Planning Commission 8-12-24-Amended Agenda
City Council Chambers, City Hall, 612 N. Main Street
August 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**
6. **Schedule Next Meeting**
7. **Conditional Use Permit: Jaun'l Gibson**
   Jaun'l Gibson has applied for a conditional use permit to operate a Family Residential Daycare; located at 505 S Davison St, legally described as Lots 43 & 44 Overlook Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
8. **Variance Permit-Schmitz Construction**
   Schmitz Construction has applied for a variance permit for minimum lot width of 66' vs 100' and minimum lot area of 10,890 square feet vs 14,000 square feet; located at 821 N Mentzer, legally described as S ½ and E ½ of Lot 6, Block 3 Hammers Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.
9. **Plat: Horsemens' Sports Inc**
   Plat of Lots 1A & 2A in Block 2 of Bayside Overlook Subdivision in the SE 1/4 of the SE 1/4 of Section 4, Township 103 North, Range 60 West of the 5th P.M. in the City of Mitchell, Davison County, South Dakota
10. **Variance Permit: Curtis & Sonna Betts**
    Curtis & Sonna Betts have applied for a variance permit for a combination of attached and detached accessory buildings of 3,076 square feet vs 2,000 square feet to build a new attached accessory building of 1,476 square feet; located at 204 N Harmon, legally described as Lots 54, 54A, 55 & 55A of Sunset Point 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.
11. **Plan Approval: Sandbox Ventures LLC**
    616 N Sanborn Blvd, zoned Neighborhood Shopping
12. **Variance Permit: City of Mitchell**
    City of Mitchell has applied for a variance permit for minimum lot width of 82.89' vs 100' and minimum lot area of 1,139 square feet vs 10,000 square feet; located at 115 S

Harmon Dr, will be legally described as Lot 58-B of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

13. Plat: City of Mitchell

Plat of Lot 58-B of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

14. Variance Permit: City of Mitchell

City of Mitchell has applied for a variance permit for minimum lot width of 5' vs 100' and minimum lot area of 2,661 square feet vs 10,000 square feet; located south of 129 S Harmon Dr, will be legally described as Lot 68-A of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

15. Plat: City of Mitchell

Plat of Lot 68-A of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

16. Plat: City of Mitchell

Plat of Lot 108-A of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

17. Amended Item-Plat: Palace Brewing LLC

Plat of Lots A, B, and C of Depot Second Addition to the City of Mitchell, Lying in the NE 1/4 of the SE 1/4 of Section 21, and in the NW 1/4 of the SW 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

18. Other Business:

19. 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.

20. 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
July 22, 2024

1. Call to Order
Chairperson Genzlinger called the July 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, a simple majority vote is required for all items.
Present: Genzlinger, Havlik, Jirsa (telephonically), Osterloo, Schmitz, Schreurs, Sonne.
Absent: Doescher
Staff Present: Dammann, Mayor Hanson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests
Jirsa item #8.
Sonne item #8.

4. Approve Agenda
Motion by Schmitz, seconded by Osterloo to approve the amended agenda. All present voting aye; motion carried.

5. Approval of Previous Minutes: July 8, 2024
Motion by Sonne, seconded by Havlik to approve the proposed minutes of the July 8, 2024 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: August 12, 2024
Motion by Havlik, seconded by Osterloo to set the date for the next Planning Commission Meeting for August 12, 2024. All present voting aye; motion carried.

7. Variance Permit: Nathan Weber
Nathan Weber has applied for a Variance Permit for a rear yard setback of 11' vs 25' and accessory building of 4,224 square feet vs 2,000 square feet. This is located at 25154 407th Ave, legally described as W 175' of Lot 4, Black Eagle First Addition in the SW 1/4 of Section 8, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned R4 High Density 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 no letters returned for or against the variance. The applicant was present to answer questions.

Jenniges gave an overall history of the lots in the area. He also noted that per the Comprehensive Plan, it is classified as a mixed use area. Also, surrounding it, the Comprehensive Plan has it as low density-residential and the city has it as R4 high-density residential zoning, so some zoning updates should be done. There is a kitchen, bathroom and main room of over 120 square feet, so this meets the building code definition of a dwelling unit, just has a big accessory building with it. The requested setback was to help keep uniform spacing with the existing buildings out there. The layout of the area with the ingress/egress easement on the south side of the lots makes it seem like the front setback should be to the south, but it's really 407th Ave to the west.

The applicant stated the request is to keep the area uniform and aesthetically pleasing. This layout was agreed to by the owners of the area prior to purchasing. He has talked to the landowner to the north and setting the shed back further gives that neighbor a better sight line. Also, keeping the shed back further will help with backing trailers into the shed, 45' vs 60' makes a big difference.

Osterloo questioned if there was anything in the ordinance about a "shouse". Hegg answered that we define them as a dwelling unit because they meet those definitions. We do not have anything specifically pertaining to "shouse or barndominium". It's a dwelling unit with a garage by definition of the building code.

Motion by Jirsa, seconded by Havlik to recommend approval of the variance. All present voting aye; motion carried.

8. Hearing and Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District 37

Jenniges gave an overview of the area where TIF 37 would be located. He noted it was published in the official newspaper with a bigger boundary but only the recent plat legal description would need to be used which is what is in the project plan. Jenniges noted the applicant is requesting around $519,000 with the TIF and they have eligible TIF expenses of around $770,000. This is a grant pass through and does not go against the city's constitutional debt. The applicant has 5 years to spend the increment and 20 years to pay it back. The applicant is moving from their existing location and by doing so is expanding the footprint of their building as well as the footprint of the coverage area, which would create at least 3 more employees.

Johnson agreed with the overview Jenniges gave. This does not go against the city's constitutional debt and expires in 20 years or can be paid off earlier. The applicant is responsible for getting certified costs to the city. The city's TIF review committee met and reviewed the TIF with the final product of the plan being presented to this board.

Don Petersen of Morgan Theeler, representing the applicant, stated they sent the plan to the state, and they have preliminary approval of this being an Economic Development TIF.

Motion by Schmitz, seconded by Havlik, to set the boundaries for TIF District #37 to include the following:

Lot 4 of Iverson's Second Addition, a subdivision of Lot 1-C within Lot C, formerly a portion of Irregular Tract No. 4A in the South 1/2 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

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

Motion by Osterloo, seconded by Havlik to approve the project plan and recommend approval of TIF District #37. Roll call vote: Genzlinger – aye, Havlik – aye, Jirsa – abstain, Osterloo – aye, Schmitz – aye, Schreurs – aye, Sonne – abstain. 5 aye, 0 nay and 2 absent; motion carried.

9. Other Business:
None.

10. Public Input:
None.

11. Adjourn
Chairperson Genzlinger adjourned the meeting at 12:15 P.M.

_____
Kevin Genzlinger
Planning Commission Chairperson

City of Mitchell
SOUTH DAKOTA

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: 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: Family Residential Daycare

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

This Application is for the following described real property:

Legal Description: **Lots 43 & 44 Overlook Addition, City of Mitchell, Davison County, South Dakota**

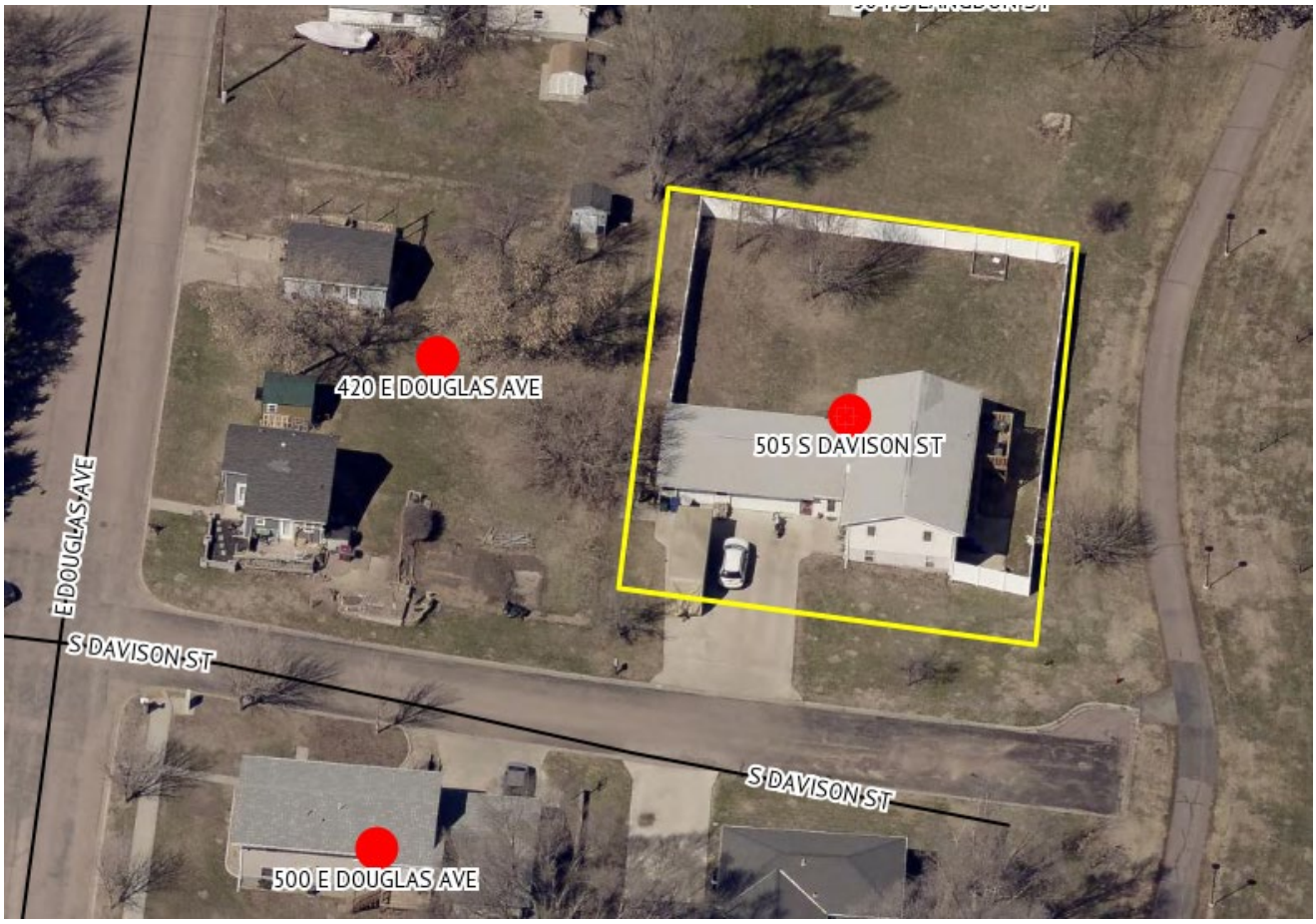
Property Address: **505 S Davison**

Dated this 3rd of July, 2024.

APPLICANT

Grace Reformed Church of Mitchell-Jaun'l & Sawyer Gibson (Purchase Agreement)
OWNER

Jaun'l Gibson
Conditional Use Permit
Family Residential Daycare
505
504
500
509
518
420
500
504
512
400
S DAVISON ST
S BURR ST
E DOUGLAS AVE
600
601
503
601
604
604
608
609
S LANGDON


420 E DOUGLAS AVE
505 S DAVISON ST
E DOUGLAS AVE
S DAVISON ST
S DAVISON ST
500 E 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 Jaun'l Gibson has applied for a conditional use permit to operate a Family Residential Daycare; located at 505 S Davison St, legally described as Lots 43 & 44 Overlook 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, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 July, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of July, 2024
Approximate Cost:

Jaun'l & Sawyer Gibson
613 E 3rd Ave
Mitchell, SD 57301

Grace Reformed Church of Mitchell
505 S Davison St
Mitchell, SD 57301

Todd Sperlich
420 E Douglass Ave
Mitchell, SD 57301

Linda Otterpohl Revoc Living Trust
504 S Langdon St
Mitchell, SD 57301

Patrick & Marica Shannon
518 Langdon St
Mitchell, SD 57301

Milo & Lorie Hansen
1809 Charles Ave
Mitchell, SD 57301

Allen & Cindy Bierman
601 S Davison St
Mitchell, SD 57301

Lauren Alexander
Gregory Guthrie
503 S Douglas Ave
Mitchell, SD 57301

Jeffery & Tammi Guericke
500 E Douglass Ave
Mitchell, SD 57301

Bruce Schwenck Revoc Living Trust
504 E Douglass Ave
Mitchell, SD 57301

Mallory & Earl Hafner
500 S Davison St
Mitchell, SD 57301

Austen Iverson
600 S Burr St
Mitchell, SD 57301

Austin LLC
600 S Burr St
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

City of Mitchell
SOUTH DAKOTA

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 S District to Click or tap here to enter text. District.

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

- Description of Variance: Lot width of 66' vs 100' and lot area of 10,890 square feet vs 14,000 square feet.
- Description of Hardship: Tear down existing dwelling and build a 4-plex.

☐ **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: **S ½ and E ½ of Lot 6, Block 3 Hammers Addition, City of Mitchell, Davison County, South Dakota**

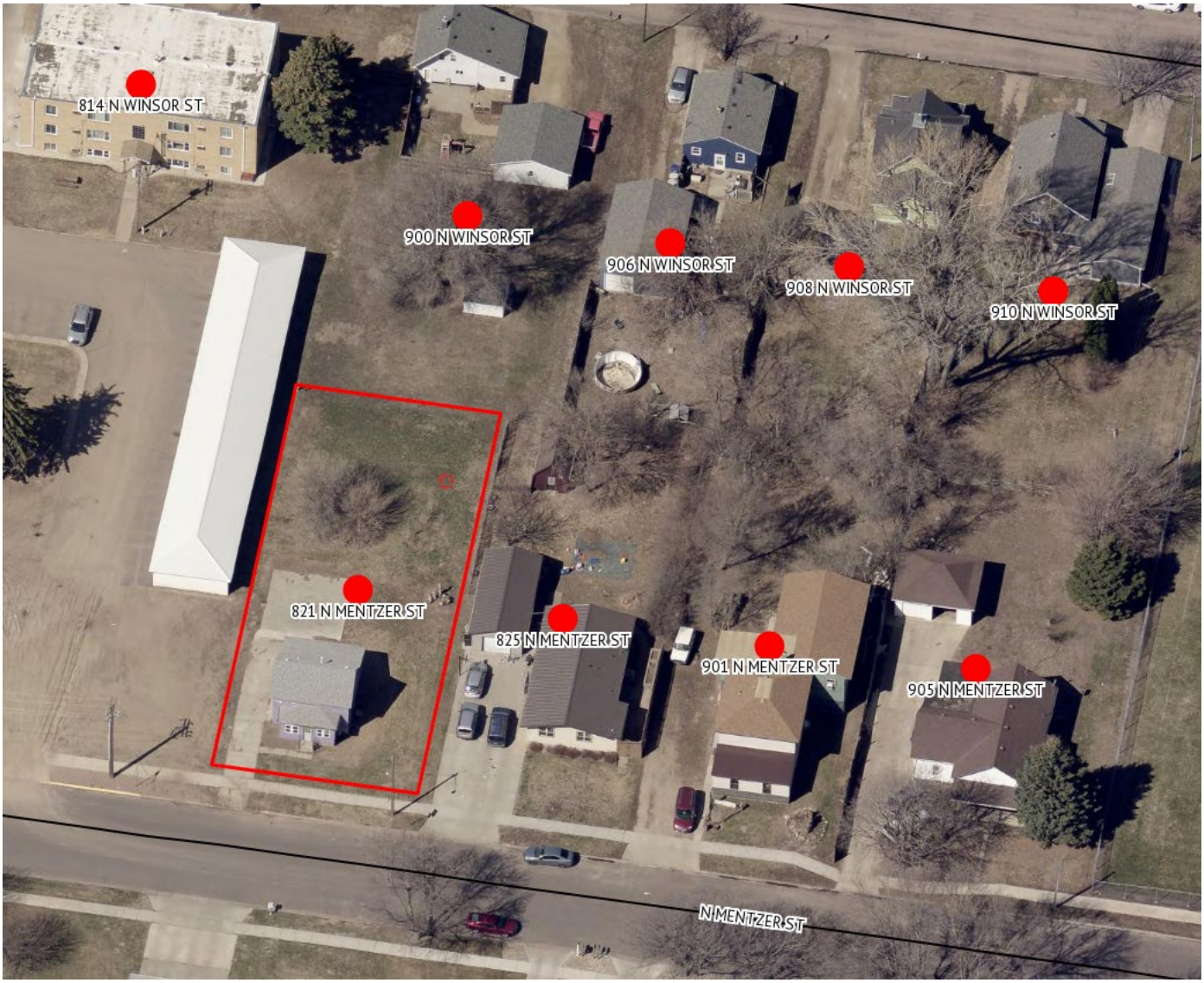
Property Address: **821 N Mentzer**

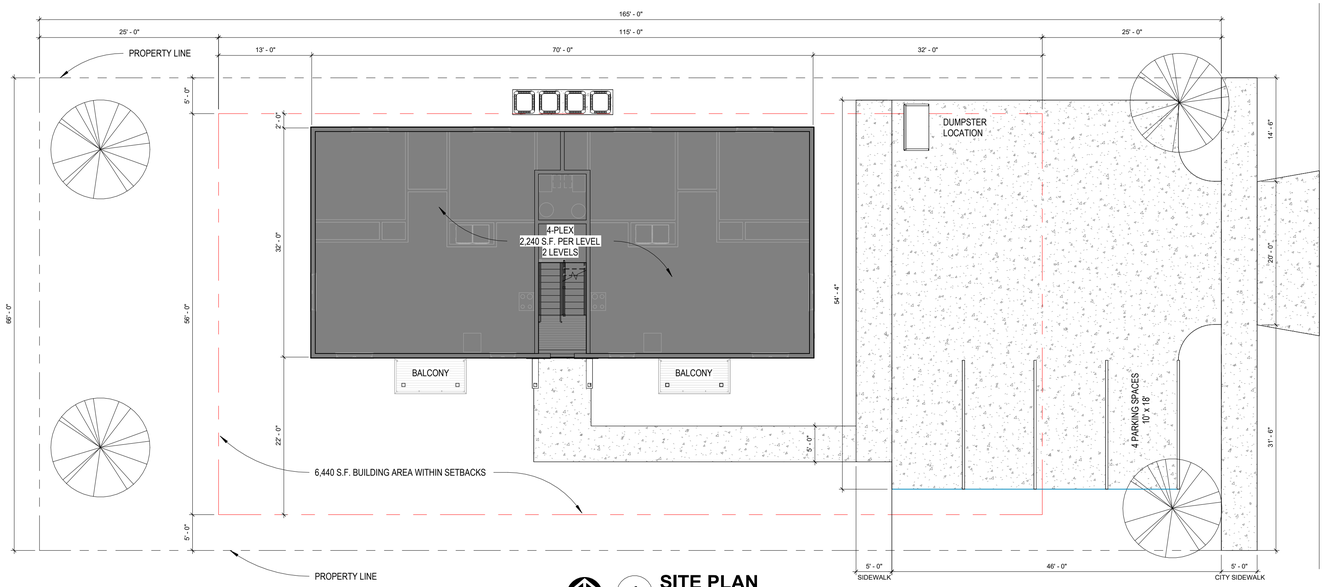
Dated this 22nd of July , 2024.

APPLICANT

Schmitz Construction
OWNER

Schmitz Construction
4 unit Apt Complex
Variance Permit
Lot width of 66' vs 100' and
lot area of 10,890 square feet
vs 14,000 square feet.
908
901
910
906
825
824
900
816
814
N WINSOR ST
N MENTZER ST


814 N WINSOR ST
900 N WINSOR ST
906 N WINSOR ST
908 N WINSOR ST
910 N WINSOR ST
821 N MENTZER ST
825 N MENTZER ST
901 N MENTZER ST
905 N MENTZER ST
N MENTZER ST



1 **SITE PLAN**
1" = 10'-0"

10-5E-5: DENSITY, AREA, AND HEIGHT REGULATIONS:

High Density Residential R-4	Minimum Lot Area[1]	Minimum Lot Width	Minimum Front Yard	Minimum Rear Yard	Minimum Side Yard	Minimum Side Yard Corner Lot	Maximum Zoning Lot Coverage	Maximum Height[2]
1 dwelling unit	6,000 sq. ft.	60'	25'	25'	3'	15'	75%	6 stories or 65'
2 dwelling units	8,000 sq. ft.	75'	25'	25'	3'	15'	75%	6 stories or 65'
3 dwelling units	9,000 sq. ft.	75'	25'	25'	5'	15'	75%	6 stories or 65'
4 dwelling units	14,000 sq. ft.	100'	25'	25'	5'	15'	75%	6 stories or 65'

Notes:

1. For each additional dwelling unit over 4 dwelling units add at least 1,000 square feet to minimum lot area.
2. In the R-4 district, no building shall exceed 6 stories or 65 feet in building height; except, that 1 foot of height may be added to the building for each foot that the building is set back from the required front yard.

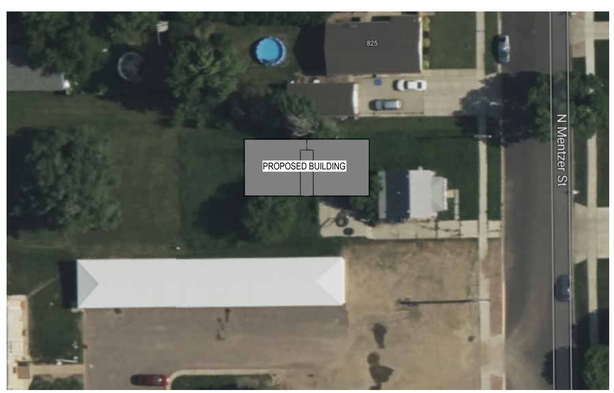
(Ord. 2408, 10-1-2012; amd. Ord. 2476, 6-2-2014)

A. Accessory Buildings:

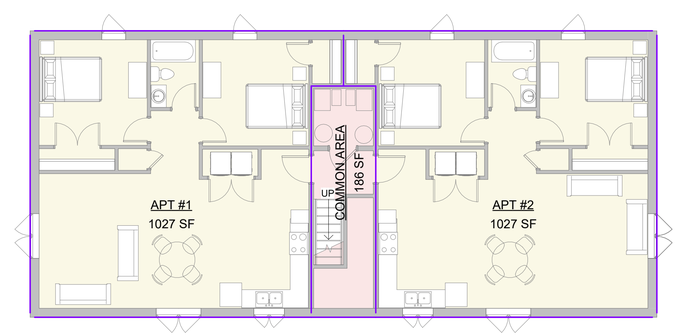
1. Accessory buildings cannot exceed twenty two feet (22') in building height.
2. Accessory buildings in the R-4 district shall not exceed two thousand (2,000) square feet per dwelling unit and the principal and accessory buildings shall not exceed the maximum zoning lot coverage.
3. An accessory building shall not be permitted in any required front yard and no separate accessory building shall be erected within three feet (3') of any principal building's line.
4. Accessory buildings shall be at least three feet (3') from zoning lot lines of adjoining lots with the footage to be measured from the overhang building line. On a corner lot they shall conform to the setback requirements on the side street, except in the case of an accessory structure door parallel to the alley, the minimum yard requirement setback shall not be less than sixteen feet (16'). (Ord. 2408, 10-1-2012)

ADDRESS: 821 N. METZER
MITCHELL SD

ZONE: R4
SITE AREA REQUIRED = 14,000 S.F.: REQUEST VARIANCE TO ALLOW 10,890 S.F.
2 DWELLING UNITS PER LEVEL (4 TOTAL DWELLING UNITS)
MIN. LOT WIDTH REQUIRED 100': REQUEST VARIANCE TO ALLOW 66' LOT WIDTH
AREA ALLOWED PER LEVEL = 75% OF 6,440 S.F. = 4,830 S.F.
STORIES: 2
HEIGHT: 19'-0" ABOVE GRADE



3 **SITE IMAGE**
1" = 40'-0"



2 **AREA PLAN OF TYPICAL UNITS**
1/8" = 1'-0"

TRUTH INNOVATIONS
DESIGN - CONSTRUCT - RENOVATE
P: 605-599-5940

4-PLEX APARTMENTS
821 N. MENTZER
SITE PLAN

Revision Schedule

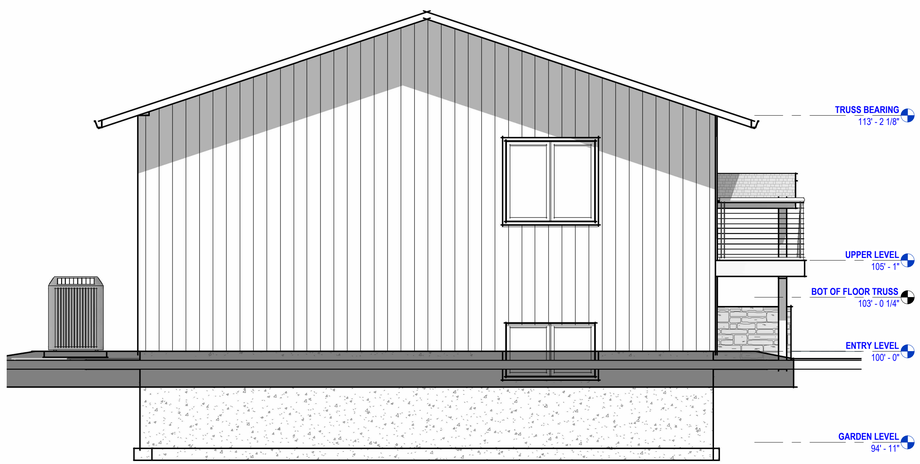
No.	Description	Date

Drawn By: MH
Date: 7/03/24

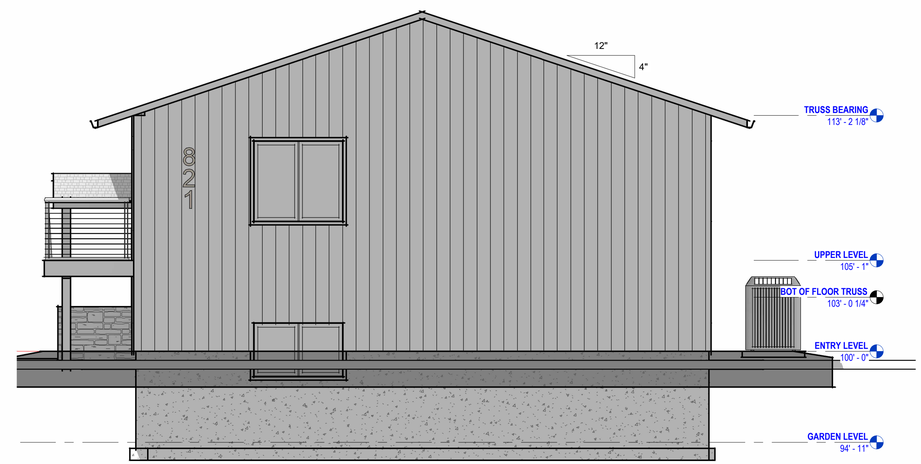
A1.1

7/3/2024 9:12:30 AM

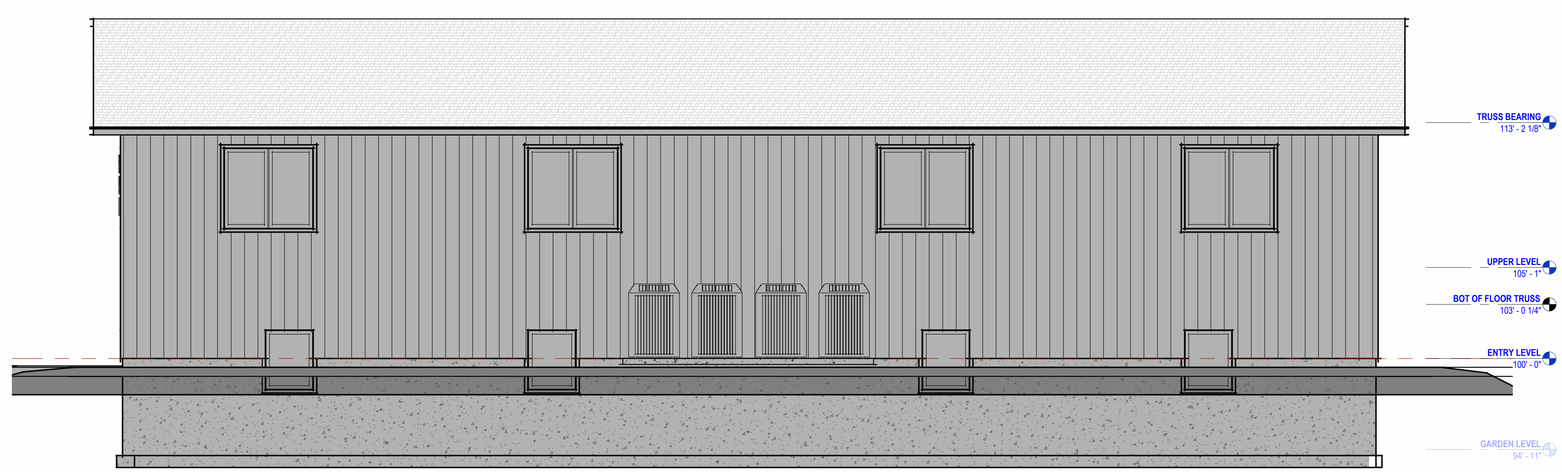
1 **SOUTH ELEVATION**
1/4" = 1'-0"



4 **WEST ELEVATION**
1/4" = 1'-0"



2 **EAST ELEVATION**
1/4" = 1'-0"



3 **NORTH ELEVATION**
1/4" = 1'-0"

TRUTH INNOVATIONS
DESIGN - CONSTRUCT - RENOVATE
P: 605-599-5940

4-PLEX APARTMENTS
821 N. MENTZER

EXTERIOR ELEVATIONS

Revision Schedule

No.	Description	Date

SHADOWS ARE FROM JUNE 2024 @ 3PM
(ALL EXTERIOR ELEVATIONS AND CAMERA VIEWS)

Drawn By: MH

Date: 7/03/24

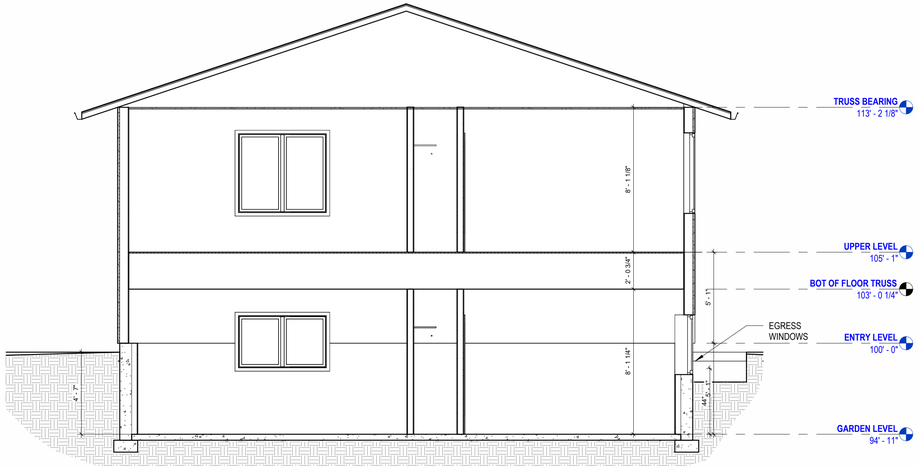
7/3/2024 9:12:42 AM

A3.1

4 **BUILDING SECTION @ STAIRS**
1/4" = 1'-0"

1 **SOUTH VIEW**

2 **NORTH VIEW**



5 **BUILDING SECTION**
1/4" = 1'-0"

3 **ENTRY VIEW**

TRUTH INNOVATIONS
DESIGN - CONSTRUCT - RENOVATE
P: 605-599-5940

4-PLEX APARTMENTS
821 N. MENTZER

BUILDING SECTIONS & CAMERA VIEWS

Revision Schedule

No.	Description	Date

SHADOWS ARE FROM JUNE 2024 @ 3PM
(ALL EXTERIOR ELEVATIONS AND CAMERA VIEWS)

Drawn By: MH

Date: 7/03/24

A4.1

7/3/2024 9:12:50 AM

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 Schmitz Construction has applied for a variance permit for minimum lot width of 66' vs 100' and minimum lot area of 10,890 square feet vs 14,000 square feet; located at 821 N Mentzer, legally described as S ½ and E ½ of Lot 6, Block 3 Hammers Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 July, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of July, 2024
Approximate Cost:

Good Nuf Construction LLC
1331 W Birch Ave
Mitchell, SD 57301

MB Sigmund LLC
1311 Northridge Rd
Mitchell, SD 57301

Jacob Schulz
908 N Winsor St
Mitchell, SD 57301

Jeanie Morgan
906 N Winsor St
Mitchell, SD 57301

Emily Ehlke
Luke Nagel
900 N Winsor
Mitchell, SD 57301

Verbillion LLC
3213 W Main St
#231
Rapid City, SD 57702

Edwin & Leona Waldner
41849 SD Hwy 38
Fulton, SD 57340

Tom & Dianne Johnson
901 N Mentzer St
Mitchell, SD 57301

Stacey & Gorrell
825 N Mentzer St
Mitchell, SD 57301

Shaun Fitzpatrick
Jane Sorrells
914 N Mentzer St
Mitchell, SD 57301

Leon Overweg
910 N Mentzer St
Mitchell, SD 57301

Edith Goldhammer
824 N Mentzer St
Mitchell, SD 57301

Clarke Companies LLC
47035 250th St
Baltic, SD 57003

Lifequest Inc
804 N Mentzer
Mitchell, SD 57301

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

July 31, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Schmitz Construction has applied for a variance permit for minimum lot width of 66' vs 100' and minimum lot area of 10,890 square feet vs 14,000 square feet; located at 821 N Mentzer, legally described as S ½ and E ½ of Lot 6, Block 3 Hammers Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 attend the hearings.

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 Life Quest
OWNER

804 N Mentzer St
ADDRESS

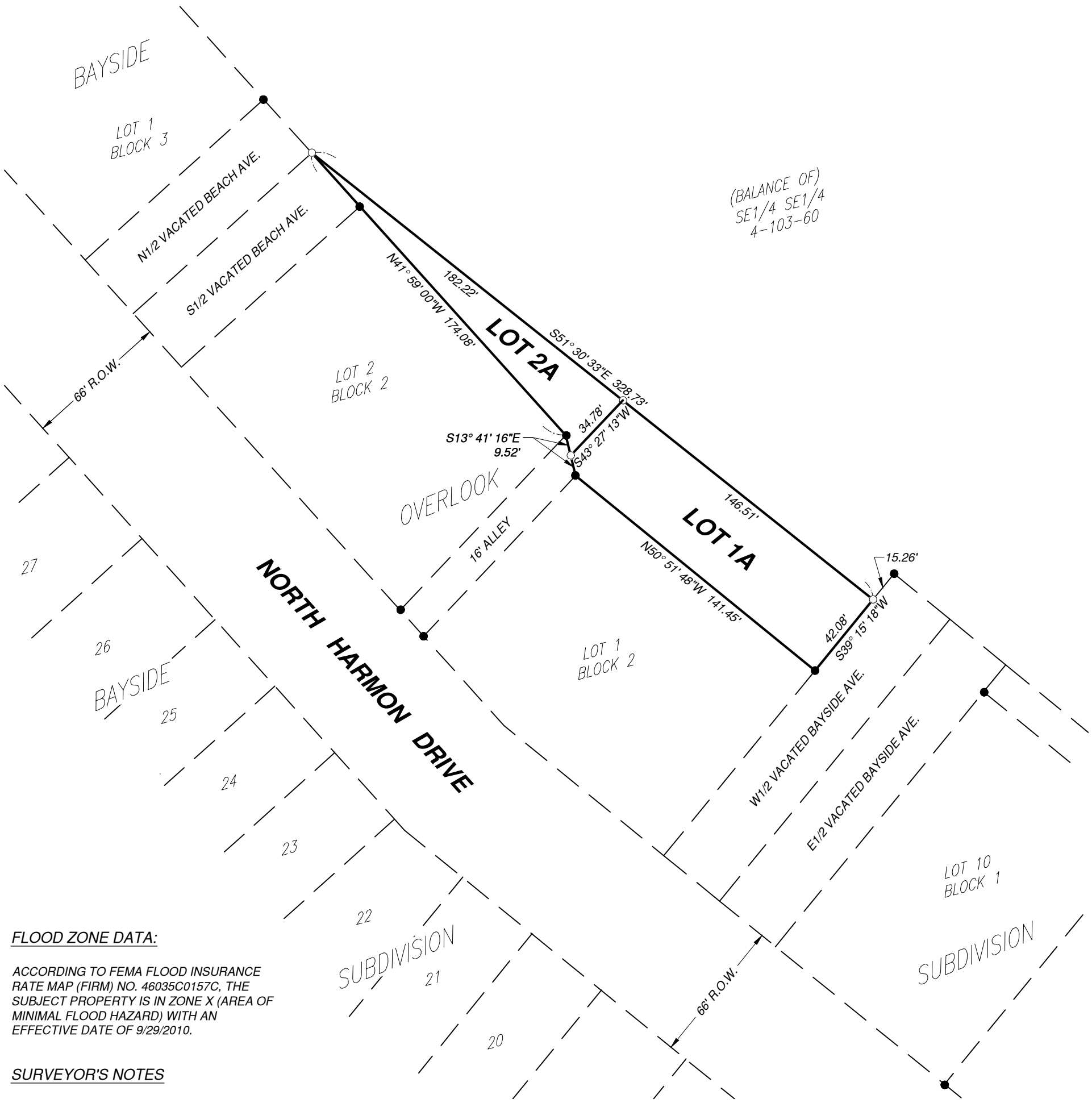
✓ APPROVE

_____ DISAPPROVE

COMMENTS:

PLAT OF LOTS 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION

IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.
IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA



FLOOD ZONE DATA:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 46035C0157C, THE SUBJECT PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) WITH AN EFFECTIVE DATE OF 9/29/2010.

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON SOUTH DAKOTA STATE PLANE, SOUTH ZONE.
2. ALL DISTANCES ARE GROUND.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED.

AREA TABLE

LOT #	SQUARE FEET	ACRES
LOT 1A	6,081	0.14
LOT 2A	2,764	0.06

N

0 25 50

VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUMMER, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID ON OR BEFORE JULY 18, 2024, FOR THE PURPOSE OF PLATTING, DID SURVEY THAT PORTION AS SHOWN OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M. IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2024.

_____
ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298

REGISTERED LAND SURVEYOR
REG. NO. 8298
ROBERT D. KUMMER
SOUTH DAKOTA

LEGEND

PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

FOUND SURVEY MONUMENT NO. 5 REBAR (UNLESS NOTED)

SET NO.5 REBAR W/ CAP RLS NO. 8298

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

PLAT OF LOTS 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION

PROJ. NO.: 23064
DATE: 07/18/2024
DRAWN BY: BTC
CHECKED BY: RDK
SHEET NO: 1 OF 2

PLAT OF LOTS 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION

IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M.
IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, AND EROSION AND SEDIMENT CONTROL LAWS, ORDINANCES, AND REGULATIONS. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATER OF THE STATE LOCATED ADJACENT TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWAGE FROM SUCH SUBDIVISION AND SHALL, IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATION OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES RELATING TO THE SAME. ADDITIONALLY, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE LIABLE FOR ANY POLLUTION THAT OCCURS FROM FAILURE TO EXECUTE SUCH PROTECTIONS OR FOLLOW SUCH REGULATIONS, EXCEPTION BEING THOSE LOTS IN SUBDIVISIONS THAT SHOW DOCUMENTATION THAT WASTEWATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT , INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. I/WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICE UNDER, ON, OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS ____ DAY OF _____, 2024.

_____
BRANDON NEUGEBAUER, PRESIDENT, HORSEMAN'S SPORTS INC., A SOUTH DAKOTA NONPROFIT CORPORATIONS, SHOWN IN THE PUBLIC RECORD AS HORSEMAN'S SPORTS, INC., A SOUTH DAKOTA NONPROFIT CORPORATION.

STATE OF: SOUTH DAKOTA)
:SS
COUNTY OF: DAVISON)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, _____, THE

UNDERSIGNED OFFICER, PERSONALLY APPEARED, BRANDON NEUGEBAUER, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF HORSEMAN'S SPORTS INC., A SOUTH DAKOTA NONPROFIT CORPORATION, SHOWN IN THE PUBLIC RECORD AS HORSEMAN'S SPORTS, INC., A SOUTH DAKOTA NONPROFIT CORPORATION,THAT HE, AS SUCH POSITION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS

_____ DAY OF _____, 2024.

_____
NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOTS 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M. IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF 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 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M. IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, 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/VICE 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.

_____
CHAIRMAN/VICE CHAIRMAN CITY PLANNING COMMISSION

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 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M. IN THE CITY OF MITCHELL, DAVISON COUNTY, 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 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M. IN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA** BE AND THE SAME IS APPROVED AND THE DESCRIPTION SET FORTH THEREIN AND THE ACCOMPANYING SURVEYOR'S CERTIFICATE SHALL PREVAIL.

I, _____, FINANCE OFFICER/DEP. FINANCE OFFICER OF THE CITY OF MITCHELL, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON
THE ___ DAY OF _____, 2024.

_____
FINANCE OFFICER/DEP. FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE (AND THE FOREGOING) PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID.

DATED THIS ____ DAY OF _____, 2023.

_____
COUNTY TREASURER/DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOTS 1A & 2A IN BLOCK 2 OF BAYSIDE OVERLOOK SUBDIVISION IN THE SE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 103 NORTH, RANGE 60 WEST OF THE 5TH P.M. IN THE CITY OF MITCHELL, DAVISON COUNTY**, HAS BEEN RECEIVED BY ME AND FILED IN MY OFFICE.

_____
DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION
DAVISON COUNTY, SOUTH DAKOTA

REGISTER OF DEEDS

FILED FOR RECORD THIS ____ DAY OF _____, 2024, AT _____

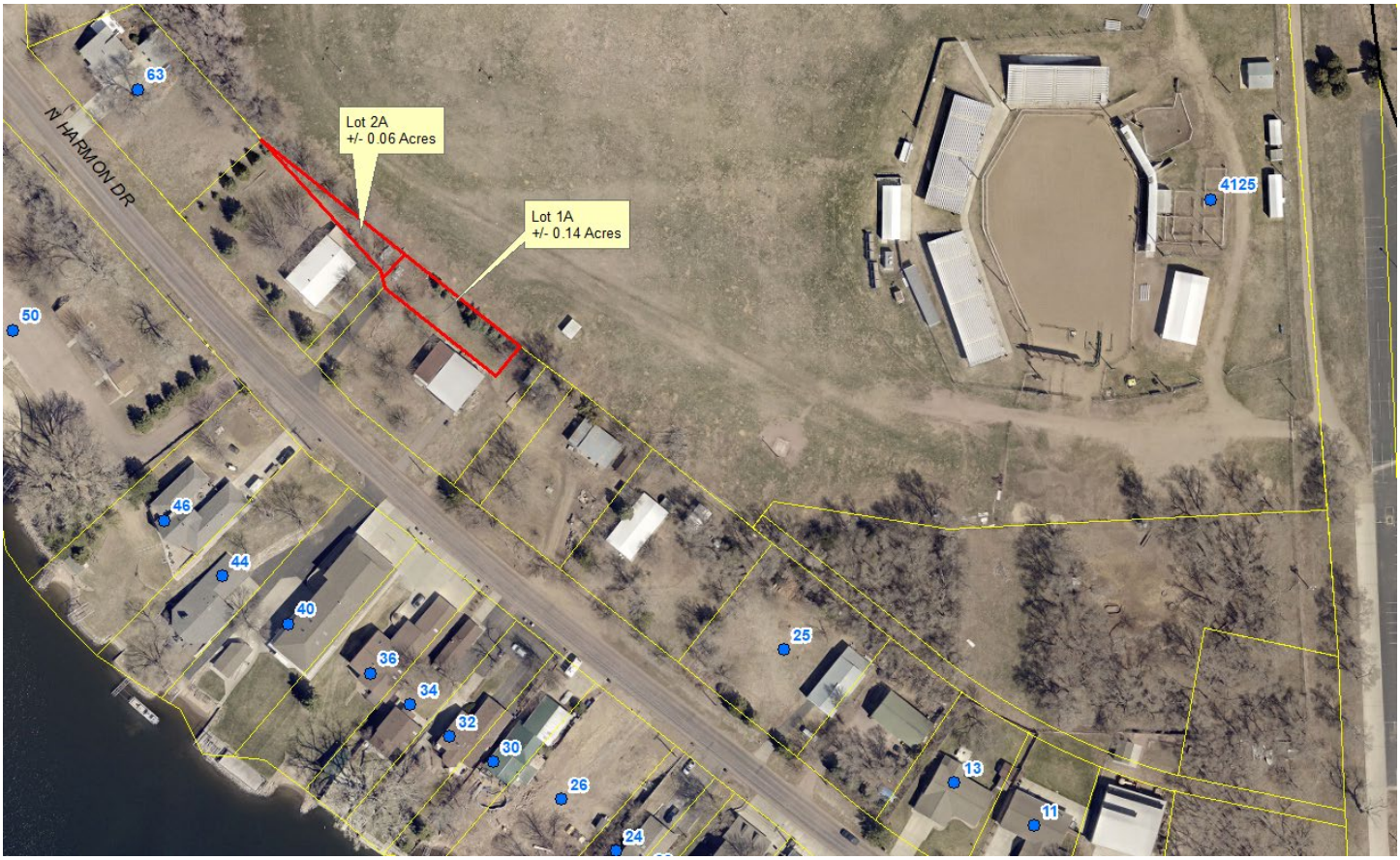
O'CLOCK __.M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

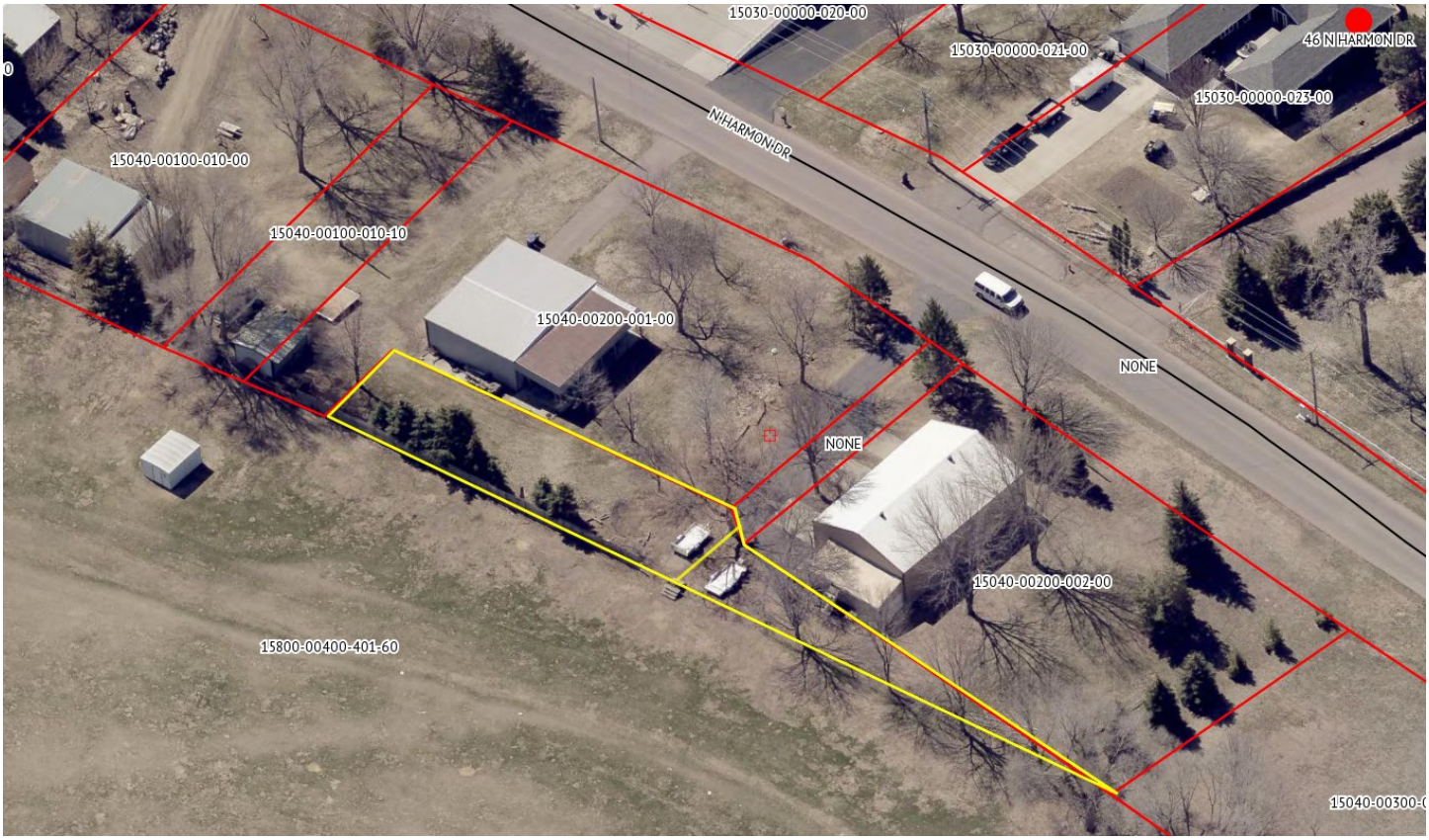
_____
REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS
DAVISON COUNTY, SOUTH DAKOTA

PREPARED BY:
infrastructure design group, inc.
520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

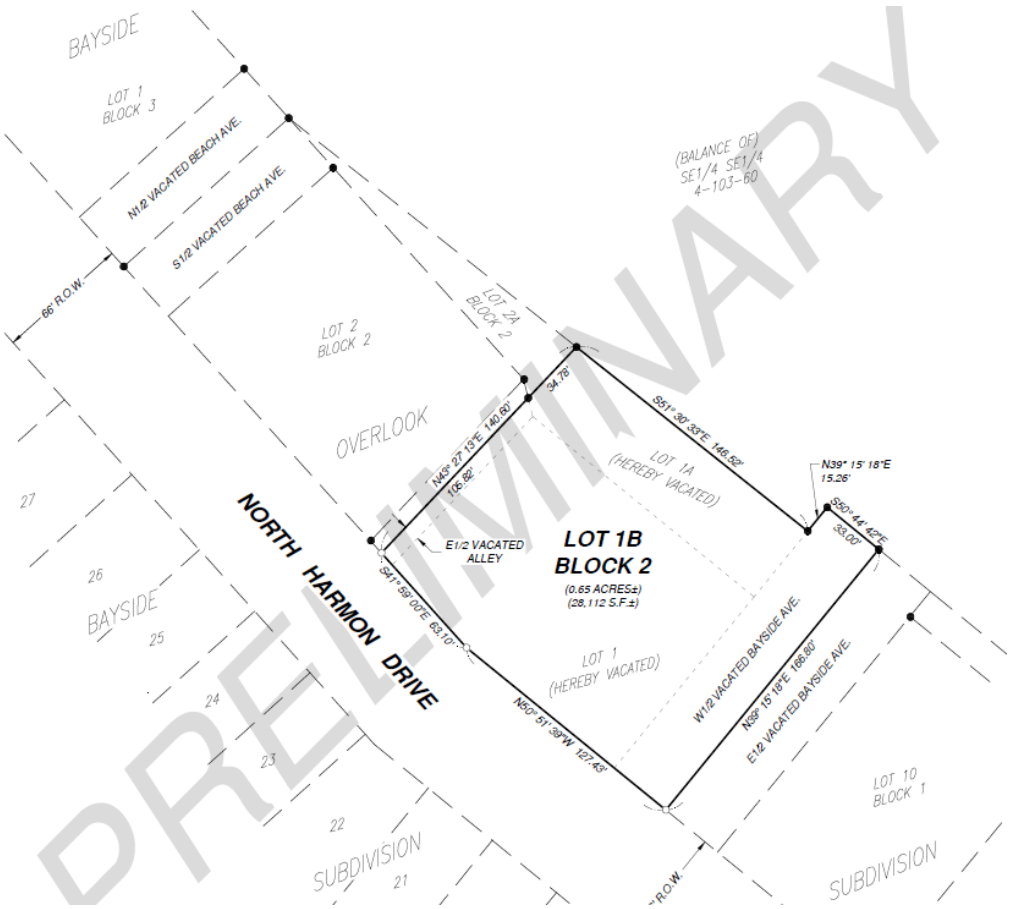
PLAT OF LOTS 1A & 2A IN BLOCK 2 OF
BAYSIDE OVERLOOK SUBDIVISION

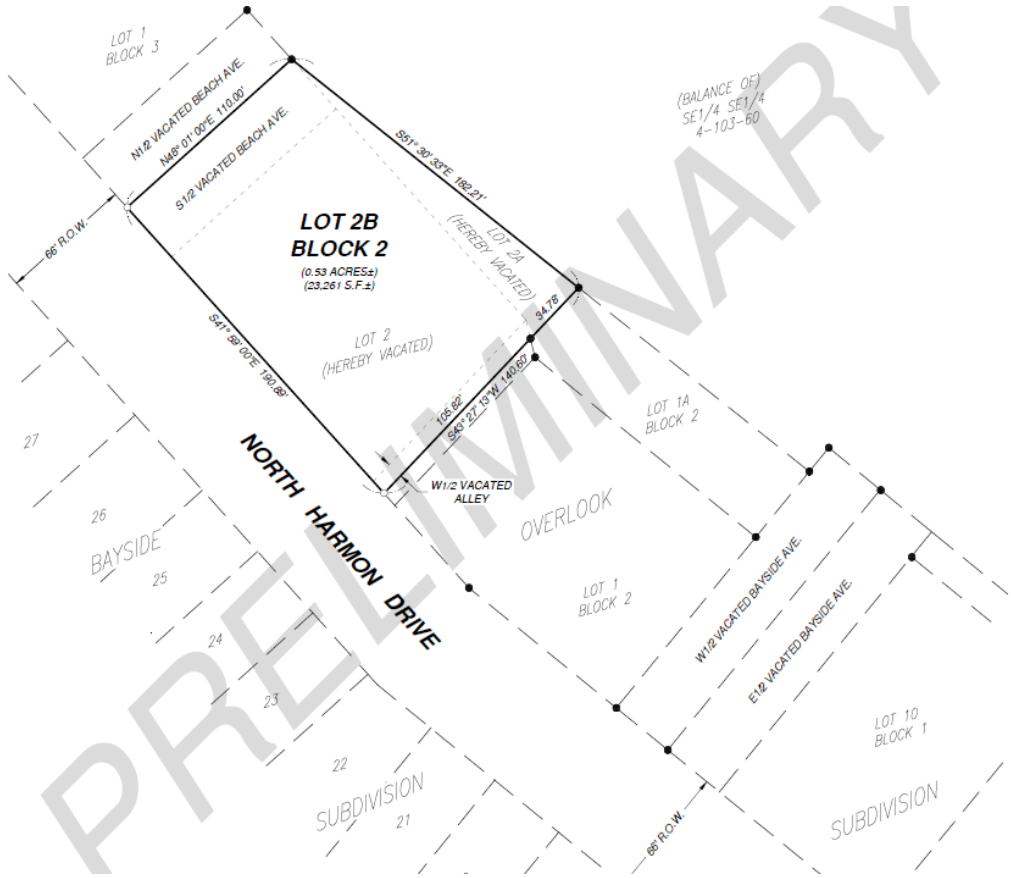
PROJ. NO.: 23064
DATE: 07/18/2024
DRAWN BY: BTC
CHECKED BY: RDK
SHEET NO: 2 OF 2


N HARMON DR
Lot 2A
+/- 0.06 Acres
Lot 1A
+/- 0.14 Acres
63
50
46
44
40
36
34
32
30
26
24
25
13
11
4125


15030-00000-020-00
15030-00000-021-00
46 N HARMON DR
15030-00000-023-00
N HARMON DR
15040-00100-010-00
15040-00100-010-10
15040-00200-001-00
NONE
NONE
15040-00200-002-00
15800-00400-401-60

Overall Plan after platting, rezoning and replatting (vacating).





City of Mitchell
SOUTH DAKOTA

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 S District to Click or tap here to enter text. District.

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

- Description of Variance: Combination of attached and detached accessory buildings of 3,076 square feet vs 2,000 square feet to build a new attached accessory building of 1,476 square feet.
- Description of Hardship: Converting existing attached garage to living space and would like to build a new 1,476 square foot garage big enough to house their RV.

☐ **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 54, 54A, 55 & 55A of Sunset Point 2nd Addition, City of Mitchell, Davison County, South Dakota**

Property Address: **204 N Harmon Dr**

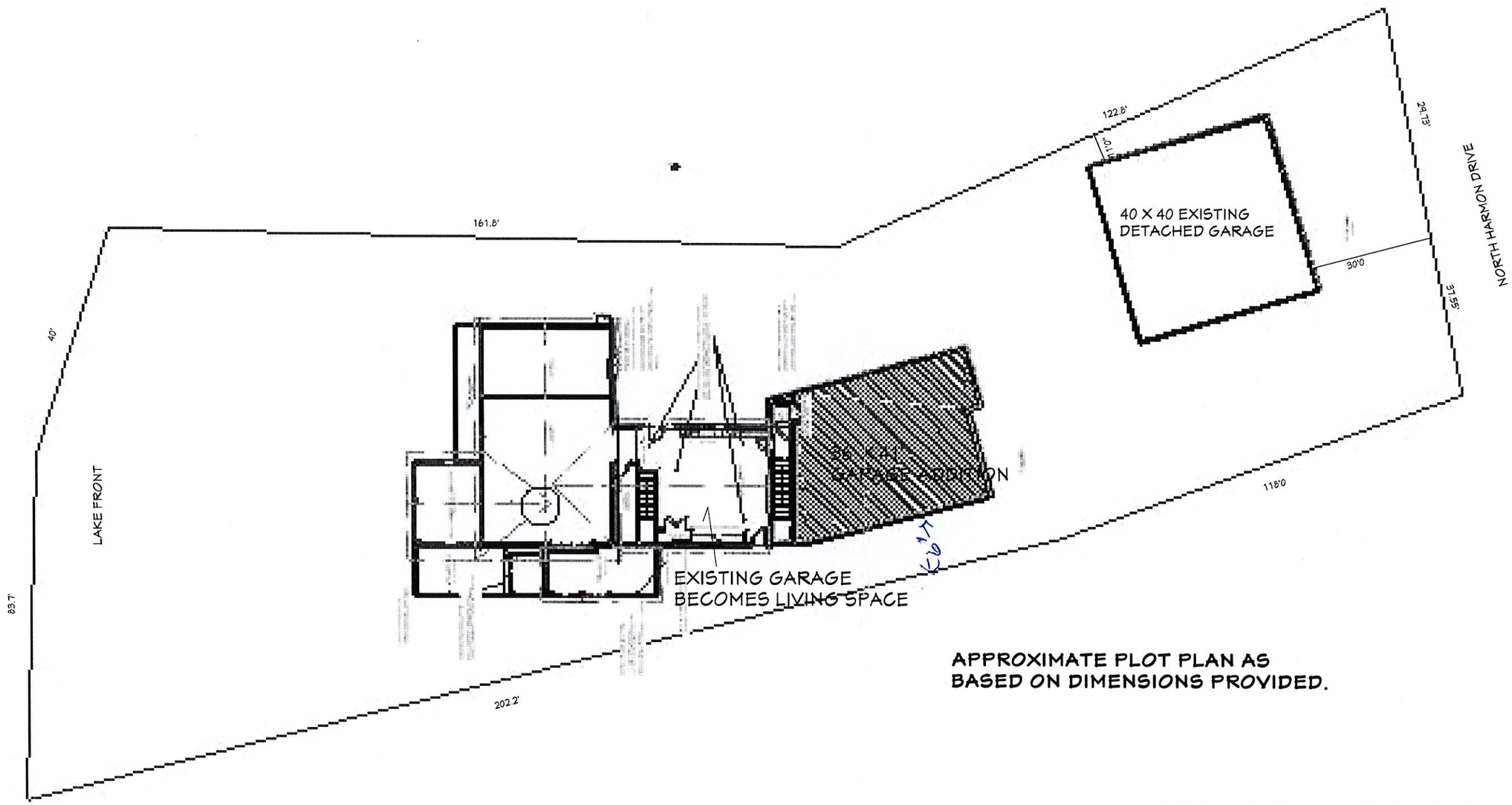
Dated this 24th of July , 2024.

Sonna Betts
APPLICANT

Curtis & Sonna Betts Family Living Trust
OWNER

Curtis & Sonna Betts
Variance Permit
Combination of attached and detached accessory buildings of 3,076 square feet vs 2,000 square feet to build a new attached accessory building of 1,476 square feet
214
210
190
N HARMON DR

204 N HARMON DR
210 N HARMON DR



APPROXIMATE PLOT PLAN AS
BASED ON DIMENSIONS PROVIDED.

SUNSET POINT 2ND SUBDIVISION
LAKE MITCHELL
LOTS 54,55,54-A,55-A

Anne Dailey design interiors, inc.
605 999 9027
Mitchell, SD 57301
anne@annedailey.com
www.annedailey.com

****ALL CONTRACTORS MUST CONFIRM TO BE WORKING WITH MOST RECENT DRAWING SET****

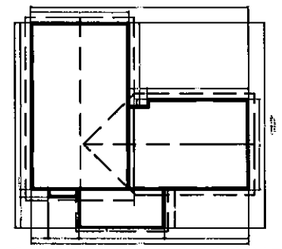
PRIOR TO COMMENCING CONSTRUCTION, ALL PROJECT CONTRACTORS AND SUPPLIERS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND DETAILS IN THE INCLUDED DRAWINGS AND ARE SOLELY RESPONSIBLE THEREAFTER. PLEASE NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES FOR PLAN CORRECTIONS/REVISIONS AS NEEDED. DESIGN INTERIORS, INC. DOES NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES, THUS ALL STRUCTURAL NEEDS ARE TO BE PROVIDED BY THE BUILDER AND HIS SUPPLIERS. DESIGN INTERIORS INC. IS NOT LIABLE FOR CONSTRUCTION CHANGES OR ERRORS. THESE PLANS ARE HAVE BEEN CUSTOM CREATED AND ARE THE PROPERTY OF DESIGN INTERIORS INC AND THE HOME OWNER & THEY MAY NOT REPRODUCED FOR OTHERS WITHOUT CONSENT.

To the best of Design Interiors Inc's knowledge, these plans have been drawn in compliance with owner's approved decisions and approved specifications. Any changes made to the project after final prints have been issued will be the owner's and/or builder's responsibility. While every effort has been made in the preparation of this plan to avoid mistakes, we cannot guarantee against human error. In order for the design and aesthetics to be fulfilled or revised as desired, the designer needs to be consulted during the project as needed.

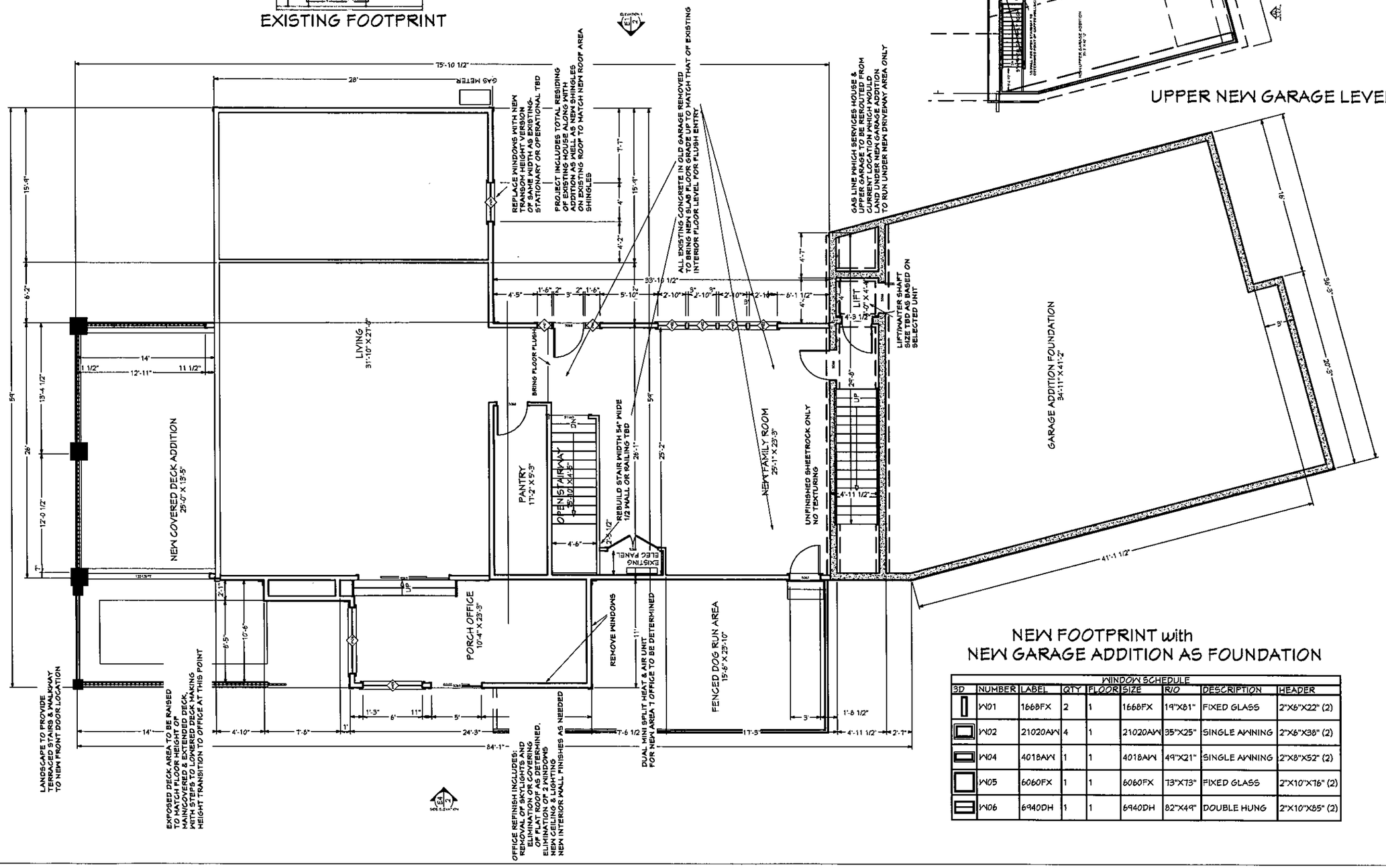
REVISION DATES:
July 24, 2024

SCALE: NO SCALE

KURTIS & SONNA BETTS
GARAGE ADDITION
204 N HARMON DR



EXISTING FOOTPRINT



UPPER NEW GARAGE LEVEL

NEW FOOTPRINT with
NEW GARAGE ADDITION AS FOUNDATION

WINDOW SCHEDULE

3D	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
	W01	1668FX	2	1	1668FX	19"X81"	FIXED GLASS	2"X6"X22" (2)
	W02	21020AW	4	1	21020AW	35"X25"	SINGLE AWNING	2"X6"X38" (2)
	W04	4018AW	1	1	4018AW	49"X21"	SINGLE AWNING	2"X8"X52" (2)
	W05	6060FX	1	1	6060FX	73"X73"	FIXED GLASS	2"X10"X76" (2)
	W06	6940DH	1	1	6940DH	82"X49"	DOUBLE HUNG	2"X10"X85" (2)

Anne Dailey design interiors, Inc.
623 S. Sanborn Blvd
Mitchell, SD 57301
(605) 999 9027
www.annedailey.com

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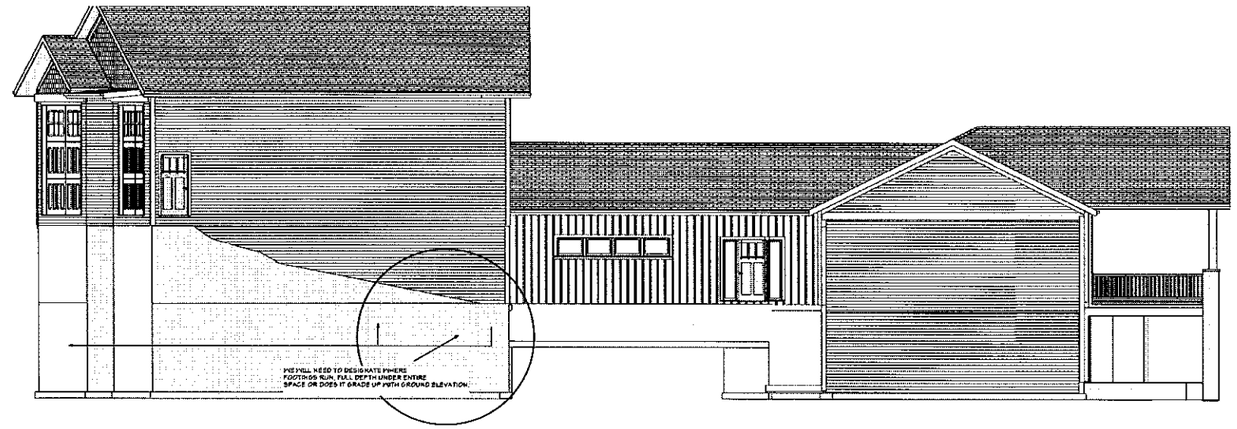
REVISION DATES:
6/10/2024

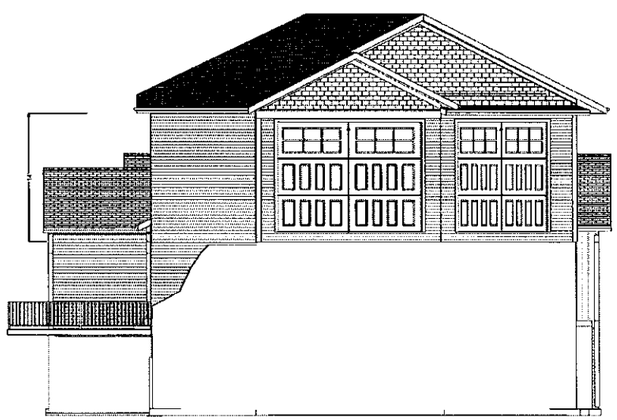
SCALE: NO SCALE

BETTS GARAGE ADDITION

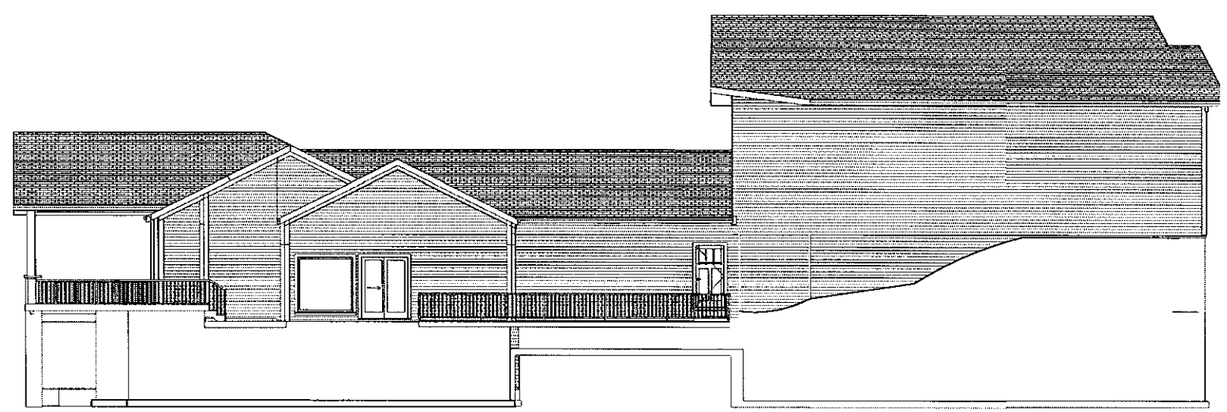
LAKE FRONT ELEVATION



NORTH FRONT DOOR ELEVATION



ROAD FRONT ELEVATION



SOUTH ELEVATION

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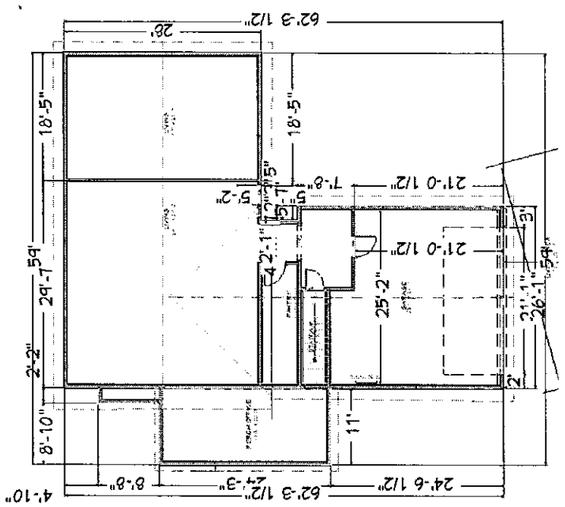
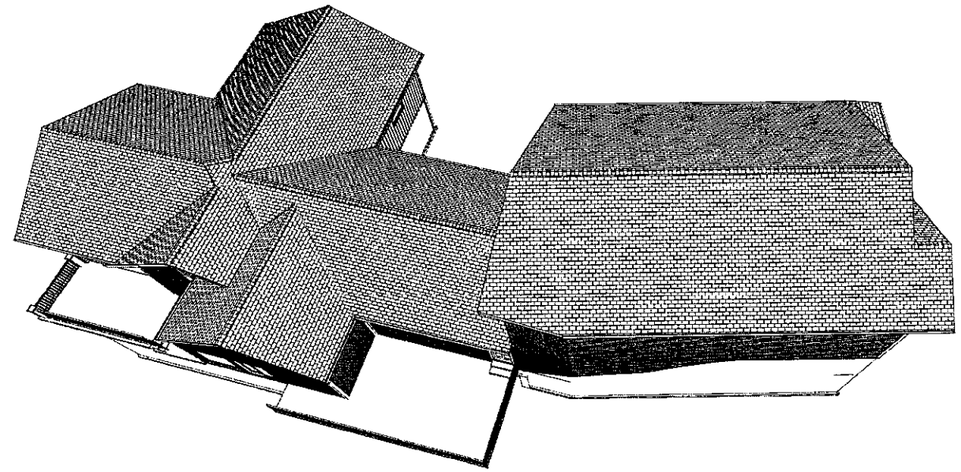
REVISION DATES:
6/10/2024

SCALE: NO SCALE

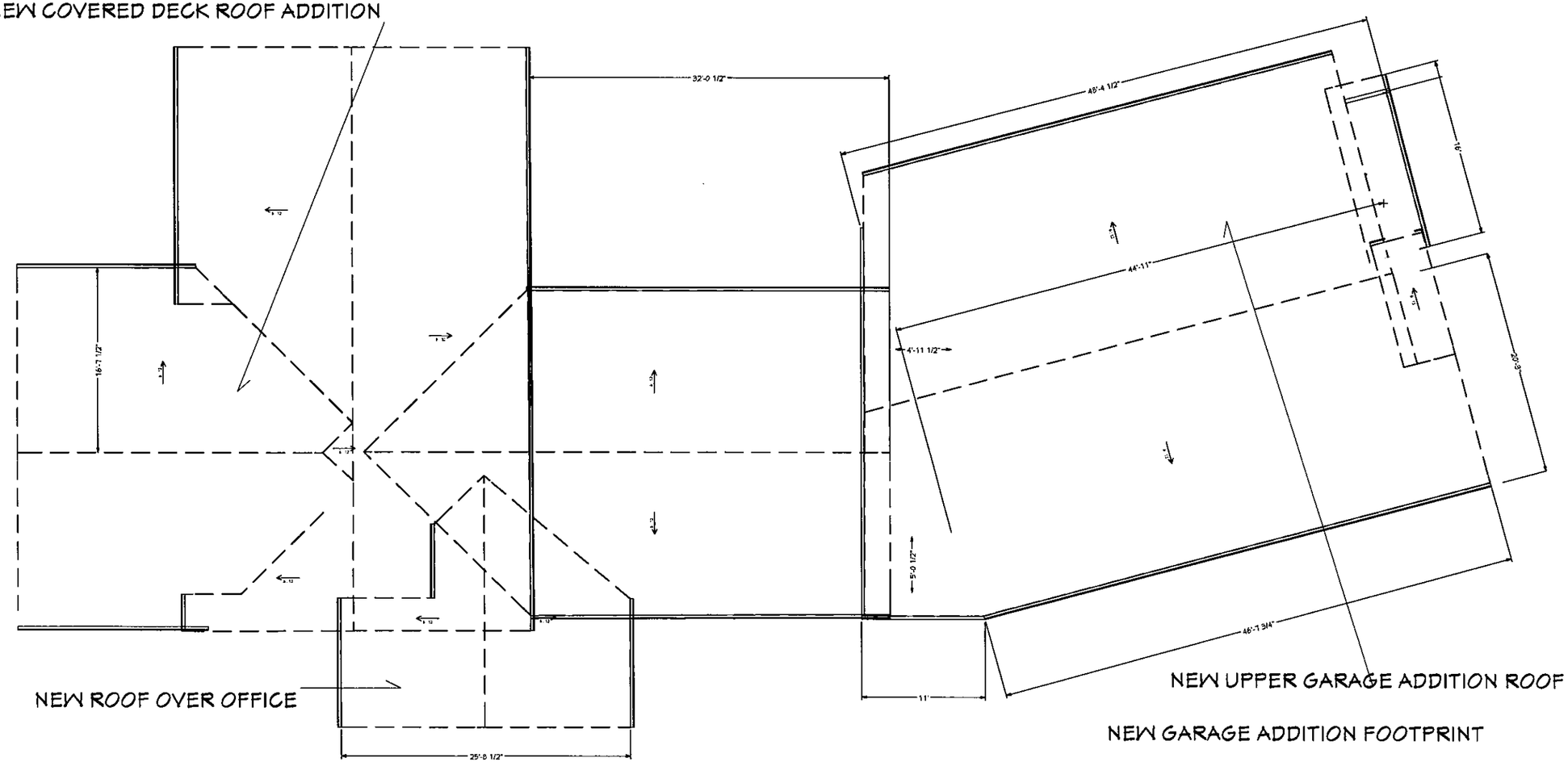
BETTS GARAGE ADDITION



EXISTING FOOTPRINT



NEW COVERED DECK ROOF ADDITION



NEW ROOF OVER OFFICE

NEW UPPER GARAGE ADDITION ROOF

NEW GARAGE ADDITION FOOTPRINT

Anne Dailey design interiors, inc.
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Mitchell, SD 57301
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www.annedailey.com

****ALL CONTRACTORS MUST CONFIRM TO BE WORKING WITH MOST RECENT DRAWING SET****

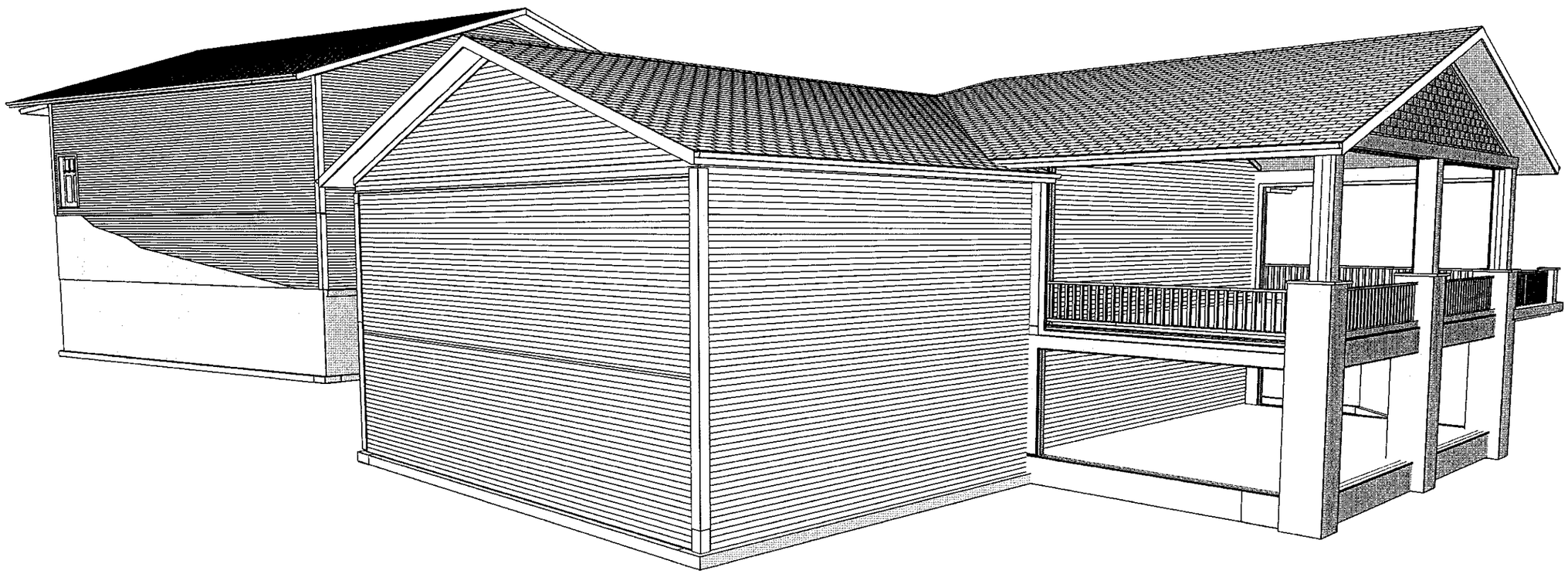
PRIOR TO COMMENCING CONSTRUCTION, ALL PROJECT CONTRACTORS AND SUPPLIERS SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND DETAILS IN THE INCLUDED DRAWINGS AND ARE SOLELY RESPONSIBLE THEREAFTER. PLEASE NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES FOR PLAN CORRECTIONS/REVISIONS AS NEEDED. DESIGN INTERIORS, INC. DOES NOT PROVIDE ARCHITECTURAL OR ENGINEERING SERVICES, THUS ALL STRUCTURAL NEEDS ARE TO BE PROVIDED BY THE BUILDER AND HIS SUPPLIERS. DESIGN INTERIORS INC. IS NOT LIABLE FOR CONSTRUCTION CHANGES OR ERRORS. THESE PLANS ARE HAVE BEEN CUSTOM CREATED AND ARE THE PROPERTY OF DESIGN INTERIORS INC AND THE HOME OWNER & THEY MAY NOT REPRODUCED FOR OTHERS WITHOUT CONSENT.

To the best of Design Interiors Inc's knowledge, these plans have been drawn in compliance with owner's approved decisions and approved specifications. Any changes made to the project after final prints have been issued will be the owner's and/or builder's responsibility. While every effort has been made in the preparation of this plan to avoid mistakes, we cannot guarantee against human error. In order for the design and aesthetics to be fulfilled, or revised as desired, the designer needs to be consulted during the project as needed.

REVISION DATES: 6/10/2024

SCALE: NO SCALE

BETTS GARAGE ADDITION



Anne Dailey design interiors, inc.

623 S. Sanborn Blvd
Mitchell, SD 57301
(605) 999 9027
www.annedailey.com

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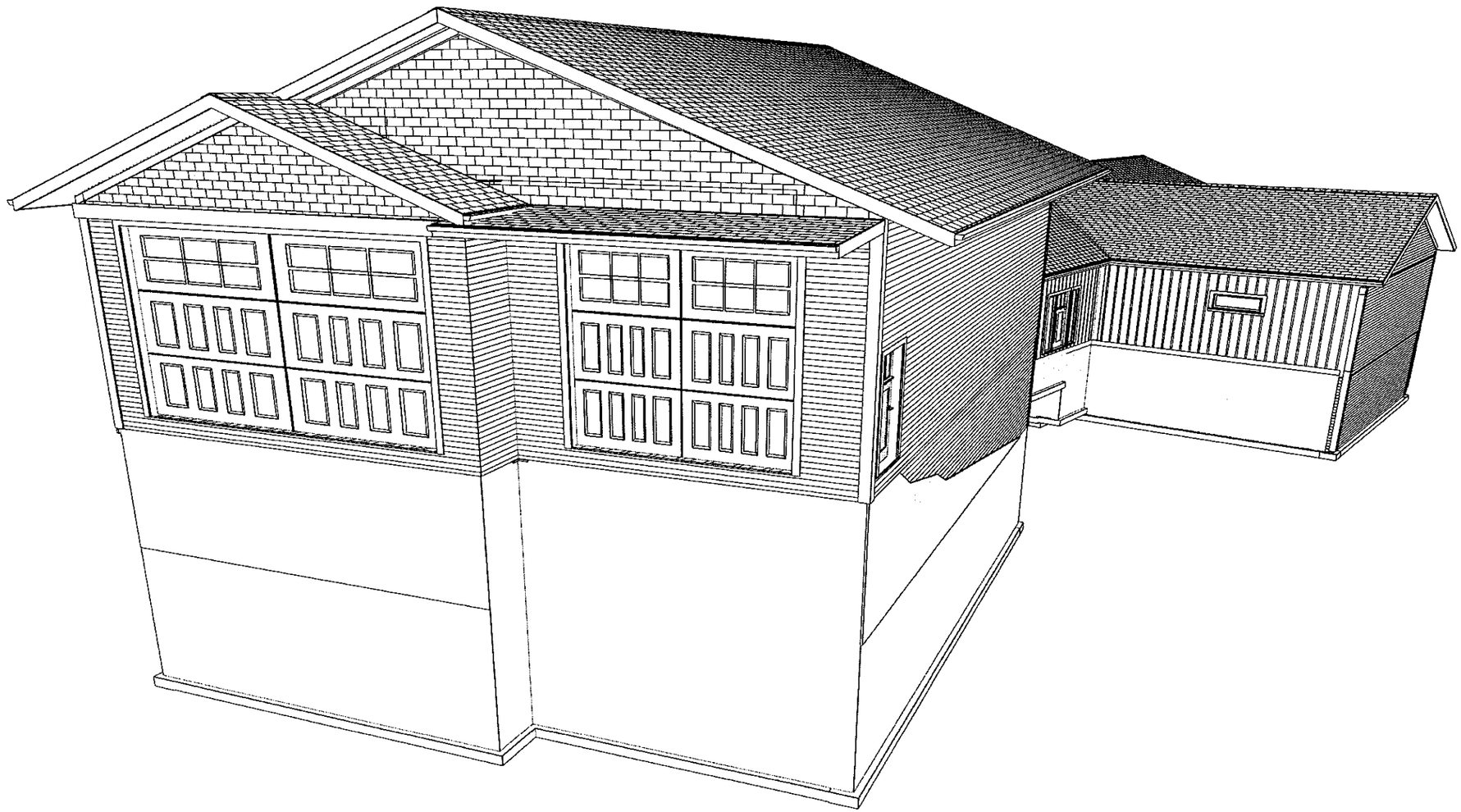
REVISION DATES:
6/10/2024

SCALE: NO SCALE

BETTS GARAGE ADDITION



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REVISION DATES:
6/10/2024

SCALE: NO SCALE

BETTS GARAGE ADDITION

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 Curtis & Sonna Betts have applied for a variance permit for a combination of attached and detached accessory buildings of 3,076 square feet vs 2,000 square feet to build a new attached accessory building of 1,476 square feet; located at 204 N Harmon, legally described as Lots 54, 54A, 55 & 55A of Sunset Point 2nd Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned RL Lake Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 July, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of July, 2024
Approximate Cost:

Curtis & Sonna Betts Family Living Trust
204 N Harmon Dr
Mitchell, SD 57301

Jerome & Pamela Thomsen Joint Trust
214 N Harmon Dr
Mitchell, SD 57301

Larry Thompson
210 N Harmon Dr
Mitchell, SD 57301

Michael Kuchera Living Trust
190 N Harmon Dr
Mitchell, SD 57301

City of Mitchell
612 N Main St
Mitchell, SD 57301

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

July 31, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Curtis & Sonna Betts have applied for a variance permit for a combination of attached and detached accessory buildings of 3,076 square feet vs 2,000 square feet to build a new attached accessory building of 1,476 square feet; located at 204 N Harmon, legally described as Lots 54, 54A, 55 & 55A of Sunset Point 2nd 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, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 attend the hearings.

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 Curtis & Sonna Betts
OWNER

204 N Harmon Dr 57301
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

July 31, 2024

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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.

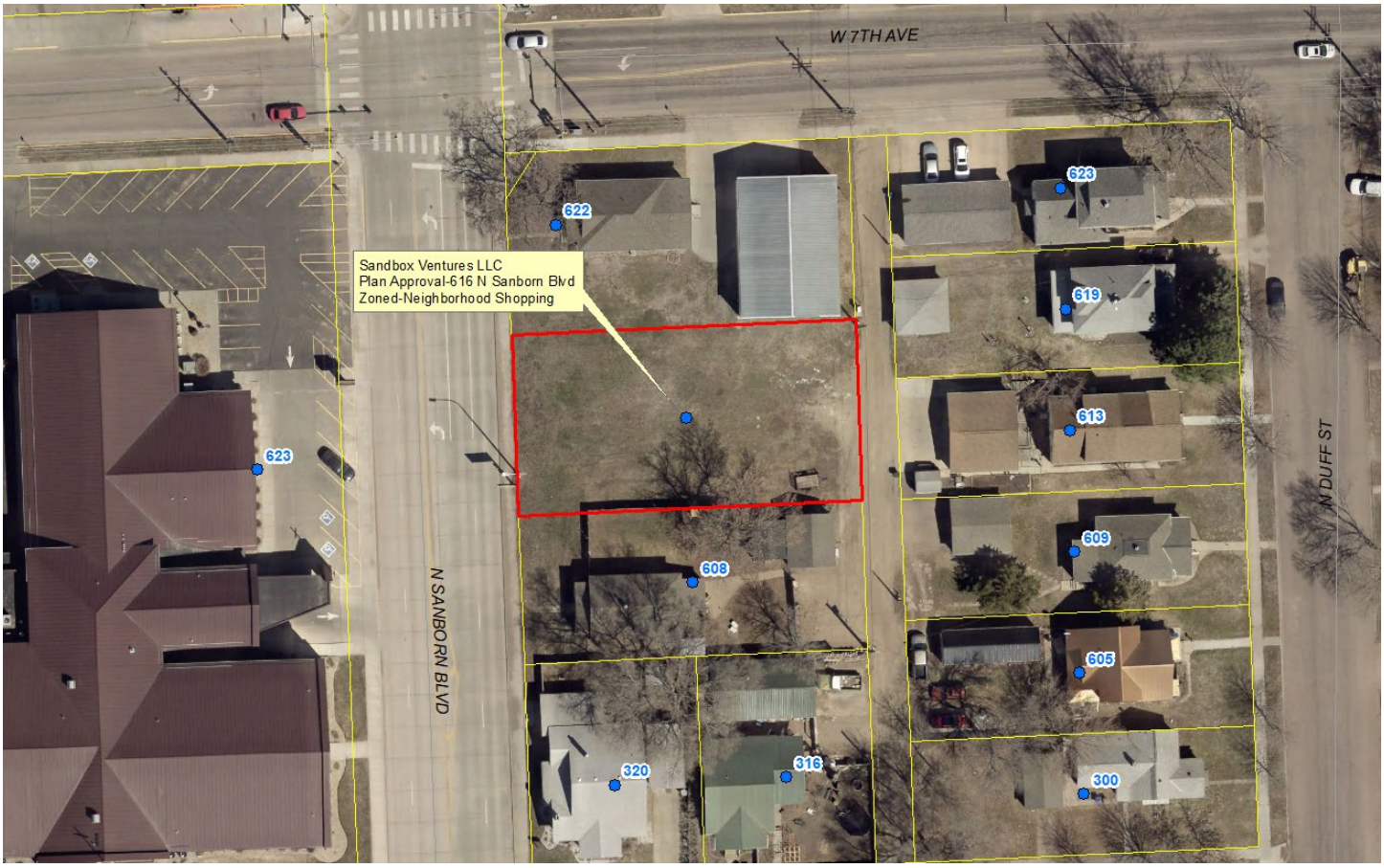
I/We Mike Kreeder / Debra Kreeder
OWNER

190 NO. HARMON DR. MITCHELL, S.D. 57301
ADDRESS

X APPROVE

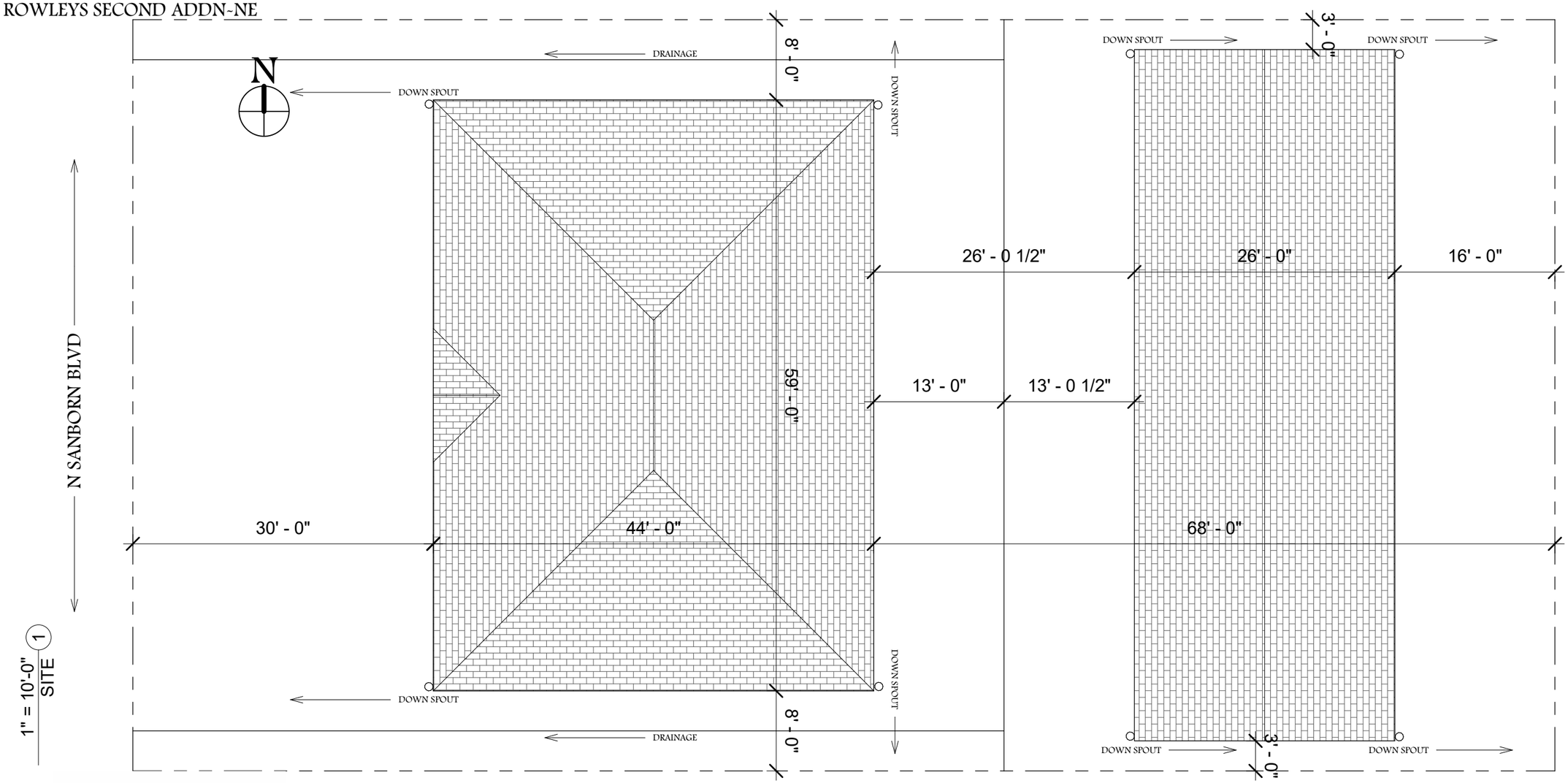
_____ DISAPPROVE

COMMENTS:


W 7TH AVE
Sandbox Ventures LLC
Plan Approval-616 N Sanborn Blvd
Zoned-Neighborhood Shopping
622
623
619
613
609
605
300
608
623
320
316
N SANBORN BLVD
N DUFF ST

608 N SANBORN BLVD
616 N SANBORN BLVD
622 N SANBORN BLVD
W 7TH AVE
N SANBORN BLVD

616 N SANBORN BLVD
15590-01100-010-00
LT 10 & 51/2 LT 11BLK 11 M.H.
ROWLEYS SECOND ADDN-NE



JS DRAFTING & DESIGN
(605)-214-0862
SCOTTM@JSDRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

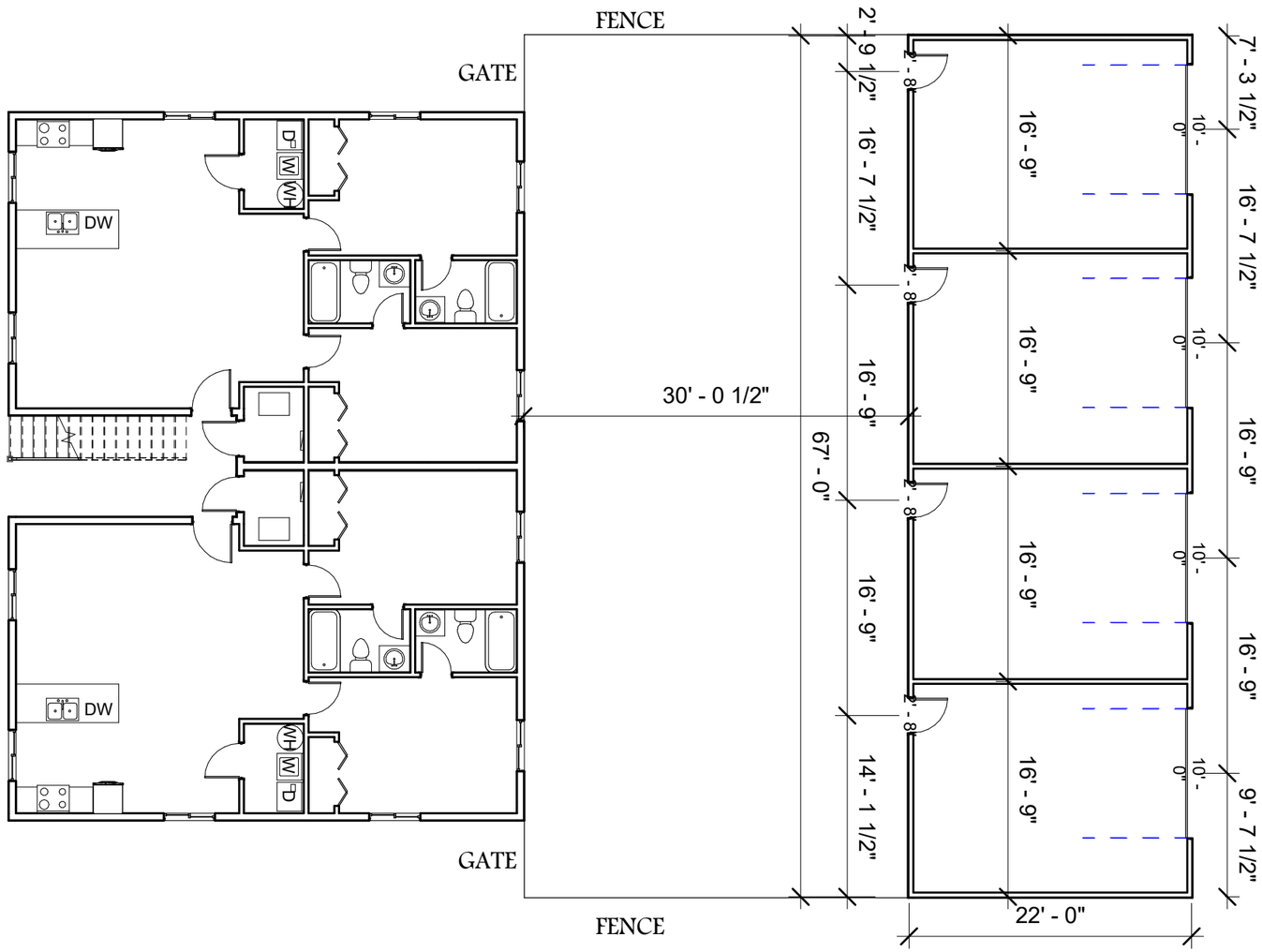
PRO CONTRACTING

4 PLEX

No.	Description	Date

SITE LAYOUT

Date	07/19/24	S6
Drawn by	SCOTT MOFFATT	
Owner Approval	DATE	Scale 1" = 10'-0" NTS



1" = 10'-0" 1
GARAGE

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SCOTTM@JSDRAFTINGANDDESIGN.COM
www.jsdraftinganddesign.com

PRO CONTRACTING

4 PLEX

No.	Description	Date

GARAGE

Date	07/19/24	S3.2
Drawn by	SCOTT MOFFATT	
Owner Approval	DATE	Scale 1" = 10'-0" NTS

2 FRONT
1" = 10'-0"

1 BACK
1" = 10'-0"

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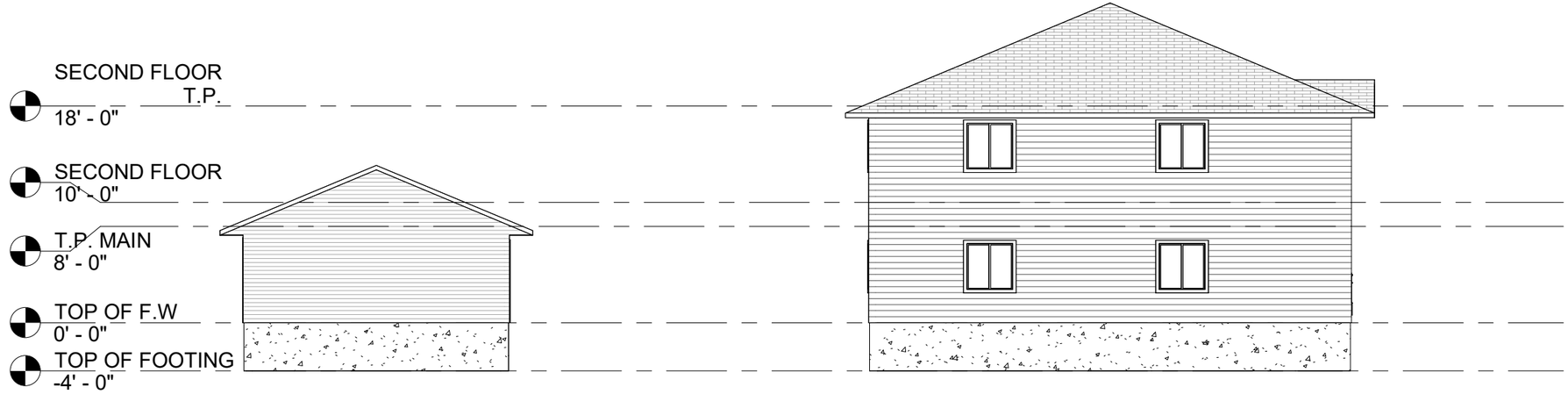
PRO CONTRACTING

4 PLEX

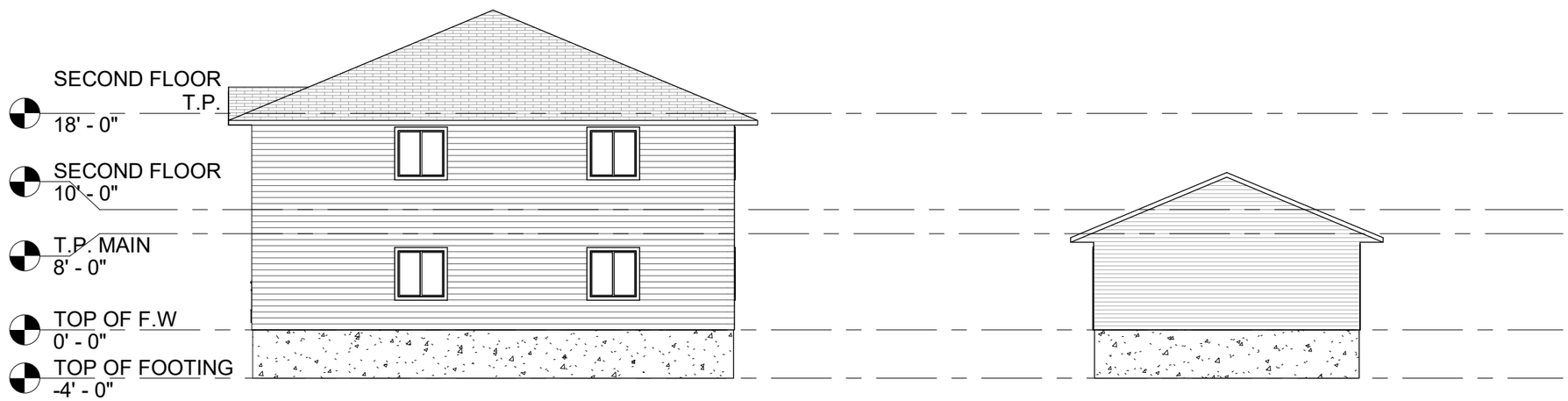
No.	Description	Date

ELEVATIONS

Date	07/19/24	S1
Drawn by	Scott Moffatt	
Owner Approval	DATE	Scale 1" = 10'-0" NTS



1 RIGHT
1" = 10'-0"



2 LEFT
1" = 10'-0"

JS DRAFTING & DESIGN
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SCOTTM@JSDRAFTINGANDDESIGN.COM
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PRO CONTRACTING

4 PLEX

No.	Description	Date

ELEVATIONS

Date	07/19/24	S2
Drawn by	Scott Moffatt	
Owner Approval	DATE	Scale 1" = 10'-0" NTS

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 S District to Click or tap here to enter text. District.

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

- Description of Variance: minimum lot width of 82.89' vs 100' and minimum lot area of 1,139 square feet vs 10,000 square feet
- Description of Hardship: Creating a new plat for land along the lake to make existing lots buildable.

☐ **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: will be legally described as Lot 58-B of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Property Address: 115 S Harmon Dr

Dated this 9th of July , 2024.

City of Mitchell
APPLICANT

City of Mitchell
OWNER

107
111
104
LOT 58-A
City of Mitchell
Variance Permit
minimum lot width of 82.89'
vs 100' and minimum lot area
of 1,139 square feet vs 10,000 square feet
LOT 58
LOT 58-B
+/- .03 Acres
115
S HARMON DR
LOT 589
110
119
112

S HARMON DR
115 S HARMON DR
111 S HARMON DR
119 S HARMON DR

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 the City of Mitchell has applied for a variance permit for minimum lot width of 82.89' vs 100' and minimum lot area of 1,139 square feet vs 10,000 square feet; located at 115 S Harmon Dr, will be legally described as Lot 58-B of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 July, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of July, 2024
Approximate Cost:

City of Mitchell
612 N Main St
Mitchell, SD 57301

Robert & Gail Mueller
99 S Harmon Dr
Mitchell, SD 57301

Thomas & Deborah Neugebauer
104 S Harmon Dr
Mitchell, SD 57301

Elaine Freidel
110 S Harmon Dr
Mitchell, SD 57301

Zach Dagen
112 S Harmon Dr
Mitchell, SD 57301

Douglas & Cynthia Symes
107 S Harmon Dr
Mitchell, SD 57301

Justin & Megan Luther
111 S Harmon Dr
Mitchell, SD 57301

Susan Klingaman Revocable Trust
1516 5th St
Alameda, CA 94501

Priscilla & Charles Stevenson
114 S Harmon Dr
Mitchell, SD 57301

1 Inch = 20 Feet

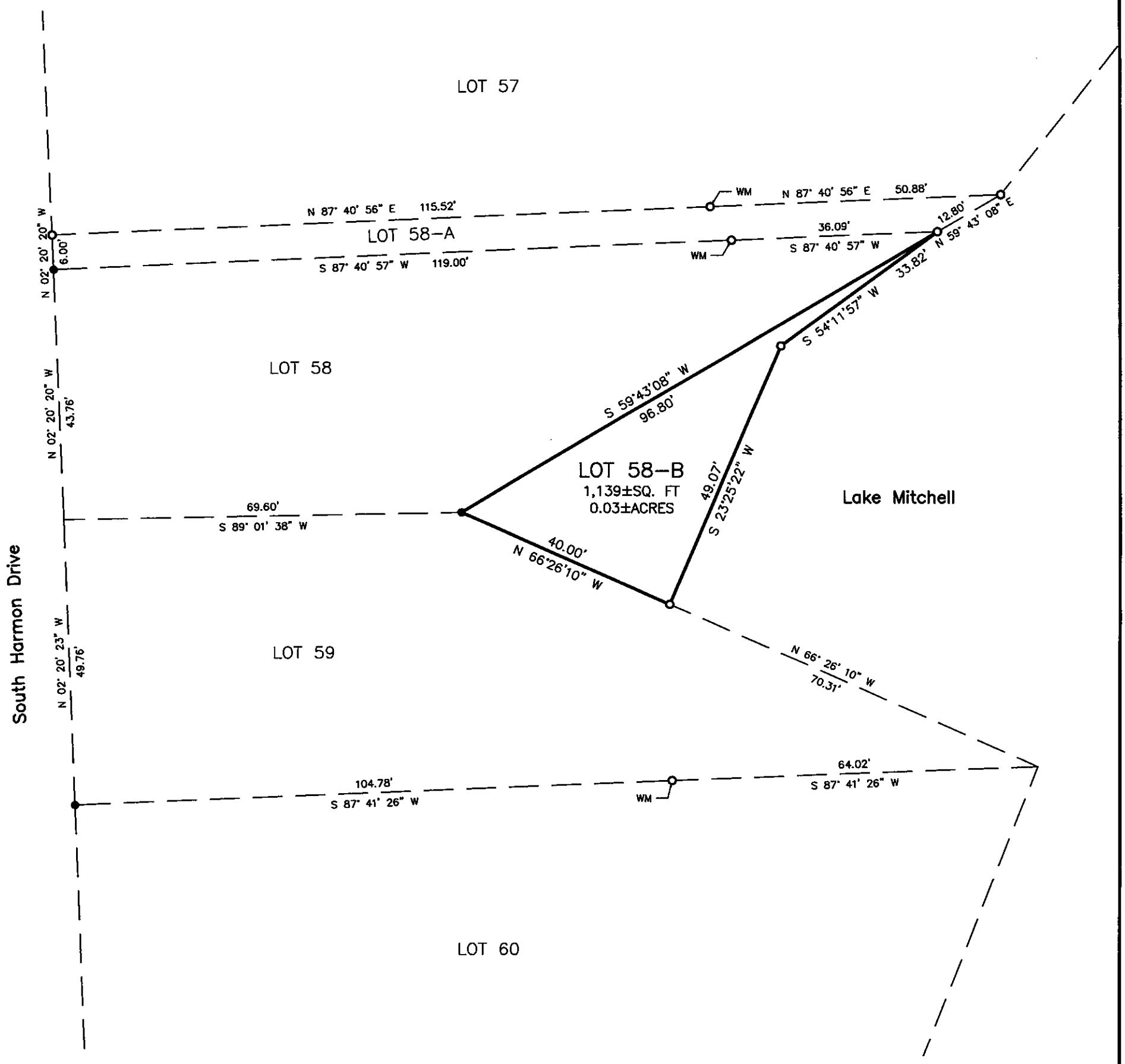
LEGEND

- ● = FOUND IRON MONUMENT
- O = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



A PLAT OF LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

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 City of Mitchell, South Dakota, a South Dakota municipal corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 11, 2024, survey those parcels of land described as follows: LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 15TH day of July, 2024.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
7-15-24

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

A PLAT OF LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that the City of Mitchell, South Dakota, a South Dakota municipal corporation, hereby certifies that it is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and the City of Mitchell, South Dakota, a South Dakota municipal corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 58-B shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Harmon Drive and that access to Lot 58-B shall be provided through Lot 58 of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota, by a separate document as needed. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

The City of Mitchell, South Dakota, a South Dakota municipal corporation

_____
Jordan Hanson, Mayor

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Jordan Hanson, of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies 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.

_____
Chairperson/Vice-Chairperson of the City of Mitchell Planning Commission

REGISTERED LAND SURVEYOR
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
7-15-24

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

A PLAT OF LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOT 58-B OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 this office.

_____ _____
Director of Equalization/Deputy Director of Equalization 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 _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
7-15-24

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

107
111
104
LOT 58-A
City of Mitchell
Variance Permit
minimum lot width of 82.89'
vs 100' and minimum lot area
of 1,139 square feet vs 10,000 square feet
LOT 58
LOT 58-B
+/- .03 Acres
115
LOT 589
S HARMON DR
110
119
112

S HARMON DR
115 S HARMON DR
111 S HARMON DR
119 S HARMON DR

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 S District to Click or tap here to enter text. District.

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

- Description of Variance: minimum lot width of 5' vs 100' and minimum lot area of 2,661 square feet vs 10,000 square feet
- Description of Hardship: Creating a new plat for an existing encroachment.

☐ **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: will be legally described as Lot 68-A of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

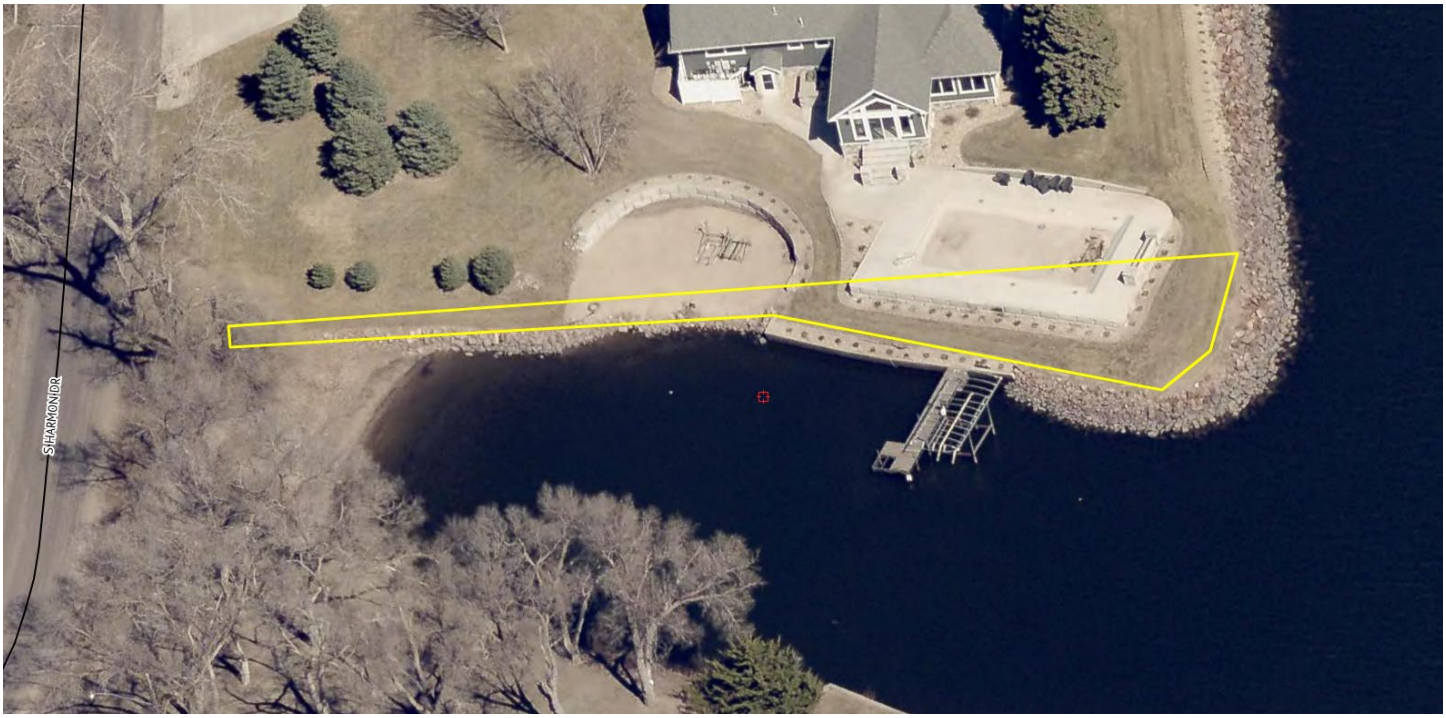
Property Address: south of 129 S Harmon Dr

Dated this 9th of July , 2024.

City of Mitchell
APPLICANT

City of Mitchell
OWNER

114
127
129
S HARMON DR
City of MItchell
Variance Permit
minimum lot width of 5'
vs 100' and minimum lot
area of 2,661 square feet
vs 10,000 square feet
Lot 68-A
+/- 0.006 Acres


S HARMON DR

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 the City of Mitchell has applied for a variance permit for minimum lot width of 5' vs 100' and minimum lot area of 2,661 square feet vs 10,000 square feet; located south of 129 S Harmon Dr, will be legally described as Lot 68-A of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 July, 2024.

Michelle Bathke

FINANCE OFFICER

Publish once: 31st day of July, 2024
Approximate Cost:

City of Mitchell
612 N Main St
Mitchell, SD 57301

Priscilla & Charles Stevenson
114 S Harmon Dr
Mitchell, SD 57301

Bart & Nikki Fredericksen
129 S Harmon Dr
Mitchell, SD 57301

Rick Deschepper
Roger Musick & Cheryl Oleske
2509 E Stanton Cr
Sioux Falls, SD 57103

Phillip & Kathleen Kirkegaard
137 S Harmon Dr
Mitchell, SD 57301

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org

Mitchell
SOUTH DAKOTA
Outside expectations

July 31, 2024

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that the City of Mitchell has applied for a variance permit for minimum lot width of 5' vs 100' and minimum lot area of 2,661 square feet vs 10,000 square feet; located south of 129 S Harmon Dr, will be legally described as Lot 68-A of Indian Head Subdivision, Lake Mitchell Development Plan in the SW 1/4 of Section 4, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. The said real property is zoned PL Public Lands and Institutions District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing on this application on Monday, August 12, 2024, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 19, 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 attend the hearings.

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 Bart Frederickson
OWNER

129 S Harmon DR.
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:

1 Inch = 40 Feet

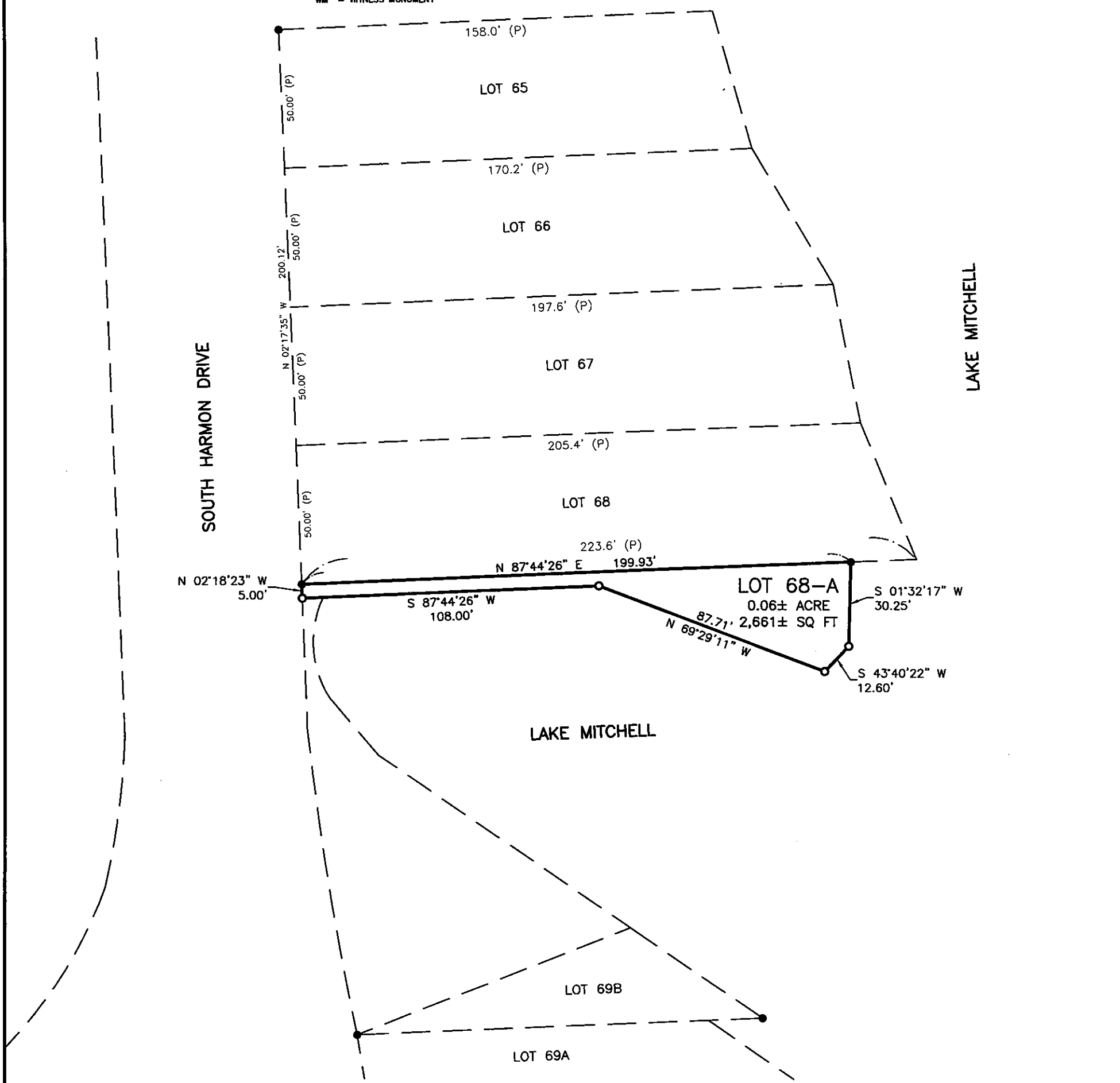
LEGEND

- ● = FOUND IRON MONUMENT
- ○ = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- □ = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. – P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE – NORTH AMERICAN DATUM 1983 – GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



A PLAT OF LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

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 City of Mitchell, South Dakota, a South Dakota municipal corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 11, 2024, survey those parcels of land described as follows: LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 15TH day of July, 2024.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
7-15-24

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

KNOW ALL MEN BY THESE PRESENTS that the City of Mitchell, South Dakota, a South Dakota municipal corporation, hereby certifies that it is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of the City of Mitchell, South Dakota, a South Dakota municipal, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and the City of Mitchell, South Dakota, a South Dakota municipal corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 68-A shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Harmon Drive. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

The City of Mitchell, South Dakota, a South Dakota municipal corporation

_____
Jordan Hanson, Mayor

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Jordan Hanson, of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies 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.

_____
Chairperson/Vice-Chairperson of the City of Mitchell Planning Commission

REGISTERED LAND SURVEYOR
13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
7-15-24

SPN & Associates
Engineers, Planners and Surveyors
2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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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 LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, 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

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOT 68-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 this office.

_____ _____
Director of Equalization/Deputy Director of Equalization 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 _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
7-15-24

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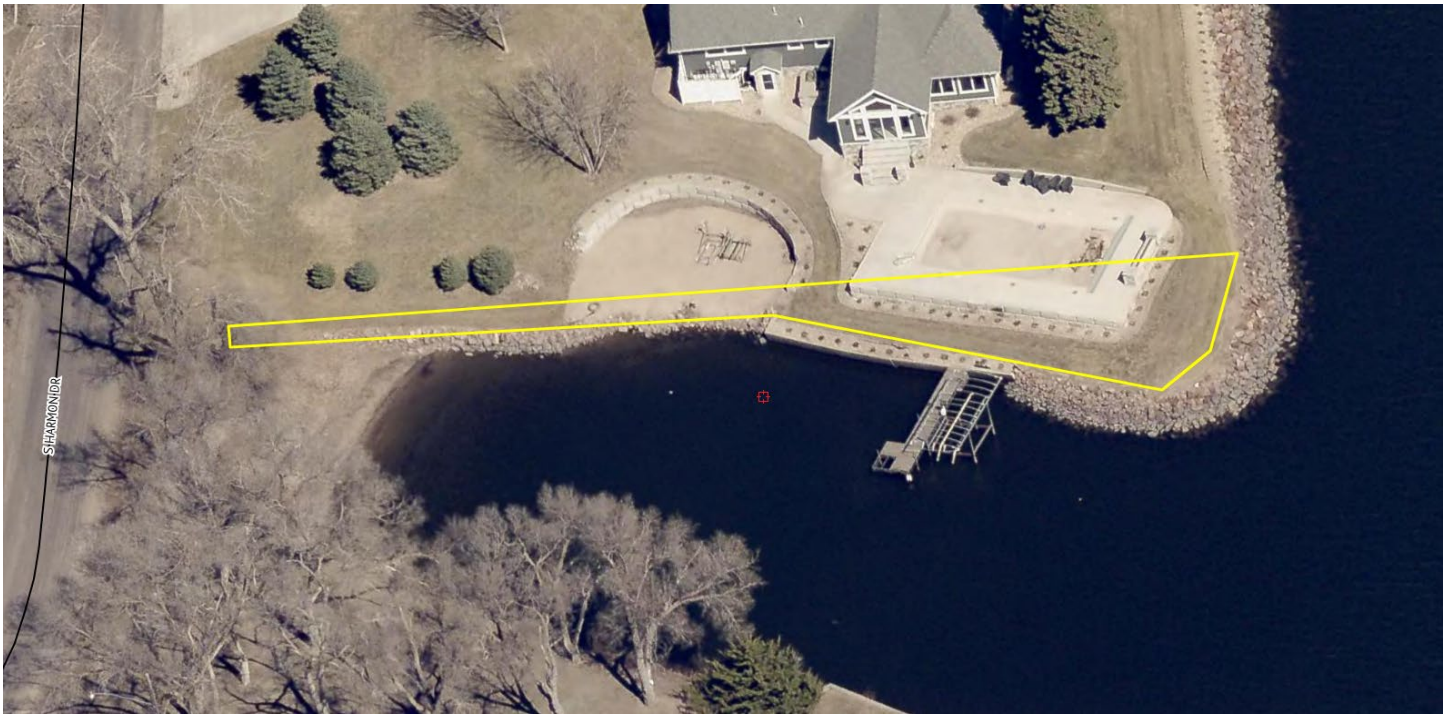
S HARMON DR

1 Inch = 40 Feet

LEGEND

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PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
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MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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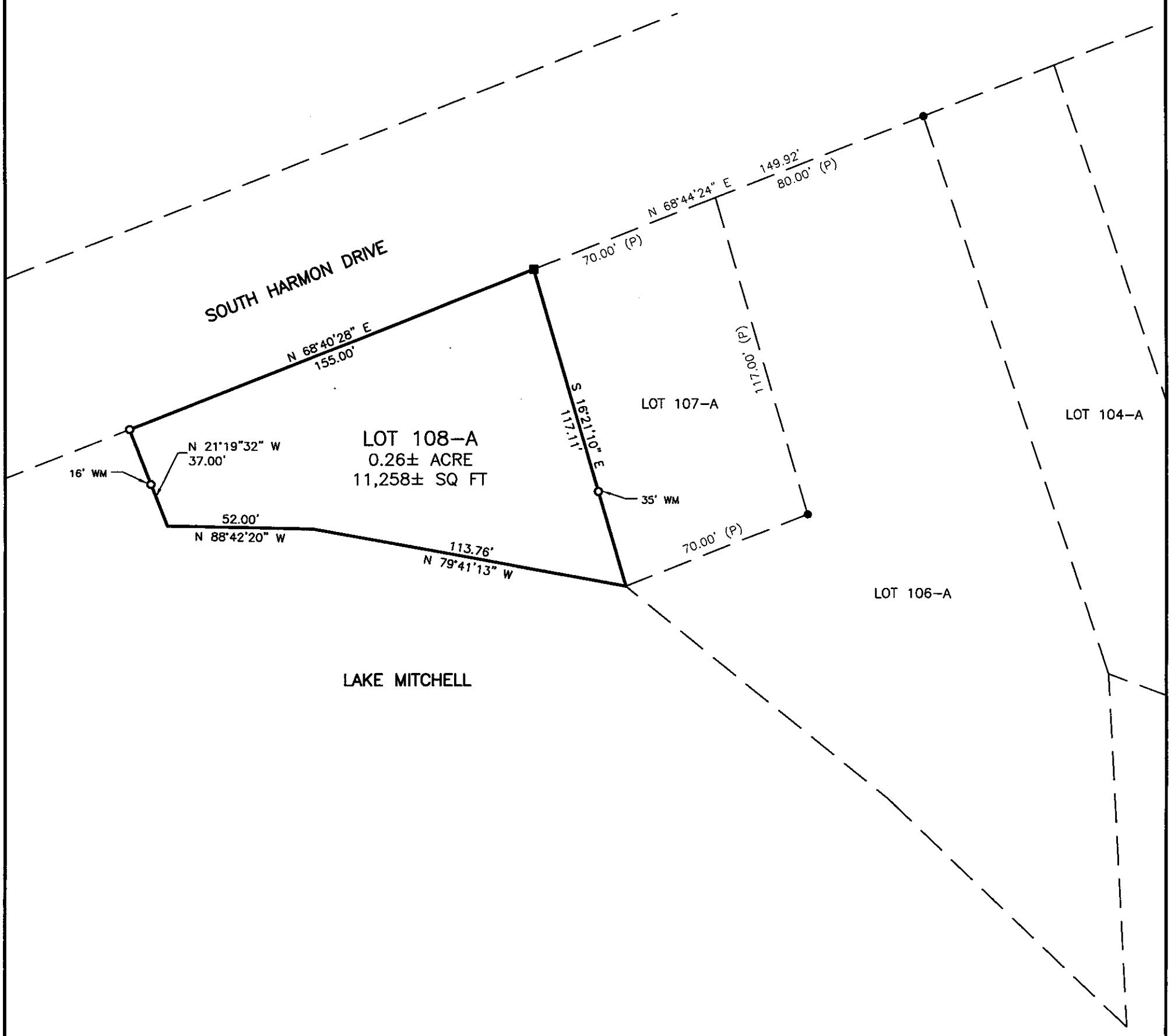

A PLAT OF LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

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 City of Mitchell, South Dakota, a South Dakota municipal corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to July 11, 2024, survey those parcels of land described as follows: LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 15TH day of July, 2024.

Registered Land Surveyor #SD13714

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
7-15-24

SPN & Associates
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OWNER'S CERTIFICATE, DEDICATION AND AGREEMENT OF PROTECTION OF WATER

KNOW ALL MEN BY THESE PRESENTS that the City of Mitchell, South Dakota, a South Dakota municipal corporation, hereby certifies that it is the absolute and unqualified owner of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of the City of Mitchell, South Dakota, a South Dakota municipal, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and the City of Mitchell, South Dakota, a South Dakota municipal corporation, hereby dedicates to the public, for public use forever as such, the streets and alleys, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 108-A shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists South Harmon Drive. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

The City of Mitchell, South Dakota, a South Dakota municipal corporation

_____
Jordan Hanson, Mayor

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Jordan Hanson, of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

The undersigned hereby certifies 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.

_____
Chairperson/Vice-Chairperson of the City of Mitchell Planning Commission

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA
7-15-24

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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 LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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;

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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

DIRECTOR OF EQUALIZATION

The undersigned hereby certifies that a copy of the plat of LOT 108-A OF INDIAN HEAD SUBDIVISION, LAKE MITCHELL DEVELOPMENT PLAN IN THE SW 1/4 OF SECTION 4, 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 this office.

_____ _____
Director of Equalization/Deputy Director of Equalization 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 _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA
7-15-24

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183
172
176
180
184
192
S HARMON DR
Lot 108-A
11,258 sq ft
213
207
211

213 S HARMON DR
S HARMON DR

1 Inch = 60 Feet

LEGEND

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- 100' (P) = PLATTED BEARING OR DISTANCE
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- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- ■ = FOUND NAIL
- ◇ = SET 3/8" x 12" SPIKE W/WASHER JAW-13714
- WM = WITNESS MONUMENT

PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
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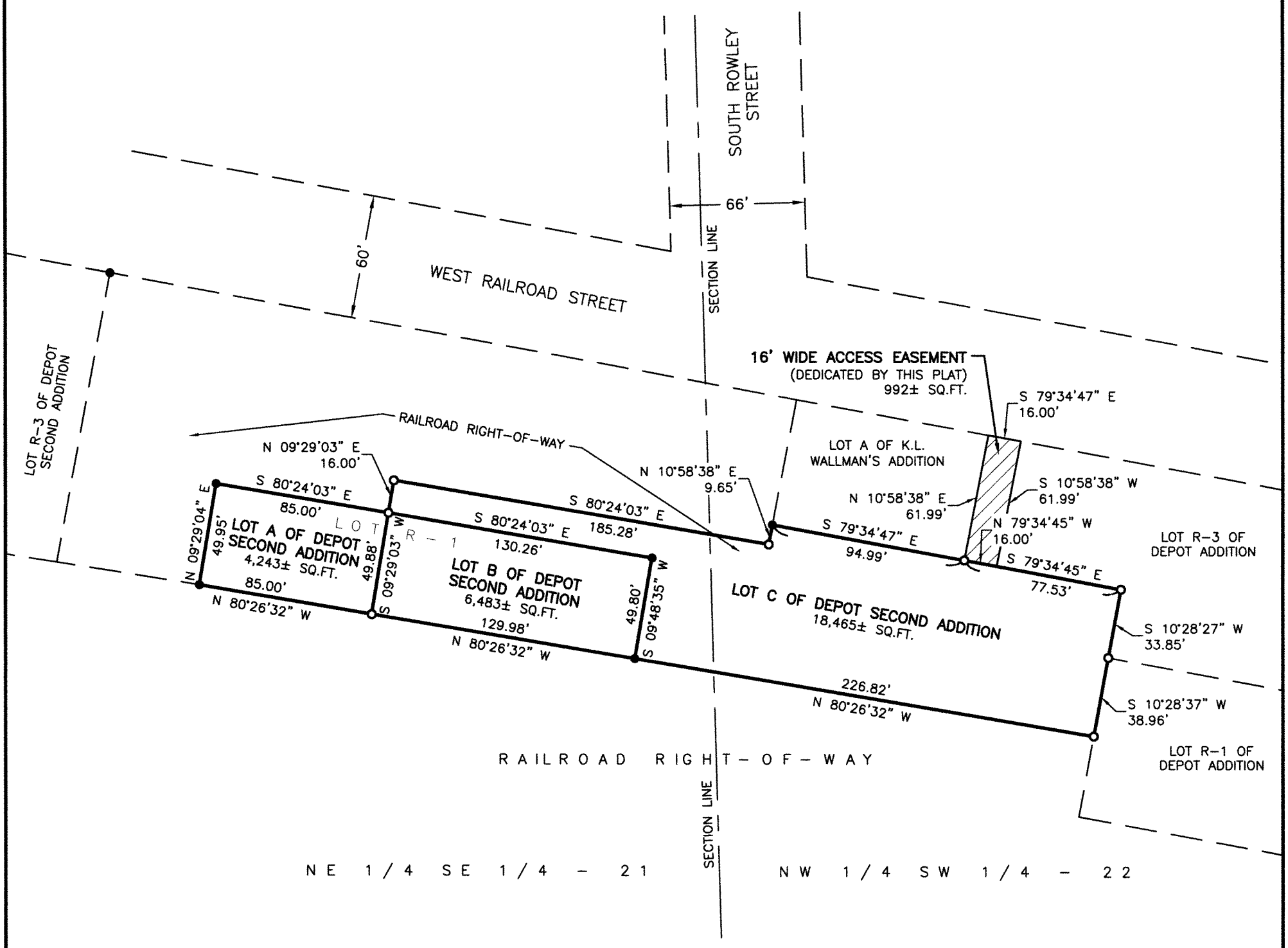
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 18. GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN UNLESS OTHERWISE NOTED.



A PLAT OF LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Jeremy A. Wolbrink, the undersigned, do hereby certify that I am a Registered Land Surveyor in the State of South Dakota. At the request of the owners as listed in the Owner's Certificate, Dedication and Agreement of Protection of Water, and under their direction for purposes indicated therein, I did on or prior to August 8, 2024, survey the parcels of land described as follows: LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate previously platted LOT R-1 OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE SE 1/4 OF SECTION 21, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 21 ON PAGE 39.

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
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

_____
Registered Land Surveyor #SD13714

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

A PLAT OF LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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

KNOW ALL MEN BY THESE PRESENTS that BNSF Railway Company, Palace Brewing LLC and the City of Mitchell, hereby certify that they are the absolute and unqualified owners of all of the land included in the within and foregoing plat; the plat is of a parcel of ground located in THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at the request of BNSF Railway Company, Palace Brewing LLC and the City of Mitchell, and under their direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and that development of the land included within the boundaries of said Lots A, B and C shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists West Railroad Avenue. The City of Mitchell shall dedicate the access easement within Lot R-3 of Depot Addition to provide access for ingress and egress from West Railroad Avenue to Lot C of Depot Second Addition. Access to Lots A and B of Depot Second Addition shall be provided on documents separate from this plat as deemed necessary. Pursuant to SDCL 11-3-8.1 and 11-3-8.2 the developer of the property described within this plat shall be responsible for protecting any waters of the state located adjacent to or within such platted area from pollution from sewage from such subdivision and shall, in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same. Additionally, the developer of the property described within this plat shall be liable for any pollution that occurs from failure to execute such protections or follow such regulations, exception being those lots in subdivisions that show documentation that wastewater drainage shall be connected to a municipal system.

This plat does hereby vacate previously platted LOT R-1 OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE SE 1/4 OF SECTION 21, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 21 ON PAGE 39.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

_____

BNSF Railway Company, owner of the railroad right-of-way

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared _____, _____ of BNSF Railway Company, and that _____, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public, _____(State)
My Commission Expires: _____

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA

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

A PLAT OF LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

_____
_____, Member of Palace Brewing LLC,
a South Dakota Limited Liability Company, the owner of Lot R-1 of
Depot Second Addition

ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared _____, and that he, as such Member of Palace Brewing LLC, a South Dakota Limited Liability Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Palace Brewing LLC, a South Dakota Limited Liability Company, by himself as a Member of Palace Brewing LLC, a South Dakota Limited Liability Company.

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

_____
Notary Public, South Dakota
My Commission Expires: _____

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2024.

_____
Jordan Hanson, Mayor, City of Mitchell, South Dakota,
a South Dakota municipal corporation, owner of Lot R-3
of Depot Addition

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2024, before me, _____, the undersigned officer, personally appeared Jordan Hanson, of the City of Mitchell, South Dakota, a South Dakota municipal corporation, and that he, as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the municipal corporation by himself as Mayor.

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

_____
Notary Public, South Dakota
My Commission Expires:_____

REGISTERED LAND SURVEYOR
REG. NO.
13714
JEREMY A.
WOLBRINK
SOUTH DAKOTA

SPN & Associates
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2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
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A PLAT OF LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore filed in the office of the City Finance Officer of Mitchell, South Dakota, has been submitted to the City Planning Commission of the said City of Mitchell, South Dakota; and

WHEREAS, the City Planning Commission, in regular meeting assembled, had duly considered said plat and finds as a fact that said plat is in conformity and does not conflict with the Master Plan for the City of Mitchell, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the City Planning Commission of Mitchell, South Dakota, that the plat of LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the City Council of the City of Mitchell, South Dakota, is hereby recommended.

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

_____
Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

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 A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, 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 LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, be and the same is hereby approved and the description set forth therein and the accompanying surveyor's certificate shall prevail.

The undersigned does 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/Deputy Finance Officer of the 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 this office, have been fully paid.

_____ _____
Treasurer/Deputy Treasurer of Davison County Date

DIRECTOR OF EQUALIZATION

The undersigned does hereby certify that a copy of the plat of LOTS A, B AND C OF DEPOT SECOND ADDITION TO THE CITY OF MITCHELL, LYING IN THE NE 1/4 OF THE SE 1/4 OF SECTION 21 AND IN THE NW 1/4 OF THE SW 1/4 OF SECTION 22, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

_____ _____
Director of Equalization/Deputy Director of Equalization of Davison County Date

REGISTER OF DEEDS

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

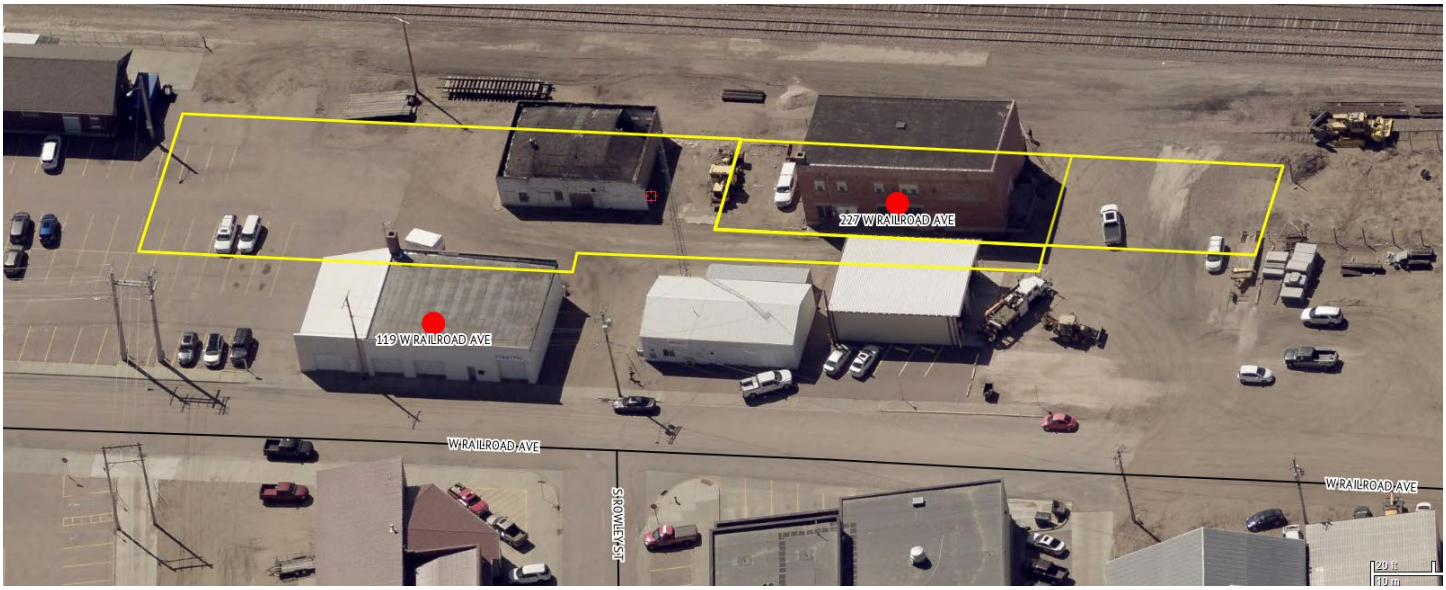
FILED for record this _____ day of _____, 2024, at _____, and recorded in Book _____ of Plats on Page _____ therein and recorded on Microfilm Number _____.

_____ By_____
Register of Deeds, Davison County Deputy

REGISTERED LAND SURVEYOR
REG. NO. 13714
JEREMY A. WOLBRINK
SOUTH DAKOTA

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

W RAILROAD AVE
S ROWLEY ST
122
119
Lot A
+/- 4,243 Sq Ft
Lot B
+/- 6,483 Sq Ft
Lot C
+/- 18,465 Sq Ft


227 W RAILROAD AVE
119 W RAILROAD AVE
W RAILROAD AVE
S ROWLEY ST
W RAILROAD AVE