



Planning Commission 8-11-25 Agenda
City Council Chambers, City Hall, 612 N. Main Street
August 11, 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: July 28, 2025**
- 6. Schedule Next Meeting: August 25, 2025**
- 7. Conditional Use Permit: Amanda Nava**

Amanda Nava has applied for a conditional use permit for family residential daycare; located in the 516 W 10th Ave, legally described as Lot 8, Block 39 of Capital Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R2 Single Family Residential District.
- 8. Plan Approval: JTZ Properties LLC**

1006 Commerce St, zoned Highway Oriented Business District
- 9. Plan Approval: Dick's Body Shop**

2021 W Havens Ave, zoned Highway Oriented Business District
- 10. Plan Approval: Keith Doyle**

1900 W Spruce St, zoned Highway Oriented Business District
- 11. Plat: CJM Consulting Inc**

Plat of Lot 1, Block 10, a subdivision of Block 4 of Westwood First Addition in the NW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota
- 12. Other Business:**
- 13. 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.
- 14. 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 7-28-25
City Council Chambers, City Hall, 612 N. Main Street
July 28, 2025

1. Call to Order

Chairperson Genzlinger called the July 28, 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: Bathke, Genzlinger, Havlik, Osterloo, Schmitz, Schreurs.

Absent: Gunkel, Sonne.

Staff Present: Boehmer, Dammann, Ellwein, Jenniges, Schroeder.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: July 14, 2025

Motion by Havlik, seconded by Schreurs to approve the proposed minutes of the July 14, 2025 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: August 11, 2025

Motion by Osterloo, seconded by Havlik to set the date for the next Planning Commission Meeting for August 11, 2025. All present voting aye; motion carried.

7. Variance Permit: James Bauder

James Bauder has applied for a Variance Permit for a rear yard setback of 14' vs 25' for an attached accessory building. This is located at 700 W Norway Ave, legally described as Lot E, Block 43, University Addition, City of Mitchell, Davison County, South Dakota. The property is zoned R2 Single-family Residential District.

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

Jenniges gave an overview of the area using GIS. He stated the applicant would like to remove the existing unattached single-car garage and build an attached two-car garage. The lot is 75' deep and the house currently does not sit perfectly in the center and doesn't already meet the rear yard setback. The site plan shows only a rear yard setback is needed for the garage addition.

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

8. Variance Permit: Mitchell Telecom

Mitchell Telecom has applied for a Variance Permit for a front yard setback of 25' vs 30' for an attached accessory building. This is located at 1524 Commerce St, legally described as S 166' of Lot 2, Block 4, Westwood First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business 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. The applicant was present to answer questions.

Jenniges gave an overview of the area using GIS. He noted this would not be an attached accessory building as described on the agenda and an overall plan had come before the board at a previous meeting for the 12' x 28' structure. The application said there was more water to the east of where they wanted to place it so they moved it from their original plan.

Bathke asked if the building had already been placed to which Jenniges said it had.

Genzlinger questioned if this was more asking for forgiveness than approval. Jenniges said it could be because they might have measured from the back of the curb instead of the property line when pouring the slab.

Motion by Schmitz, seconded by Schreurs to recommend approval of the variance but removing the word attached in the description of the variance. All present voting aye; motion carried.

9. Hearing and Recommendation on Ordinance #O2025-10-Amending Title 10 Zoning Regulations: 10-6A-3-Neighborhood Shopping Conditional Use Permit-Alcohol Sales (on-sale)

Jenniges said he was asked by the mayor to present this ordinance amendment prior to the entire ordinance amendment that is being worked on. He said the mayor had talked with business owners that requested the amendment. Jenniges stated by having this as a conditional use permit instead of a permitted use it does not give blanket approval of the alcohol sales (on sale) to all locations where Neighborhood Shopping is zoned. If this ordinance amendment were to pass, applicants would have to go through the conditional use process, giving neighbors their time to approve or disapprove of the conditional use permit and the Board of Adjustment to make the final decision. Jenniges gave an overview of the locations Neighborhood Shopping is located in the city.

Motion by Havlik, seconded by Schmitz to recommend approval of the zoning amendment. All present voting aye; motion carried.

10. Other Business:

None.

11. Public Input:

None.

12. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:10 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 [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:

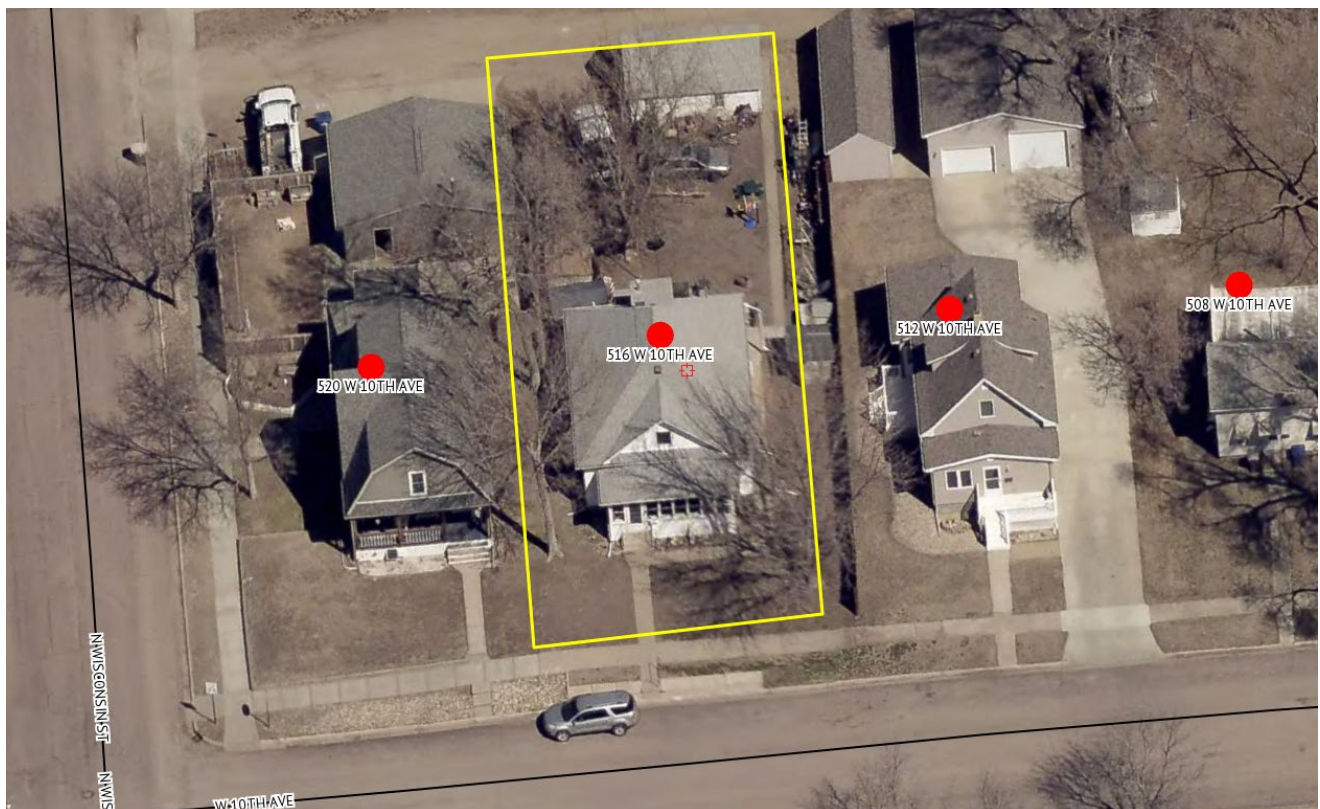
Legal Description: Lot 8, Block 39 of Capital Addition, City of Mitchell, Davison County, South Dakota

Property Address: **516 W 10th Ave**

Dated this 17th of July, 2025.

APPLICANT

Amanda Walz Nava
OWNER



NOTICE OF HEARING

To: The Planning Commission, Board of Adjustment of the City of Mitchell, Mitchell South Dakota, and to the general public:

YOU ARE HEREBY NOTIFIED that Amanda Nava has applied for a conditional use permit for family residential daycare; located in the 516 W 10th Ave, legally described as Lot 8, Block 39 of Capital 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 11, 2025, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, August 18, 2025 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 24th day of July, 2025.

Michelle Bathke

FINANCE OFFICER

Publish once: 30th day of July, 2025

Approximate Cost:

Amanda Nava
516 W 10th Ave

Mitchell, SD 57301

Travis & Dana Byrd
615 W 11th St
Mitchell, SD 57301

CJG Properties LLC
909 N Main St
Mitchell, SD 57301

Ned & Vicky Sampson
523 W 11th Ave
Mitchell, SD 57301

Robert McCardle
521 W 11th Ave
Mitchell, SD 57301

Jackie Hess
513 W 11th Ave
Mitchell, SD 57301

Cody Vanthuyne
509 W 11th Ave
Mitchell, SD 57301

Joshua Gebhart
505 W 11th Ave
Mitchell, SD 57301

Wade Greenwood
25851 W Enemy Creek Lp
Mitchell, SD 57301

Zacharia & Erin Miller
600 W 10th Ave
Mitchell, SD 57301

Ryan Iedema
520 W 10th Ave
Mitchell, SD 57301

Brenda & Tonya Cain
512 W 10th Ave
Mitchell, SD 57301

Beverly Yates
Gary Carlson
2201 N Kimball St Apt #7
Mitchell, SD 57301

Robert & Gale Norwick
400 Parkwood Dr
Apt #16
Pierre, SD 57501

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

Vale Krietlow
601 W 10th Ave
Mitchell, SD 57301

Kailee Henglefeld
521 W 10th Ave
Mitchell, SD 57301

Brenda Cain
517 W 10th Ave
Mitchell, SD 57301

Darrell & Karen Sonne
515 W 10th Ave
Mitchell, SD 57301

Kathryn Walz
511 W 10th Ave
Mitchell, SD 57301

Hauser Rentals LLC
2021 W 23rd Ave
Mitchell, SD 57301

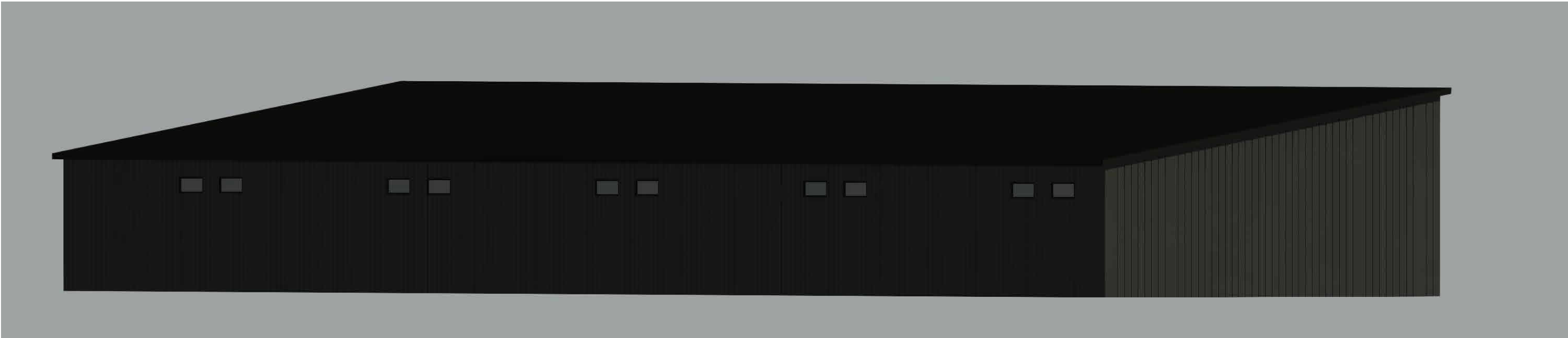
I approve for permit for family residential daycare at 516 w. 10 th Ave.

Karen and Darrell Sonne 515 W. 10 th. Ave. Phone if problem 605-996-3281 Thanks, Karen Sent from my iPad





① -3D- 3
12" = 1'-0"



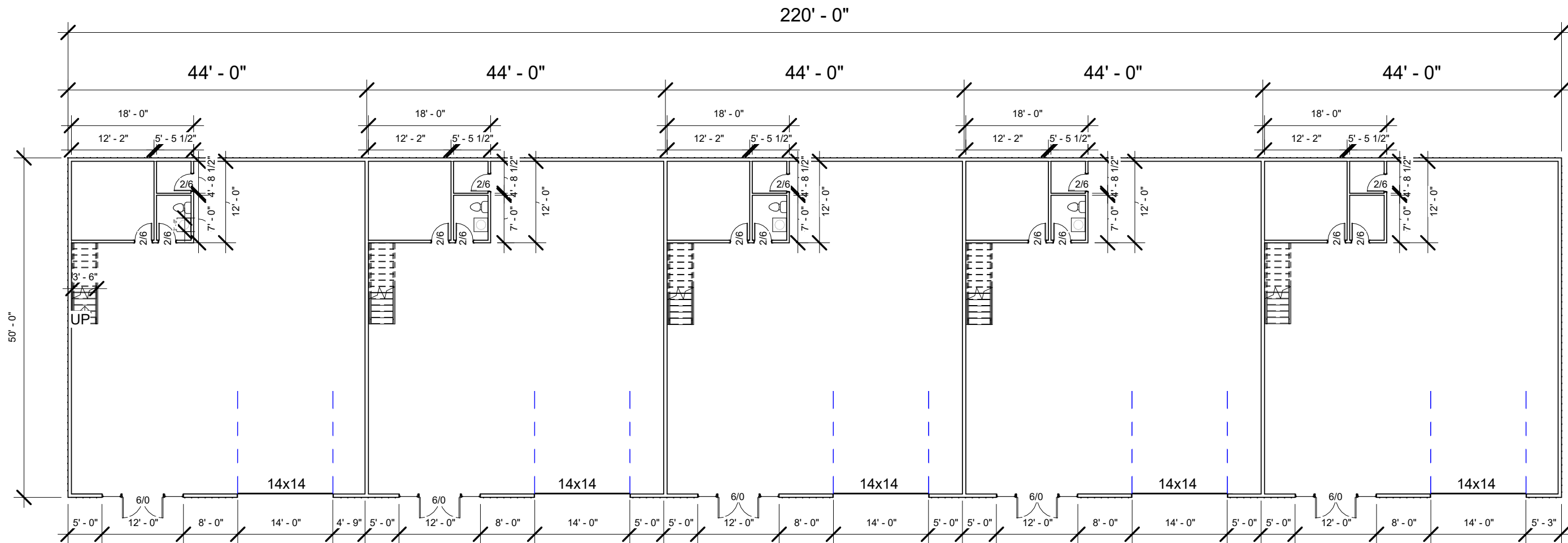
② -3D- 2
12" = 1'-0"



JTZ Properties
Shops

No.	Description	Date

Rendering		
Project number	Project Number	A105
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale_ 12" = 1'-0"



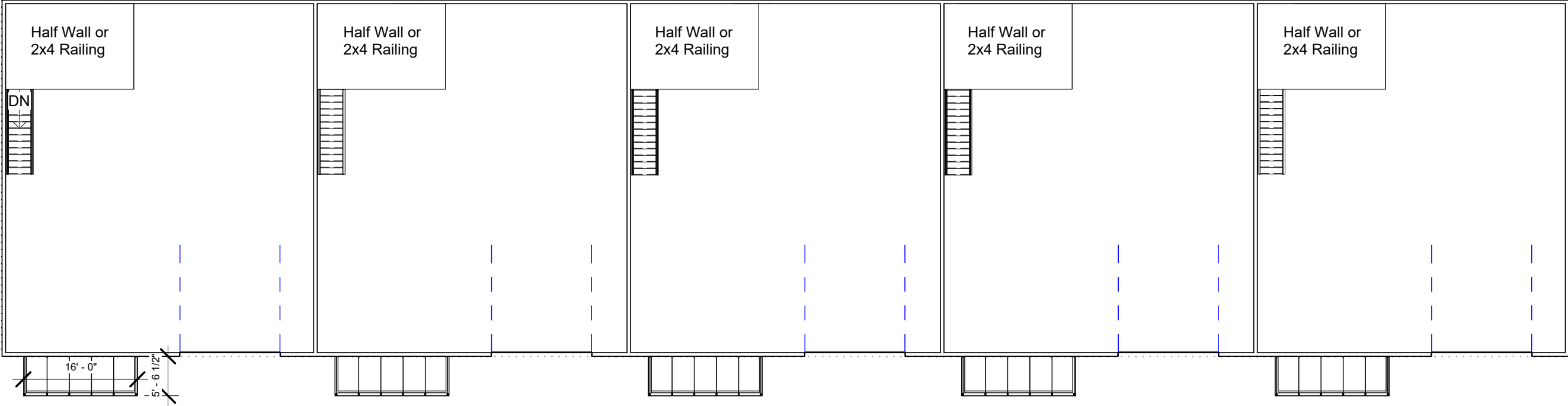
① Level 1
1/16" = 1'-0"



JTZ Properties
Shops

No.	Description	Date

Floor Plan		
Project number	Project Number	
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
A101		Scale 1/16" = 1'-0"



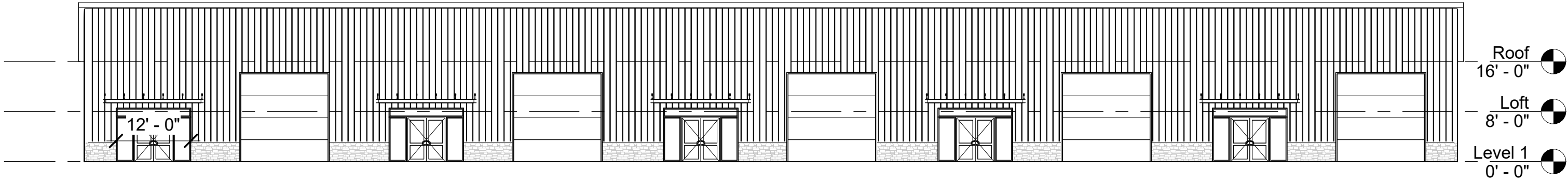
① Loft
1/16" = 1'-0"



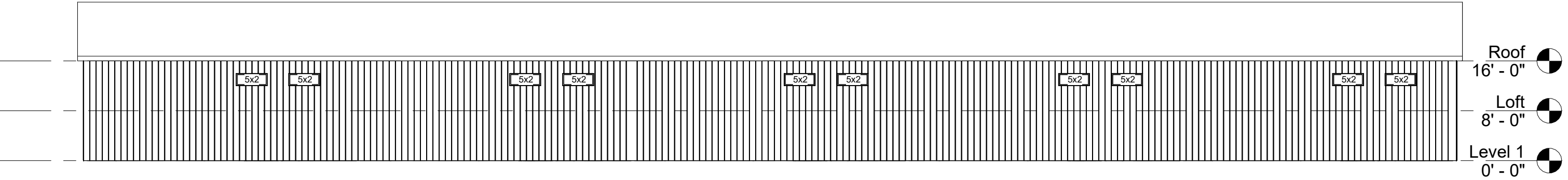
JTZ Properties
Shops

No.	Description	Date

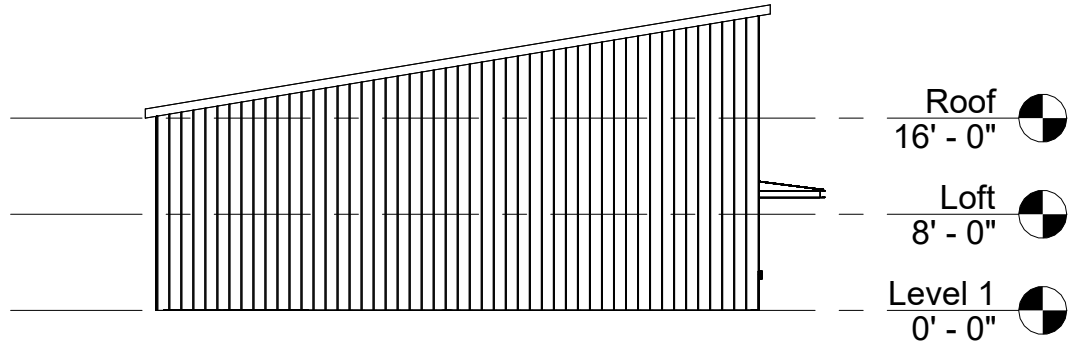
Loft		
Project number	Project Number	A102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1/16" = 1'-0"



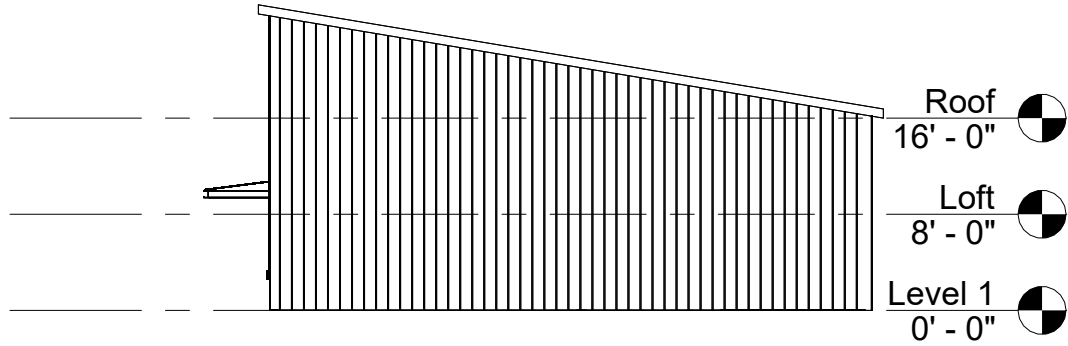
1 Front
1/16" = 1'-0"



2 Back
1/16" = 1'-0"



3 Left
1/16" = 1'-0"



4 Right
1/16" = 1'-0"



JTZ Properties
Shops

No.	Description	Date

Elevations		
Project number	Project Number	A104
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
		Scale 1/16" = 1'-0"

G:\Files\CAD\Land Project R2 (Job #s 16000+)\16013-CJM Commerce Plaza-Lot 11 South Half.dwg, Site Plan, 7/17/2025 12:6:55 PM, npuepk

15" CMP Culvert
N Inv: 1302.14
S Inv: 1301.79

15" CMP Culvert
N Inv: 1301.59
S Inv: 1301.27

15" CMP Culvert
N Inv: 1301.66
S Inv: 1301.66

Commerce Street

Trash Enclosure
6" Concrete Pad
8" Gravel Base
34 SY

Proposed Tree

Tree Requirements:

Proposed trees shall be according to the City of Mitchell Commercial Landscape Standards:
1 Tree per 50' of Frontage or 1 Tree per 6 Parking Spaces
102' Frontage = 3 Trees
Proposed tree location to be confirmed by owner.

Parking Requirements:

(Wholesale Establishments, Warehouses, Truck Terminals)
1 space for each employee plus 1 space for each business vehicle normally located on site
10 total parking spaces required including 1 handicap space
Provided 11 parking spaces and 1 handicap space

GRAPHIC SCALE



1 inch = 30 ft.



SD No. 37 Bypass

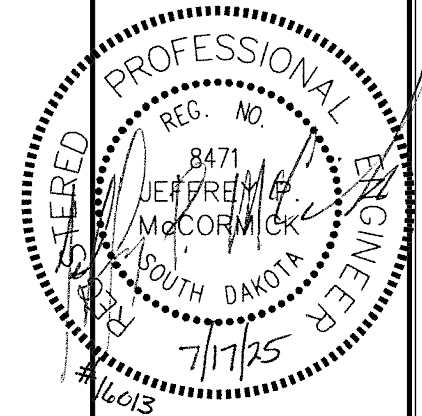
SPN
& Associates

Engineers - Planners - Surveyors

2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.



Plan Horiz. Scale:	1" = 30'
Drawn By:	NAP
Checked By:	JPM
Date:	07/17/2025
Project No.:	16013
File Name:	16013- CJM Commerce Plaza

Project Name:

**COMMERCE
PLAZA
PHASE 2**

Located in:

**Mitchell,
South Dakota**

Sheet Name:

Site Plan

Sheet Number:

2

Total Sheets:

12

G:\Files\CAD\Land Project R2 (Job #s 16000+)\16013-CJM Commerce Plaza-Lot 11 South Half.dwg, Utility Plan, 7/17/2025 1:26:36 PM, npuepk

15" CMP Culvert
N Inv: 1302.14
S Inv: 1301.79

15" CMP Culvert
N Inv: 1301.59
S Inv: 1301.27

Commerce Street

15" CMP Culvert
N Inv: 1301.66
S Inv: 1301.66

2" Cu Water Service
6" PVC Sanitary
Sewer @ 0.60%

6" PVC Sanitary
Sewer @ 0.60%

Existing Building
FFE = 1306.50

Existing Building
FFE = 1306.50

Sanitary Sewer Services Shall Include:
Connect all Services to Existing 6" PVC
Sanitary Sewer with 6"x6" Wye
10 LF 6" PVC Sanitary Sewer Service
with Tracer Wire and 6" Cleanout
Inv @ Building 1297.00
(Coordinate with Plumbing Plan)

—Sanitary Sewer Service #1
6"x6" Wye Main Inv: 1295.06 (Field Verify)
Service Slope @ 14.4%
—Sanitary Sewer Service #2
6"x6" Wye Main Inv: 1295.32 (Field Verify)
Service Slope @ 11.8%
—Sanitary Sewer Service #3
6"x6" Wye Main Inv: 1295.59 (Field Verify)
Service Slope @ 9.1%
—Sanitary Sewer Service #4
6"x6" Wye Main Inv: 1295.85 (Field Verify)
Service Slope @ 6.5%
—Sanitary Sewer Service #5
6"x6" Wye Main Inv: 1296.11 (Field Verify)
Service Slope @ 3.9%

All (5) Water Services Shall Include:
—Connect to Existing 2" Cu Water Service
with 2"x1" Tee
—20 LF 1" Water Service with
Tracer Wire and 1" Curb Stop with Box
(Coordinate with Plumbing Plan)

Proposed Building
FFE = 1306.50

Sanitary Sewer
Service #1

Sanitary Sewer
Service #2

Sanitary Sewer
Service #3

Sanitary Sewer
Service #4

Sanitary Sewer
Service #5

8" Main Inv: 1289.97
6" PVC Service Inv: 1290.64

6" PVC 45° Bend
Inv: 1294.38

6" PVC Sanitary
Sewer @ 0.60%

6" PVC Sanitary
Sewer @ 0.60%

Adjust Rim to Grade
6" Sanitary Cleanout
Rim Elev: 1304.80
Proposed Rim: 1305.40
Inv: 1295.49

Adjust Rim to Grade
6" Sanitary Cleanout
Rim Elev: 1306.47
Proposed Rim: 1305.75
Inv: 1296.24



GRAPHIC SCALE



1 inch = 30 ft.

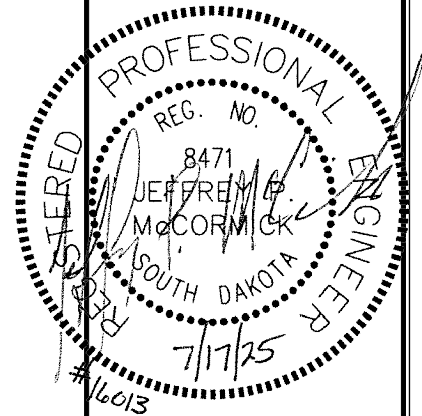
SPN
& Associates

Engineers - Planners - Surveyors

2100 North Sanborn Boulevard - P.O. Box 398
Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

Certificate

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of South Dakota.



Plan Horiz. Scale:	1" = 30'
Drawn By:	NAP
Checked By:	JPM
Date:	07/17/2025
Project No.:	16013
File Name:	16013- CJM Commerce Plaza

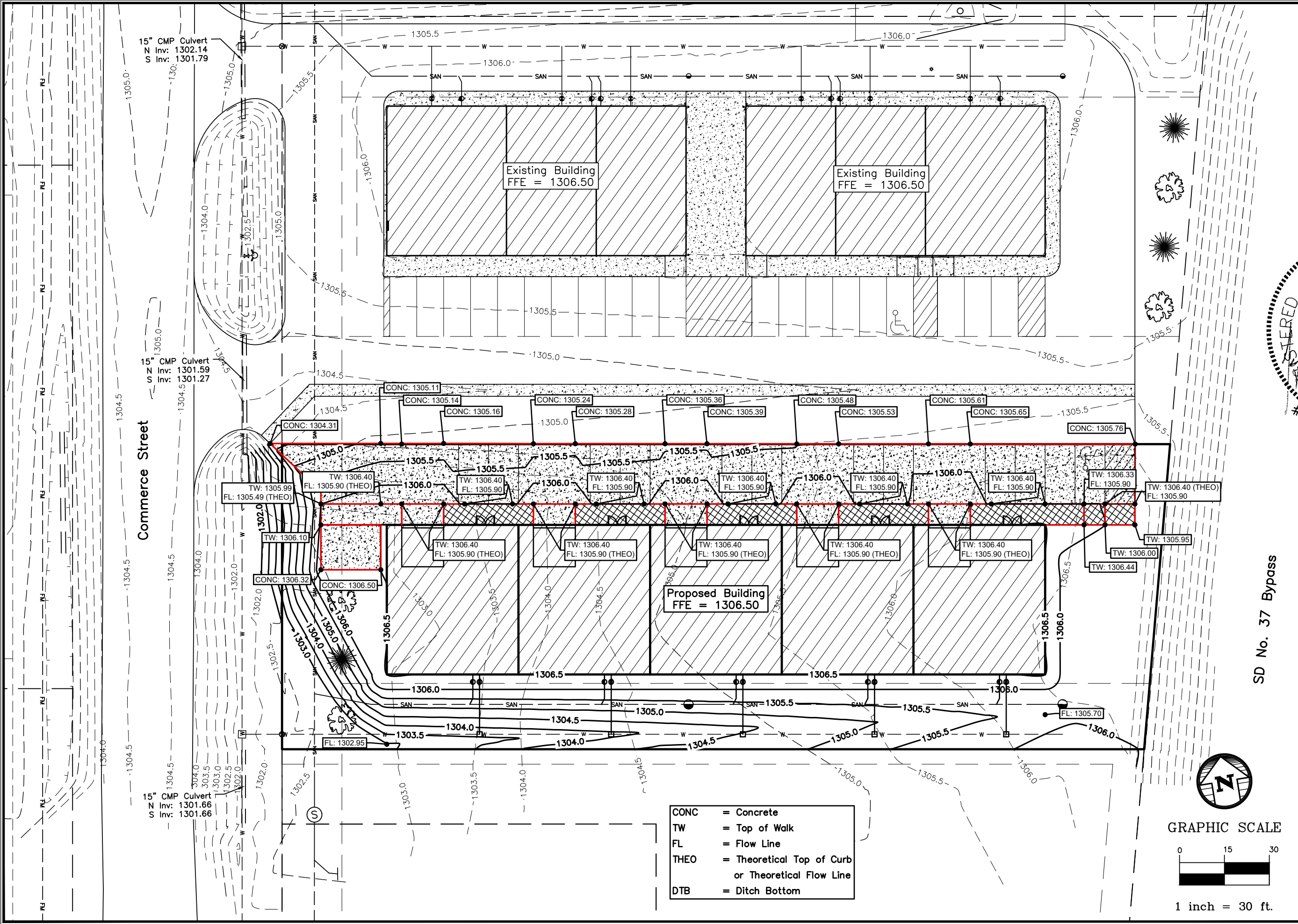
Project Name:
**COMMERCE
PLAZA
PHASE 2**

Located in:
**Mitchell,
South Dakota**

Sheet Name:
Utility Plan

Sheet Number:	Total Sheets:
3	12

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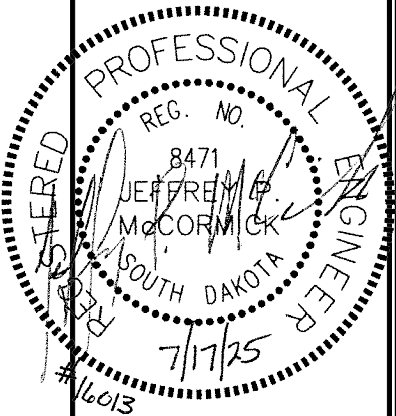
SPN
& Associates

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Checked By:	JPM
Date:	07/17/2025
Project No.:	16013
File Name:	16013- CJM Commerce Plaza

Project Name:

**COMMERCE
PLAZA
PHASE 2**

Located in:

**Mitchell,
South Dakota**

Sheet Name:

Grading Plan

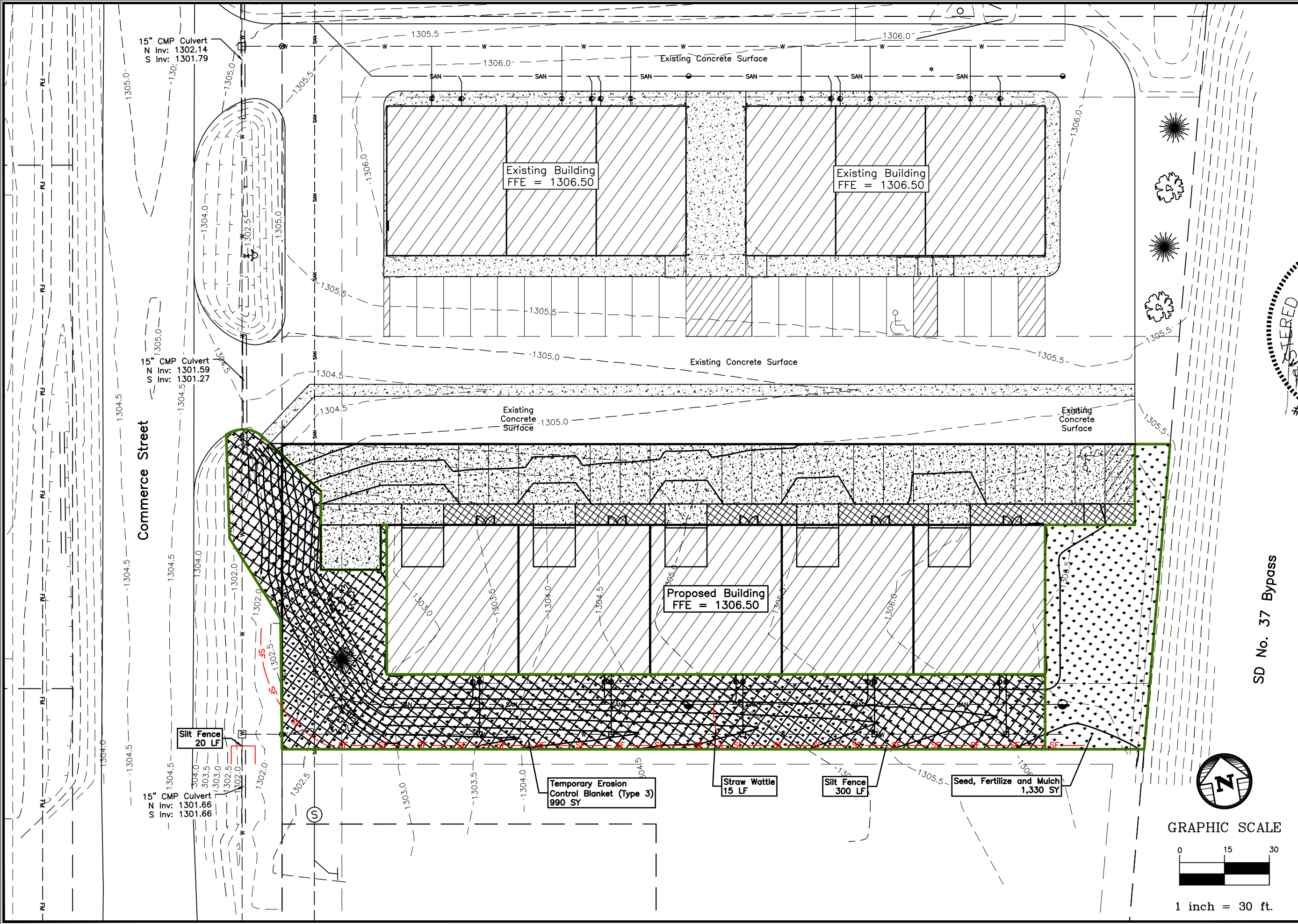
Sheet Number:

4

Total Sheets:

12

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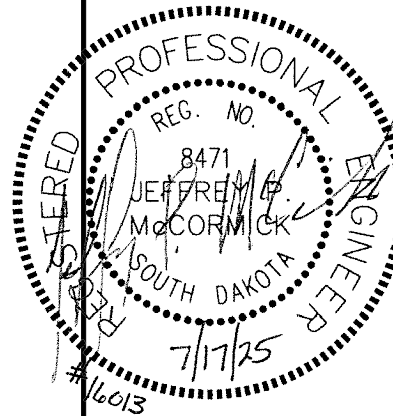
SPN & Associates

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Mitchell, South Dakota 57301-0398
Phone: (605) 996-7761 - Fax: (605) 996-0015

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Plan Horiz. Scale:	1" = 30'
Drawn By:	NAP
Checked By:	JPM
Date:	07/17/2025
Project No.:	16013
File Name:	16013- CJM Commerce Plaza

Project Name:

COMMERCE
PLAZA
PHASE 2

Located in:

Mitchell,
South Dakota

Sheet Name:

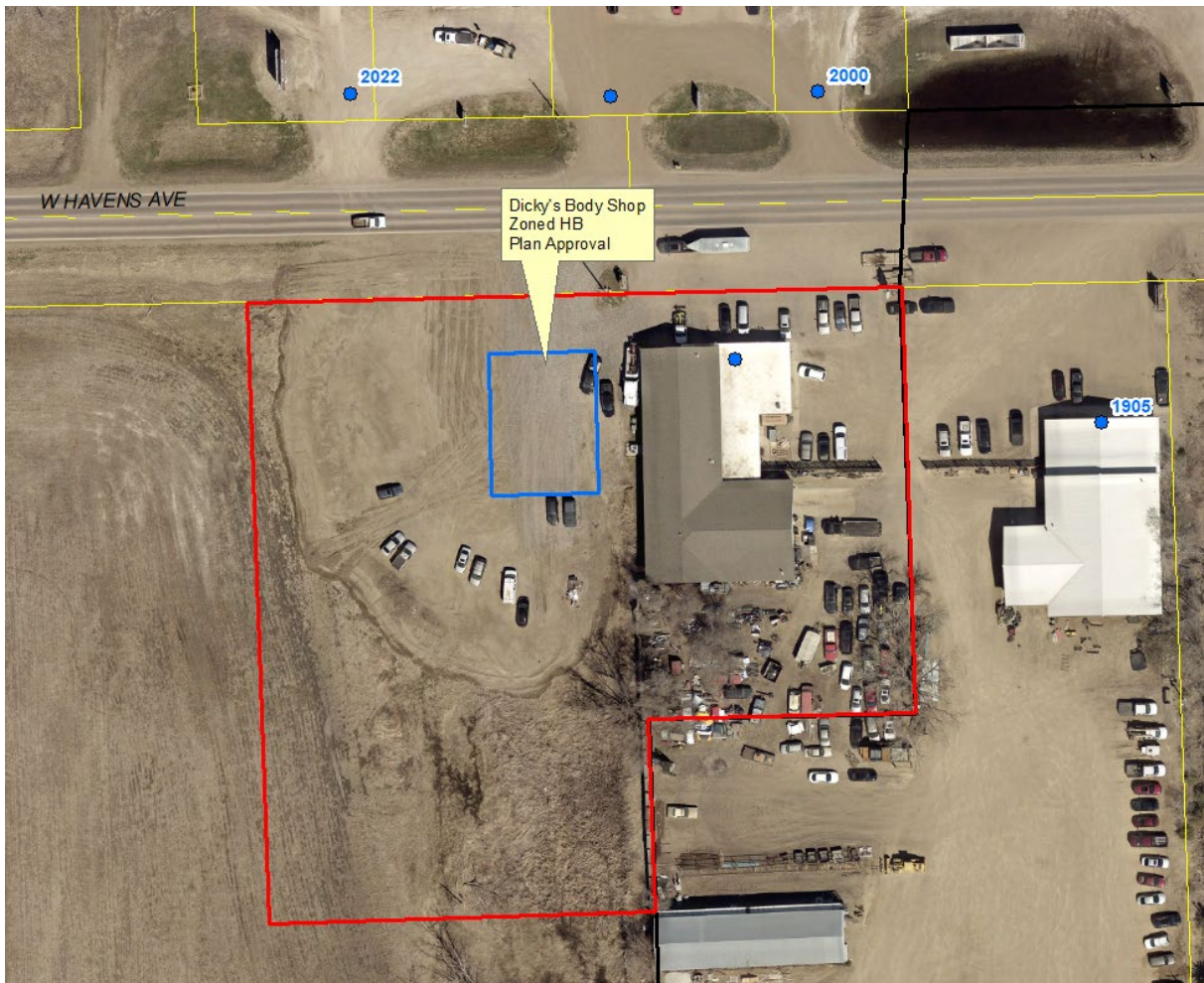
Erosion Control Plan

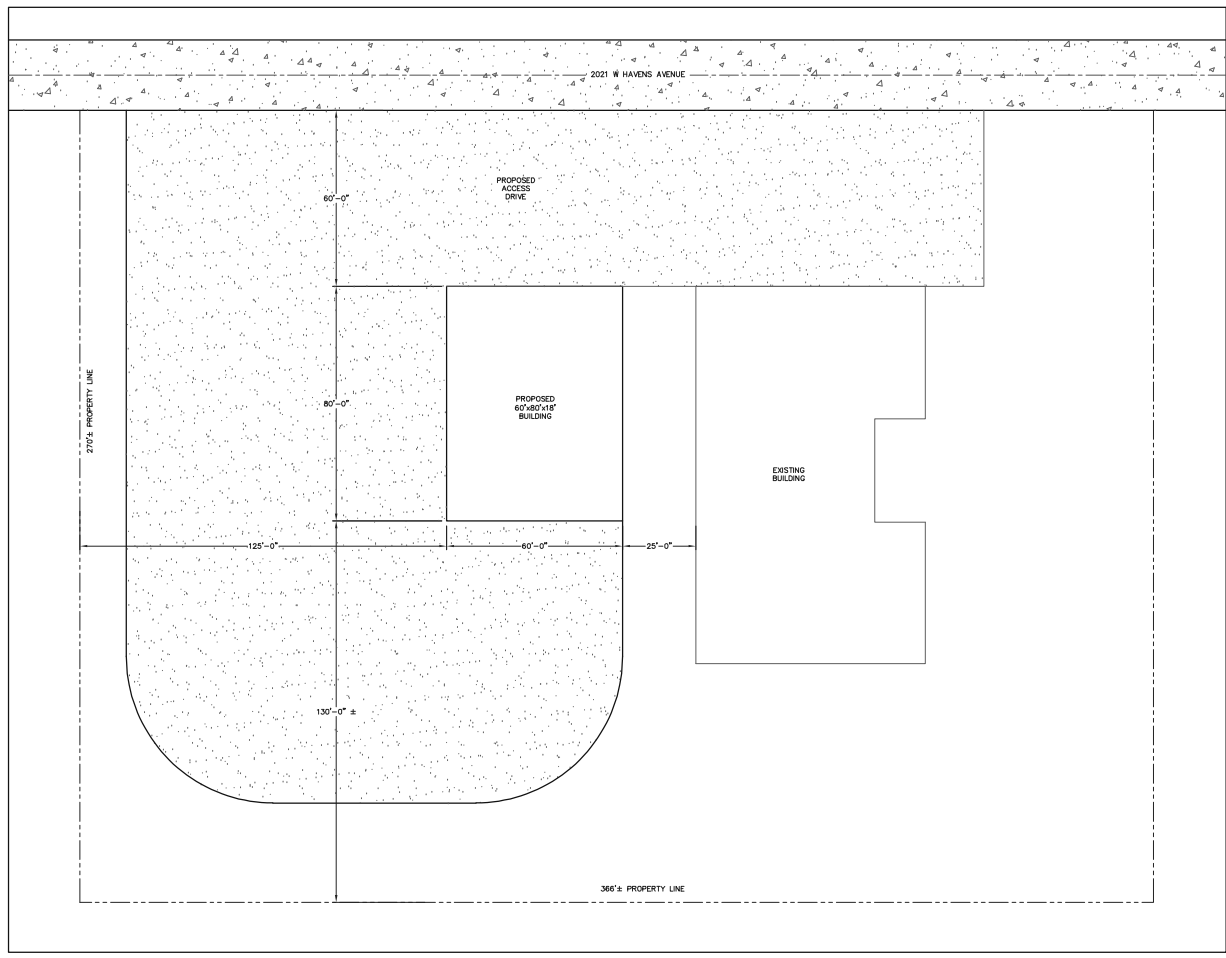
Sheet Number:

5

Total Sheets:

12





SITE PLAN
SCALE: 1"=20'

BUILDING INFORMATION:
NAME: DICK'S BODY SHOP
ADDRESS: 2021 W HAVENS AVENUE
CITY: MITCHELL
STATE: SD
ZIP: 57301
COUNTY: DAVISON

NOTE:
OWNER/CONTRACTOR SHALL PROVIDE A PLAT SURVEY WITH PROPOSED BUILDING LOCATIONS AND VERIFY ALL PROPOSED BUILDING SETBACKS AND LOCATION ON PROPERTY WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION AND MAKE ADJUSTMENTS ACCORDINGLY.



ENGINEERING SERVICES
1001 KANSAS RD. SUITE 100, MITCHELL, SD 57301
CERTIFICATE OF AUTHORIZATION: 2356

FOR QUESTIONS, PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MMWESTMANUFACTURING.COM

PROJECT TITLE:
DICK'S BODY SHOP

2021 W HAVENS AVENUE
MITCHELL, SD

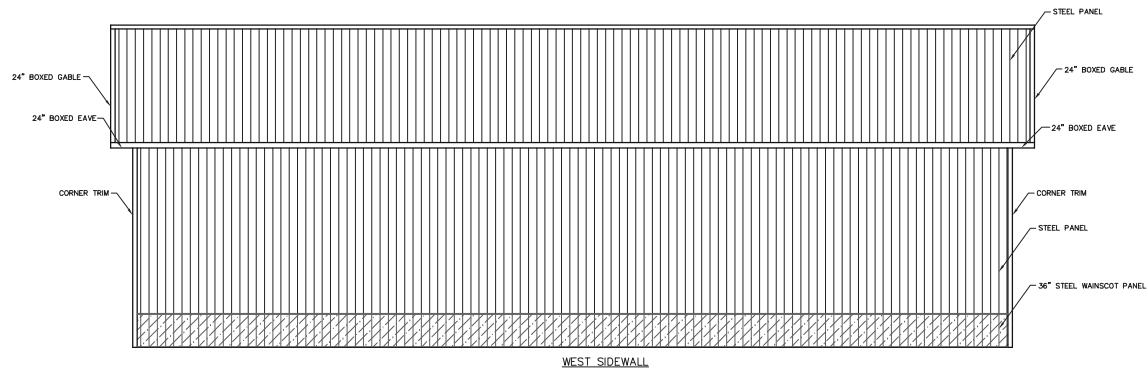
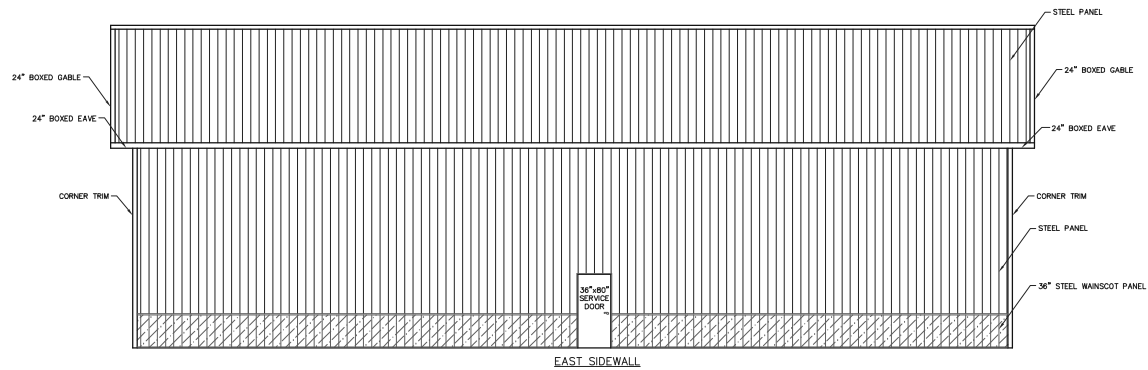
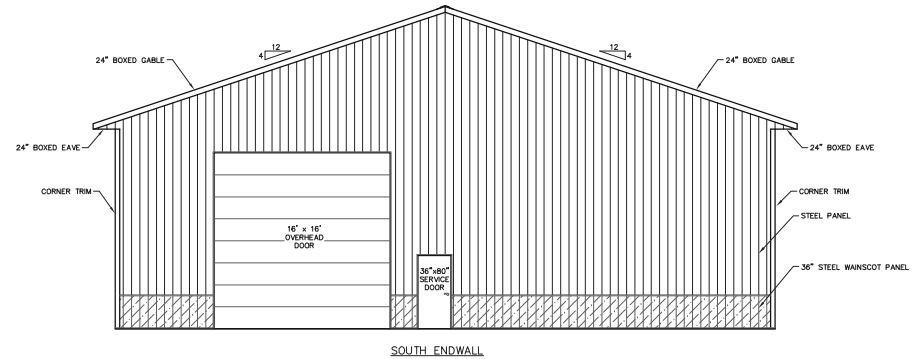
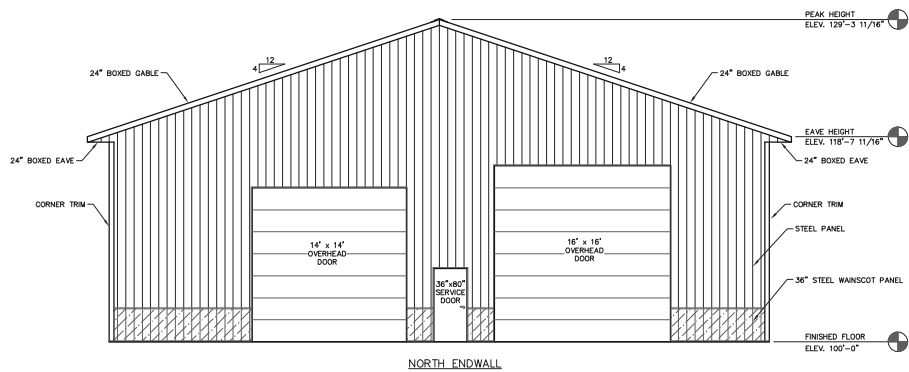
PROF. ENGINEER: MATT HULL
PLAN DESIGNER: MATT HULL
DRAWN BY: TMG
DATE: 7/9/2025
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
SITE PLAN

FILE NAME: S30125SD
SHEET NO.

S2



ELEVATIONS
SCALE: 3/16"=1'-0"



ENGINEERING SERVICES
8011 KARD RD. EAST CLARK, NE 68701 (781) 870-0005
CERTIFICATE OF AUTHORIZATION: 2356

FOR QUESTIONS, PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MMWESTMANUFACTURING.COM

PROJECT TITLE:
DICK'S BODY SHOP

2021 W HAVENS AVENUE
MITCHELL, SD

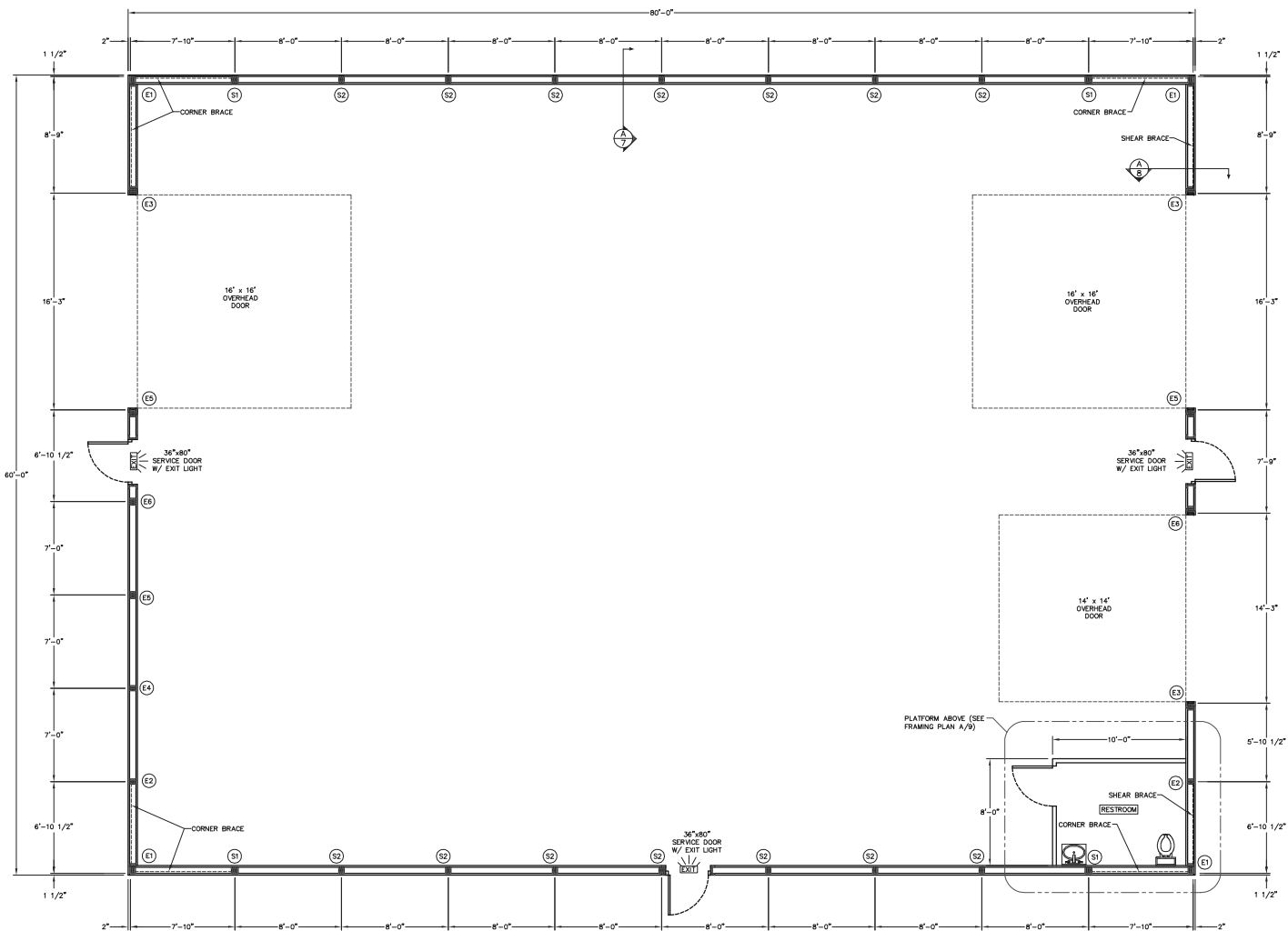
PROF. ENGINEER: MATT HULL
PLAN DESIGNER: MATT HULL
DRAWN BY: TMG
DATE: 7/9/2025
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
ELEVATIONS

FILE NAME: S30125SD
SHEET NO.

S3



NOTE:
ALL DIMENSIONS ARE TO CENTERLINE OF
COLUMNS EXCEPT FOR CORNERS AND OVERHEAD
DOOR JAMBS OR UNLESS NOTED OTHERWISE.

PRO-ANCHOR (PA) BRACKET DESIGNATION
PA63+ = 3-PLY 2x6 "WET SET" COLUMN BRACKET
PA64+ = 4-PLY 2x6 "WET SET" COLUMN BRACKET

FLOOR PLAN
SCALE: 1/4"=1'-0"

COLUMN & FOOTING SCHEDULE			
COLUMN LOCATION	COLUMN DESCRIPTION	EMBEDMENT OF COLUMNS	FOOTING DESCRIPTION
S1	4-PLY 2x6 (20") 2400F MSR SYP LAMINATED COLUMN	0'-8"	4 REINFORCED CONCRETE PIER (SEE SHEET S4)
S2	3-PLY 2x6 (20") 2400F MSR SYP LAMINATED COLUMN	0'-8"	14 REINFORCED CONCRETE PIER (SEE SHEET S4)
E1	3-PLY 2x6 (20") 2400F MSR SYP LAMINATED COLUMN	0'-8"	4 REINFORCED CONCRETE PIER (SEE SHEET S4)
E2	3-PLY 2x6 (22") 2400F MSR SYP LAMINATED COLUMN	0'-8"	2 REINFORCED CONCRETE PIER (SEE SHEET S4)
E3	4-PLY 2x6 (24") 2400F MSR SYP LAMINATED COLUMN	0'-8"	3 REINFORCED CONCRETE PIER (SEE SHEET S4)
E4	3-PLY 2x6 (26") 2400F MSR SYP LAMINATED COLUMN	0'-8"	1 REINFORCED CONCRETE PIER (SEE SHEET S4)
E5	4-PLY 2x6 (28") 2400F MSR SYP LAMINATED COLUMN	0'-8"	3 REINFORCED CONCRETE PIER (SEE SHEET S4)
E6	4-PLY 2x6 (30") 2400F MSR SYP LAMINATED COLUMN	0'-8"	2 REINFORCED CONCRETE PIER (SEE SHEET S4)

COLUMN BRACKET SCHEDULE			
COLUMN LOCATION	BRACKET DESCRIPTION	NO. OF BRACKETS PER COLUMN	BRACKET TO COLUMN
S1	PA64+	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS
S2	PA63+	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS
E1	PA63+	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS
E2	PA63+	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS
E3	PA64+	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS
E4	PA63+	1	(2)-1/2"x6" BOLTS & (4)-1/4"x3" WOOD SCREWS
E5	PA64+	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS
E6	PA64+	1	(2)-1/2"x7 1/2" BOLTS & (4)-1/4"x3" WOOD SCREWS

NOTE:
SHEAR BRACE SHALL BE 1/2" O.S.B. SHEATHING EXTENDING FULL HEIGHT FROM THE FINISHED FLOOR OR GRADE TO THE TOP OF THE UPPER MOST FRAMING MEMBER, I.E. SOFFIT NAILER OR TOP CHORD. SHEAR BRACE SHALL BE SECURED TO ALL FRAMING MEMBERS W/ 120°x6" NINGSHANG GUN NAILS AT 4" O.C. SHEAR BRACE SHALL BE BLOCKED AT ALL PANEL EDGES INCLUDING AT COLUMNS.

NOTE:
CORNER BRACE SHALL BE A 2x6 EXTENDING FROM THE GRADEBOARD AT THE INTERIOR COLUMN TO THE TOP OF THE CORNER COLUMN. CORNER BRACE SHALL BE PLACED ON THE INSIDE FACE OF FRAMING MEMBERS. CORNER BRACE SHALL BE SECURED TO THE GRADEBOARD WITH (3)-3" WOOD SCREWS AND TO THE SOFFIT NAILER/CHORD WITH (3)-3" WOOD SCREWS. EACH BRACE TO GIRT LOCATION SHALL BE SECURED WITH (1)-3" WOOD SCREW.



ENGINEERING SERVICES
MATT HULL
CERTIFICATE OF AUTHORIZATION: 2356
FOR QUESTIONS, PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MATTWESTMANUFACTURING.COM

PROJECT TITLE:
DICK'S BODY SHOP

2021 W HAVENS AVENUE
MITCHELL, SD

PROF. ENGINEER: MATT HULL
PLAN DESIGNER: MATT HULL
DRAWN BY: TMG
DATE: 7/9/2025
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:

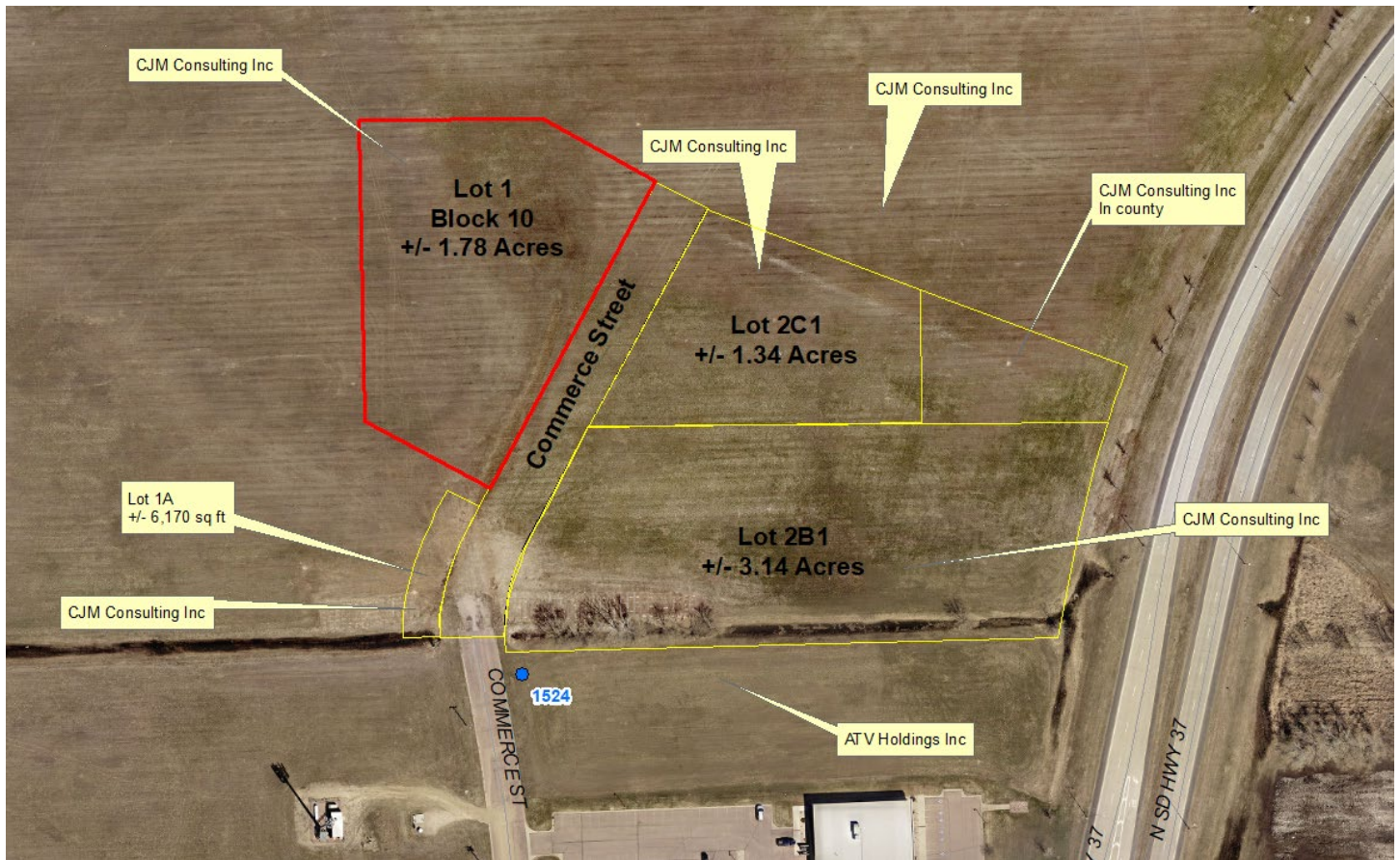
FLOOR PLAN

FILE NAME: S30125SD

SHEET NO.

S5





LEGEND

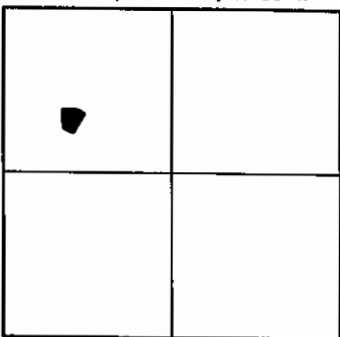
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM =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

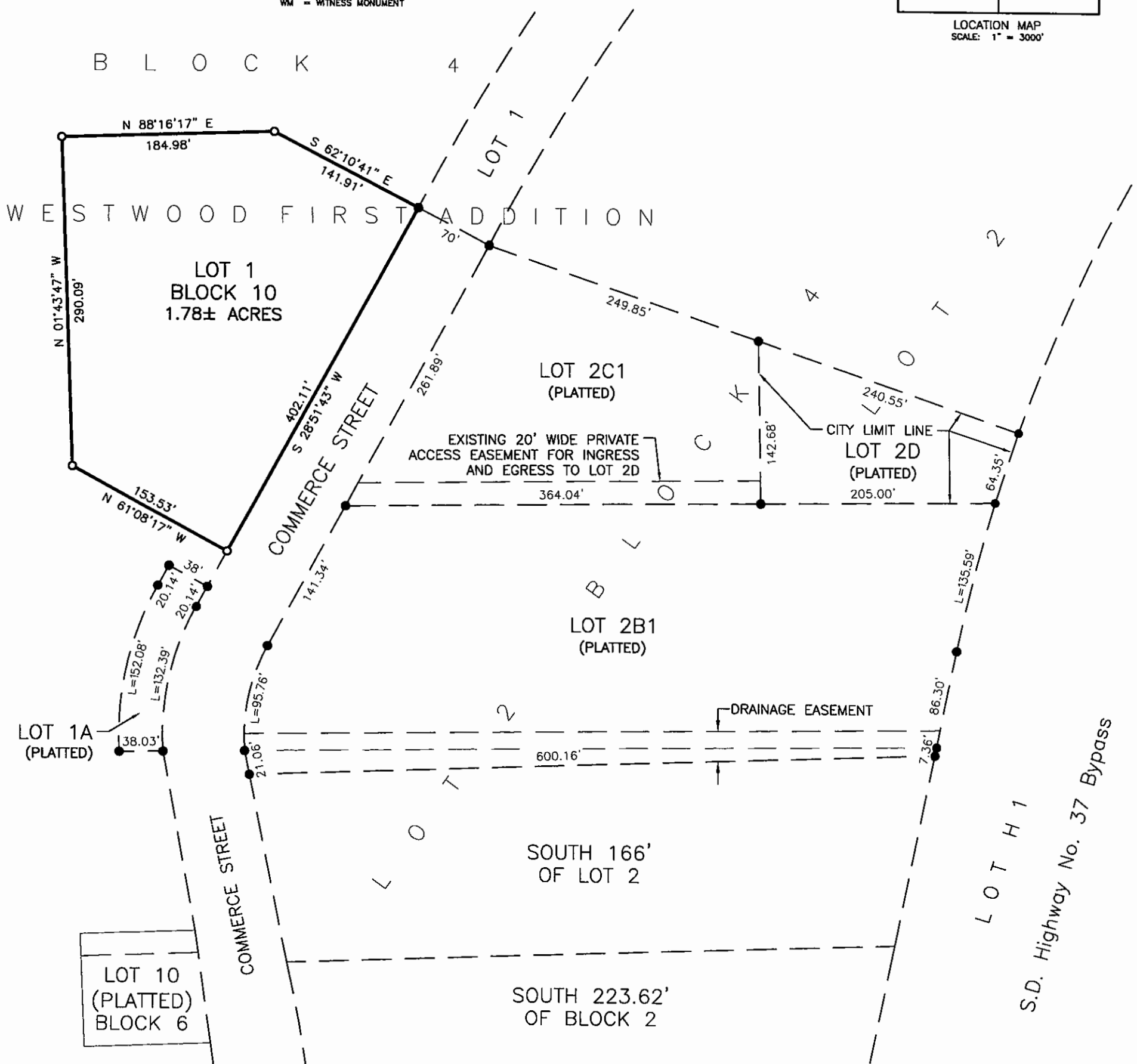
NOTE:
THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE REPORT OR TITLE
COMMITMENT. EASEMENTS OF RECORD WERE
NOT RESEARCHED AND ARE NOT SHOWN
UNLESS OTHERWISE NOTED.

SEC. 16, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'

1 Inch = 100 Feet



A PLAT OF LOT 1, BLOCK 10, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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 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 June 9, 2025, survey those parcels of land described as follows: LOT 1, BLOCK 10, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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 6th day of August, 2025.

[Signature]
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



KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, Inc., a South Dakota corporation, 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 BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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 CJM Consulting, Inc., a South Dakota corporation, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1, BLOCK 10, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and CJM Consulting, Inc., a South Dakota 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 Lots 1, Block 10 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists Commerce Street. 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.

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,
a South Dakota corporation

On this, the _____ day of _____, 2025, before me, _____, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, Inc., a South Dakota corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Notary Public, South Dakota
My Commission Expires:

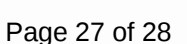
WHEREAS, the plat of LOT 1, BLOCK 10, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, duly licensed Land Surveyor in and for the State of South Dakota, heretofore 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 1, BLOCK 10, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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 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 _____, 2025.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission



Finance Officer/Deputy Finance Officer of the City of Mitchell

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

Treasurer/Deputy Treasurer of Davison County

Date _____

The undersigned does hereby certify that a copy of the plat of LOT 1, BLOCK 10, A SUBDIVISION OF BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, 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 of Davison County

Date _____

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2025, at _____, and recorded in Book _____ of Plats on Page _____ therein.

Register of Deeds, Davison County

By _____ Deputy



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

