



Planning Commission Agenda
City Council Chambers, City Hall, 612 N. Main Street
June 10, 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: May 28, 2024**
- 6. Schedule Next Meeting: June 24, 2028**
- 7. Rezone Hearing and Recommendation: Muth Properties LLC and Puetz Realty LLC**

Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said Lots & West ½ of vacated Langdon St, all in Block 16, D. A. Scotts 1st Addition, City of Mitchell, Davison County, South Dakota; Northerly 13.6' of Lots 1-6, Block 1 & West ½ of vacated Langdon St & South ½ of vacated Railroad ROW lying North and adjacent to said Lots & West ½ of vacated Langdon St, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota; Lots A, B & C, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota; West 12.19' x South 153.5' of Lot 4 & East 13' x South 153.5' of Lot 5, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota; all from R2 Single-Family Residential District to TWC Transportation Warehousing & Commercial District.
- 8. Variance Permit: Zion Lutheran Church**

Zion Lutheran Church has applied for a Variance Permit for maximum total square feet of signage of 40 square feet vs 16 square feet. This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 9. Conditional Use Permit: Arlen Schuh**

Arlen Schuh has applied for a conditional use permit for self-service storage facility with varying compartment sizes; located at 1910 N Foster St, legally described as W425' of N240.42' of Lot A-2 Ex S 105' all in Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
- 10. Variance Permit: Terry Rietveld**

Terry Rietveld has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located on the lot between 84 and 92 S Harmon Dr, legally described as Lot 2, Block 4,

Indian Head Second Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

11. Plat: Volesky Properties LLC

Tracts 1, 2, 3 and 4 in Lot 1-A, Block C of Westview Addition in the SE 1/4 of Section 20, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

12. Plat: Ethan Coop Lumber

Lot AB, Block 1 of Lakeridge Addition, a subdivision of Irregular Tract No. 1 in the NW 1/4 of Section 10, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

13. Other Business:

14. 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.

15. 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
May 28, 2024

1. Call to Order

Chairperson Larson called the May 28, 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, Havlik, Jirsa (telephonically), Larson, Osterloo, Sonne.

Absent: Genzlinger, Schmitz

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 13, 2024

Motion by Sonne, seconded by Osterloo to approve the proposed minutes of the May 13, 2024 Planning Commission Meeting. Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

6. Schedule Next Meeting: June 10, 24

Motion by Havlik, seconded by Sonne to set the date for the next Planning Commission Meeting for June 10, 2024. Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

7. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #35

Jenniges explained TIF #35 is for affordable housing. The plan is to build a 35-unit apartment building consisting of 10-single bedroom, 17-two bedroom and 8-three bedroom. Copper Flats

LLC is the developer and Copper Flats LP will be the owner once the project is complete. The total cost of the project is estimated at \$6.3 million and of that there is \$1.3 million of TIF eligible expenses but the developer is only requesting a TIF of \$675,486. This is a grant pass through TIF like recent TIF's the city has approved. It was also noted that city staff did a review of the TIF and questions and concerns were answered prior to final application of the TIF.

Ellwien noted a housing study that was completed a few years ago identifying the need for more low income housing. Because they are identified as a low income housing TIF they are able to get funding from the South Dakota Housing Authority as well.

Terry Sabers of MAHI stated they are the non-profit entity sponsoring the TIF. They are working with Loyd Companies. The low income housing requirements are 40%, 50% and 60% of medium income. He also said this TIF meets state requirements.

Doescher questioned the timeline of the project if it were approved. Kellen Erpenbach of Loyd Companies said that they would like to break ground in July 2024 with an anticipated build out period of one year. So the plan is to open in July 2025 and be fully occupied in early 2026.

Motion by Havlik, seconded by Sonne, to set the boundaries for TIF District #35 to include the following:

Plat of Lot 1A in Block 3 of Stardust Subdivision to the City of Mitchell, Davison County, South Dakota.

Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

Motion by Sonne, seconded by Havlik to approve the project plan and recommend approval of TIF District #35 to Council. Roll call vote: Genzlinger – absent, Havlik – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Schmitz – absent, Sonne – aye. 5 aye, 0 nay, 2 absent; motion carried.

8. Other Business:

None.

9. Public Input:

None.

10. Adjourn

Chairperson Larson adjourned the meeting at 12:13 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 R2 District to TWC District.

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

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

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

This Application is for the following described real property:

Legal Description: Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said Lots & West ½ of vacated Langdon St, All in Block 16, D. A. Scotts 1st Addition, City of Mitchell, Davison County, South Dakota; Northerly 13.6' of Lots 1-6, Block 1 & West ½ of vacated Langdon St & South ½ of vacated Railroad ROW lying North and adjacent to said Lots & West ½ of vacated Langdon St, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota; Lots A, B & C, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota; West 12.19' x South 153.5' of Lot 4 & East 13' x South 153.5' of Lot 5, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota.

Property Address: **800 N Kimball St; 730 N Kimball St; 121 E 8th Ave; 726 N Langdon St**

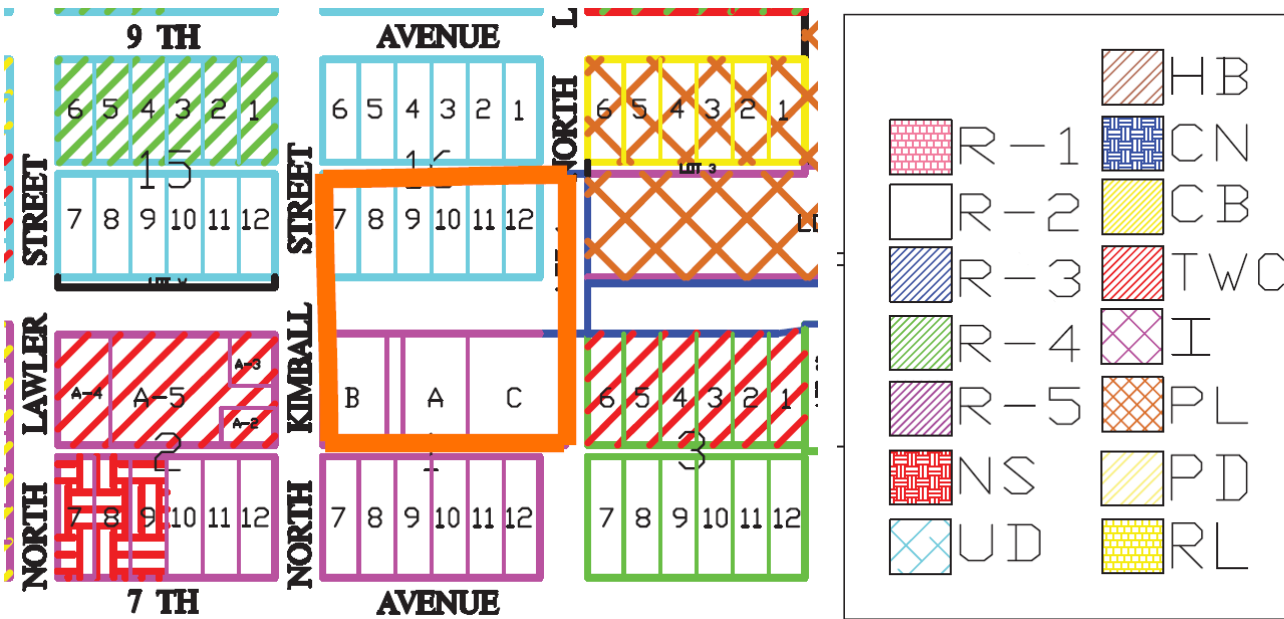
Dated this 15th of May, 2024.

APPLICANT

Mark Puetz Member *Ron Muth Member*

Puetz Realty LLC & Muth Properties LLC

OWNER





Legend

— Local Roads

▭ Municipal Boundaries

Land Use Plan

Agriculture

▭ Downtown Commercial

▭ Employment Area/Offices/Business Park

▭ Heavy Commercial/Transportation/Warehousing/Utilities

▭ Industrial/Production

▭ Low Density Residential

▭ Medium Density Residential

▭ Mixed Use

▭ Neighborhood Commercial/Services

▭ Open Space

▭ Parks Rec - Conservation

▭ Regional Commercial

▭ Rural Residential

▭ Rural Village

▭ Schools - Public - Cultural

▭ Preserved Open Space

— SD Highways

— Interstates

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, June 10, 2024 at 12:00 P.M., the City Council will consider 1st Reading of the Ordinance on Monday, June 17, 2024 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 1, 2024 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. O2024-

AN ORDINANCE OF THE CITY OF MITCHELL, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS; Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said Lots & West ½ of vacated Langdon St, All in Block 16, D. A. Scotts 1st Addition, City of Mitchell, Davison County, South Dakota;

Northerly 13.6' of Lots 1-6, Block 1 & West ½ of vacated Langdon St & South ½ of vacated Railroad ROW lying North and adjacent to said Lots & West ½ of vacated Langdon St, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

Lots A, B & C, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

West 12.19' x South 153.5' of Lot 4 & East 13' x South 153.5' of Lot 5, Block 1, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

All from R2 Single-Family Residential District to TWC Transportation Warehousing & Commercial District.

AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Section 1: THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY LEGALLY DESCRIBED AS, Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said Lots & West ½ of vacated Langdon St, All in Block 16, D. A. Scotts 1st Addition, City of Mitchell, Davison County, South Dakota;

Northerly 13.6' of Lots 1-6, Block 1 & West ½ of vacated Langdon St & South ½ of vacated Railroad ROW lying North and adjacent to said Lots & West ½ of vacated Langdon St, M.H. Rowley's First Addition, City of Mitchell, Davison County, South Dakota;

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All from R2 Single-Family Residential District to TWC Transportation Warehousing & Commercial 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 _____, 2024.

MAYOR

ATTEST:

FINANCE OFFICER

{SEAL}

FIRST READING: June 17, 2024

SECOND READING: July 1, 2024

ADOPTION: July 1, 2024

Published three times: May 29, 2024 and June 5 and 19, 2024.

Approximate Costs:

Muth Properties LLC
PO Box 1384
Mitchell, SD 57301

Puetz Realty LLC
Puetz Bare Lots + Hotels LLC
PO Box 968
Mitchell, SD 57301

John Shepard
209 E 9th Ave
Mitchell, SD 57301

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Russell Overbay Revoc Liv Trust
Po Box 854
Mitchell, SD 57301

Elnora Patzlaff
317 E 9th Ave
Mitchell, SD 57301

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

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

Joshua Pete
407 E 9th Ave
Mitchell, SD 57301

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

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

Mitchell School District 17-2
920 n Capital St
Mitchell, SD 57301

Switchgrass Properties LLC
724 Doris Dr
Mitchell, SD 57301

Becky Jacobson
Joseph Fick
709 N Kimball St
Mitchell, SD 57301

Randall & Debra Briggs
216 E 7th Ave
Mitchell, SD 57301

Riseside Properties LLC
PO Box 564
Mitchell, SD 57301

Tamara Neugebauer
300 E 7th Ave
Mitchell, SD 57301

Matthew Siebrecht
304 E 7th Ave
Mitchell, SD 57301

Sarah & Jay Bailey
308 E 7th Ave
Mitchell, SD 57301

Benjamin & Kay Folden
312 E 7th Ave
Mitchell, SD 57301

Steward & Jolynn Hanson
1512 E 2nd Ave
Mitchell, SD 57301

Mark Moore
400 E 7th Ave
Mitchell, SD 57301

Carol Sheppard
404 E 7th Ave
Mitchell, SD 57301

Randal & Jacquelyn Rezac
40792 257th St
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301



May 29, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Muth Properties LLC and Puetz Realty LLC have requested the following zoning changes:

Lot 7A & Lots 8-12 & North ½ of Vacated Railroad ROW Lying South of & adjacent to said Lots & West ½ of vacated Langdon St, All in Block 16, D. A. Scotts 1st Addition, City of Mitchell, Davison County, South Dakota;

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All from R2 Single-Family Residential District to TWC Transportation Warehousing & Commercial District.

AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 10, 2024 at 12:00 P.M., the City Council will consider 1st Reading of the Ordinance on Monday, June 17, 2024 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 1, 2024 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.

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 Stewart & Jocelyn Hanson
OWNER
316 & 320 E 7th

X ADDRESS

X APPROVE

 DISAPPROVE



401 E 9th ?

May 29, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Muth Properties LLC and Puetz Realty LLC have requested the following zoning changes:

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I/We

Destiny Rohrer
OWNER

414 E 7th or 401 E 9th

X

ADDRESS

APPROVE

DISAPPROVE

Let's go Mitchell! !!



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 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: Variance permit for maximum total square feet of signage of 40 square feet vs 16 square feet.
- Description of Hardship: 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.

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

This Application is for the following described real property:

Legal Description: Lots 5-7, Block 32, Cooley & Guernsey Addition, City of Mitchell, Davison County, South Dakota

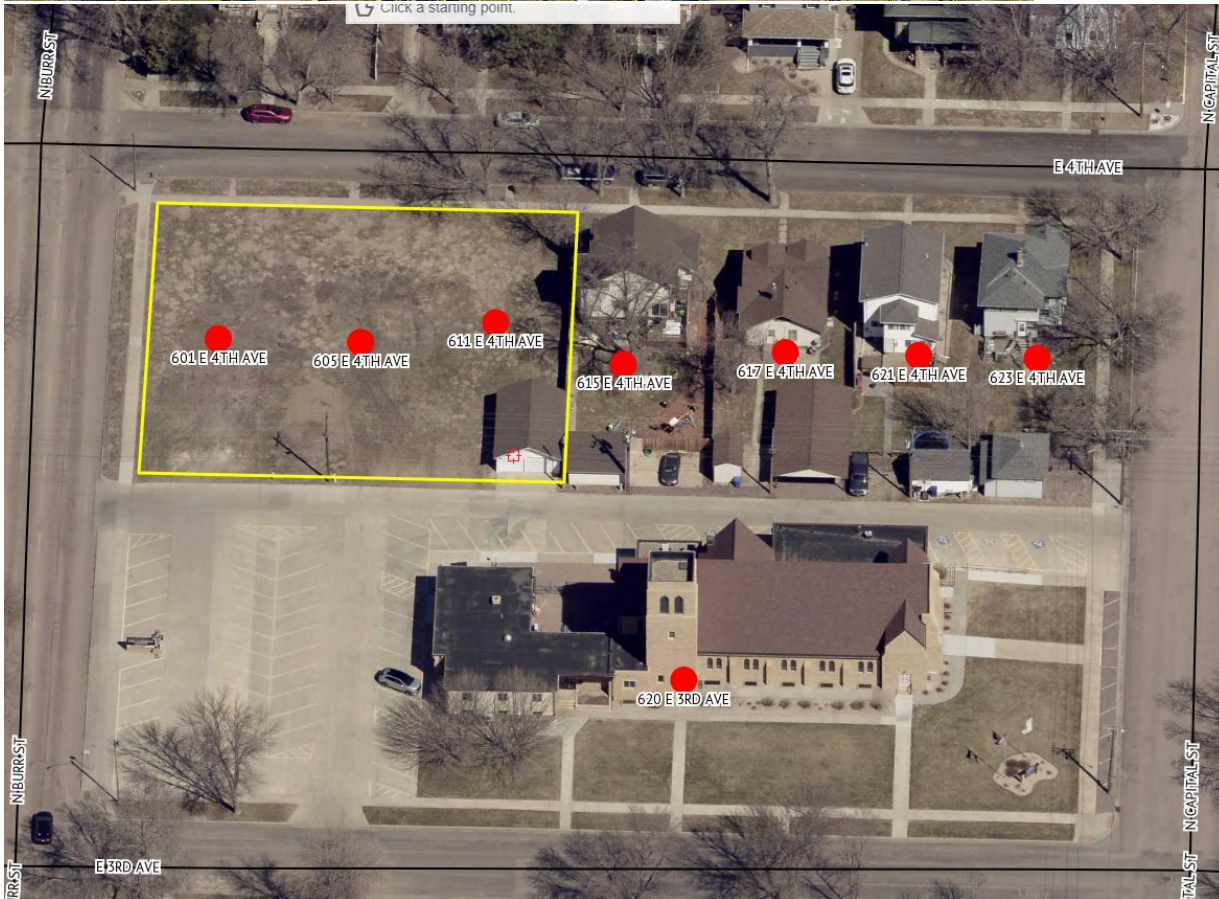
Property Address: 620 E 3rd Ave, Mitchell, SD 57301

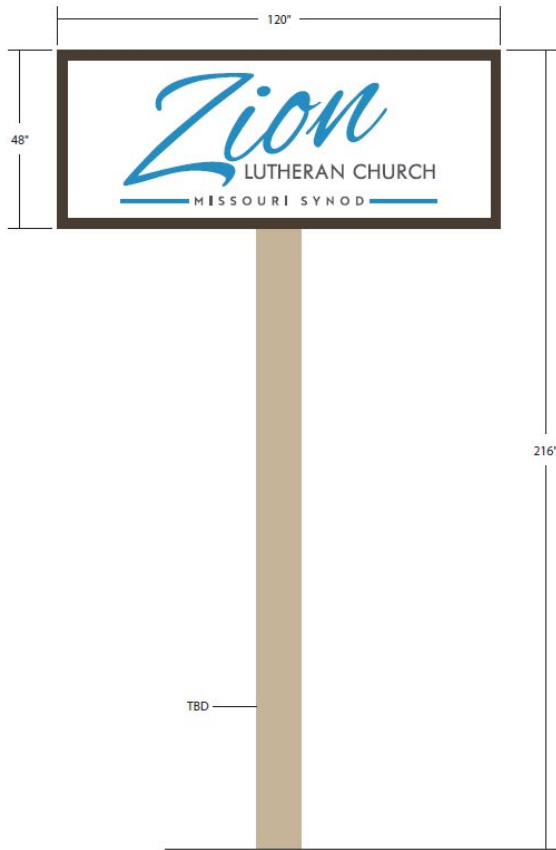
Dated this 20 **of** May , 2024.

APPLICANT

Zion Lutheran Church
OWNER

Eric Schramm
Contact Info: Eric
Date: 2024.05.20
12:28:37-05'00'





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 Zion Lutheran Church has applied for a Variance Permit for maximum total square feet of signage of 40 square feet vs 16 square feet. This is located at 601, 605 and 611 E 4th Ave (620 E 3rd Ave existing church address), legally described as Lots 5-7, Block 32, Cooley & Guernsey 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, June 10, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 17, 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 22nd day of May, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 29th day of May, 2024

Approximate Cost:

Zion Lutheran Church
620 E 3rd Ave
Mitchell, SD 57301

Barbara Schlaffman
512 E 4th Ave
Mitchell, SD 57301

Kyle Milekovich
516 E 4th Ave
Mitchell, SD 57301

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

Bradley & Karol Ciavarella
600 E 4th Ave
Mitchell, SD 57301

SP & Charlotte Nicolaisen
608 E 4th Ave
Mitchell, SD 57301

Larae Husmann
612 E 4th Ave
Mitchell, SD 57301

Patrick Haines
Shi Hai Hui
620 E 4th Ave
Mitchell, SD 57301

Michael & Paula Pecenka
624 E 4th Ave
Mitchell, SD 57301

Andrew & Jennifer Everson
700 E 4th Ave
Mitchell, SD 57301

Dean & Karen Hougland
515 E 4th Ave
Mitchell, SD 57301

Daniel & Cheryl Perfili
521 E 4th Ave
Mitchell, SD 57301

Shannon & Beth Sandoval
615 E 4th Ave
Mitchell, SD 57301

Nathan & Angela Putnam
617 E 4th Ave
Mitchell, SD 57301

Luann Hardie
623 E 4th Ave
Mitchell, SD 57301

Dwayne Tegels
Ruth McCaffery
124 Golden Autumn Dr
Dahlonega, GA 30533

Nicole Koch
508 E 3rd Ave
Mitchell, SD 57301

Cheryl Hohn
510 E 3rd Ave
Mitchell, SD 57301

Dennis & Kathy Bruske
516 E 3rd Ave
Mitchell, SD 57301

Richard Moe
Dawn Strand
522 E 3rd Ave
Mitchell, SD 57301

Michael Harvey
26521 414th Ave
Mitchell, SD 57301

Mark Vance
9009 Levant Ct
Elk Grove, CA 95758

Jason & Tamara Styer
601 E 3rd Ave
Mitchell, SD 57301

Christian Fossum
605 E 3rd Ave
Mitchell, SD 57301

Bruce & Arlen Buschbach
8011 E Linvale Pl
Denver, CO 80231

Jaun Whitley
Sawyer Gibson
613 E 3rd Ave
Mitchell, SD 57301

Krogman Construction LLC
621 E 3rd Ave
Mitchell, SD 57301

Derrick & Melissa Krogman
623 E 3rd Ave
Mitchell, SD 57301

Michael Horton
701 E 3rd Ave
Mitchell, SD 57301

Sarah Comp
618 E 4th Ave
Mitchell, SD 57301

May 29, 2024

TO WHOM IT MAY CONCERN:

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

I/We Michael J Norton
OWNER
701 E 3 Ave
ADDRESS
✓ APPROVE
____ DISAPPROVE

COMMENTS:

May 29, 2024

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I/We Destiny Rohrer
OWNER
522 E 4th

ADDRESS

X

APPROVE

Let's go Mitchell!!

DISAPPROVE

COMMENTS:

Outside expectations

May 29, 2024

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I/We LaRae Husmann
OWNER
612 East 4th
ADDRESS

 APPROVE

✓ DISAPPROVE

COMMENTS:

I do not want a 40 sqft sign along 4th Street.
The road in front of my house was torn up
and several (one large one) pot holes were created.
Please have these leveled out.

Outside expectations



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

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

- Description of Conditional Use: Self-service storage facility with varying compartment sizes.

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

This Application is for the following described real property:

Legal Description: **W425' of N240.42' of Lot A-2 Ex S 105' of Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota**

Property Address: **1910 N Foster**

Dated this 21st of May, 2024.


APPLICANT

Arlen Schuh
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 Arlen Schuh has applied for a conditional use permit for self-service storage facility with varying compartment sizes; located at 1910 N Foster St, legally described as W425' of N240.42' of Lot A-2 Ex S 105' all in Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., 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, June 10, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 17, 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 22nd day of May, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 29th day of May, 2024

Approximate Cost:

Arlen Schuh
41280 Rock Creek Dr
Mitchell, SD 57301

Todd Mabee Revoc Living Trust
1344 NW Ithaca Ave
Unit 1
Bend, OR 97703

Maynard & Betty Heib
1725 Scenic Court Dr
Mitchell, SD 57301

Barnone63 LLLP
1700 Westview Dr
Mitchell, SD 57301

Mebius Holdings LLC
1700 N Foster St
Mitchell, SD 57301

Paul & Deborah Muth Living Trust
25279 Barber Pl
Mitchell, SD 57301



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: 2,640 square feet total accessory buildings vs 2,000 square feet to construct a new 24' x 60' accessory building
- Description of Hardship: Tearing down existing 24' x 24' and building new shed to fit motor home.

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

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

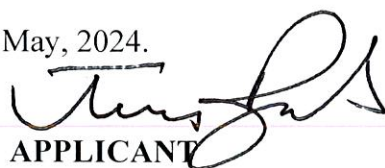
☐ **Plat Application** *\$100 application fee due with application*

This Application is for the following described real property:

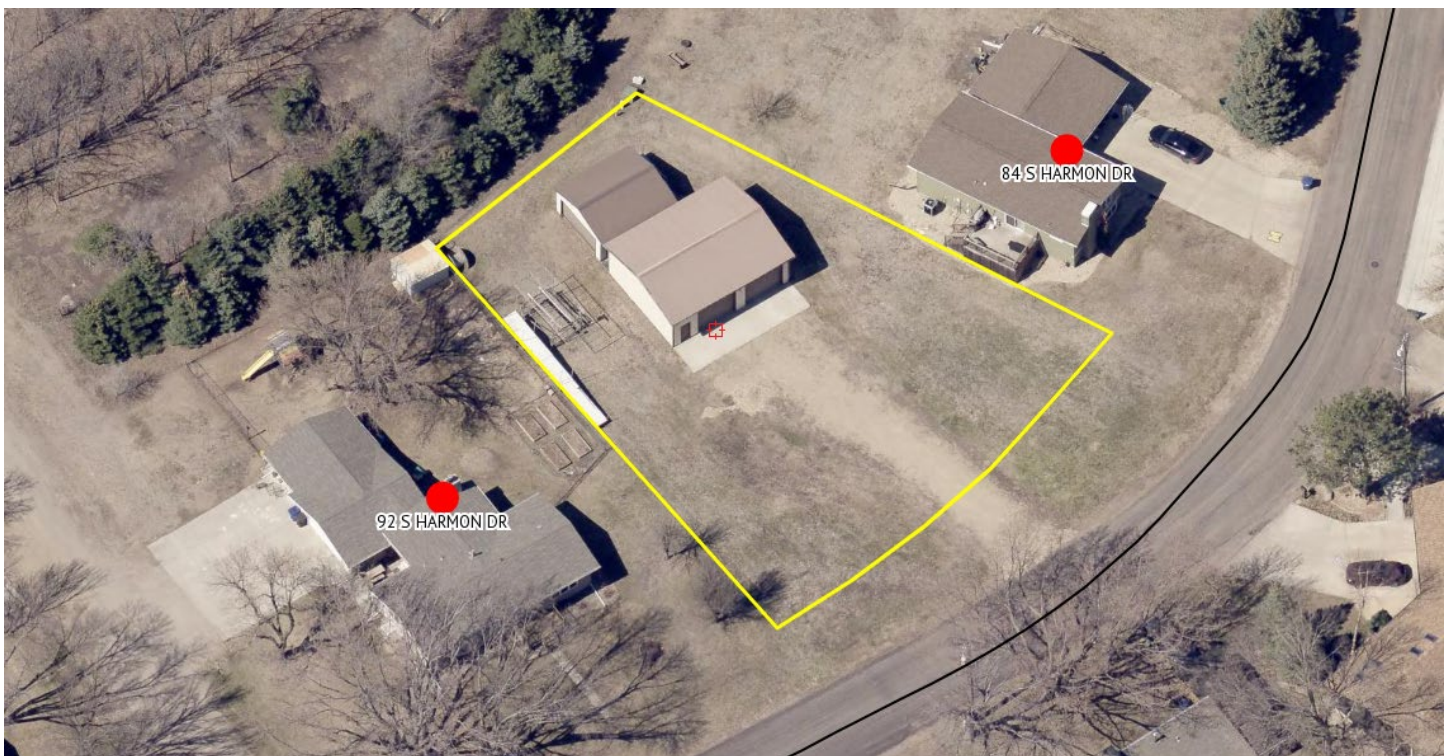
Legal Description: Lot 2, Block 4, Indian Head Second Addition, City of Mitchell, Davison County, South Dakota

Property Address: Property between 84 S Harmon Dr and 92 S Harmon Drive

Dated this 22nd of May, 2024.


APPLICANT

Terry Rietveld
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 Terry Rietveld has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located on the lot between 84 and 92 S Harmon Dr, legally described as Lot 2, Block 4, Indian Head Second 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, June 10, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 17, 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 22nd day of May, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 29th day of May, 2024

Approximate Cost:

Terry & Frances Rietveld
95 S Harmon Dr
Mitchell, SD 57301

Austen Iverson
75 S Harmon Dr
Mitchell, SD 57301

Cary & Michelle Fredericksen
81 S Harmon Dr
Mitchell, SD 57301

Josh & Tonia Rozum
87 S Harmon Dr
Mitchell, SD 57301

Keith Gebhart
PO Box 234
Mitchell, SD 57301

Eugene & Janis Rezac Trust
93 S Harmon Dr
Mitchell, SD 57301

Cuban Family Trust
PO Box 181254
Coronado, CA 92178

Matthew & Darcie
84 S Harmon Dr
Mitchell, SD 57301

Christopher & Elizabeth Wieczorek
92 S Harmon Dr
Mitchell, SD 57301

Joel & Deb Owens
96 S Harmon Dr
Mitchell, SD 57301

Jeffrey & Mary Lanning Trust
96 S Harmon Dr
Mitchell, SD 57301

CJM Consulting Inc
3240 Maui Dr
Mitchell, SD 57301

May 29, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Terry Rietveld has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located on the lot between 84 and 92 S Harmon Dr, legally described as Lot 2, Block 4, Indian Head Second Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 10, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 17, 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 Keith Gebhart
OWNER

ADDRESS

K APPROVE

_____ DISAPPROVE

COMMENTS:

May 29, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Terry Rietveld has applied for a Variance Permit for accessory buildings of 2,640 square feet vs 2,000 square feet to build a new accessory building of 1,440 square feet. This is located on the lot between 84 and 92 S Harmon Dr, legally described as Lot 2, Block 4, Indian Head Second Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, June 10, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, June 17, 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

Le SE & Mary Lanning
OWNER

76 S. Harmon Dr.
ADDRESS

☒

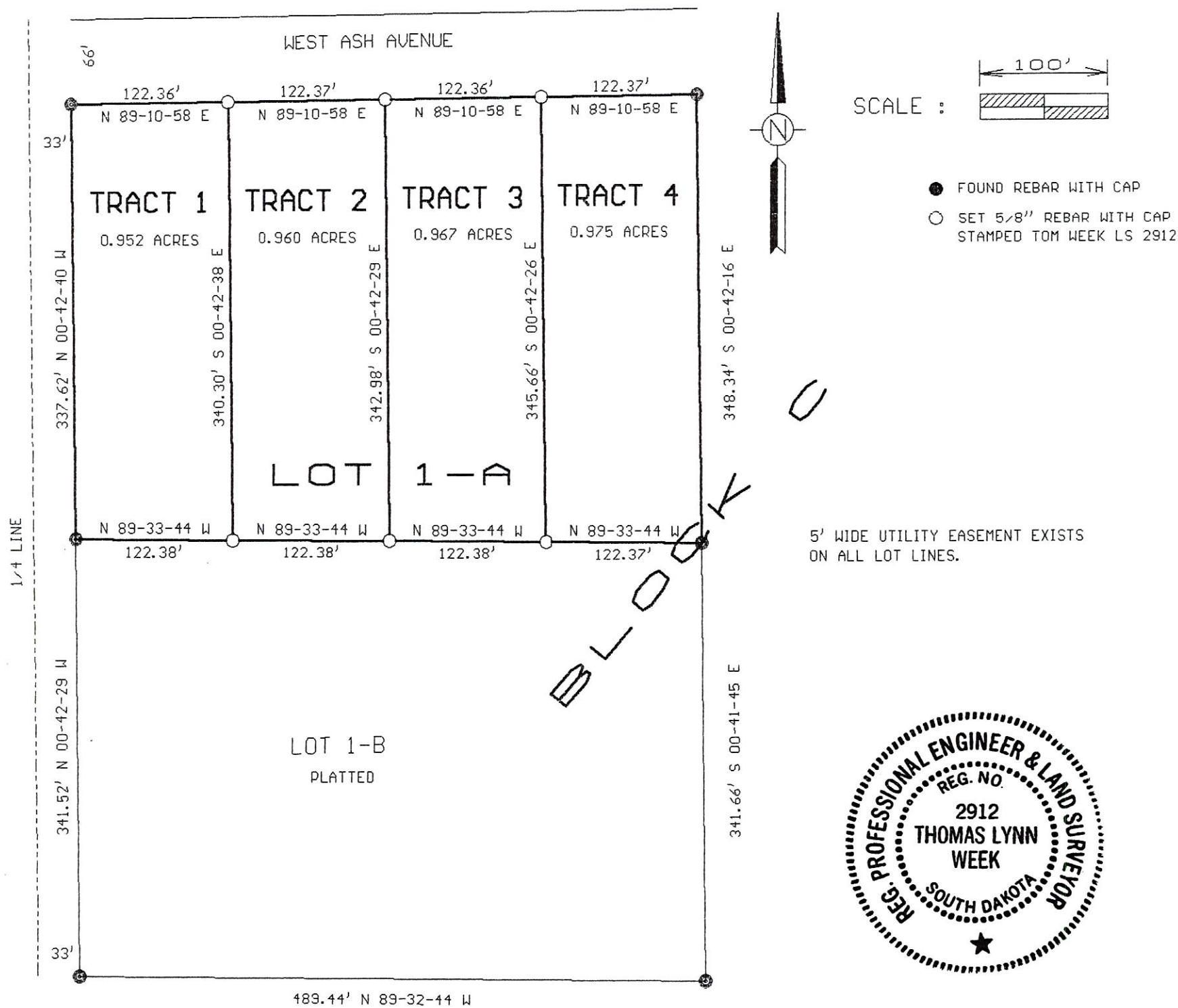
APPROVE

☐

DISAPPROVE

COMMENTS:

PLAT OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN AND SURVEY AND PLAT ARE CORRECT TO MY KNOWLEDGE AND BELIEF.

DATED THIS 22ND. DAY OF MAY, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

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.

PLAT OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W OF THE 5TH. P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

OWNER’S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

I, TARA VOLESKY, AS MEMBER MANAGER OF VOLESKY PROPERTIES LLC., DO HEREBY CERTIFY THAT VOLESKY PROPERTIES LLC., IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, 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 LOT 1-A, 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 ROAD SYSTEM, 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.

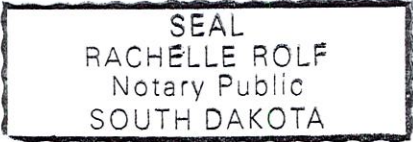
DATED THIS 4 DAY OF JUNE, 2024.

Tara Volesky
TARA VOLESKY
MEMBER MANAGER

STATE OF South Dakota
COUNTY OF Davison
ON THIS 4 DAY OF June, 2024, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TARA VOLESKY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE AS MEMBER MANAGER, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 4-16-30

Rachelle Rolf
NOTARY PUBLIC



RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, 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 TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, 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: _____

PLAT OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, T103N, R60W 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 _____, ____; AND WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, 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 TRACTS 1, 2, 3 AND 4 IN LOT 1-A, BLOCK C OF WESTVIEW ADDITION IN THE SE1/4 OF SECTION 20, 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: _____

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 _____, ____.

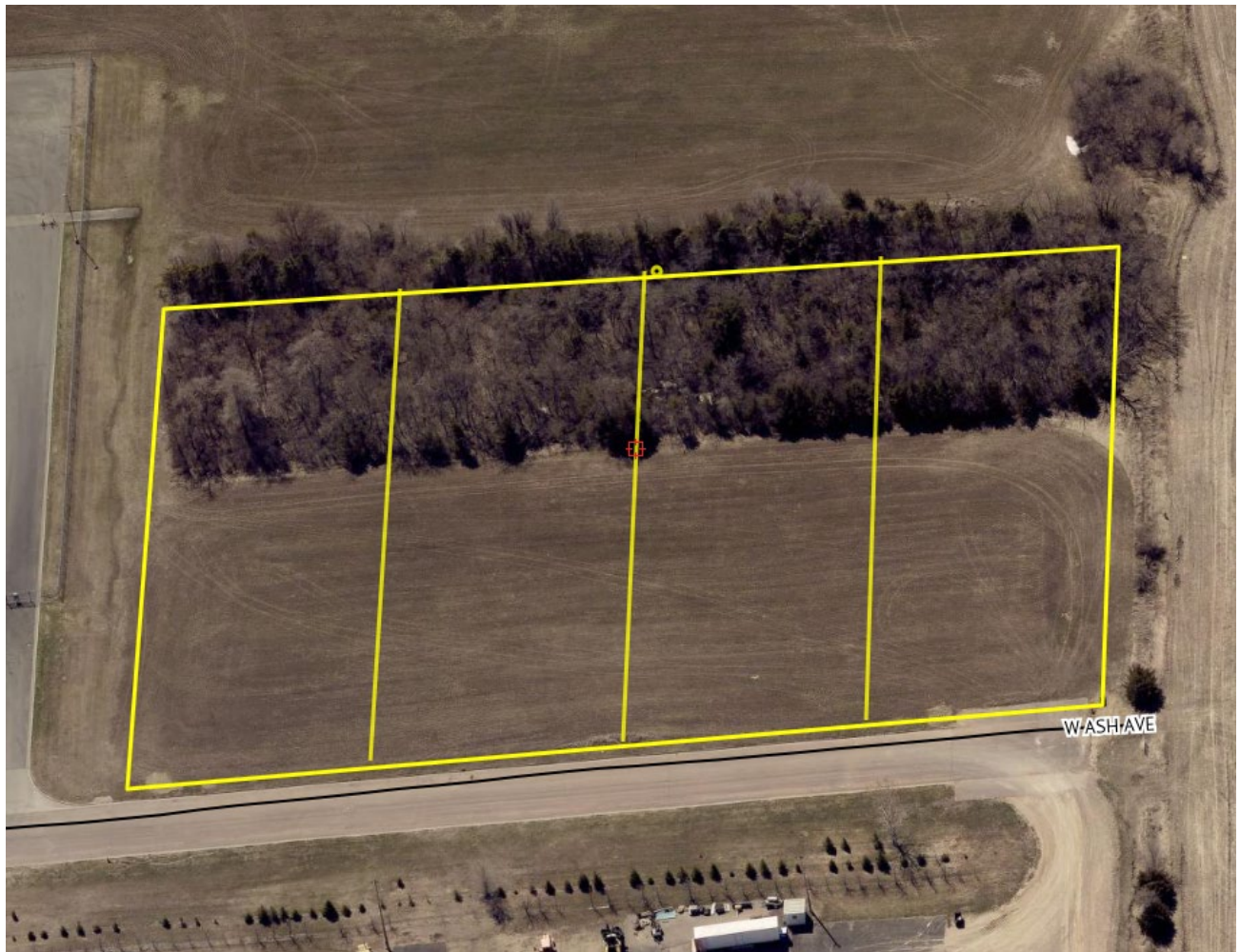
TREASURER/DEPUTY TREASURER DAVISON COUNTY, S.D.

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
1-605-665-8333



BLOCK 1: 5' WIDE UTILITY EASEMENTS ALONG WEST HOPPY LOOP AND EAST HOPPY LOOP
30' WIDE UTILITY AND DRAINAGE EASEMENT (WEST OF WEST HOPPY LOOP)
VARIABLE WIDTH DRAINAGE EASEMENT FROM CREEK TO EXISTING SANITARY SEWER EASEMENT
10'X10' UTILITY EASEMENT AT THE INTERSECTION OF WEST HOPPY LOOP AND EAST 38TH STREET
10'X10' UTILITY EASEMENT AT THE INTERSECTION OF EAST HOPPY LOOP AND EAST 38TH STREET

BLOCK 2: 5' WIDE UTILITY EASEMENTS ALONG WEST HOPPY LOOP, EAST HOPPY LOOP AND ZEKE AVENUE

BLOCK 3: 5' WIDE UTILITY EASEMENTS ALONG WEST HOPPY LOOP, EAST HOPPY LOOP AND ZEKE AVENUE

● = FOUND IRON MONUMENT
 ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 ▲ = FOUND SURVEY SPIKE
 100' (P) = PLATTED BEARING OR DISTANCE
 100' = MEASURED BEARING OR DISTANCE
 WM = WITNESS MONUMENT

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE
NORTH AMERICAN DATUM 1983 - GEOID 12B.
GRID BEARINGS AND GRID DISTANCES ARE SHOWN.

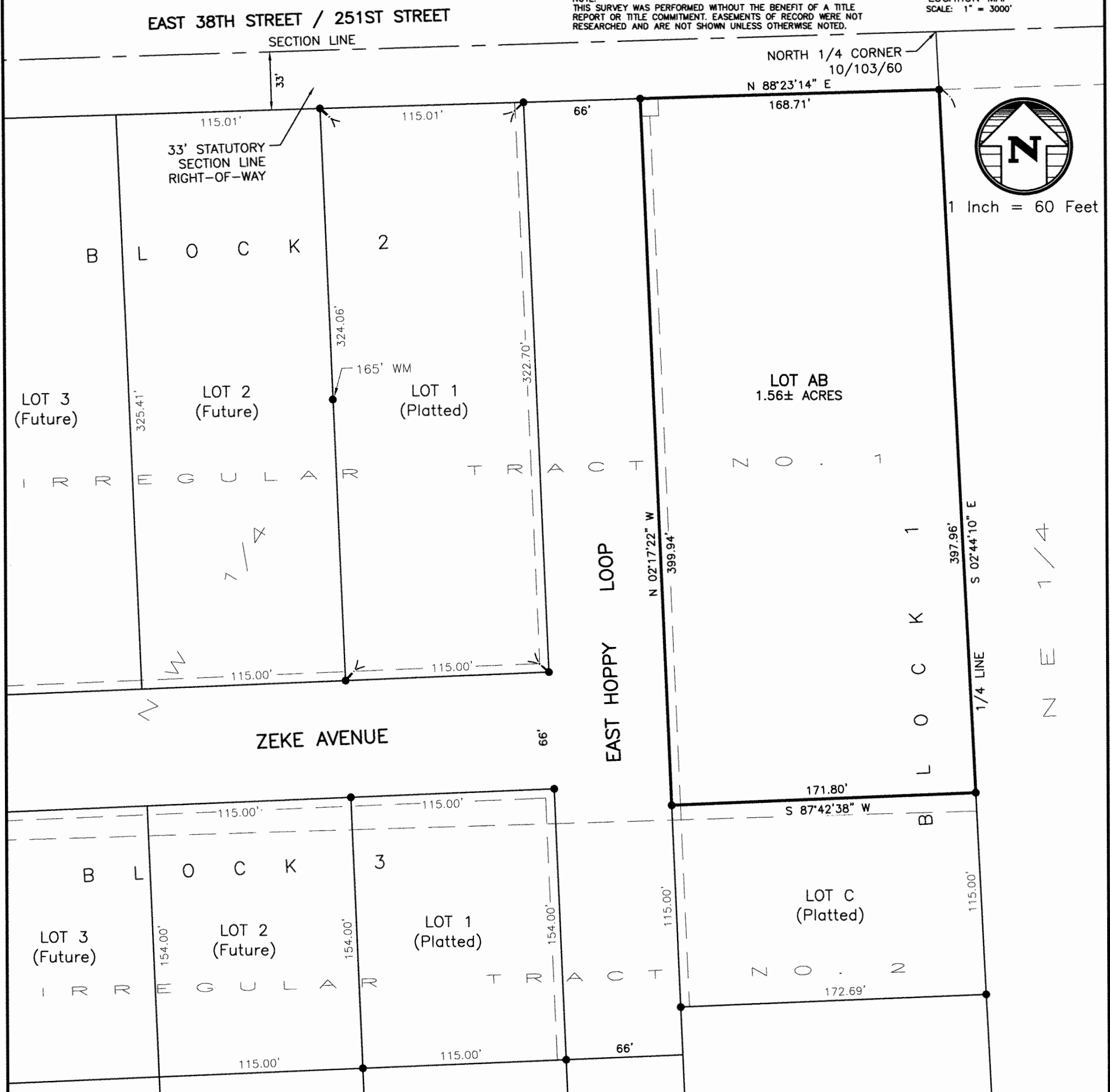
NW 1/4

NE 1/4

SW 1/4

SE 1/4

LOCATION MAP
SCALE: 1" = 3000'



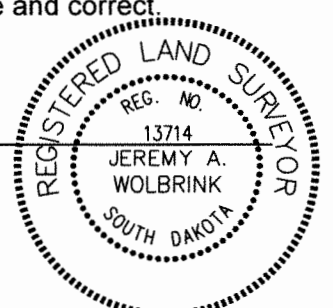
A PLAT OF LOT AB, BLOCK 1 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of the owners, and under their direction for purposes indicated therein, I did on or prior to June 3, 2024, survey those parcels of land described as follows: LOT AB, BLOCK 1 OF LAKERIDGE ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 1 IN THE NW 1/4 OF SECTION 10, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

Dated this _____ day of _____, 2024.

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



RESOLUTION OF CITY PLANNING COMMISSION

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

RESOLUTION OF CITY COUNCIL

Finance Officer/Deputy Finance Officer, City of Mitchell

CERTIFICATE OF COUNTY TREASURER

Date _____

DIRECTOR OF EQUALIZATION

Date _____

REGISTER OF DEEDS

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

