



Planning Commission 6-9-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
June 9, 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: May 27, 2025**
- 6. Schedule Next Meeting: June 23, 2025**
- 7. Rezone Hearing & Recommendation: JTZ Properties LLC**

JTZ Properties LLC is requesting the following property legally described as;

Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell*, Davison County, South Dakota;

Lot 1 of Singapore Slab Tract 1, a Subdivision of the East 1/2 of the Southeast 1/4 of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota;

Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota;

*This property is currently not in Mitchell city limits but will be annexed prior to the approval of this Planned Unit Development;

be changed from UD Urban Development District to Lakeshore Planned Unit Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

- 8. Plat: 4K Land Group LLC**

Plat of Lot 5 of Circle K Ranch First Addition, a subdivision of the SE 1/4 of Section 6, T 103 N, R 60 W of the 5th PM., Davison County, South Dakota

- 9. Other Business:**

- 10. Public Input:**

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

11. Adjourn

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



Planning Commission 5-27-25
City Council Chambers, City Hall, 612 N. Main Street
May 27, 2025

1. Call to Order

Chairperson Genzlinger called the May 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, Gunkel, Havlik, Osterloo, Schreurs.

Absent: Schmitz, Sonne.

Staff Present: Dammann, Ellwein, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests

Genzling item #7.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 12, 2025

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the May 12, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: June 9, 2025

Motion by Havlik, seconded by Osterloo to set the date for the next Planning Commission Meeting for June 9, 2025. All present voting aye; motion carried.

7. Variance Permit: LifeQuest Inc

LifeQuest Inc has applied for a Variance Permit for the following; front yard setback of 10' vs 25', rear yard setback of 20' vs 25' and both side yard setbacks of 3' vs 5'. This is located in the 1000 Block of E 8th Ave, legally described as Lot R-1 in the NE 1/4 of Section 22, T 103 N, R 60 W of the 5th P.M., City of Mitchell, 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 responses in favor or opposed. An applicant

representative was present to answer questions.

Jenniges gave an overview of the seven buildings and how they layout. There are six dwelling units with a center office unit with a garage. They are laid out in an arc, so the office has a view of the front of all the dwelling units. There is a twenty-foot utility easement along the rear of the property and that's why they didn't request a bigger variance on the rear yard versus the front yard. There is a public sidewalk along 8th Ave as well as a private arched sidewalk going by all of the units as well as a driveway up to the center building with the garage.

Genzlinger stated the land to the west is an open space that the ownership is questionable but possibly the railroad or city. The land to the east is a ROW that LifeQuest will petition to vacate, so there should be no neighbors on the sideyards. He also said the layout has the units 6' to 7' apart.

Don Peterson of Morgan Theeler agreed with Genzlinger and said they have been working on the ownership research and petitions.

Motion by Havlik, seconded by Gunkel to recommend approval of the variance. Roll call vote: Genzlinger – abstain, Gunkel – aye, Havlik – aye, Osterloo – aye, Schmitz – absent, Schreurs – aye, Sonne – absent. 4 aye, 0 nay, 1 abstain and 2 absent; motion carried.

8. Rezone Hearing & Recommendation: Legacy Links LLC

Ronald L. Kristensen & Legacy Links LLC is requesting the following property legally described as; Tract F, Wild Oak Golf Club Addition, City of Mitchell, in the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township One Hundred Three (103) North, Range Sixty (60), West of the 5th P.M., Davison County, South Dakota, be changed from R4 High Density Residential District to Conservation District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. (2400 Block of Dean Drive).

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were two responses in favor. An applicant representative was present to answer questions.

Jenniges gave an overview of the area with GIS. The applicant would like to use this portion of land for the golf course and add another hole to the course. The applicant has an agreement with the HOA that no housing can be built on areas that are intended for the golf course for the next 50 years and this is one of the areas that has to remain golf course.

Don Petersen of Morgan Theeler said that if this was rezoned they plan to petition for deannexation of the property as the rest of the golf course is in the county.

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

9. Plat: Mitchecll School District 17-2

Plat of North Winsor Street, a subdivision of a portion of previously vacated North Winsor Street Right-of-Way and portions of Lots 4 and 5, Block 4, Hammer's Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area with GIS. The applicants had previously vacated a portion of N Winsor St with the intention of putting the cul-de-sac in. Neighbors were notified about the vacation and no one spoke up about it. An applicant representative was present to answer questions.

Motion by Osterloo, seconded by Schreurs to approve the plat. All present voting aye; motion carried.

10. Plat: Firestell Links LLC

Plat of Lot A of Tract I, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area with GIS. This area is used for a golf path to get to hole #2. This is part of the sale of the golf course. The strip of land is between the adjacent properties but part of a bigger tract and that's why it has to be platted so that they can transfer just this portion of land to the new owners. An applicant representative was present to answer questions.

Motion by Havlik, seconded by Osterloo to approve the plat. All present voting aye; motion carried.

11. Other Business:

None.

12. Public Input:

None.

13. Adjourn

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

Kevin Genzlinger
Planning Commission Chairperson



TO: THE MITCHELL PLANNING COMMISSION AND CITY COUNCIL OR BOARD OF ADJUSTMENT, THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

The undersigned applicant(s) and owner(s) is hereby making an application pursuant to the provisions of the City of Mitchell Zoning Code.

The names and addresses of the current property owners within one hundred and forty feet (140') of the applicant's property (excluding streets and alleys) will be notified upon the filing of this application, plats being the exception.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and City Council or City Board of Adjustment. Furthermore, the applicant(s) request the City of Mitchell to publish the appropriate notice(s) in accordance with the City of Mitchell's Ordinances.

☒ **Rezoning** *\$250 application due with the application.*

- Applicant is request to rezone property from **UD District** to **Lakeshore PUD District**.

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

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

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

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

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

This Application is for the following described real property:

Legal Description: Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; Lot 1 of Singapore Slab Tract 1, a Subdivision of the East 1/2 of the Southeast 1/4 of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota; Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

Property Address: **300 and 400 Block of N Harmon Drive**

Dated this 21st **of** May, 2025.

APPLICANT

JTZ Properties LLC
OWNER

A handwritten signature in black ink, appearing to be "JTZ", written over a horizontal line.

LAKESHORE PLANNED DEVELOPMENT DISTRICT

10-9J-1: Legal Description

10-9J-2: Purpose

10-9J-3: Permitted Uses

10-9J-4 Conditional Uses

10-9J-5 Accessory Uses

10-9J-6 Parking Requirements

10-9J-7 Sign Regulations

10-9J-8 Density, Area, and Height Regulations

10-9J-1: LEGAL DESCRIPTION

Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota;

Lot 1 of Singapore Slab Tract 1, a Subdivision of the East ½ of the Southeast ¼ of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota;

Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota.

10-9J-2: PURPOSE

This area is intended to provide residential and commercial opportunities and provide for densities, which reflect both the cost and best utilization of the real property.

10-9J-3: PERMITTED USES

Alcohol sales (off-sale).

Alcohol sales (on-sale).

Assembly hall (auditorium).

Assisted living facility.

Bed & breakfast.

Car wash (self service).

Coffee house.

Community garden.

Congregate care housing.

Convenience store.

Dwelling, multi-family.

Dwelling, single-family.

Electric vehicle charging station restricted.

Electric vehicle charging station rapid charging.

Fuel dispensing station.

Fuel service station.

Hospice residential care facility.

Nursing home.

Office, professional.

Open Space.

Parks (playground).

Personal health services.

Religious institution.

Supportive living home.

Transient commercial use of property.

10-9J-4 CONDITIONAL USES

Childcare center, preschool and nursery.

Childcare family residential.

Home occupations.

Recreation indoor facility.

Recreation outdoor facility.

Retail services and trade.

Shopping center.

Student housing (off-campus).

10-9J-5 ACCESSORY USES

Accessory building and uses for permitted and approved conditional uses.

Residential accessory buildings/use.

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.

Accessory buildings shall be at least three feet (3') from zoning lot lines of adjoining lots, footage to be measured from the overhang building line.

No dwelling unit detached accessory building shall exceed twenty-two feet (22') in height.

Dwelling units attached and detached accessory buildings shall not exceed two thousand (2,000) square feet each per dwelling unit and the principal and accessory buildings shall not exceed the maximum zoning lot coverage.

10-9J-6 PARKING REQUIREMENTS

Parking requirements shall be regulated in conformance with title 10, chapter 11 of this code.

10-9J-7 SIGN REGULATIONS

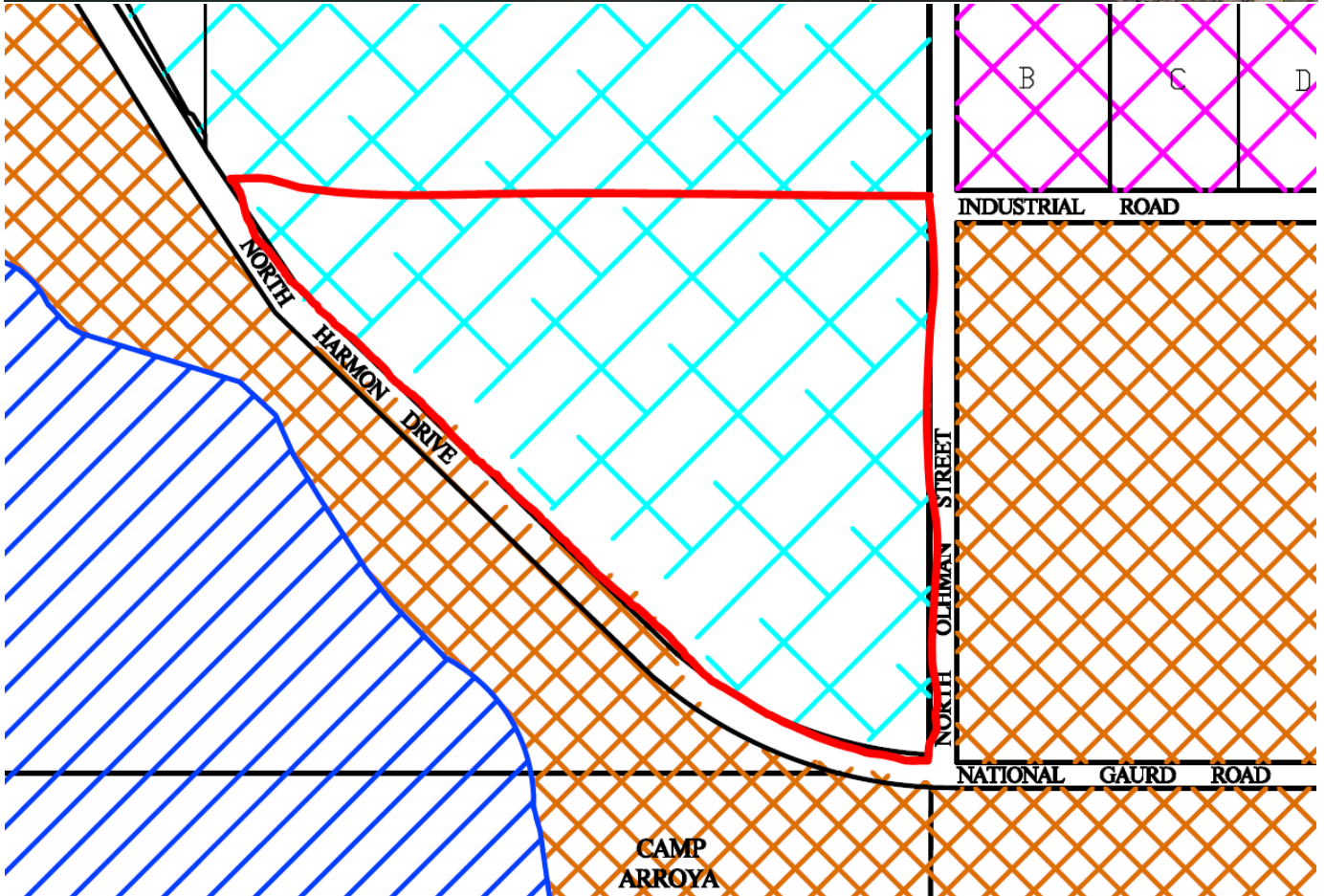
Signs shall be regulated in conformance with title 9, chapter 4 of this code.

10-9J-8 DENSITY, AREA, AND HEIGHT REGULATIONS

	<u>Minimum</u> <u>Lot Area</u> ¹	<u>Minimum</u> <u>Lot Width</u>	<u>Minimum</u> <u>Front Yard</u>	<u>Minimum</u> <u>Rear Yard</u>	<u>Minimum</u> <u>Side</u> <u>Yard</u> ³	<u>Minimum</u> <u>Side Yard</u> <u>Corner Lot</u>	<u>Maximum</u> <u>Zoning Lot</u> <u>Coverage</u>	<u>Maximum</u> <u>Height</u> ²
1 dwelling unit	6,000 sq. ft.	60'	25'	20'	3'	15'	60%	35'
2 dwelling units	8,000 sq. ft.	75'	25'	20'	3'	15'	60%	35'
3 dwelling units	9,000 sq. ft.	75'	25'	25'	5'	15'	75%	65'
4 dwelling units	14,000 sq. ft.	100'	25'	25'	5'	15'	75%	65'
Other Buildings	10,000 sq. ft.	100'	30'	0'	0'	0'	100%	65'

Notes:

1. For each additional dwelling unit over four (4) dwelling units, add at least one thousand (1,000) square feet to minimum lot area.
2. No building shall exceed six (6) stories in building height, except, that one foot (1') of height may be added to the building for each foot that the building is set back from the required front yard.
3. Zero lot line in the event a townhome/duplex is subdivided and sold individually.



PROPOSED LAKESHORE PUD LAYOUT



NOTICE OF HEARING

TO: Mitchell City Planning Commission, City Council, and the General Public:

The City Planning Commission has scheduled a public hearing and action on the following ordinance; an ordinance of the City of Mitchell, that changes the zoning district classification of the real property legally described as;

Lot 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell*, Davison County, South Dakota;

Lot 1 of Singapore Slab Tract 1, a Subdivision of the East 1/2 of the Southeast 1/4 of Section 32, Township 104 North, Range 60 West of the 5th P.M., Davison County, South Dakota;

Singapore Slab Tract 1, Except Lots 1 and 2 of Singapore Slab Tract 1, a subdivision of the East 1/2 of the SE 1/4 of Section 32, T 104 N, R 60 W of the 5th P.M., Davison County, South Dakota,

*This property is currently not in Mitchell city limits but will be annexed prior to the approval of this Planned Unit Development.

be changed from UD Urban Development District to Lakeshore Planned Unit Development District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME. The Planning Commission hearing will be Monday, June 9, 2025 at 12:00 p.m., the City Council will consider 1st Reading of the Ordinance on Monday, June 16, 2025 at 6:00 p.m. and 2nd Reading and Adoption on Monday, July 7, 2025 at 6:00 p.m. all meetings will be held in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD. All interested parties are encouraged to attend the meetings.

Published three times: May 28, 2025 and June 4 and 25, 2025

Approximate Costs:

JTZ Properties LLC
3352 Canal Cr
Mitchell, SD 57301

Brian & Vanessa Klock Joint Trust
915 S Kimball St
Mitchell, SD 57301

P & B Casey Farms LLC
8962 E 47th Ave
Denver, CO 80238

City of Mitchell
612 N Main St
Mitchell, SD 57301

HME Companies
Lane Warzecha
432 5th Street
Brookings, SD 57006





1 Inch = 200 Feet

LEGEND

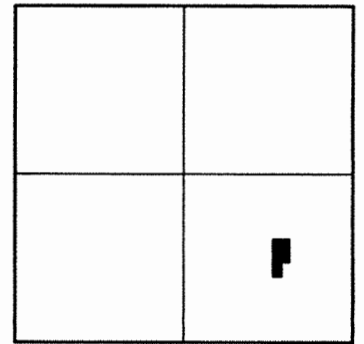
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

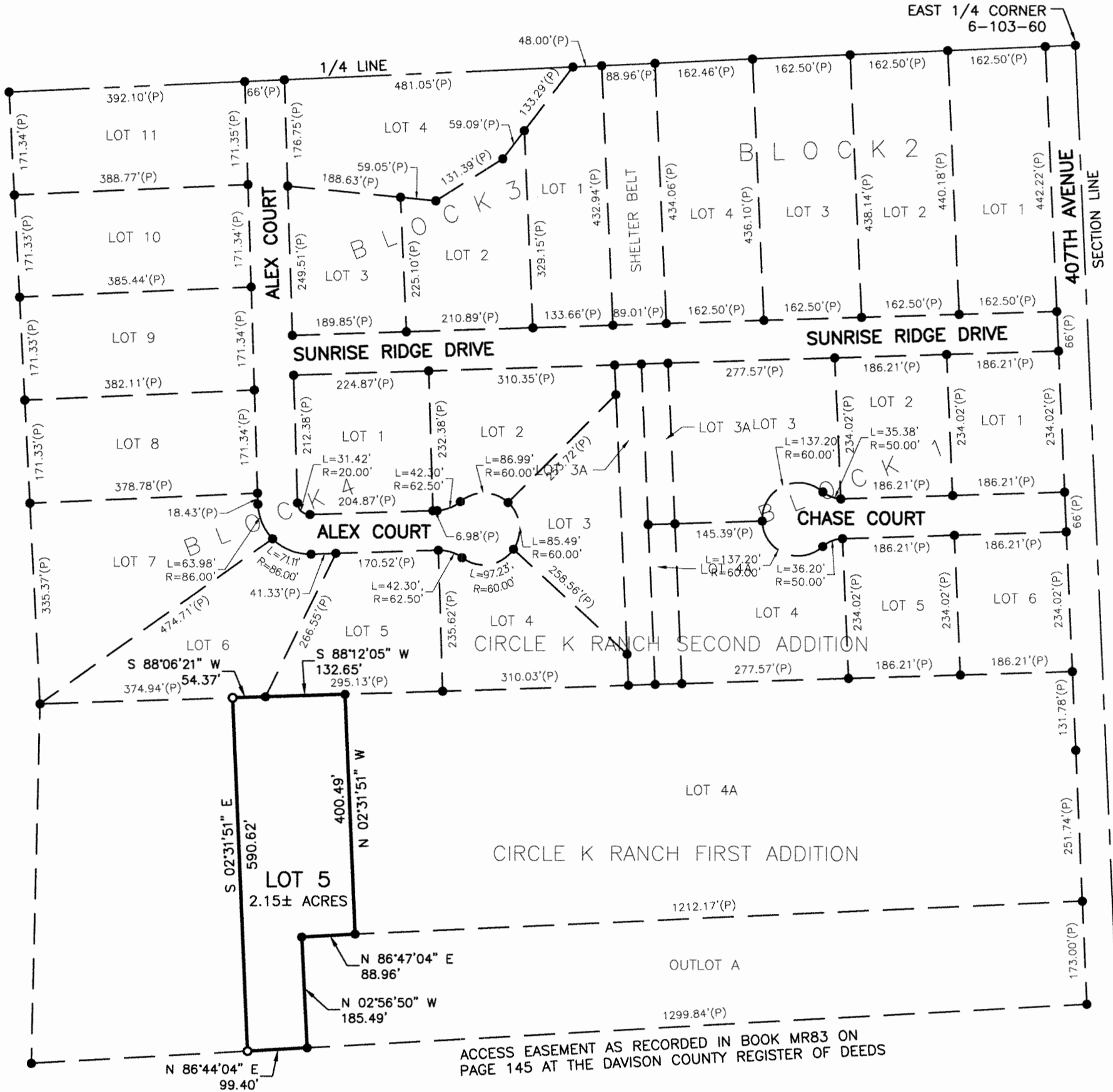
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - GEOID 18.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SEC. 6, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, 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 LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

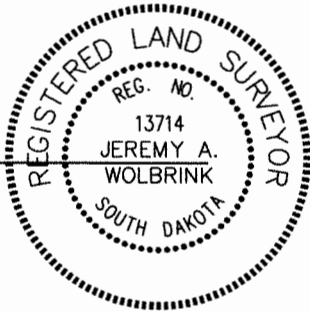
SURVEYOR'S CERTIFICATE

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 May 15, 2025, survey those parcels of land described as follows: LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA.

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

Dated this _____ day of _____, 2025.

Registered Land Surveyor #SD13714



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

KNOW ALL MEN BY THESE PRESENTS that Kleve A. Klingaman and Tonya Klingaman hereby certify that they are members of 4K Land Group LLC, a South Dakota limited liability company, and that said LLC 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 SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request, and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate to the public, for public use forever as such, the streets, if any, as shown and marked on said plat; and that development of the land included within the boundaries of said Lot 5 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists 407th Avenue; furthermore access to Lot 5, shall be provided by the owner of Outlot A, and via access easement recorded in Book MR83 on Page 145, 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, we have hereunto set our hands this _____ day of _____, 2025.

Kleve A. Klingaman, as a Member of 4K Land Group LLC,
a South Dakota Limited Liability Company

Tonya Klingaman, as a Member of 4K Land Group LLC,
a South Dakota Limited Liability Company

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Kleve A. Klingaman and Tonya Klingaman, as Members of 4K Land Group LLC, a South Dakota Limited Liability Company, and that they, as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Members.

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

Notary Public, South Dakota
My Commission Expires: _____

A PLAT OF LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 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 _____, 2025.

Chairperson/Vice-Chairperson of Mitchell 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 _____, 2025; and

WHEREAS, it appears from an examination of the plat of LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 hereby certifies 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 City of Mitchell

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 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 LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, 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 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 LOT 5 OF CIRCLE K RANCH FIRST ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 6, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 2025.

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



