



Planning Commission 2-10-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
February 10, 2025

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Declaration Of Conflicts Of Interests**
- 4. Approve Agenda**
- 5. Approval of Previous Minutes: January 27, 2025**
- 6. Schedule Next Meeting: February 24, 2025**
- 7. Plat: CJM Consulting Inc**
Plat of Lots 2B, 2C and 2D, a subdivision of Lot 2, Block 4 of Westwood First Addition, a subdivision of the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., portions of which lie within the City of Mitchell, Davison County, South Dakota
- 8. Other Business:**
- 9. 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.
- 10. 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 1-27-25
City Council Chambers, City Hall, 612 N. Main Street
January 27, 2025

1. Call to Order

Chairperson Genzlinger called the January 27, 2025 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call

Quorum is met, simple majority vote required for all items.

Present: Doescher, Genzlinger, Havlik, Osterloo, Schmitz (12:01), Schreurs, Sonne.

Absent: Jirsa

Staff Present: Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzlinger item #7.

4. Approve Agenda

Motion by Havlik, seconded by Sonne to approve the proposed agenda. All present voting aye; motion carried.

Schmitz joined the meeting.

5. Approval of Previous Minutes: January 13, 2025

Motion by Schmitz, seconded by Osterloo to approve the proposed minutes of the January 13, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: February 10, 2025

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission Meeting for February 10, 2025. All present voting aye; motion carried.

7. Plat: Mitchell Technical Center

Plat of Lot 2 of Utility Addition in the SW 1/4 of Section 26, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave the GIS overview of the area. There is a 30' ingress/egress access easement. They are platting a portion of their land off for financing a the new underground power lineman building. The applicant was not present to answer questions.

Motion by Schmitz, seconded by Havlik to approve the plat. All present voting aye, 1 abstain;

motion carried.

8. Other Business:

Jenniges asked for volunteers to be on a committee to look at amending the zoning ordinance to bring back to the board and council. Schreurs, Sonne and Schmitz volunteered.

9. Public Input:

None.

10. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:05 P.M.

Kevin Genzlinger
Planning Commission Chairperson





1 Inch = 100 Feet

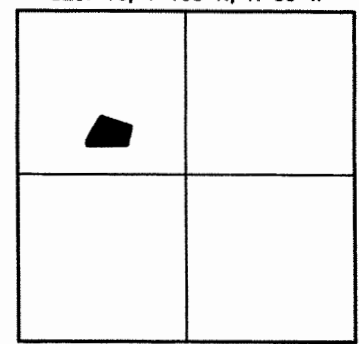
- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - = SET NAIL
 - △ = SET SURVEY SPIKE
 - 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
 - WM = WITNESS MONUMENT
 - Chd L = CHORD LENGTH
 - Chd B = CHORD BEARING

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

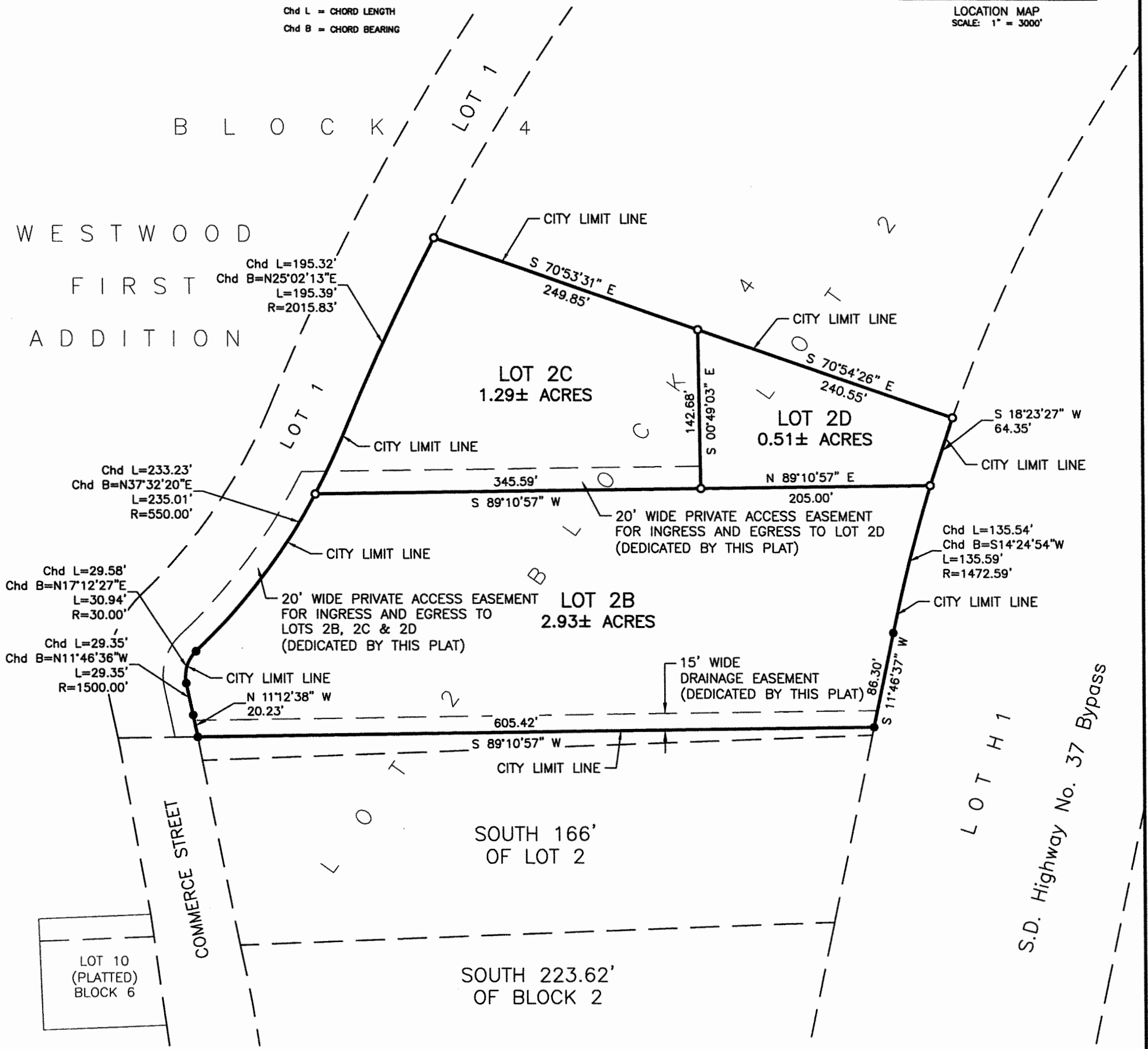
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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 the State of South Dakota. At the request of CJM Consulting, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 20, 2025, survey those parcels of land described as follows: LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

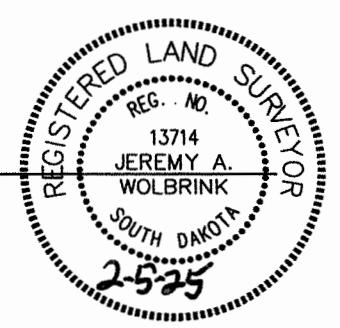
In my professional opinion and to the best of my knowledge, information and belief, the within and foregoing plat is true and correct.

Dated this 5TH day of FEBRUARY, 2025.

Jeremy A. Wolbrink
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 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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 _____, 2025; and

WHEREAS, it appears from an examination of the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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 LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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 does hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 2025.

Finance Officer/Deputy Finance Officer of the City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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 County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

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

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE 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 Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 2025.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 2B, 2C, AND 2D, A SUBDIVISION OF LOT 2, BLOCK 4 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., PORTIONS OF WHICH LIE WITHIN THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2025.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 2025, approving the above-named plat.

Auditor/Deputy Auditor, Davison County

