and they have no issues with it.

Carolyn Knight, resident at 1700 Bridle Dr, stated she had sent a letter with her concerns

about the rezone and development. Her and her husband are retired and her husband is in memory care. They moved to this location from 601 E 6th to get away from all the traffic. She has concerns about what costs she will have to incur if the project moves forward. Also, she believes the cart is in front of the horse as the ground breaking has already taken place for the project.

Terry Sabers said with the grants they are looking at receiving there should be no cost to her for the development or if there is they are willing to work with her on it.

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

**12. Plat: Lot A of Jerry's Addition in the NW 1/4 of Section 29, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Jerry Claseman**

Jenniges explained this is outside the city limits but within the ETJ, so it is the city's zoning jurisdiction. It is located within 3 miles of city limits, so the county also has to hear the plat which the County Planning Commission has already done and approved at their Nov 7 meeting and the County Commission will hear it at their Nov 14 meeting. This is zoned Highway Business. They are combining a couple of different parcels so there will be some vacated lot lines. Ingress/egress will be from W Havens but will have to be approved by the County Highway Superintendent prior to an approach being installed. The plat meets all zoning requirements. The applicant was present to answer questions.

Jerry Claseman stated they have no plans at this time for the lot, he is just giving it to his daughter and son-in-law.

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

**13. Plat: Tract 1 of Horseman's Addition to the City of Mitchell, Davison County, South Dakota; as requested by Horseman Sports Inc**

Jenniges explained the applicant is selling the land to an abutting landowner which is already encroaching upon their land. There is an undeveloped platted public alley that the city would have no issues with the neighbors getting together to petition to vacate. Ingress/egress is from Rowley St. The plat meets all zoning requirements. The applicant was not present to answer questions.

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

**14. Other Business:**

None.

**15. Public Input:**

None.

**16. Adjourn**

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

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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: 1.33' vs 20' side yard corner setback for construction of a 24' wide x 20' deep metal carport

☐ **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:

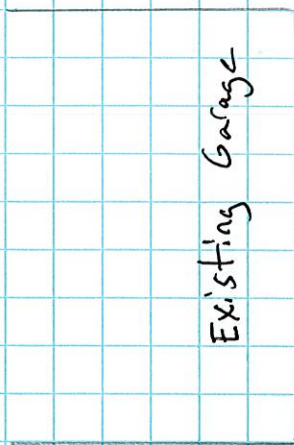
**Legal Description: Lot 12, Block 6, Fairview Addition, City of Mitchell, Davison County, South Dakota**

**Property Address: 1420 E Birch Ave, Mitchell, SD 57301**

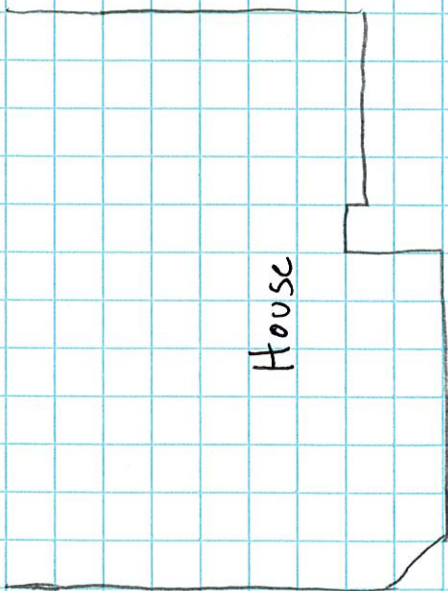
Dated this 3<sup>rd</sup> of November, 2023

APPLICANT

  
Cory Hauser & Megumi Yamazaki  
OWNER



39' 6"



1420 E BIRCH AVE.

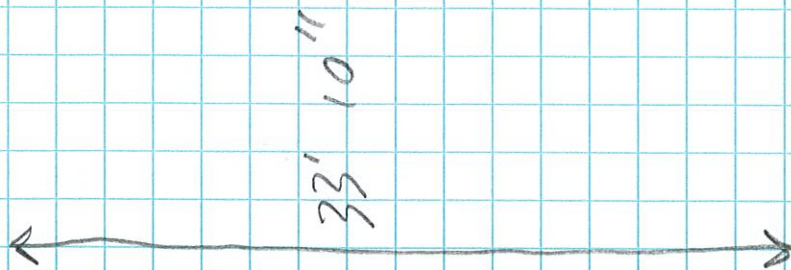
CORY HAUSER

775-351-6050

20' Deep x 24' wide

10' - 10 1/2' sides

metal Carport



curb







## 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 Cory Hauser has applied for a Variance Permit for a side yard corner setback of 1.33' vs 20' to construct a 24' wide x 20' metal carport; located at 1420 E Birch Ave, legally described as Lot 12, Block 6, Fairview 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, November 27, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, December 4, 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 9<sup>th</sup> day of November, 2023.

Michelle Bathke

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FINANCE OFFICER

Publish once: 15<sup>th</sup> day of November, 2023

**Approximate Cost:**

Cory Hauser  
1420 E Birch Ave  
Mitchell, SD 57301

Clarke Companies LLC  
47035 250<sup>th</sup> St  
Baltic, SD 57003

Thomas & Trudy Pavlin  
817 E Hanson Ave  
Mitchell, SD 57301

Ricky & Sharon Youngbluth  
1501 E Ash Ave  
Mitchell, SD 57301

Bobbi & Jason Kurtenbach  
1505 E Ash Ave  
Mitchell, SD 57301

Robert Shank  
728 S Kimball St  
Mitchell, SD 57301

Troy & Deborah Kaufman  
1125 Sunnyside Ct  
Mitchell, SD 57301

Hauser Rentals LLC  
2021 W 23<sup>rd</sup> Ave  
Mitchell, SD 57301

Riley Harrington  
1500 E Birch Ave  
Mitchell, SD 57301

Elvina Maiden  
PO Box 634  
Mitchell, SD 57301

The Phoenix Community LLC  
C/O Dan Ries  
1401 E Birch Ave  
Lot 15  
Mitchell, SD 57301

Amanda Murray  
1501 E Birch Ave  
Mitchell, SD 57301

Lars & Ronda Christenson  
1503 E Birch 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 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: Lodging House & Supportive Living Homes

This Application is for the following described real property:

**Legal Description: Lot A except the north 8 feet, Block 3, University Addition, City of Mitchell, Davison County, South Dakota**

**Property Address: 918 Court Merrill**

Dated this 8<sup>th</sup> of November, 2023

APPLICANT

CJG Properties LLC  
OWNER

A handwritten signature in black ink, appearing to read "CJG", is written over a horizontal line.



## 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 CJG Properties LLC has applied for a Conditional Use Permit to operate a Lodging House & Supportive Living Home; located at 918 Court Merrill, legally described as Lot A except the north 8 feet, Block 3, University 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, November 27, 2023, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, December 4, 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 9<sup>th</sup> day of November, 2023.

Michelle Bathke

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FINANCE OFFICER

Publish once: 15<sup>th</sup> day of November, 2023

**Approximate Cost:**

CJG Properties LLC  
909 N Main St  
Mitchell, SD 57301

Michael & Carolyn Sivik  
916 Court Merrill  
Mitchell, SD 57301

Stephanie Vaughan  
912 Court Merrill  
Mitchell, SD 57301

Ryan & Stacy Buckley  
908 Court Merrill  
Midland, SD 57552

Ken & Laurie Chenoweth  
917 S Duff St  
Mitchell, SD 57301

Mark & Kathleen Budahl  
923 S Duff St  
Mitchell, SD 57301

Daniel & Julie Meylor  
730 E 14<sup>th</sup> Ave  
Mitchell, SD 57301

Sherri Kitto  
914 S Duff St  
Mitchell, SD 57301

Duane & Constance Deboer  
2402 Miller Pl  
Oacoma, SD 57365

Wayne & Roswitha Konz  
1008 Court Merrill  
Mitchell, SD 57301

Eric & Valerie Gebhart  
1010 Court Merrill  
Mitchell, SD 54301

Benjamin & April Grenier  
321 Milan Ave  
Mitchell, SD 57301

Jordan Steffen  
307 Milan Ave  
Mitchell, SD 57301

William Parks  
Michele Cork  
1022 S Duff St  
Mitchell, SD 57301

Keith & Lisa Johnson  
315 Milan Ave  
Mitchell, SD 57301

Jeanice & Gene Anderson  
1004 S Duff St  
Mitchell, SD 57301

Preston Skinner  
Morgan Turner  
1006 S Duff St

Kyle Quiram  
1008 S Duff St  
Mitchell, SD 57301

Pat Weber  
1012 S Duff St  
Mitchell, SD 57301

Danny & Margaret Stolp  
300 McCabe St  
Mitchell, SD 57301

Melissa Herr-Valburg  
304 McCabe St  
Mitchell, SD 57301

Jason Spicer  
308 McCabe St  
Mitchell, SD 57301

Kathleen Young  
Owen Anderson  
312 McCabe St  
Mitchell, SD 57301

2BH Investments LLC  
320 McCabe St  
Mitchell, SD 57301

CB Rentals LLC  
417 E Switch Grass Tr  
Brandon, SD 57005

Abbott House Inc  
PO Box 1085  
Mitchell, SD 57301

November 21, 2023

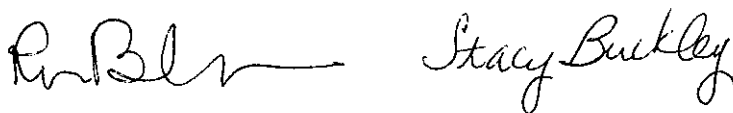
City of Mitchell  
Public Works  
612 North Main Street  
Mitchell SD 57301

Re: Conditional Use Permit of CJG Properties LLC located at 918 Court Merrill

To Whom It May Concern:

We have lived in our house for close to thirty years and have come to love and appreciate our neighborhood and home. Many of the neighbors have also been living here for long periods of time so we have become friends, and we watch out for each other. We have heard that the plans for the house at 918 Court Merrill could be a rental, halfway house or used by the Salvation Army to house homeless individuals. We are a quiet residential neighborhood with single family homes, and we would prefer to keep it that way. A structure filled with 6-12 transient individuals we feel would have a significant effect on what our home value is and what we could sell it for. As homeowners we have worked hard to improve our house and landscaping to not only enjoy but as an investment to be sold during retirement. We have put decades and countless hours into improving the value of our home. We have concerns not only about the effect on our house value but also safety and traffic concerns with 6-12 transient individuals moving into one house.

We disapprove of the conditional use permit by CJG Properties LLC at 918 Court Merrill.

The image shows two handwritten signatures in black ink. The signature on the left is 'Ryan Buckley' and the signature on the right is 'Stacy Buckley'. Both are written in a cursive, flowing style.

Ryan and Stacy Buckley  
908 Court Merrill

