



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
January 22, 2024

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: January 8, 2024**
- 6. Schedule Next Meeting: February 12, 2024**
- 7. Variance Permit: Levi Fisher**

Levi Fisher (prospective home buyer) has applied for a Variance Permit for a side yard corner lot setback of 18' vs 20' to build an 8' x 18' addition onto the house; located at 601 S Edmunds St, legally described as All of Lot 1 and the North 9' of Lot 2, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Plat: Tract 1 of Gene's Addition in the NW 1/4 of Section 34, T 104 N, R 61 W of the 5th P.M., Davison County, South Dakota; as requested by Gene and Craig Stehly**
- 9. Other Business:**
- 10. 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.
- 11. 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
January 8, 2024

1. Call to Order

Chairperson Larson called the January 8, 2024 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 (telephonically), Larson, Osterloo, Schmitz, Sonne.

Absent: Penney

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

3. Declaration Of Conflicts Of Interests

Jirsa item #9.

4. Approve Agenda

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

5. Approval of Previous Minutes: December 11, 2023

Motion by Sonne, seconded by Schmitz to approve the proposed minutes of the December 11, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

6. Schedule Next Meeting: January 22, 2024

Motion by Schmitz, seconded by Osterloo to set the date for the next Planning Commission meeting for January 22, 2024. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

7. Plat: Tract 1A of Nedved Addition, in the NE 1/4 of the SE 1/4 of Section 8, T 102 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Jason Nedved

Jenniges stated this plat is outside the ETJ but within 3-miles of city limits. Zoning jurisdiction is the counties. The applicant owns Tract 1 which will now be vacated and will now own Tract 1A. The plat meets all county zoning requirements. The County Planning Commission approved it on January 3 and County Commission will hear it on January 9. The applicant was not present to answer questions.

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

8. Plat: Lots 13 thru 21 and Meadows Court of Iverson's Addition, located in Lot B of the SE 1/4 of Section 33, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota; as requested by Melisa Crago

Jenniges stated this is located within the ETJ but since it is outside city limits the county has to hear it as well. The county Planning Commission approved the plat on January 3 and the County Commission will hear the plat on January 9. The applicant had platted Lot 12 and a portion of Meadows Court in 2019. The applicant was not present to answer questions.

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

9. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #32

Justin Johnson gave an overall explanation of the TIF. Krohmer Plumbing is remodeling the old Shopko building and expanding the size of what their existing showroom was. Also, they are using the remainder of the space for a potential retail space. The state classifies this TIF as economic development. He also noted city staff did their review and it met the project criteria.

Ellwein noted that this TIF is a grant pass through.

Don Petersen, representing Krohmer Plumbing, explained that this TIF will help expand Krohmer Plumbing. The bigger showroom and space overall will create 25 more jobs due to increased business. Also, with the leftover space in the building, they are developing a retail space. He said they are using the TIF dollars for the showroom and to develop the new retail space.

Frank Krohmer stated they are currently working to bring in two national retail chains into the extra space.

Motion by Schmitz, seconded by Osterloo, to set the boundaries for TIF District #32 to include the following:

Lot G-3-A, a portion of the South 500 Feet of Lot G-3 in the Northwest Quarter (NW ¼) of Section 15, Township 103 North, Range 60 West of the 5th P.M., City of Mitchell, Davison County, South Dakota, as shown on the Plat recorded in the Book 14 of Plats, Page 87; Less Lot G-3D, as shown on the Plat recorded in Book 14 of Plats, Page 103; and Less Lot G-3E, as shown on the Plat recorded in Book 21 of Plats, Page 29.

Roll call vote: Genzlinger – aye, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

Motion by Genzlinger, seconded by Schmitz to approve the project plan and recommend approval of TIF District #32. Roll call vote: Genzlinger – aye, Jirsa – abstain, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 5 aye, 0 nay, 1 abstain, 1 absent; motion carried.

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Larson adjourned the meeting at 12:17 P.M.

Jay A. Larson
Planning Commission Chairperson



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, 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, plats being the exception.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. 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** *\$250 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** *\$150 application fee due with application.*

- Description of Variance: Side yard corner lot setback of 18' vs 20'
- Description of Hardship: Applicant would like to build an 8' x 18' addition onto the existing house.

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

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

☐ **Plat Application** *\$100 application fee due with application*

This Application is for the following described real property:

Legal Description: All of Lot 1 and the North 9' of Lot 2, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota.

Property Address: 601 S Edmunds St

Dated this 27th of December, 2023

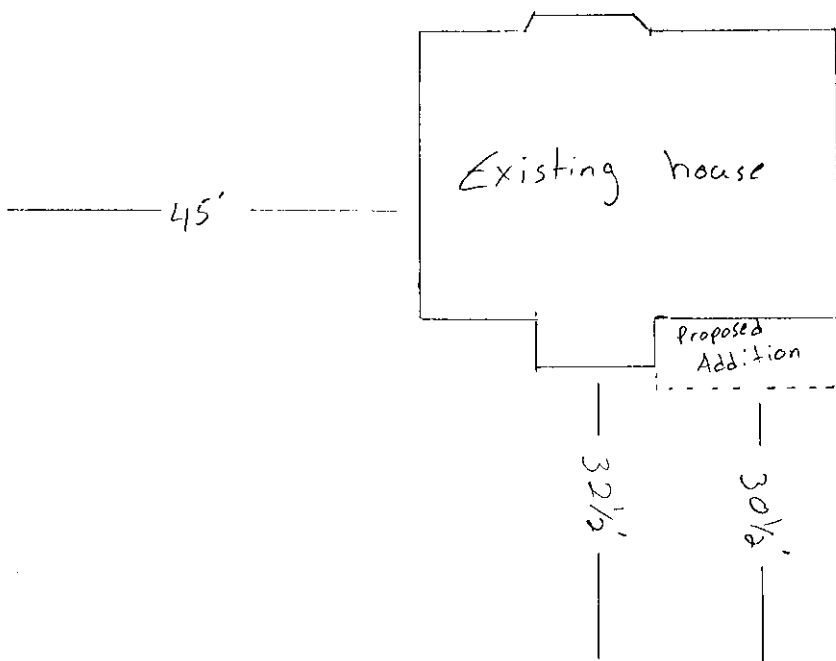
Levi Fisher-Pro prospective Home Buyer
APPLICANT

Current Abul Shaifulla
OWNER





S. Edwards St



W. Douglas Ave

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 Levi Fisher (prospective home buyer) has applied for a Variance Permit for a side yard corner lot setback of 18' vs 20' to build an 8' x 18' addition onto the house; located at 604 S Edmunds St, legally described as All of Lot 1 and the North 9' of Lot 2, Block 8, Van Eps 2nd 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, January 22, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, February 5, 2024 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 4th day of January, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 10th day of January 2024

Approximate Cost:

Levi Fisher
504 N Rowley St
Mitchell, SD 57301

Abul Shaifulla
PO Box 203
Vermillion, SD 7069

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Jon & Karen Gedstad
518 S Wisconsin St
Mitchell, SD 57301

Robert Nelson
522 S Wisconsin St
Mitchell, SD 57301

Rosemary Maine
600 S Wisconsin St
Mitchell, SD 57301

Allan Wibben
Jackie Bollock-Wibben
604 S Wisconsin St
Mitchell, SD 57301

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

Jennifer & Bjorn Krause
612 S Wisconsin St
Mitchell, SD 57301

Stacy Johnson
515 W Edmunds St
Mitchell, SD 57301

R & M Rentals LLC
723 E 7th Ave
Mitchell, SD 57301

Seth Soesbe
521 W Edmunds St
Mitchell, SD 57301

Susan Vanderheiden
605 S Edmunds St
Mitchell, SD 57301

Gary & Margaret Schlaffman
2240 E Spruce St
Mitchell, SD 57301

David Boos
821 E 4th Ave
Mitchell, SD 57301

Grace Baptist Church of Mitchell
Greg Patton Properties LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Grace Baptist Church of Mitchell
PO Box 67
Mitchell, SD 57301

Robert Titze
610 S Edmunds St
Mitchell, SD 57301



January 10, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Levi Fisher (prospective home buyer) has applied for a Variance Permit for a side yard corner lot setback of 18' vs 20' to build an 8' x 18' addition onto the house; located at 604 S Edmunds St, legally described as All of Lot 1 and the North 9' of Lot 2, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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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 Destiny Rohrer
OWNER

514 S Edmunds
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

January 10, 2024

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YOU ARE HEREBY NOTIFIED that Levi Fisher (prospective home buyer) has applied for a Variance Permit for a side yard corner lot setback of 18' vs 20' to build an 8' x 18' addition onto the house; located at 604 S Edmunds St, legally described as All of Lot 1 and the North 9' of Lot 2, Block 8, Van Eps 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.

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I/We


OWNER

~~516~~ 5 Edmunds 608 S Wisconsin

ADDRESS



APPROVE

DISAPPROVE

COMMENTS:

January 10, 2024

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I/We Stacy Johnson
OWNER

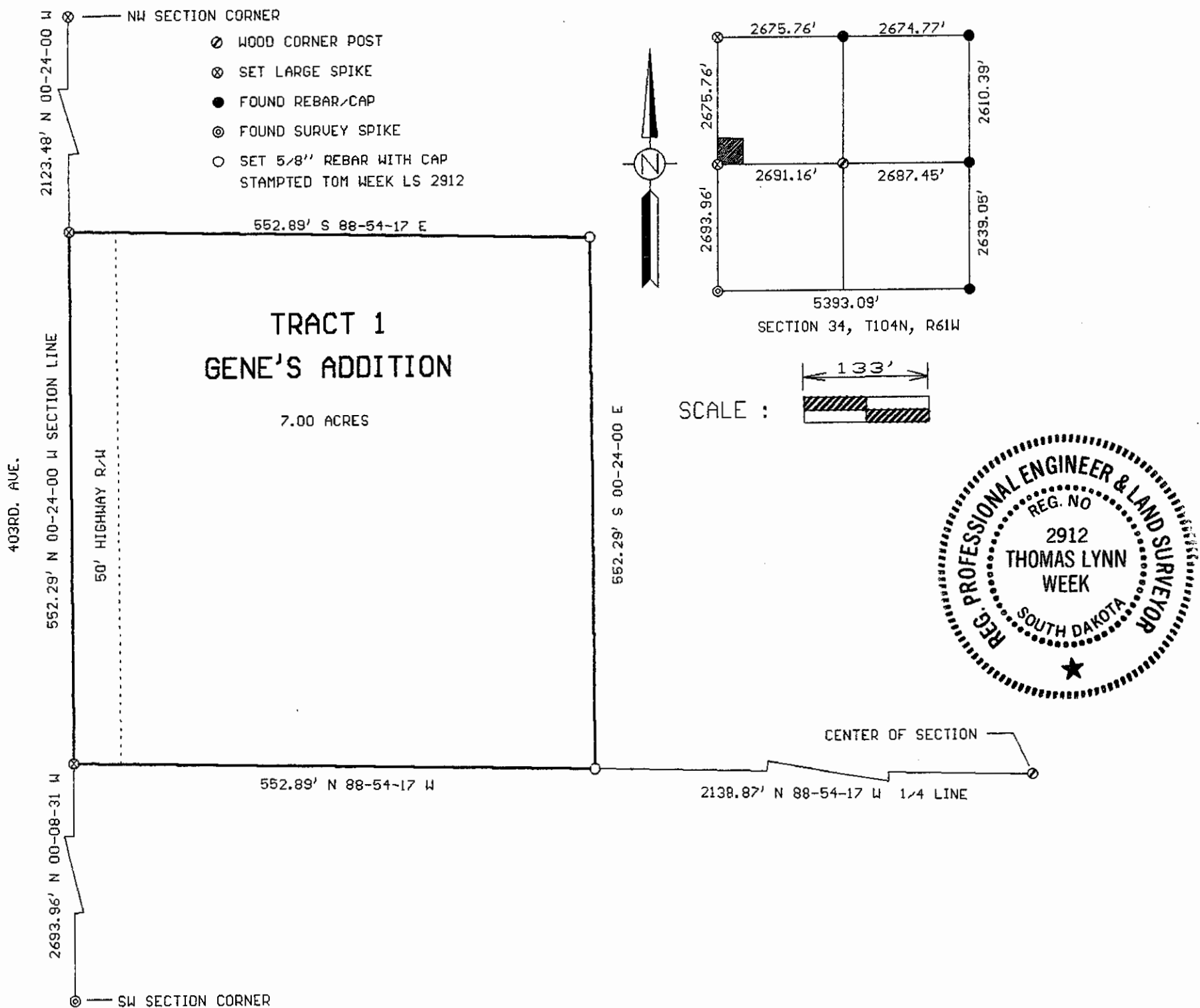
515 South Edmunds Street.
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS: None.

PLAT OF TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34,
T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 3RD. DAY OF DECEMBER, 2023.

Thomas Lynn Week
THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THERE IS NO ACCESS TO TRACT 1 OF GENE'S ADDITION, FROM 403RD. AVE. ANY ACCESS WILL REQUIRE APPROVAL.

THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY AUTHORITY

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.

PLAT OF TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, DONALD GENE STEHLY AND PAUL CRAIG STEHLY, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR 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 GENE'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE WEST SIDE OF GENE'S ADDITION. 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 _____, _____, DONALD GENE STEHLY PAUL CRAIG STEHLY

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONALD GENE STEHLY AND PAUL CRAIG STEHLY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

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

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____.

COUNTY AUDITOR/DEPUTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

PLAT OF TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACT 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., 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 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., 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 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., 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 1 OF GENE'S ADDITION IN THE NW1/4 OF SECTION 34, T104N, R61W OF THE 5TH. P.M., 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.

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
1-605-665-8333

Location between 248th St and 250th St on 403rd Ave

