



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
February 12, 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 22, 2024**
- 6. Schedule Next Meeting: February 26, 2024**
- 7. Plat: Lots 1 and 2 of Bowman's Addition in the Southeast Quarter of Section 17, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota; as requested by Bowman Family Trust**
- 8. Variance: Kayla Fluth**

Kayla Fluth has applied for a Variance Permit for a side yard setback of 1' vs 3' to tear down existing garage and build a new 20' x 24' garage; located at 802 W 2nd Ave, legally described as Lot 15, Block 92, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 9. Plat: Lots 11 and 12, Block 5 of Woodland Heights First Addition, a subdivision of Lot 3, Crane's Addition in the SE ¼ of Section 34, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; as requested by Ethan Coop Lumber**
- 10. Other Business:**
- 11. Public Input:**

If you need to address the Board on an item that was not on the agenda, excluding personnel items, please come forward to the podium and state your name and your concern. Presentations are limited to three minutes. Items will be considered but no action will be taken at this time.
- 12. Adjourn**

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



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

1. Call to Order

Chairperson Larson called the January 22, 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, Havlik, Jirsa (telephonically), Larson, Schmitz.

Absent: Osterloo, Sonne.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: January 8, 2024

Motion by Genzlinger, seconded by Schmitz to approve the proposed minutes of the January 8, 2024 Planning Commission meeting. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: February 12, 2024

Motion by Schmitz, seconded by Havlik to set the date for the next Planning Commission meeting for February 12, 2024. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – absent, Schmitz – aye, Sonne – absent. 5 aye, 0 nay, 2 absent; motion carried.

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.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were three letters received in favor that made the packet and one in favor that did not make the packet. Jenniges explained the existing house is a legal non-conforming structure. It is a triplex and the applicant would like to turn it back into a single family dwelling and put an addition on for a bigger master bedroom suit. The applicant was present to answer questions.

Larson noted the addition would be outside the site triangle, and it's on a 50' lot with an extra 9' because it's on the corner.

Genzlinger noted other structures in the area closer than the requested setback.

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

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

Jenniges noted this plat is not within the ETJ but within 3 miles of city limits, so therefore it is the county's zoning jurisdiction. The county has heard and approved the plat and variance required for a residence under 25 acres.

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

9. Other Business:

None.

10. Public Input:

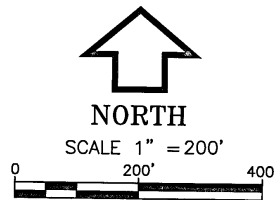
None.

11. Adjourn

Chairperson Larson adjourned the meeting at 12:10 P.M.

Jay A. Larson
Planning Commission Chairperson

IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH,
RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA



- P — PLAT DISTANCE
- R — RECORD DISTANCE
- A — SURVEYED DISTANCE
- C.T.P. — CRIMPED TOP PIPE
- O.T.P. — OPEN TOP PIPE
- S.D.H. — STAR DRILL HOLE
- "X" — CHISELED "X" IN CONCRETE
- — FOUND SURVEY POINT
- ▲ — SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- S.A.E. — SUMP ACCESS EASEMENT

Line Table		
Line #	Length	Direction
L1	33.00'	S87° 20' 45"W
L2	200.57'	S02° 20' 08"E
L3	33.00'	N87° 39' 52"E
L4	202.62'	N87° 39' 52"E
L5	184.87'	N02° 20' 08"W
L6	202.62'	N87° 39' 52"E
L7	33.00'	N87° 39' 52"E
L8	184.87'	N02° 20' 08"W

LOT A IN
SE1/4
SECTION 17-104-60

**LOT 1 OF
BOWMAN'S ADDITION**
(AREA = 9.300 ACRES MORE OR LESS
INCL. 0.418 ACRES OF R.O.W.)

**LOT 2 OF
BOWMAN'S ADDITION
(AREA = 1.00 ACRES MORE OR LESS
INCL. 0.140 ACRES OF R.O.W.)**

LOT H1
- SE1/4 17-104-60



ehrhart
griffin
& associates

Project No. SD231280

PAGE 1 OF 3

ENGINEERING	PLANNING	LAND SURVEYING
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601 N. Minnesota Ave. • Sioux Falls, South Dakota 57104 • 605/339-7215

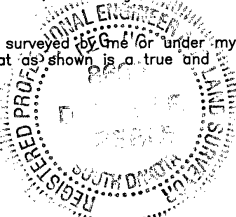
**PLAT OF
LOTS 1 AND 2 OF
BOWMAN'S ADDITION**
IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH,
RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

SURVEYORS CERTIFICATE

I, Damian F. Greble, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before December 22, 2023, survey a parcel of land described as "LOT A IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", and divided the same into "LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", containing areas as shown on the above plat.

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.


Damian F. Greble, L.S. 8695



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

We, H. Dean Bowman Family Trust and the Shirley C. Bowman Survivor's Trust, do hereby certify that we are the absolute and unqualified owners of the above described real property: LOT A IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST 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 Bowman's Addition, shall conform to all existing applicable zoning subdivision and erosion and sediment control regulations. The developer of this property described within this plat shall be responsible for protecting any water 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 documentation that waste water drainage shall be connected to a municipal system.

We, further certify, that this platting of said described "LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," does hereby vacate part of the following platting:

"LOT A IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," on file at the Register of Deeds office in Plat Book 10, Page 83, said plat hereby vacated, being substituted within the described "LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," as surveyed.

Dated this ____ day of _____, 2024.

The H. Dean Bowman Family Trust

Linda Sue Weidenbach
Trustee

Shirley C. Bowman
Trustee

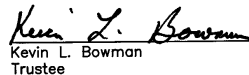
State of South Dakota)
County of DAVISON) SS

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Linda Sue Weidenbach and Shirley C. Bowman, Trustees of the H. Dean Bowman Family Trust, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto
set my hand and official seal. _____ NOTARY PUBLIC

My commission expires: _____

The H. Dean Bowman Family Trust


Kevin L. Bowman
Trustee

State of South Dakota)
County of MINNEHAHA) SS

On this 17th day of JANUARY, 2024, before me, the undersigned officer, personally appeared Kevin L. Bowman, Trustee of the H. Dean Bowman Family Trust, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto
set my hand and official seal. _____ NOTARY PUBLIC

My commission expires: 2/2/2028

The Shirley C. Bowman Survivor's Trust

Shirley C. Bowman
Trustee

State of South Dakota)
County of DAVISON) SS

On this ____ day of _____, 2024, before me, the undersigned officer, personally appeared Shirley C. Bowman, Trustee of the Shirley C. Bowman Survivor's Trust, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto
set my hand and official seal. _____ NOTARY PUBLIC

My commission expires: _____

RESOLUTION OF COUNTY PLANNING COMMISSION

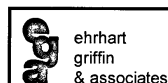
WHEREAS, the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, duly licensed Land Surveyor in the state of South Dakota, heretofore filed in the office of the 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 LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, 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 _____ day of _____, 2024.

Chairperson/Vice Chairperson of
the Davison County Planning Commission



Project No. SD231280

PAGE 2 OF 3

ENGINEERING PLANNING LAND SURVEYING

601 N. Minnesota Ave. • Sioux Falls, South Dakota 57104 • 605/339-7215

**PLAT OF
LOTS 1 AND 2 OF
BOWMAN'S ADDITION**
IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH,
RANGE 60 WEST OF THE 5TH P.M.,
DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION BY BOARD OF COUNTY COMMISSION

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST 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 the _____ day of _____, 2024.

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

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, duly licensed Land Surveyor in 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 LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, a Land Surveyor, be and the same 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 _____, 2024.

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 _____, 2024; AND
WHEREAS, it appears from examination of the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, duly licensed Land Surveyor in 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 LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, 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 _____, 2024.

Finance Officer by: _____

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 of _____, 2024, approving the above named plat.

County Auditor/Deputy County Auditor
Davison County, South Dakota

COUNTY TREASURER'S CERTIFICATE

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.
Dated this _____ day of _____, 2024.

County Treasurer/Deputy County Treasurer
Davison County, South Dakota

CERTIFICATE OF HIGHWAY AUTHORITY

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

BY: _____
Highway Authority

TITLE: _____

DATE: _____

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office

Dated the _____ day of _____, 2024.

Director of Equalization/Deputy Director of
Equalization
Davison County, South Dakota

REGISTER OF DEEDS

State of South Dakota)
County of Davison) SS

Filed for record on this _____ day of _____, 2024, at _____ o'clock
_____ M., and recorded in book _____ of Plats at page no. _____

Register of Deeds/Deputy Register of Deeds,
Davison County, South Dakota



Project No. SD231280	PAGE 3 OF 3
ENGINEERING	PLANNING
LAND SURVEYING	
601 N. Minnesota Ave.	• Sioux Falls, South Dakota 57104 • 605/339-7215



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 fee due with the application.

- Applicant is request to rezone property from _____ District to _____ District.

☒ **Variance** \$150 application fee due with application.

- Description of Variance: 1' vs 3' for side yard setback
- Description of Hardship: Tearing down existing garage and replacing with 20' wide by 24' deep to reuse existing pad and driveway and existing garage is old and needs to be torn down, vehicles do not fit in existing.

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

- Description of Conditional Use: _____

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

This Application is for the following described real property:

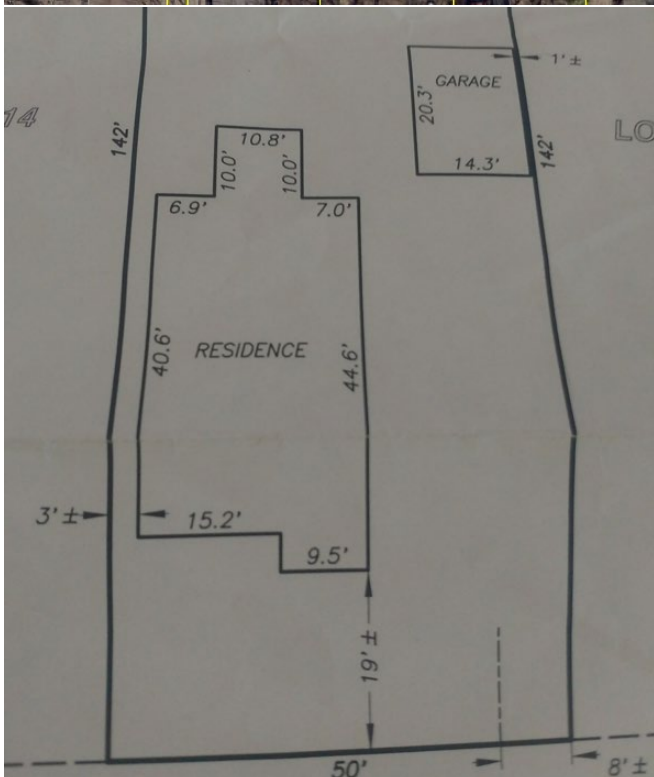
Legal Description: Lot 15, Block 92, Lawler's 2nd Addition, City of Mitchell, Davison County, South Dakota

Property Address: 802 W 2nd Ave, Mitchell, SD 57301

Dated this 11th of January, 2024

Kayla Fluth
APPLICANT

Kayla Fluth
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 Kayla Fluth has applied for a Variance Permit for a side yard setback of 1' vs 3' to tear down existing garage and build a new 20' x 24' garage; located at 802 W 2nd Ave, legally described as Lot 15, Block 92, Lawler's 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, February 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, February 20, 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 25th day of January, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of January 2024

Approximate Cost:

Kayla Fluth
802 W 2nd Ave
Mitchell, SD 57301

Joe Molt
817 W 3rd Ave
Mitchell, SD 57301

Trajan Anderson
Katelynn Patterson
39292 239th St
Letcher, SD 57359

Monte & Gwendolyn Moore
811 W 3rd Ave
Mitchell, SD 57301

Mid Dakota Properties IIX LLC
817 N Sanborn Blvd
Mitchell, SD 57301

Daniel & Renee Niehus
1216 E 11th Ave
Mitchell, SD 57301

Cheryl Allen
Christine Allen
816 W 2nd Ave
Mitchell, SD 57301

Tyler & Jamie Wagner
812 W 2nd Ave
Mitchell, SD 57301

Melissa Davidson
800 W 2nd Ave
Mitchell, SD 57301

Kerygma Trust
3540 N Foster St
Mitchell, SD 57301

Kerygma Trust
2004 1st Ave
Rapid City, SD 57702

Kevin & Tina Carlson
1331 Palmer Pl
Mitchell, SD 57301

BC Hilde LLC
2957 Dailey Dr
Mitchell, SD 57301

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

Loren & Shelley Steiner
719 W 2nd Ave
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

January 31, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Kayla Fluth has applied for a Variance Permit for a side yard setback of 1' vs 3' to tear down existing garage and build a new 20' x 24' garage; located at 802 W 2nd Ave, legally described as Lot 15, Block 92, Lawler's 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 the City Planning Commission will be conducting a hearing on this application on Monday, February 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, February 20, 2024 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 Destiny Rohrer Destiny Rohrer
OWNER

828 W 2nd
ADDRESS

X APPROVE

 DISAPPROVE

COMMENTS: Let's go Mitchell! :)

January 31, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Kayla Fluth has applied for a Variance Permit for a side yard setback of 1' vs 3' to tear down existing garage and build a new 20' x 24' garage; located at 802 W 2nd Ave, legally described as Lot 15, Block 92, Lawler's 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 the City Planning Commission will be conducting a hearing on this application on Monday, February 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Tuesday, February 20, 2024 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 Loren + Shelley Steiner
OWNER

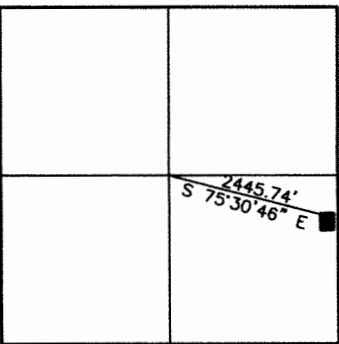
719 west 2nd Ave
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS: Any improvement and money spent in our neighborhood is a very good thing!

SEC. 34, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

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

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

BEARINGS ARE BASED ON AN
ASSUMED COORDINATE SYSTEM
USING GPS GRID BEARINGS/GRID
DISTANCES

EASEMENTS WITHIN EACH LOT DEDICATED
BY THIS PLAT:

LOT 11, BLOCK 5:
- 6' UTILITY AND DRAINAGE EASEMENTS
ALONG THE EAST, NORTH AND SOUTH
SIDES

- 10' UTILITY EASEMENT ALONG
COTTONWOOD CIRCLE

LOT 12, BLOCK 5:
- 6' UTILITY AND DRAINAGE EASEMENTS
ALONG THE EAST AND NORTH SIDES
- 10' UTILITY EASEMENT ALONG
COTTONWOOD CIRCLE AND CARL ROAD
- A SIGN EASEMENT AS SHOWN

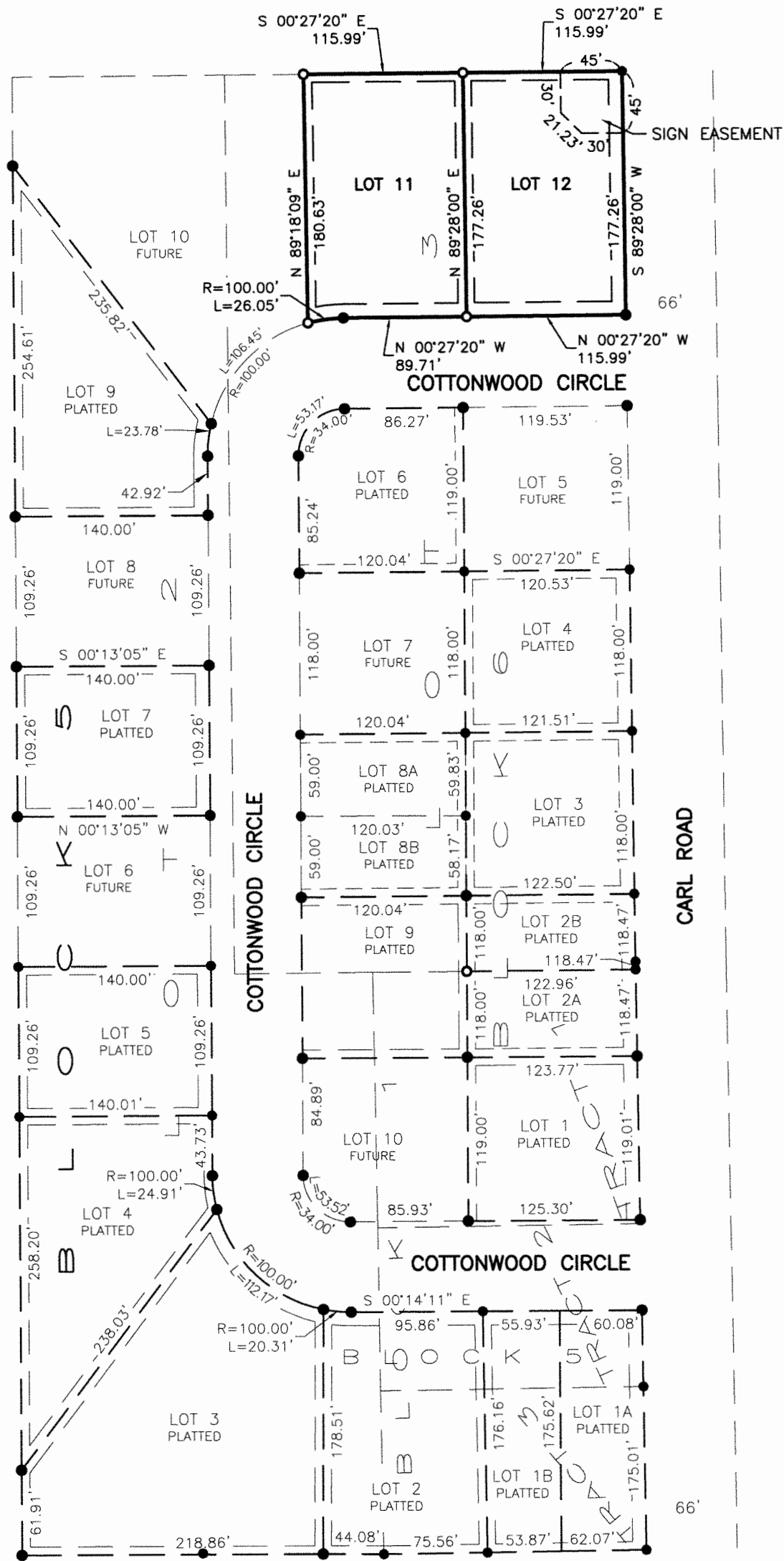
LOTS LABELED AS PLATTED OR FUTURE
ARE AS OF 12/19/23 WHICH IS THE
DATE THIS DRAWING WAS CREATED

ACREAGE BREAKDOWN OF
LOTS 11 AND 12:

- LOT 11
20,558± SQ-FT
0.47± ACRE
- LOT 12
20,560± SQ-FT
0.47± ACRE



SCALE: 1" = 100'



A PLAT OF LOTS 11 AND 12, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A
SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N,
R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Ethan Co-op Lumber Association, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 25, 2024, survey those parcels of land described as follows: LOTS 11 AND 12, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

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 _____, 2024.

Registered Land Surveyor #SD6702



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



A PLAT OF LOTS 11 AND 12, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 _____, 2024; and

WHEREAS, it appears from an examination of the plat of LOTS 11 AND 12, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Paul J. Reiland, 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;

AND THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 11 AND 12, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2024.

Finance Officer/Deputy Finance Officer, City of Mitchell

CERTIFICATE OF COUNTY TREASURER

The undersigned hereby certifies that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.

Treasurer/Deputy Treasurer, Davison County

Date _____

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOTS 11 AND 12, BLOCK 5 OF WOODLAND HEIGHTS FIRST ADDITION, A SUBDIVISION OF LOT 3, CRANE'S ADDITION IN THE SE 1/4 OF SECTION 34, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Director of Equalization/Deputy Director of Equalization, Davison County

Date _____

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2024, 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



