



Planning Commission 7-13-26 Agenda
City Council Chambers, City Hall, 612 N. Main Street
July 13, 2026

- 1. 12:00 PM Call to Order**
- 2. Roll Call**
- 3. Election of Officers**
- 4. Declaration Of Conflicts Of Interests**
- 5. Approve Agenda**
- 6. Approval of Previous Minutes: June 8, 2026**
- 7. Schedule Next Meeting: July 27, 2026**
- 8. Variance Permit: Brandon Wegehaupt**

Brandon Wegehaupt has applied for a Variance Permit for front yard setback of 4' vs 35' to convert existing garage into entry/mud room and build new attached garage. This is located at 1509 Westview Dr, legally described as Lot 8, Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.
- 9. Plat: Groeneweg Construction LLC**

Plat of Lots 1 through 10 and Lot A of Legacy Court Addition, in the SW 1/4 of Section 16, T 103 N, R 60 W of the 5th P.M, City of Mitchell, Davison County, South Dakota
- 10. Other Business:**
- 11. 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.
- 12. 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 6-8-26
City Council Chambers, City Hall, 612 N. Main Street
June 8, 2026

1. Call to Order

Vice-Chairperson Schmitz called the City Planning Commission Meeting to order at 12:00 P.M. 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, Helleloid, Osterloo, Schmitz, Schreurs.

Absent: Genzlinger, Gunkel, Sonne.

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

3. Declaration Of Conflicts Of Interests

None.

4. Approve Agenda

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

5. Approval of Previous Minutes: May 11, 2026

Motion by Osterloo, seconded by Schreurs to approve the proposed minutes of the May 11, 2026 Planning Commission Meeting. All present voted aye; motion carried.

6. Schedule Next Meeting: June 22, 2026

Motion by Osterloo, seconded by Schreurs to set the date for the next Planning Commission Meeting for June 22, 2026. All present voted aye; motion carried.

7. Plat: Jensen Capital & Development LLC

Plat of Lots 1 through 6 of Business Center Addition in the SE 1/4 of the NE 1/4 of Section 29, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. The applicant was approved in May 2025 to build business condos and is now platting the condos to be sold. The plat meets the zoning regulations. There is a utility easement along the north side, Lot 6 is a drainage easement and a sign easement on the east side of Lot 1. There will be a HOA for the access road. The applicant was present to answer questions.

Jeremy Jensen stated this his newest business center and is named Mitchell Business Center. He has three new businesses in town with this location. Three of the five lots have committed buyers.

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

8. Rezone Hearing & Recommendation: Harris Properties LLC, SW corner of Elm Ave and Iowa St

Harris Properties LLC is requesting the following properties legally described as; Lot 1-A, a subdivision of a portion of previously platted Irregular Tract 1 in the SW ¼ of the SE ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota; be changed from High Density Residential District to Highway Oriented Business District AND THE OFFICIAL ZONING MAP BE CHANGED TO REFLECT THE SAME.

Jenniges noted that a notice was sent out to the neighbors, it was published in the official newspaper and sign posted. There were five responses opposed that made the packet, three in favor that did not make the packet and three that were opposed that didn't make the packet but were handed out at the meeting. Jenniges gave an overview of the area using GIS. The applicants would like to rezone the property so they can duplicate the business condo's to the south of this lot. The applicant was present to answer questions.

Dave Harris said that Ethan Coop Lumber would build 6 business units and a garage to the north. The building would face east.

Osterloo questioned if he would vacate the alley, to which it was answered he would not.

Schreurs stated he was not in favor of the rezone.

Motion by Helleloid, seconded by Schreurs to recommend approval of the rezone. Roll call vote: Genzlinger – absent, Gunkel – absent, Helleloid – aye, Osterloo – nay, Schmitz – nay, Schreurs – nay, Sonne – absent. 1 aye, 3 nay, 3 absent; motion failed.

9. Variance Permit: Cory Hauser

Cory Hauser has applied for a Variance Permit for combination of accessory buildings of 2,380 square feet vs 2,000 square feet. This is located at 1420 E Birch Ave, legally described as Lot 11 and 12, Block 6, Fairview 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 no responses in favor or opposed that made the packet, one in favor that did not make the packet but was handed out at the meeting. Jenniges gave an overview of the area using GIS. The applicant would like to tear down the existing garage and build a new bigger garage. The combination of the new garage and the existing carport is over 2,000 square feet for accessory buildings. The applicant was approved for side yard corner setback for the carport in 2023. The applicant was present to answer questions.

Osterloo questioned if there were any conditions attached to the side yard corner variance to

which Jenniges answered there are not.

Schmitz asked what the alley setback is to which was answered by Hegg that it is 3'.

Motion by Schreurs, seconded by Helleloid to recommend approval of the variance. 3 aye, 1 nay; motion carried.

10. Plat: Bryan & Cynthia Dixon

Plat of Lots 1 and 2, a subdivision of Lot B in the NW 1/4 of Section 25, T 103 N, R 61 W of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This plat is located outside city and the ETJ but within three miles of city limits. Davison County has zoning authority for these parcels, and there are some variances required for the new parcels. Davison County Planning Commission recommenced approval of the variances and the Davison County Board of Adjustment will hear it at their June 9, 2026, meeting. The applicant is subdividing their lot to sell half to their son and then build a new residence on the other half. There will be no new approach to the road. The applicant was not present to answer questions.

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

11. Variance Permit: Mueller Lumber Company on behalf of Dennis & Dianne Hartman

Mueller Lumber Company on behalf of Dennis & Dianne Hartman have applied for a Variance Permit for east and west side yard setbacks of 4' vs 8'. This is located at 605 W Pine Ave, legally described as Lot 2, Block 2, MLC Addition, a subdivision of Block 3, Morningview Addition to the City of Mitchell, Davison County, South Dakota. The property is zoned Mueller Lumber Morning View Subdivision Planned Unit Development 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 letter returned opposed that made the packet and one opposed that did not make the packet but was handed out at the meeting. Jenniges gave an overview of the area using GIS. The applicant was present to answer questions.

Osterloo questioned if there had been any other variances in this area and Jenniges answered that in the five years since he started their have not been any but there were some rear yard setbacks previously.

Bathke questioned if the house was a slab on garde to which was answered it will be.

Bob Mueller confirmed that there had been no side yard variances within the development.

Osterloo asked if the description for hardship was an actual hardship, to which Mr. Mueller could not answer. He said the owners have designed a very nice residence. This is a 1,976 square foot dwelling with a 1,100 garage.

Schreurs said the owner decided to build on this lot knowing the setbacks.

Larry Mathis stated he lives on the east side of the property and is also representing the neighbor to the west side. They do not believe a hardship has been met by definition. There

are no physical constraints to the land for the variance.

Motion by Osterloo, seconded by Schreurs to recommend approval of the variance. Roll call vote: Genzlinger – absent, Gunkel – absent, Helleloid – nay, Osterloo – nay, Schmitz – nay, Schreurs – nay, Sonne – absent. 0 aye, 4 nay, 3 absent; motion failed.

12. Plat: Mitchell Concrete Products Co

Plat of Lot 1 of Dailey Addition in the Southwest Quarter of Section 11, Township 103 North, Range 60 West of the 5th P.M., Davison County, South Dakota.

Jenniges gave an overview of the area using GIS. This land is located outside the city limits but within the ETJ. Therefore, it is the City of Mitchell zoning authority. Davison County Planning Commission has heard and approved the plat. Davison County Commission will hear it at their June 9, 2026, meeting. The applicant is parceling off some land to sell for a dwelling. There is an ingress/egress easement with the plat as well as an easement for utilities. The piece of land to the west of this lot is big enough for a dwelling as well in the future, but for now the owner would like to keep it as ag land. The applicant was present to answer questions.

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

13. Plan Approval: Muth Electric Corporate Office

Jenniges gave an overview of 1717 N Sanborn Blvd using GIS. This land is zoned Highway Oriented Business District. The applicant would like to build onto the north side of their building. By doing so they will lose some parking and are going to build a new parking lot to the north where there is currently grass. Public Works staff has reviewed the plan and has no issues. The applicant was present to answer questions.

Motion by Osterloo, seconded by Schreurs to approve the plan approval. All present voted aye; motion carried.

14. Hearing & Action on Establishing the Boundaries and Approval of the Project Plan for Tax Increment Financing District #47

Jenniges gave an overview of the area using GIS. He said city staff did a review of the plan and made comments to the applicant prior to the final plan being presented. This is a developer-financed TIF and the city would act as a grant pass through. The TIF is for 121 N Main St and is classified as economic development. There are 5 phases to the project with a goal of adding new business opportunities in the form of five to six Aire Bed and Breakfast rental units on the second and third floors with commercial space on the first floor. John Admo is the developer. The full and true base value is currently \$36,250 and all TIF districts combined are less than 1.5% of the 2025 city's taxable value. The TIF project eligible costs are \$785,000 but only requesting \$190,787 with a total project cost of \$2,526,855. On page 11 of the project plan the applicant waives their right to the discretionary tax abatement. This will be a 20 year TIF. The property is zoned Central Business and no zoning changes are required. A letter from SD Department of Revenue was included in the plan with preliminary classification to be economic development. The applicant was present to answer questions.

Don Petersen, of Morgan Theeler and representing the applicant, stated this will be the 7th property that Mr. Adamo has saved downtown.

Motion by Osterloo, seconded by Schreurs to set the boundaries for TIF District #47 to include the following:

Lot One (1), Block Thirteen (13), Original Town (now City) of Mitchell, Davison County, South Dakota.

All present voted aye; motion carried.

Motion by Schreurs, seconded by Osterloo to approve the project plan and recommend approval of TIF District #47. All present voted aye; motion carried.

15. Other Business:

None.

16. Public Input:

None.

17. Adjourn

Chairperson Genzlinger adjourned the meeting at 12:38 P.M.

Jon Schmitz
Planning Commission Vice-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: Front yard setback of 4' vs 35' for new garage addition.
- Description of Hardship: Land to the north is slanted and would take a lot of fill to create a flat location for the garage addition. Existing garage will be turned into entry/mud room for growing family space. Utilities are also to the north of the proposed garage addition. A detached in the rear yard would be in the floodplain.

☐ **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 8, Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota

Property Address: 1509 Westview Dr

Dated this 22nd of June , 2026.


APPLICANT

Brandon Wegehaupt
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 Brandon Wegehaupt has applied for a Variance Permit for front yard setback of 4' vs 35' to convert existing garage into entry/mud room and build new attached garage. This is located at 1509 Westview Dr, legally described as Lot 8, Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development District.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission on Monday, July 13, 2026, 12:00 P.M. (Noon) and the Board of Adjustment on Monday, July 20, 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 25th day of June, 2026.

Michelle Bathke

FINANCE OFFICER

Publish once: 1st day of July, 2026

Approximate Cost:

Brandon Wegehaupt
1509 Westview Dr
Mitchell, SD 57301

Daniel & Catherine Sand
Irrevocable Real Estate Trust
816 Kynette Pl
Mitchell, SD 57301

Dean & Anna Perry
3601 Periwinkle Way
Naples, FL 34114-2538

Amy & Allen Lepke
1518 Westview Dr
Mitchell, SD 57301

Greg & Paula Swanson
1800 Southview Dr
Mitchell, SD 57301

Alexander & Courtney Ditter
1500 Westview Dr
Mitchell, SD 57301

Bryan & Ann Webb
1501 Westview Dr
Mitchell, SD 57301



July 1, 2026

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that Brandon Wegehaupt has applied for a Variance Permit for front yard setback of 4' vs 35' to convert existing garage into entry/mud room and build new attached garage. This is located at 1509 Westview Dr, legally described as Lot 8, Skyline Estates in the NW ¼ of Section 14, T 103 N, R 60 W of the 5th P.M., Davison County, South Dakota. The property is zoned UD Urban Development 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, July 13, 2026, 12:00 P.M. (Noon) and the Board of Adjustment will render the final decision at a hearing on Monday, July 20, 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.

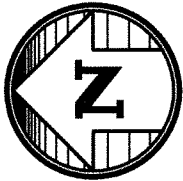
I/We DANIEL & CATHERINE SANDO
OWNER
816 Kynelle Place Mitchell SD 57301
ADDRESS

X APPROVE

_____ DISAPPROVE

COMMENTS:





1 Inch = 60 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

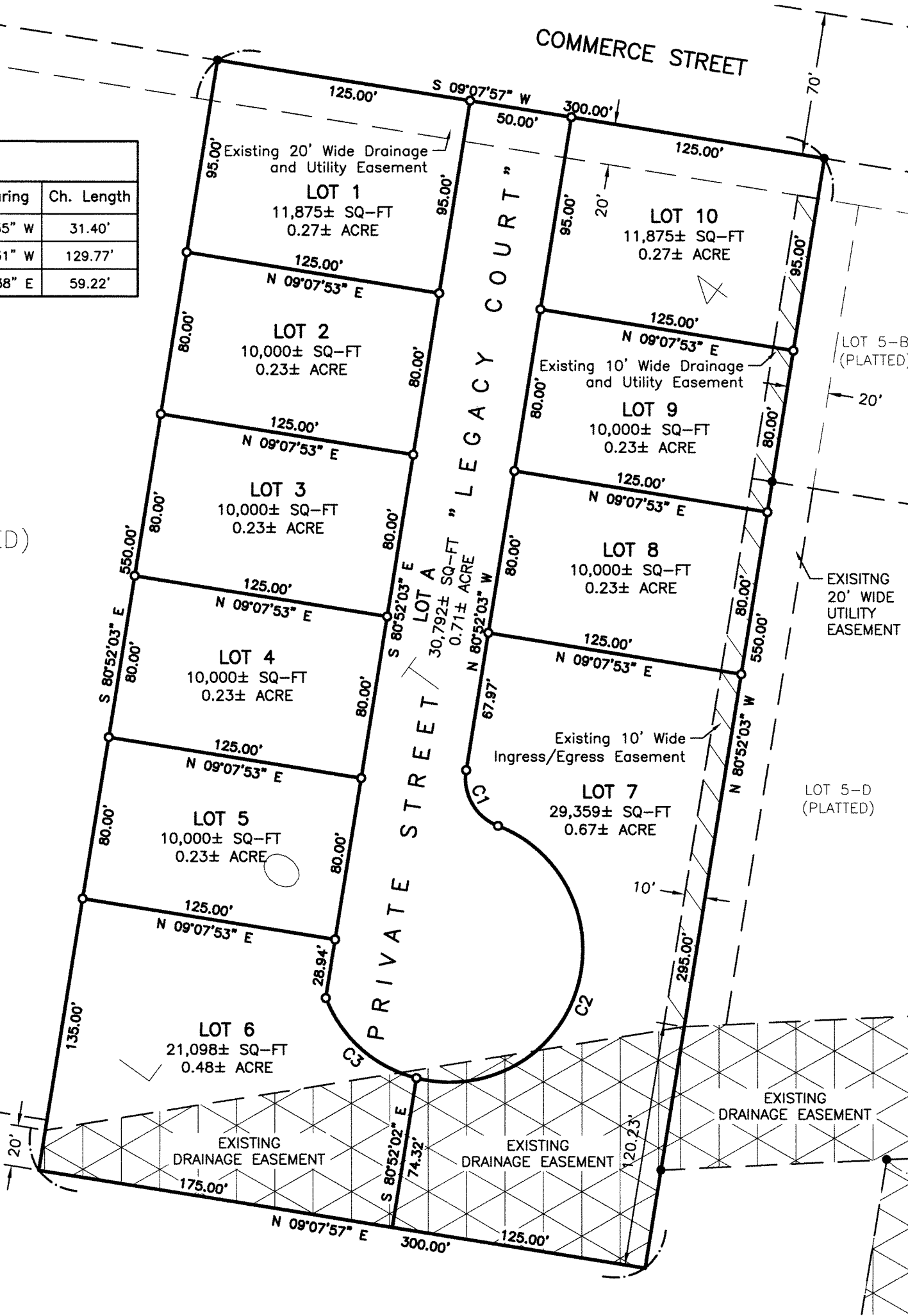
PREPARED BY: JEREMY A. WOLBRINK, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 398
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON AN ASSUMED COORDINATE SYSTEM USING GPS GRID BEARINGS/GROUND DISTANCES

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.

Curve Table				
Curve #	Length	Radius	Ch. Bearing	Ch. Length
C1	33.95'	25.00'	S 60°13'35" W	31.40'
C2	196.39'	65.00'	N 72°07'31" W	129.77'
C3	61.48'	65.00'	N 41°31'38" E	59.22'

(UNPLATTED)



A PLAT OF LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

SPN

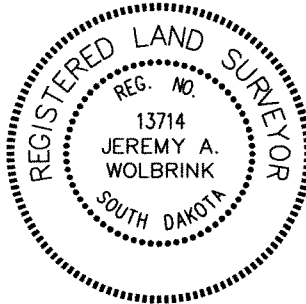
& Associates

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 LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

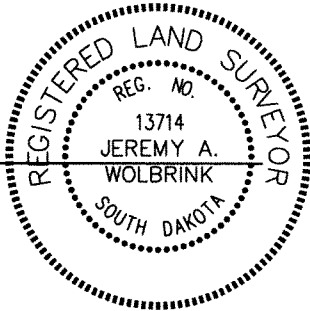
SURVEYOR’S CERTIFICATE

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 Groeneweg Construction, LLC, a South Dakota Limited Liability Company, as owner, and under its direction for purposes indicated therein, I did on or prior to March 16, 2026, survey those parcels of land described as follows: LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. This plat does hereby vacate LOT 4, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 39 ON PAGE 7.

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 _____, 2026.

Registered Land Surveyor #SD13714



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

KNOW ALL MEN BY THESE PRESENTS that I the undersigned, hereby certify that Groeneweg Construction, LLC, a South Dakota Limited Liability Company, 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 LOT 4, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 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 Groeneweg Construction, LLC, a South Dakota Limited Liability Company, and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 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 Groeneweg Construction, LLC, a South Dakota Limited Liability Company, hereby dedicates to the City of Mitchell, easements for public utility purposes together with the right of ingress and egress for service and emergency vehicles over Lot A; Groeneweg Construction, LLC, a South Dakota Limited Liability Company, hereby retains Lot A as a private street for private use for the sole benefit of itself, its successors, assigns and lot owners within this plat; and that development of the land included within the boundaries of said Lots 1 through 10 and Lot A 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.

This plat does hereby vacate LOT 4, BLOCK 7 OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, AS RECORDED IN PLAT BOOK 39 ON PAGE 7.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2026.

Paul W. Groeneweg, member of Groeneweg Construction, LLC,
a South Dakota Limited Liability Company

STATE OF SOUTH DAKOTA)
COUNTY OF _____)SS

On this, the _____ day of _____, 2026, before me, _____, the undersigned officer, personally appeared Paul W. Groeneweg, who acknowledged himself to be a member of Groeneweg Construction, LLC, a South Dakota Limited Liability Company, and that he, as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as a member.

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

Notary Public, South Dakota
My Commission Expires: _____

A PLAT OF LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, the plat of LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 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 LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 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 _____, 2026.

Chairperson/Vice Chairperson of the City of Mitchell
Planning Commission

RESOLUTION OF CITY COUNCIL

WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 2026; and

WHEREAS, it appears from an examination of the plat of LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as prepared by Jeremy A. Wolbrink, a duly licensed Land Surveyor in and for the State of South Dakota, that said plat is in accordance with the system of streets and alleys set forth in the Master Plan adopted by the City Planning Commission of the City of Mitchell, South Dakota, and that such plat has been prepared according to law;

THEREFORE, be it resolved by the City Council of Mitchell, South Dakota, that the plat of LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 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, 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 _____, 2026.

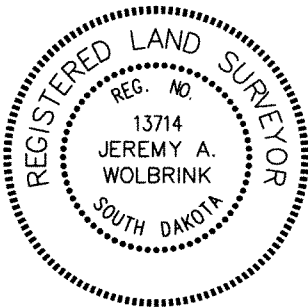
Finance Officer/Deputy Finance Officer of the City of Mitchell

CERTIFICATE OF COUNTY TREASURER

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



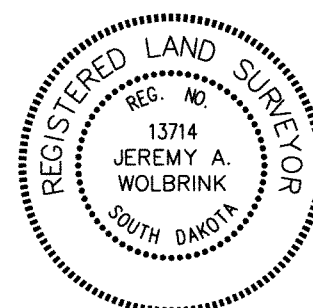
The undersigned does hereby certify that a copy of the plat of LOTS 1 THROUGH 10 AND LOT A OF LEGACY COURT ADDITION, IN THE SW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in this office.

Date _____

STATE OF SOUTH DAKOTA))SS
COUNTY OF DAVISON)

FILED for record this _____ day of _____, 2026, at _____, and recorded in Book _____ of Plats on Page _____ therein.

By _____ Deputy



SPN

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