



Planning Commission 2-23-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
February 23, 2026

- 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 26, 2026**
- 6. Schedule Next Meeting: March 9, 2026**
- 7. Conditional Use Permit: Sandbox Ventures LLC**

Sandbox Ventures LLC has applied for a conditional use permit for Childcare center, preschool, nursery; located at 2100 N Kimball St, legally described as Lots 8 & 9, Block 1 of Greenridge Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Family Residential District.
- 8. Variance Permit: Gold Key Properties LLC**

Gold Key Properties LLC has applied for a Variance Permit for front yard setback of 19' vs 35' for an addition. This is located at 1408 W 8th Ave, legally described as Lot 2-A, Block 3 of Westwood First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned TWC Transportation Warehousing and Commercial District.
- 9. Plan Approval: Matt Evers**

505 N Main St, zoned Central Business District
- 10. Plat: Rodeo Blues LLC**

Plat of Lots 1-3 in Tract 1 of Horseman's Addition to the City of Mitchell, Davison County, South Dakota
- 11. Other Business:**
- 12. 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.
- 13. 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 1-26-26
City Council Chambers, City Hall, 612 N. Main Street
January 26, 2026

1. Call to Order

Chairperson Genzlinger called the January 26, 2026 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, Gunkel, Helleloid, Osterloo, Schreurs, Sonne.

Absent: Schmitz.

Staff Present: Boehmer, Dammann, Hegg, Jenniges, J Johnson.

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: January 12, 2026

Motion by Schreurs, seconded by Osterloo to approve the proposed minutes of the January 12, 2026 Planning Commission Meeting. All present voting aye; motion carried.

6. Schedule Next Meeting: February 9, 2026

Motion by Osterloo, seconded by Sonne to set the date for the next Planning Commission Meeting for February 9, 2026. All present voting aye; motion carried.

7. Conditional Use Permit: Kelsey Poppens

Kelsey Poppens has applied for a conditional use permit for childcare, family residential; located at 501 E 16th Ave, legally described as Lot 1, Block 7, Green Acres Subdivision, City of Mitchell, Davison County, South Dakota. The said real property is zoned R1 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 was one response that didn't make the packet that was in favor but had no comment. The applicant has passed a fire inspection for the first floor of her

house. The applicant was not present to answer questions.

Motion by Schreurs, seconded by Sonne to recommend approval of the conditional use with the following conditions; 1) the permit is non-transferable, 2) if the business ceases to operate for six months, then a new application would be required, 3) pass fire inspection. All present voting aye; motion carried.

8. Plat: Firesteel Links LLC

Plat of Lot 11 in the Replat of Tract A, Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This plat follows the master plan and meets zoning requirements. The applicant was not present to answer questions.

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

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:04 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: Childcare center, preschool, nursery

Plat Application \$100 application fee due with application

This Application is for the following described real property:

Legal Description: **Lots 8 & 9, Block 1 of Greenridge Addition, City of Mitchell, South Dakota**

Property Address: **2100 N Kimball St**

Dated this 2nd of February, 2025.


APPLICANT

Sanbox Ventures LLC
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 Sandbox Ventures LLC has applied for a conditional use permit for Childcare center, preschool, nursery; located at 2100 N Kimball St, legally described as Lots 8 & 9, Block 1 of Greenridge Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Family Residential District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, February 23, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, March 2, 2026 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 5th day of February, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of February, 2026

Approximate Cost:

Sandbox Ventures LLC
1505 Torrey Pines Ave
Mitchell, SD 57301

Jayco Inc
Deeco Inc
4501 N Ohlman
Mitchell, SD 57301

Avera Queen of Peace
525 N Foster St
Mitchell, SD 57301

Krohmer Properties LLC
PO Box 1264
Mitchell, SD 57301

Elna Everson
33 S Harmon Dr
Mitchell, SD 57301

James Radke Rovoc Living Trust
324 Fair Oaks Ave
Mitchell, SD 57301



February 11, 2026

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Sandbox Ventures LLC has applied for a conditional use permit for Childcare center, preschool, nursery; located at 2100 N Kimball St, legally described as Lots 8 & 9, Block 1 of Greenridge Addition, City of Mitchell, Davison County, South Dakota. The said real property is zoned R4 High Density Family Residential District.

YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, February 23, 2026, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, March 2, 2026 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov.

I/We Avera Queen Peace
 OWNER
 525 N. Foster
 ADDRESS

APPROVE

DISAPPROVE

COMMENTS:



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

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

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

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

Rezoning \$250 application fee due with the application.
• Applicant is request to rezone property from _____ District to _____ District.

Variance \$150 application fee due with application.
• Description of Variance: Request to have front yard setback of 19'.
• Description of Hardship: The office portion of the existing building is on the front of the property. To keep the existing shop space intact in the rear of the building, a variance is needed to add more office space and a showroom to the front of the building.

Conditional Use Permit \$150 application fee due with application
• Description of Conditional Use: Typewriter

Plat Application \$100 application fee due with application

This Application is for the following described real property:

Legal Description: Lot 2A of Block 3 of Westwood First Addition NW

Property Address: 1408 W 8th Avenue, Mitchell

Dated this 3rd of February, 2026

APPLICANT

OWNER President, Gold Key Properties LLC

SURVEYOR'S AFFIDAVIT

PROJECT NO. 28-16850

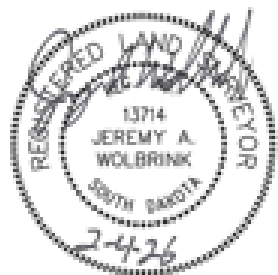
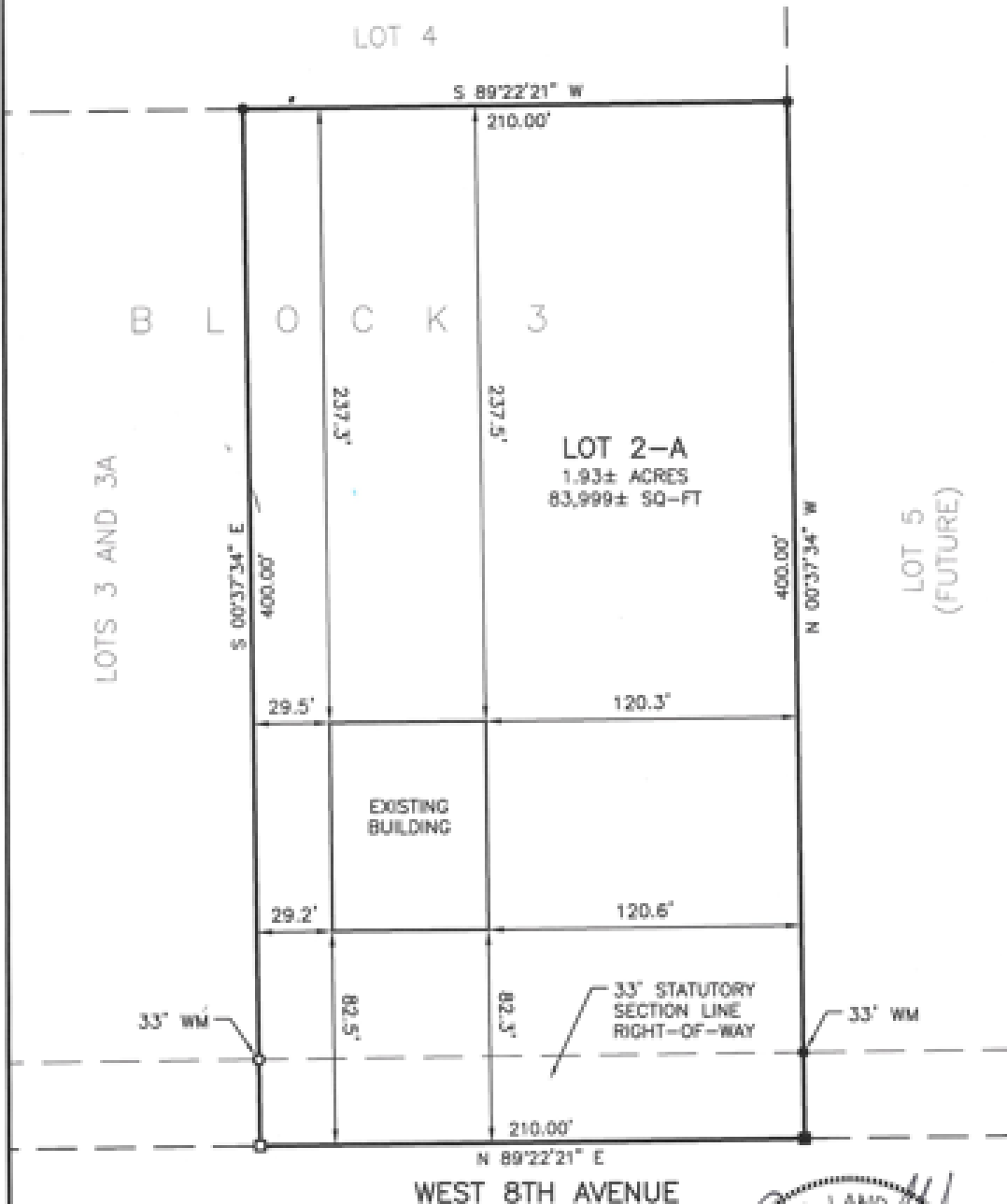


SCALE: 1" = 80'

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

LEGEND

- = FOUND IRON MONUMENT
- = SET 3/8" x 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (R) = RECORD BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- ▲ = SET SURVEY SPIKE
- = FOUND NAIL
- WM = WITNESS MONUMENT



SPN & Associates
Engineers, Planners and Surveyors
2188 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57201
Phone: (605) 994-7761 Fax: (605) 994-0018

EXHIBIT "A"
PAGE 2 OF 2



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 Gold Key Properties LLC has applied for a Variance Permit for front yard setback of 19' vs 35' for an addition. This is located at 1408 W 8th Ave, legally described as Lot 2-A, Block 3 of Westwood First Addition, City of Mitchell, Davison County, South Dakota. The property is zoned TWC Transportation Warehousing and Commercial District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, February 23, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, March 2, 2026 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 5th day of February, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 11th day of February, 2026

Approximate Cost:

Gold Key Properties LLC
1660 E 8th Ave
Mitchell, SD 57301

Big Dog Concrete LLC
600 N Appaloosa Trail
Sioux Falls, SD 57110

KKT Properties LLC
PO Box 214
Corsica, SD 57328

CJM Consulting Inc
375 Londonbridge Rd
Unit 5
Lake Havasu City, AZ 86403

Northwestern Public Service
PO Box 3118
Huron, SD 57350

City of Mitchell
612 N Main St
Mitchell, SD 57301



February 11, 2026

TO WHOM IT MAY CONCERN:

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YOU ARE FURTHER NOTIFIED that the City Planning Commission will be conducting a hearing and make their recommendation to the Board of Adjustment on this application on Monday, February 23, 2026, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, March 2, 2026 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.

The complete application and all supporting documents can be found on the City of Mitchell's agenda center located @ <https://mitchellsd.portal.civicclerk.com/>. If you have any questions regarding this matter, you can reach Mark Jenniges at the above location and phone number or by email @ mark.jenniges@cityofmitchellsd.gov .

I/We

Jamie Rexwinkel- KKT Properties

OWNER

912 N Ohlman St Mitchell, SD Mailing Address- PO BOX 43 Corsica, SD 57328

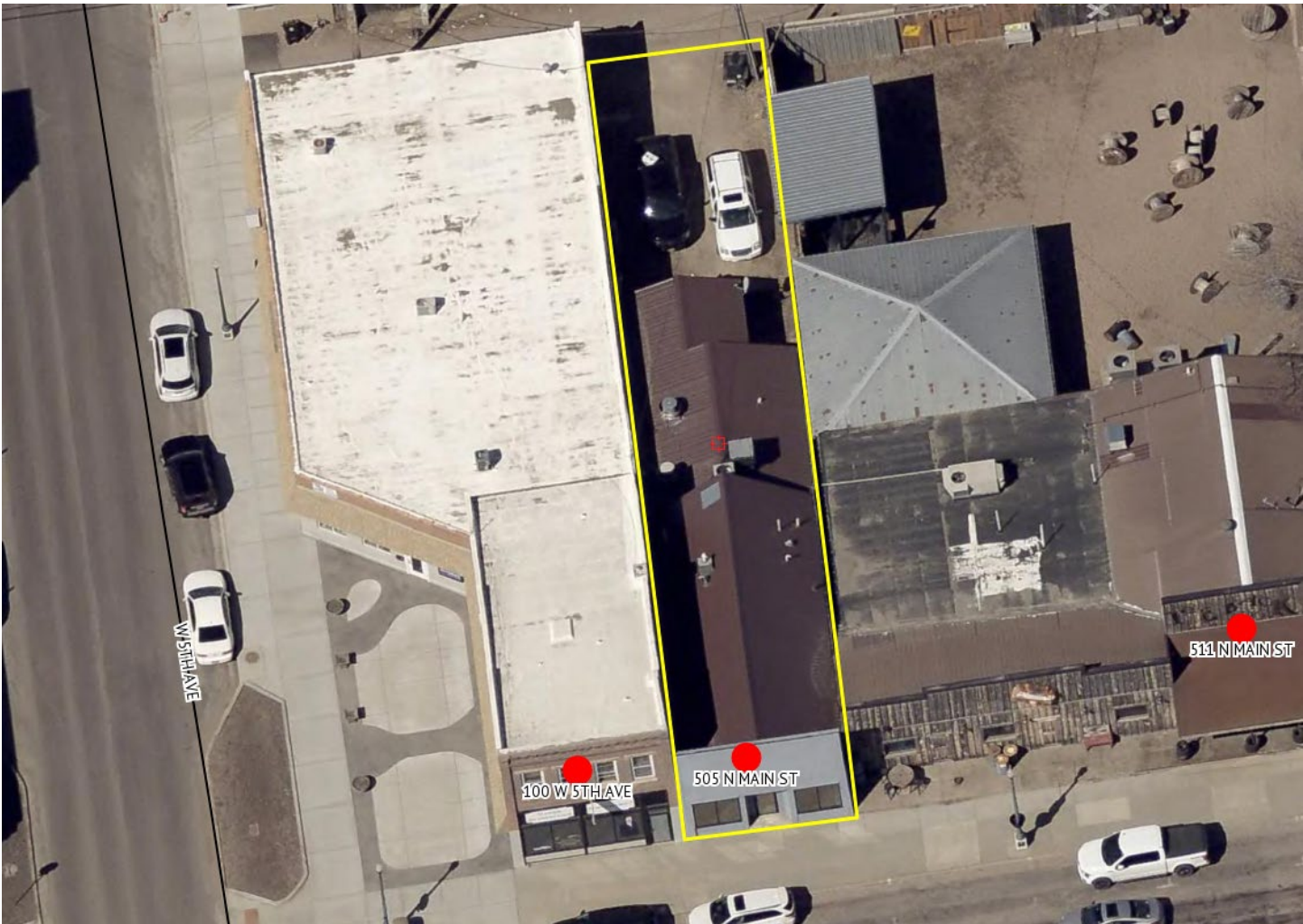
ADDRESS

 X APPROVE

 DISAPPROVE

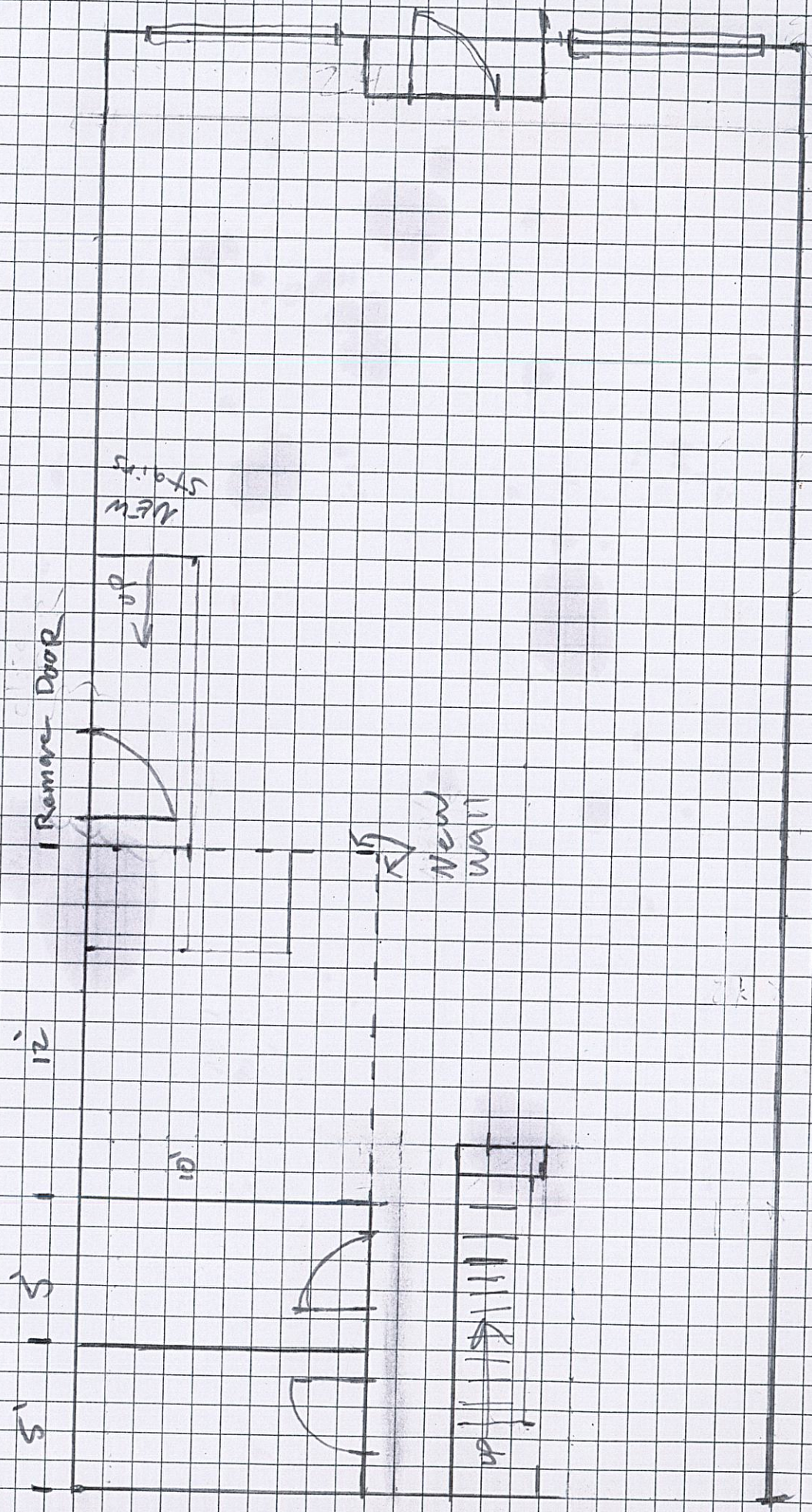
COMMENTS:







1W



25

30

↑ N

Existing
Roof
Rafters
24" O.C.

New Deck
14'

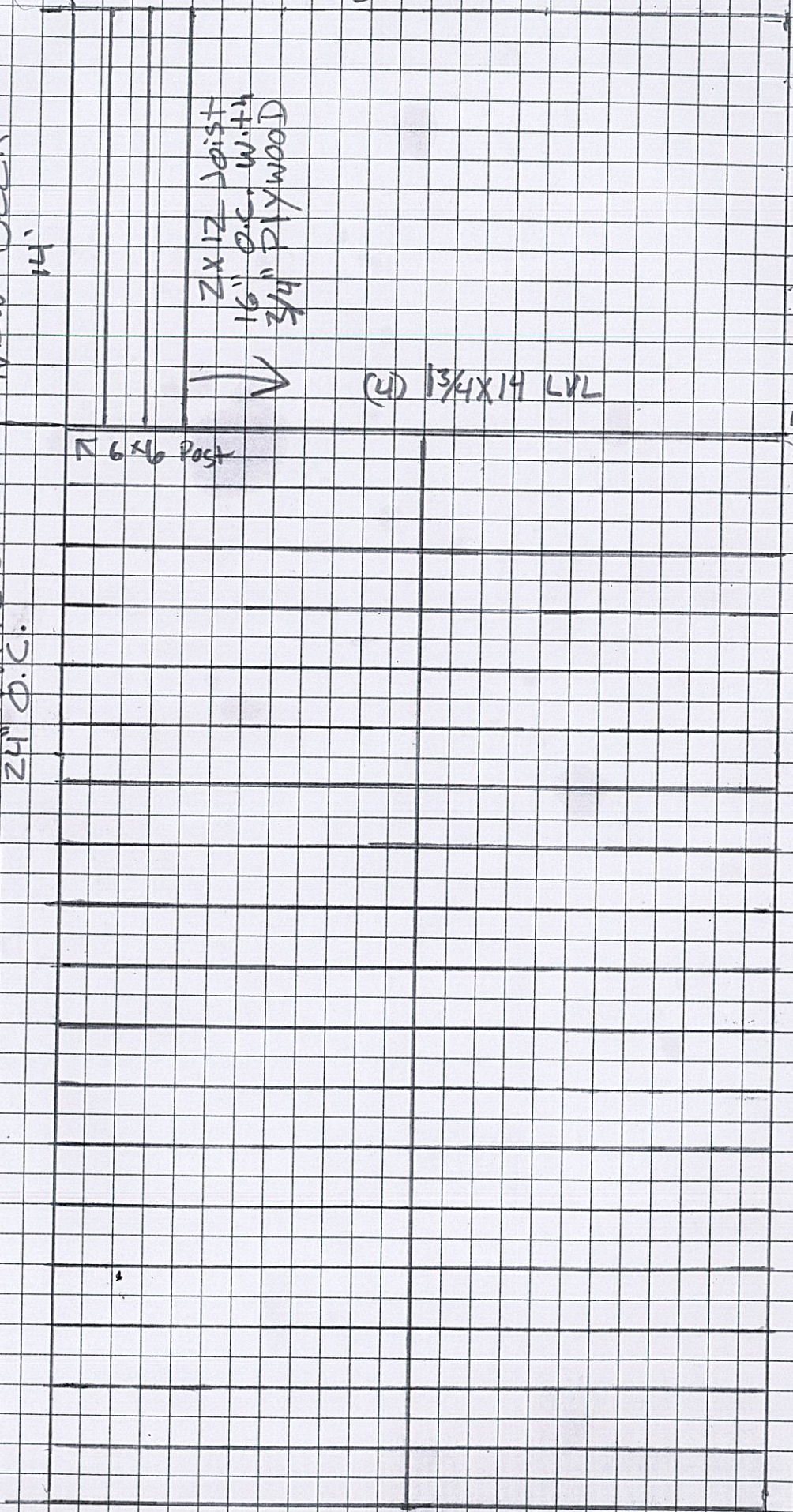
6x6 Post

2x12 Joist
16" O.C. with
3/4" Plywood

(4) 13/4x19 LVL

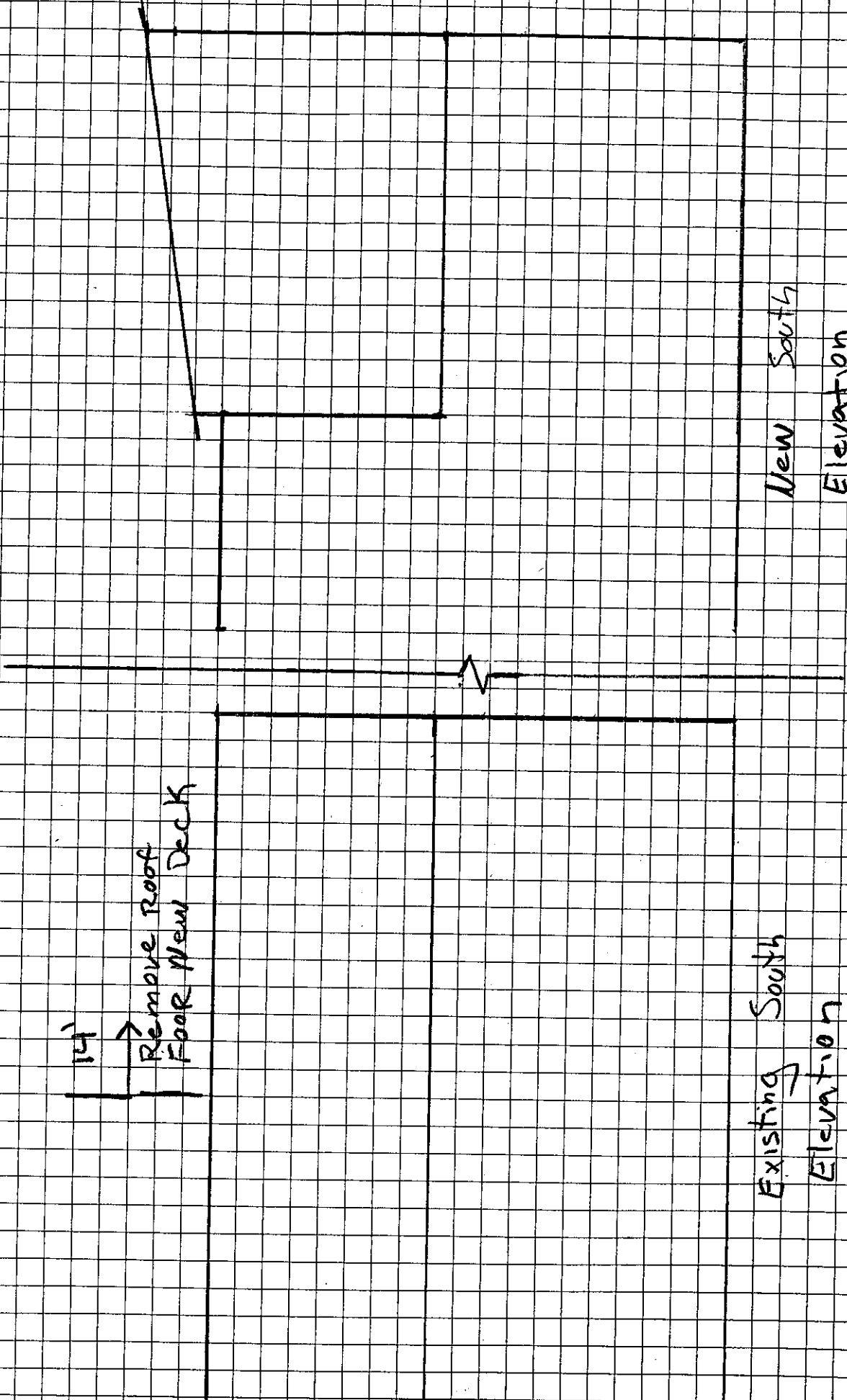
6x6
Post

24'



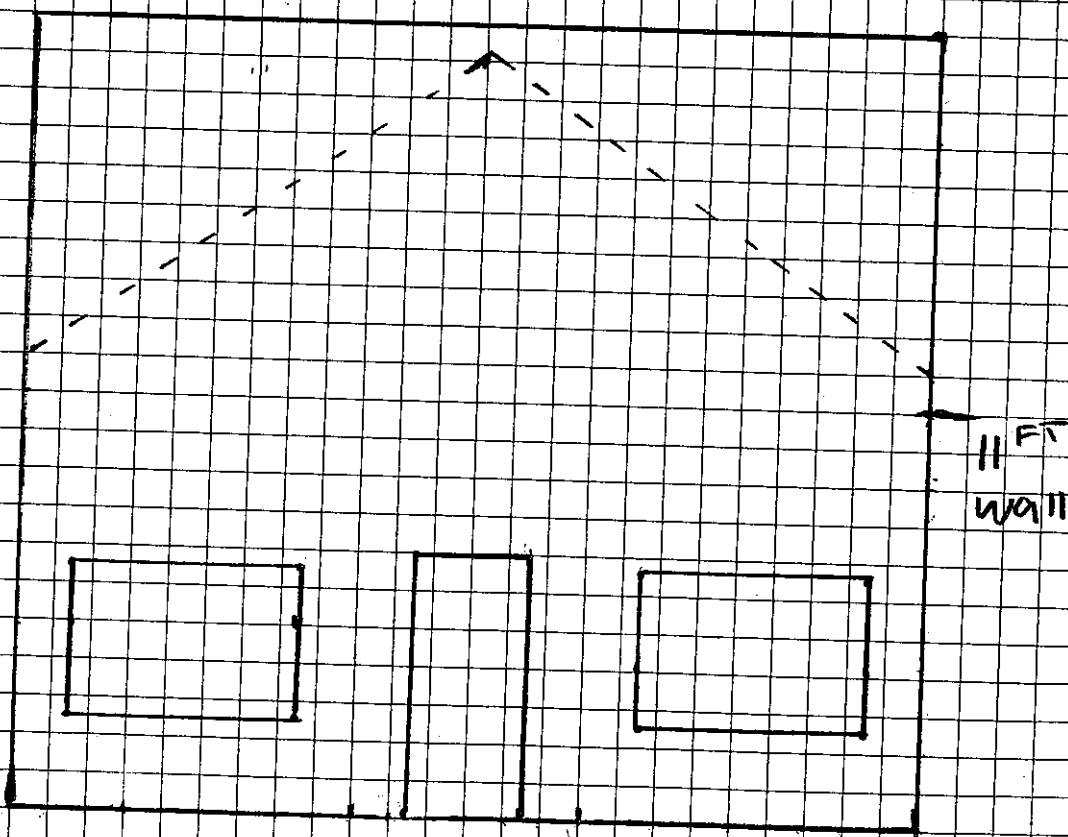
14'

Remove Roof
Floor New Deck

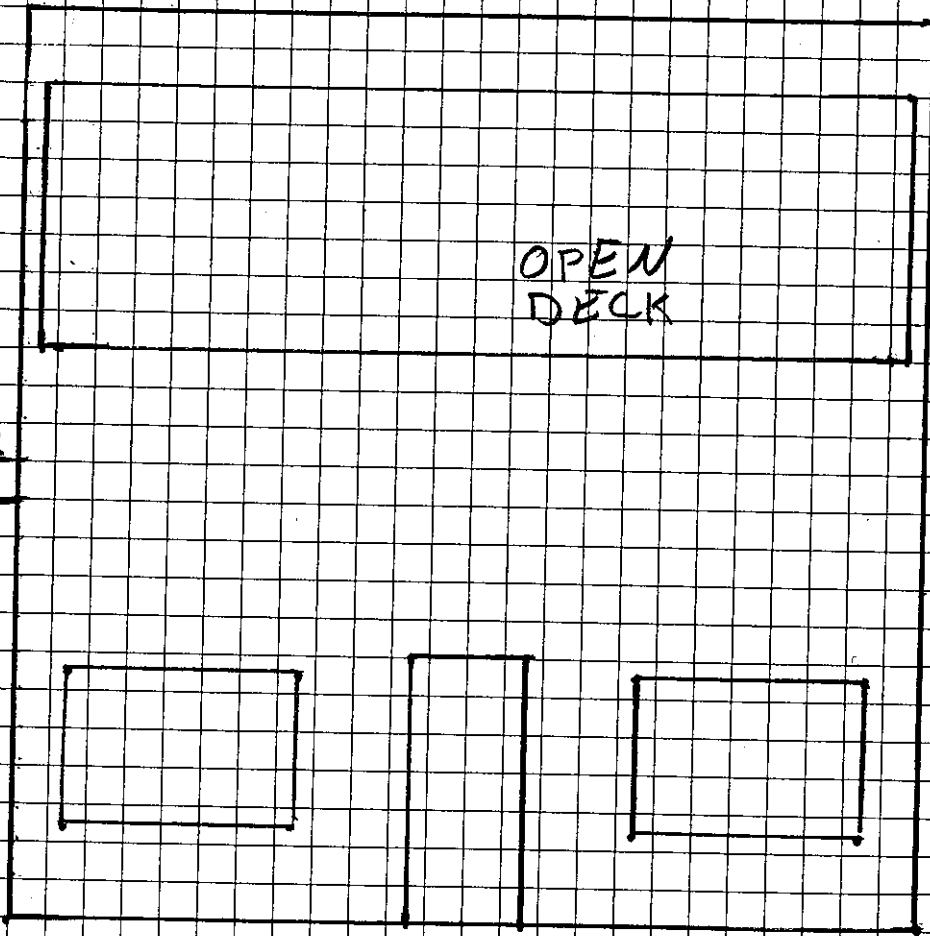


Existing South
Elevation

New South
Elevation



Existing North
Elevation



OPEN
DECK

Handrail

Floor

LEFT
WALL

NEW SOUTH
ELEVATION

AW

Existing Roof

NEW ROOF

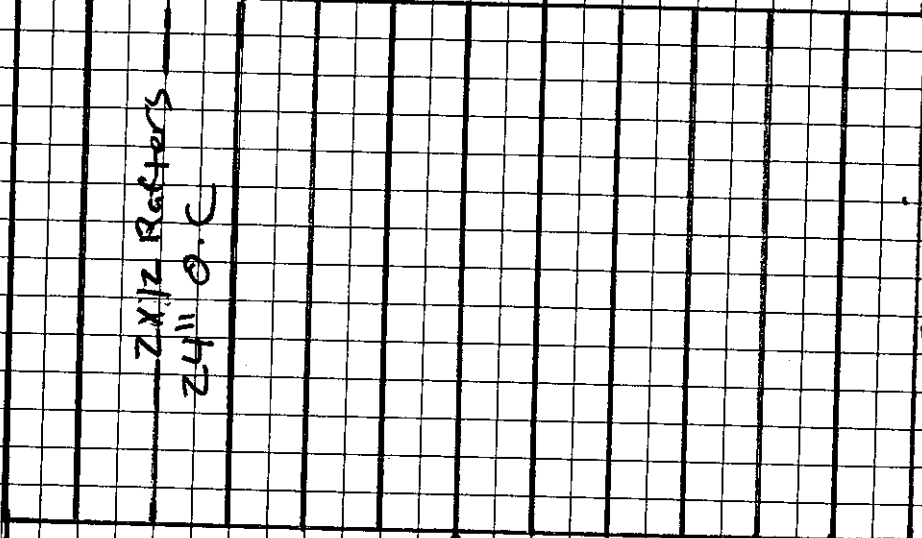
4x4 Post

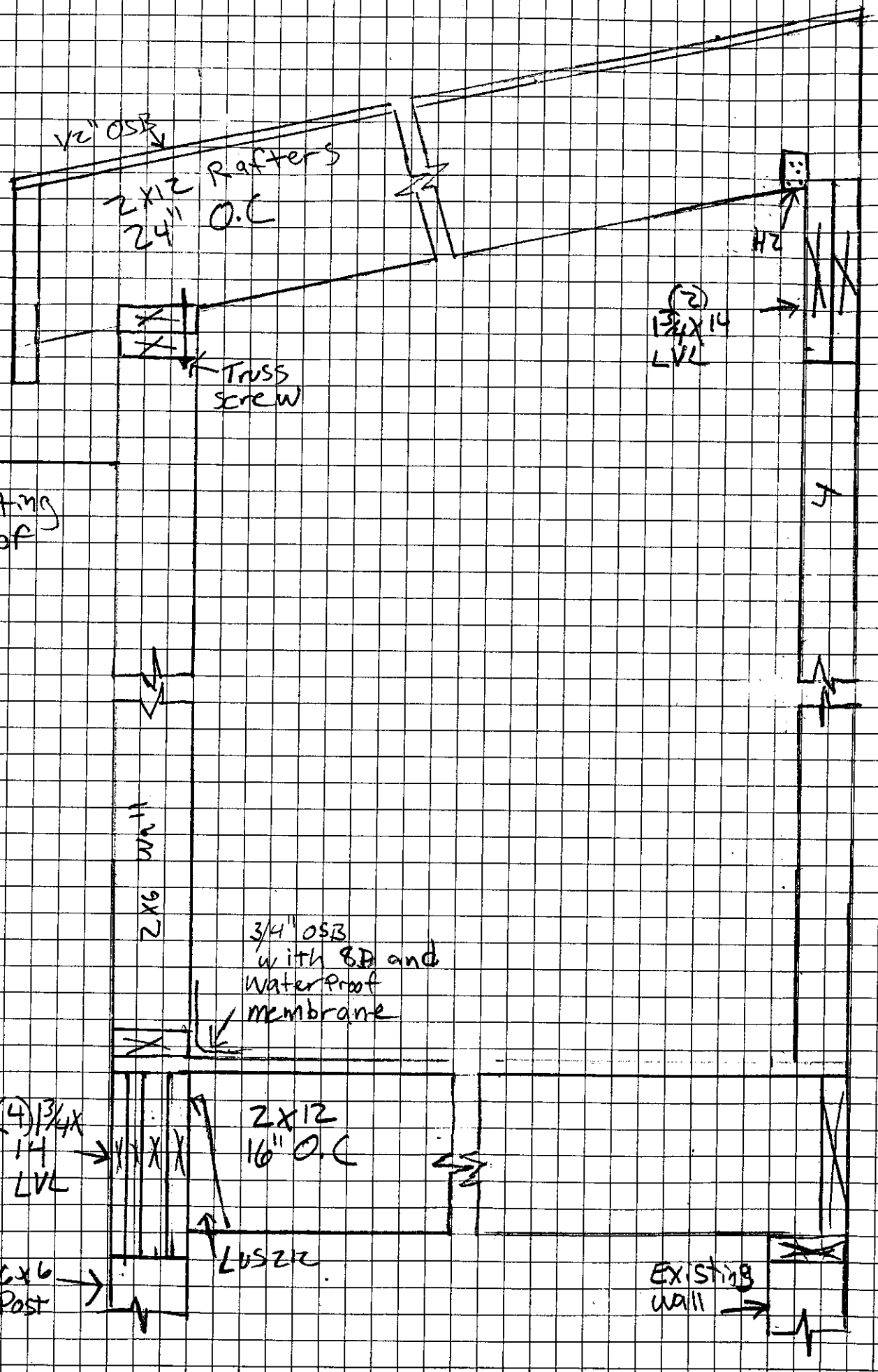
(2) 1 3/4 x 14 LVL

2x12 Rafter
24" O.C

NEW Wall

NEW Wall
14 FT





6x6 Post

2x2 Joist (Deck Joist and Rafters)

3/4" OSB PLYWOOD

2 3/8" Ring Shank

3" Nails

Gaco Water proof membrane

Wall to Deck flashing

1 3/4 x 14 LVL (Deck and Roof)

4x4 Post For Roof

2x6 Exterior Wall

1/2" OSB PLYWOOD for walls and Roof

LVS 212

HZ

Rafter screws

LP Siding

Steel Roofing

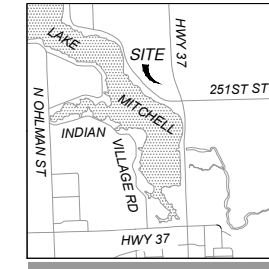


LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION

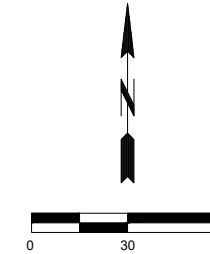
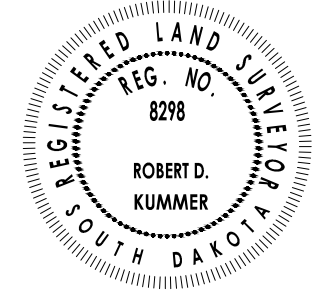
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- LINE HEREBY VACATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR W/CAP
RLS NO. 8298
- M.A.E. MUTUAL ACCESS EASEMENT



VICINITY MAP
(NOT TO SCALE)



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.

FLOOD ZONE DATA:

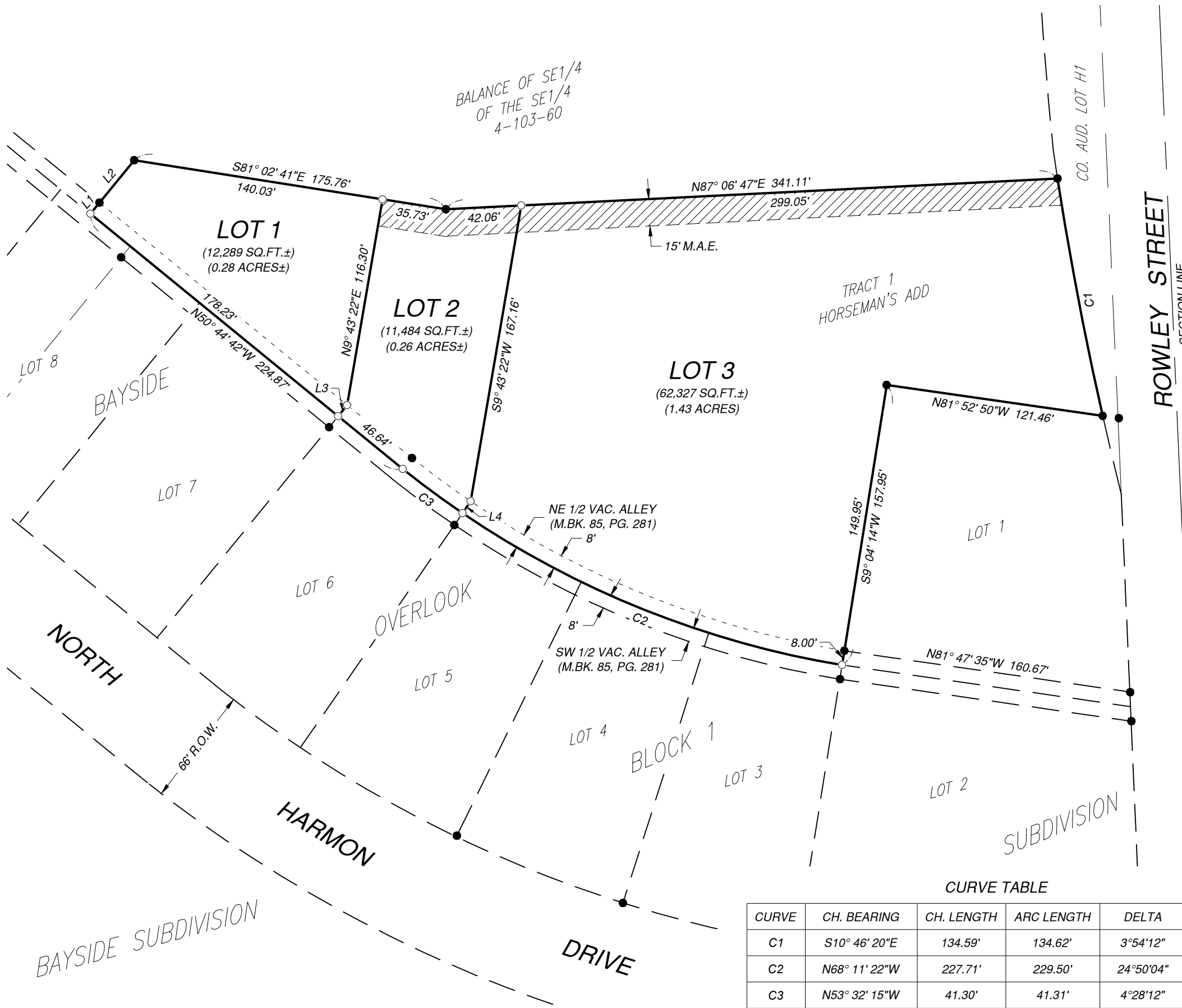
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 46035C0157C, THE SUBJECT PROPERTY IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) WITH AN EFFECTIVE DATE OF 9/29/2010.

LINE TABLE

| LINE | BEARING | LENGTH |
|------|---------------|--------|
| L1 | N 39°15'18" E | 8.00' |
| L2 | N 39°15'18" E | 30.54' |
| L3 | N 39°15'18" E | 8.00' |
| L4 | S 34°13'40" W | 8.00' |

CURVE TABLE

| CURVE | CH. BEARING | CH. LENGTH | ARC LENGTH | DELTA | RADIUS |
|-------|---------------|------------|------------|-----------|----------|
| C1 | S10° 46' 20"E | 134.59' | 134.62' | 3°54'12" | 1976.00' |
| C2 | N68° 11' 22"W | 227.71' | 229.50' | 24°50'04" | 529.48' |
| C3 | N53° 32' 15"W | 41.30' | 41.31' | 4°28'12" | 529.48' |



PROJ. NO.: 23064
DATE: 02/13/2026
DRAWN BY: BTC
CHECKED BY: RDK
SHEET NO: 1 OF 3

LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructureg.com

PREPARED BY:
infrastructure
design group, inc.

S:\0-2023 Projects\23064 - Mitchell Redevelopment\Drawings\Survey\Drawings\Platting & Exhibits\Tract 1 Horseman's Addition\Lots 1 - 3\23064-Lots 1-3_Tract1_Subdivision.dwg
PLOT DATE: 2/13/2026 8:27 AM Robert Kummer

LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION

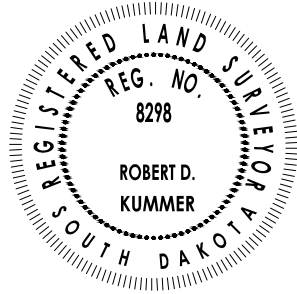
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 OCTOBER 27, 2025, FOR THE PURPOSE OF PLATTING, DID SURVEY TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA & THE NORTHEASTERLY HALF (NE 1/2) OF THE VACATED ALLEY LYING ADJACENT TO TRACT 1 OF HORSEMAN'S ADDITION. THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS **LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.**

DATED THIS ____ DAY OF _____, 2026.

ROBERT D. KUMMER
REGISTERED LAND SURVEYOR NO. 8298



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 _____, 2026.

ON BEHALF OF: RODEO BLUES LLC

TITLE: _____

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

ON THIS ____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED OFFICER,

APPEARED, _____, WHO ACKNOWLEDGED THEMSELF TO

BE THE _____ OF RODEO BLUES LLC, A CORPORATION, THAT THEY AS SUCH

_____, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE NAME OF CORPORATION BY THEMSELF.

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

____ DAY OF _____, 2026.

NOTARY PUBLIC, SOUTH DAKOTA

MY COMMISSION EXPIRES: _____

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF **LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION TO 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 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION TO 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 _____, 2026.

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

_____, 2026; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF **LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION TO 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 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION TO 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 / DEPUTY 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 _____, 2026.

FINANCE OFFICER / DEPUTY FINANCE OFFICER

PROJ. NO.: 23064
DATE: 02/13/2025
DRAWN BY: BTC
CHECKED BY: RDK
SHEET NO: 2 OF 3

LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com



PREPARED BY:

S:\0-2023 Projects\2024 - Mitchell Rodeo Grounds Survey\Drawings\Platting & Exhibits\Tract 1 Horseman's Addition\Lots 1 - 3\X-23064-Lots 1-3_Tract 1 Subdivision.dwg
PLOT DATE: 2/13/2025 9:48 AM Robert Kummer

LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION

TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

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 _____, 2026.

COUNTY TREASURER / DEPUTY TREASURER
DAVISON COUNTY, SOUTH DAKOTA

DIRECTOR OF EQUALIZATION

I HEREBY CERTIFY THAT A COPY OF THE PLAT OF **LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA**, 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 _____, 2026, AT ____

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

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

PROJ. NO.: 23064
DATE: 02/13/2025
DRAWN BY: BTC
CHECKED BY: RDK
SHEET NO.: 3 OF 3

LOTS 1 - 3 IN TRACT 1 OF HORSEMAN'S ADDITION
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

520 N LAWLER ST., SUITE 400
MITCHELL, SD 57301
PHONE: 605-292-0231
WEB: infrastructuredg.com

PREPARED BY:

infrastructure
design group, inc.