

CITY PLANNING COMMISSION AGENDA  
CITY COUNCIL CHAMBERS  
612 N. MAIN ST, MITCHELL, SD 57301  
DATE: AUGUST 22, 2016

1. TIME: 12:00 PM NOON

2. CALL TO ORDER:

3. ROLL CALL:

4. APPROVE AGENDA:

5. Approval Of Minutes: August 8, 2016

Documents:

[PLANNINGCOMMMINUTES882016.PDF](#)

6. SCHEDULE NEXT MEETING: SEPTEMBER 12, 2016

7. Plat:

*Lot 15 in Tract H Wild Oak Golf Club Addition to the City of Mitchell, Davison County, South Dakota*

Documents:

[PLATL15TRHWILDOAK.PDF](#)

8. Plan Approval:

*Agronomy Plus, 2500 W Havens, Mitchell, SD. Zoned Highway Oriented Business District (HB)*

Documents:

[2500WHAVENS.PDF](#)  
[2500WHAVENS2.PDF](#)

9. OTHER BUSINESS:

10. ADJOURNMENT:

*"The City of Mitchell invites all interested parties to give oral or written comments. If special accommodations are required, please notify the Public Works Department at 605-995-8433 at least 24 hour prior to the scheduled meeting."*

**CITY OF MITCHELL  
CITY PLANNING COMMISSION  
MINUTES, August 8, 2016**

**NOT APPROVED**

Called to Order: Chairman Larson called the August 8, 2016 City Planning Commission Meeting to order at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

Members Present: Larson, Everson, Griffith, Molumby and Schmucker

Members Absent: Fergen, Meyers, and Allen

Others Present: Putnam, McGannon, J. Johnson, T. Johnson, Overweg, Laursen, Hegg, London, and Mayor Toomey.

Agenda: Motion by Molumby, seconded by Griffith to approve the agenda as present. All members present voting aye, motion carried.

Minutes: Motion by Everson, seconded by Griffith to approve the July 25, 2016 minutes as presented. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next meeting for August 22, 2016. All members present voting aye, motion carried.

Conditional Use: Angela & Bonnie Jones (applicant) and Boyd and Kay Reimnitz (owners) have made an application for a conditional use permit for a home occupation to operate a retail business and display artworks in the applicants' home at 414 W. 7<sup>th</sup> Ave, legally described as the E ½ of Lots 9 & 10, Block 9, Rowley's 2<sup>nd</sup> Addition, City of Mitchell, Davison County, South Dakota. Zoned R2 Single Family Residential.

The applicants were present to answer questions. No written objections were received. No one other than the applicants and staff testified about this application.

The public notice was published in the *Mitchell Daily Republic* on July 28 & August 4, 2016 and letters to the neighboring property owners were sent on July 27, 2016.

The applicants indicated they will be conducting the business in the living room and sometimes on the front porch. They indicated they have parking on their street and on their property for a couple customers.

They would like to install a banner/sign on the property. They are looking at approximately 30 square feet.

Motion by Molumby, seconded by Everson to recommend the approval of the conditional use to the Board of Adjustment with a condition the applicants be permitted to install a banner not to exceed 30 square feet. All members present voting aye, motion carried.

Conditional Use: Sara Baily has made an application for a conditional use permit/family residential child care facility in her residence at 308 E. 7<sup>th</sup> Ave, legally described as Lot 9, Block 1, Rowley's 1<sup>st</sup> Addition, City of Mitchell, Davison County, SD. Zoned R2 Single Family Residential District.

The applicant was not present. No written objections were received.

The public notice was published in the *Mitchell Daily Republic* on July 28, and August 4, 2016. Letters to the neighboring property owners were sent July 27, 2016.

Motion by Everson, seconded by Griffith to recommend approval of the conditional use permit to Board of Adjustment with the following conditions: 1) the permit is nontransferable, 2) if the business ceases for a period of 6 months or longer, then a new application will be required, 3) the home passes a fire inspection, 4) there will no parking and no drop off on the north side (7<sup>th</sup> Avenue). All members present voting aye, motion carried.

Plan Approval: Chuck Mauszycki, Jr 2940 Canal Circle, would like to install a boat/slip/retaining wall on his property and/or possibly share it with his neighbor. McGannon asked the planning commission to review this proposal as he thought it best to have another entity review the project. Motion by Schmucker, seconded by Griffith to only approve the location. The structure is to be approved by the owner's contractor and city officials. All members present voting aye, motion carried.

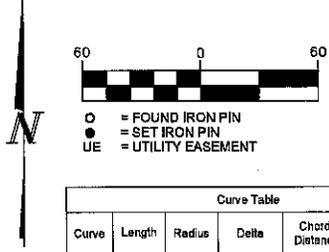
Annexation: CJM Consulting Inc, has petitioned the council to annex a 40.48 parcel directly north of CJM Second Addition Planned Development and east of Olhman St/407 Avenue (see exhibits). A public hearing by the council will be August 15, 2016. There is no requirement for any action by the planning commission so this was for information only. It was noted that Lots 4 & 5, Block 8 CJM 2<sup>nd</sup> Addition are platted and are not part of the annexation petition. No action taken.

Adjournment: Chairman Larson adjourned the meeting at 12:21 pm.

\_\_\_\_\_  
Chairman

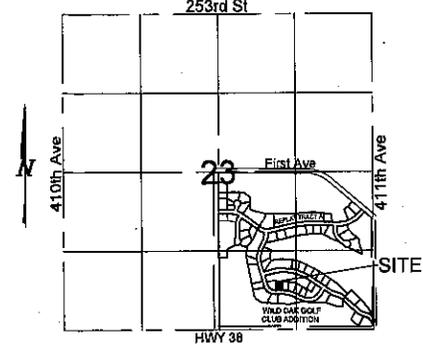
\_\_\_\_\_  
Date

PLAT OF  
**LOT 15 IN TRACT H**  
**WILD OAK GOLF CLUB ADDITION**  
 TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

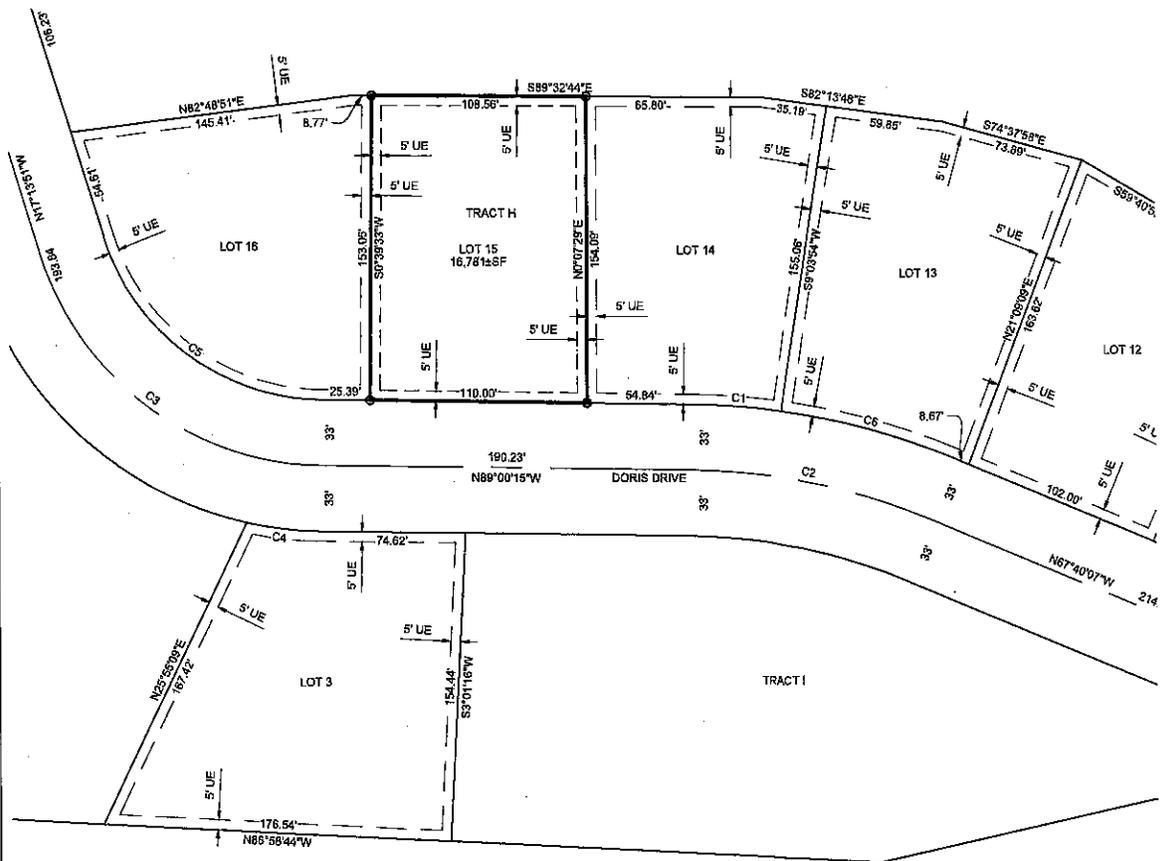


- = FOUND IRON PIN
- = SET IRON PIN
- UE = UTILITY EASEMENT

Curve Table					
Curve	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	44.85'	388.00'	7°02'14"	44.92'	N85°29'08"W
C2	124.00'	333.00'	21°20'08"	123.29'	N78°20'11"W
C3	187.90'	150.00'	71°48'24"	175.85'	S53°07'03"E
C4	35.87'	183.00'	11°34'29"	36.91'	S63°13'00"E
C5	146.55'	117.00'	71°48'24"	137.17'	S53°07'03"E
C6	91.34'	386.00'	14°17'54"	91.10'	N74°49'04"W



**VICINITY MAP**  
 SEC 23, T103N, R60W



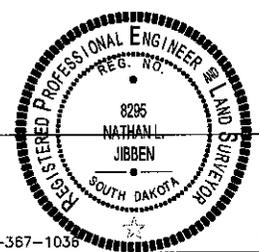
**SURVEYOR'S CERTIFICATE**

I, NATHAN L. JIBBEN, OF JSA CONSULTING ENGINEERS/LAND SURVEYORS, INC., A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE AUGUST 9TH, 2016, SURVEY A PORTION OF TRACT H, WILD OAK GOLF CLUB ADDITION, IN THE SE1/4 OF SECTION 23, T103N, R60W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA AS SHOWN ON THE ABOVE PLAT. THAT PORTION OF LAND SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 15 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, CONTAINING 0.39 ACRES±.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME, IS TRUE AND CORRECT AND THAT IT WAS MADE UNDER MY DIRECT SUPERVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_

NATHAN L. JIBBEN, RLS 8295



PLAT OF  
LOT 15 IN TRACT H  
WILD OAK GOLF CLUB ADDITION  
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, 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, EROSION AND SEDIMENT CONTROL REGULATIONS.

WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, ROADS AND ALLEYS, 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. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR GOLF PATH STREET CROSSINGS, WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
DAVID A. BACKLUND, PARTNER  
FIRESTEEL LINKS, LLC, OWNER

STATE OF SOUTH DAKOTA

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED DAVID A. BACKLUND, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED PARTNER OF FIRESTEEL LINKS LLC, OWNER OF THE ABOVE SHOWN PROPERTY, AND KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_ COUNTY, SOUTH DAKOTA

PLAT OF  
LOT 15 IN TRACT H  
WILD OAK GOLF CLUB ADDITION  
TO THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF CITY PLANNING COMMISSION

WHEREAS, THE PLAT OF LOT 15 IN TRACT H, WILD OAK GOLF CLUB ADDITION TO THE CITY OF MITCHELL, DAVISON COUNTY, 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 15 IN TRACT H, WILD OAK GOLF CLUB 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 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 \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
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 \_\_\_\_\_, 201\_\_\_\_\_; AND

WHEREAS, IT APPEARS FROM AN EXAMINATION OF THE PLAT OF LOT 15 IN TRACT H, WILD OAK GOLF CLUB 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 LOT 15 IN TRACT H, WILD OAK GOLF CLUB 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 OF THE CITY OF MITCHELL, SOUTH DAKOTA, HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS PASSED BY THE CITY OF MITCHELL, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_.

\_\_\_\_\_  
FINANCE OFFICER

COUNTY TREASURER'S CERTIFICATE

I, TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND SHOWN IN THE ABOVE PLAT AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TREASURER, DAVISON COUNTY, SD

DIRECTOR OF EQUALIZATION

I, DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, DAVISON COUNTY, SD

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND RECORDED IN BOOK

\_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_ THEREIN AND RECORDED ON MICROFILM NUMBER \_\_\_\_\_.

\_\_\_\_\_  
REGISTER OF DEEDS, DAVISON COUNTY, SD.



Neon Site

M & H STORE  
Google  
W. Havens Ave

Top Shop

30

Hitch-Buggy

Lextron Animal Health

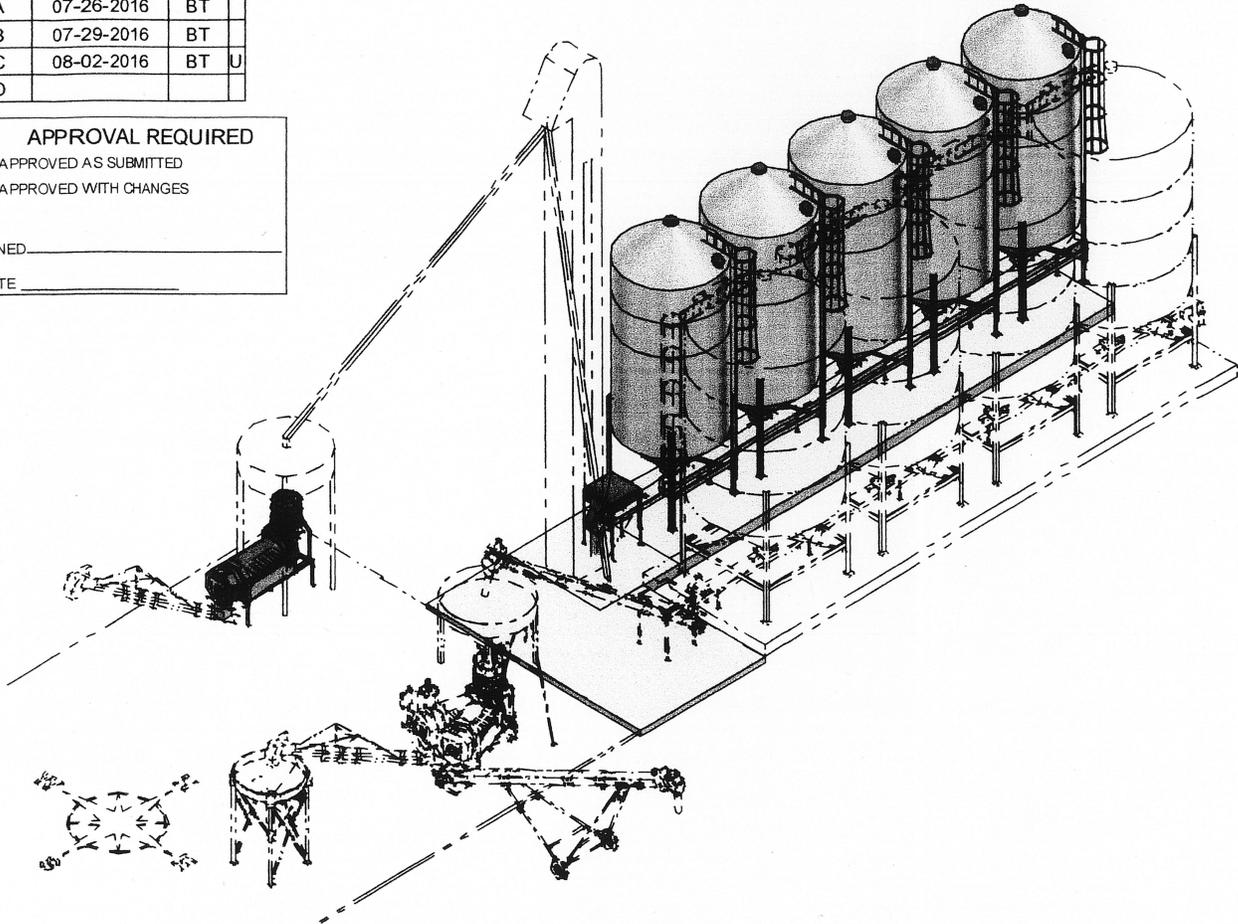
REVISION HISTORY

REV	DATE	BY	
A	07-26-2016	BT	
B	07-29-2016	BT	
C	08-02-2016	BT	U
D			

APPROVAL REQUIRED

- APPROVED AS SUBMITTED
- APPROVED WITH CHANGES

SIGNED \_\_\_\_\_  
DATE \_\_\_\_\_



ISOMETRIC VIEW OF PLANT

THIS MATERIAL IS THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF USC, LLC, AND SHALL NOT BE USED WITHOUT PERMISSION.

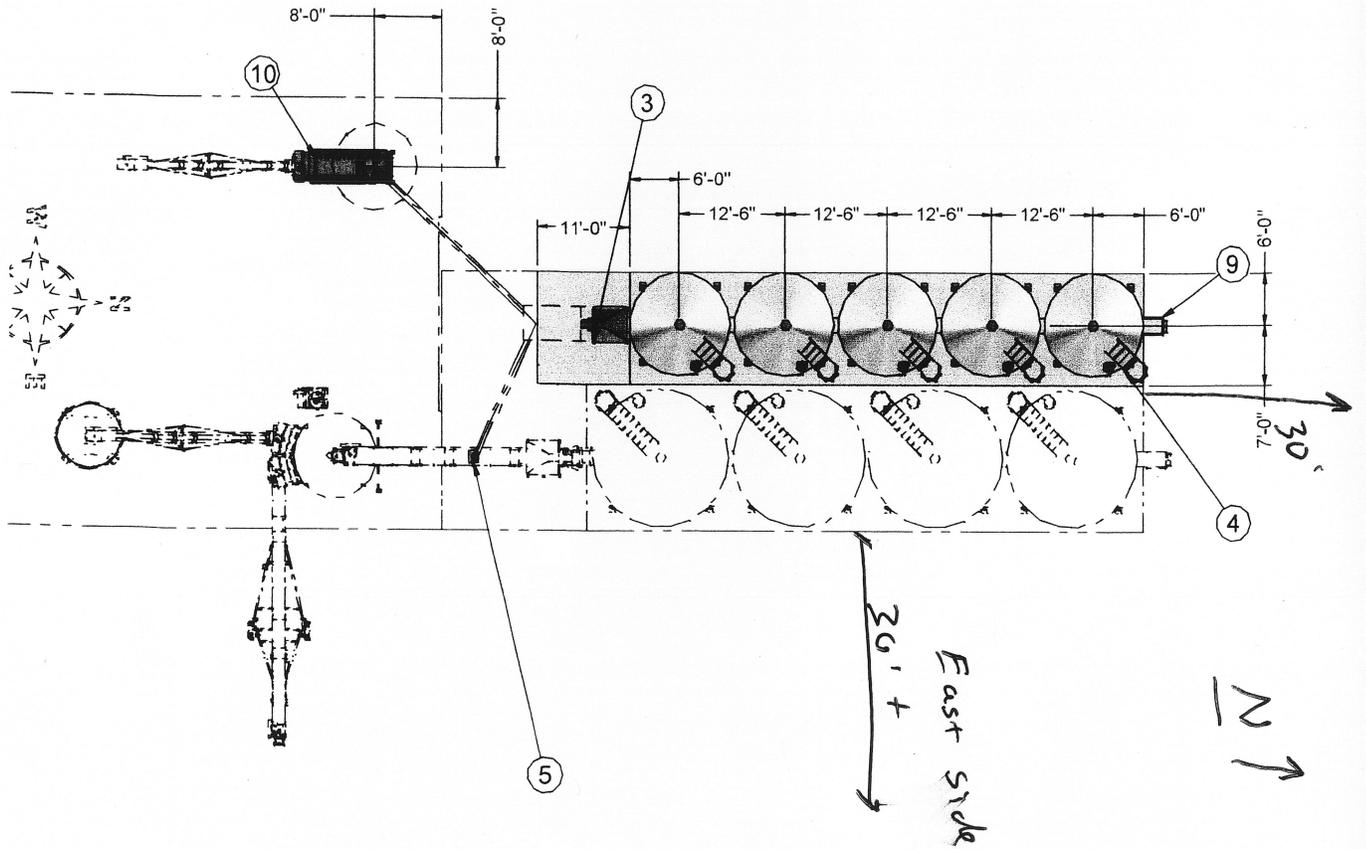
USC, LLC. Sabetha, Kansas 66534 USA	TITLE: AGRONOMY LAYOUT 1 BS00786 SD	REV 1C
	DWG#: SEED POINT / AGRONOMY PLUS / MITCHELL SD	SHEET 1 OF 8
	FILENAME: AGRONOMY LAYOUT 1 BS00786 SD	PROJ: BS00786 08/04/16 at 7:54

2500 West Havens

Agromony Plus

# 605-680-9024

Chuck T.



PLAN VIEW OF PLANT

THIS MATERIAL IS THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF USC, LLC. AND SHALL NOT BE USED WITHOUT PERMISSION.

**USC, LLC.**  
 Sabetha, Kansas 66534 USA

TITLE: AGRONOMY LAYOUT 1 BS00786 SD  
 DWG#: SEED POINT / AGRONOMY PLUS / MITCHELL SD  
 FILENAME: AGRONOMY LAYOUT 1 BS00786 SD

REV 1C  
 SHEET 3 OF 8  
 08/04/16 at 7:54

PROJ: BS00786