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# **PLANNING COMMISSION AGENDA**

City Council Chambers

**DATE: Monday, January 11, 2016**

**TIME:** 12:00 NOON

**CALL TO ORDER:**

**ROLL CALL:**

**APPROVE AGENDA:**

**MINUTES:** Regular Meeting December 14, 2015

**NEXT MEETING:** Monday, January 25, 2016

**PLAT:** Lot 57 of Maui Farms Second Addition, a subdivision of the SE ¼ of Section 31,  
T 104 N, R 60 W of the 5<sup>th</sup> P.M., City of Mitchell, Davison County, South Dakota

**OTHER BUSINESS:**

**ADJOURN:**

*"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 995-8433 at least 24 hours prior to the scheduled meeting."*

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**CITY OF MITCHELL  
CITY PLANNING COMMISSION  
MINUTES, December 14, 2015**

**Not Approved**

Call to Order: Chairman Larson called to order the December 14, 2015 City Planning Commission to order at 12:00 pm, Council Chambers, City Hall, 612 N Main St, Mitchell, SD.

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

Member Absent: Fergen

Others Present: Putnam, McGannon, Hegg, London, Laursen, Ellwein, and Mayor Toomey

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

Minutes: Motion by Griffith, seconded by Everson to approve the minutes of the November 23, 2015 meeting, all members present voting aye, motion carried.

Next Meeting: Motion by Molumby, seconded Griffith to schedule the next meeting for January 11, 2016. All members present voting aye, motion carried.

Plat: Lots 1, 2, and 3, Square 21 of Weaver's Squares Addition to the City of Mitchell, Davison County, South Dakota. Putnam reported the lots are being platted to accommodate housing for the Habitat for Humanity Program. Motion by Molumby, seconded by Griffith to approve the plat, all the members present voting aye, motion carried.

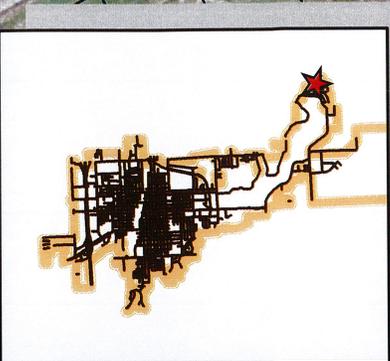
Zoning Code Amendment Hearing: Chairman Larson opened the hearing and provided an opportunity for anyone to comment on the proposed changes. Putnam explained the changes in the code. Some of the changes are 'clean up' in nature and the others add 'indoor recreational facilities in an existing building' as a conditional use in the R2, R3, and R4 districts. No one testified in regards to the amendments. Chairman Larson then closed the hearing. Motion by Schmucker, seconded by Griffith to recommend the approval of the amendments to the City Council. All members present voting aye, motion carried.

Other Business: Hegg informed the commission of possible building activity at the Behavior Care Specialist, 612 N Lawler. No action taken. Laursen informed the commission of a possible addition to the James Valley Center; however additional details need to be determined. No action taken.

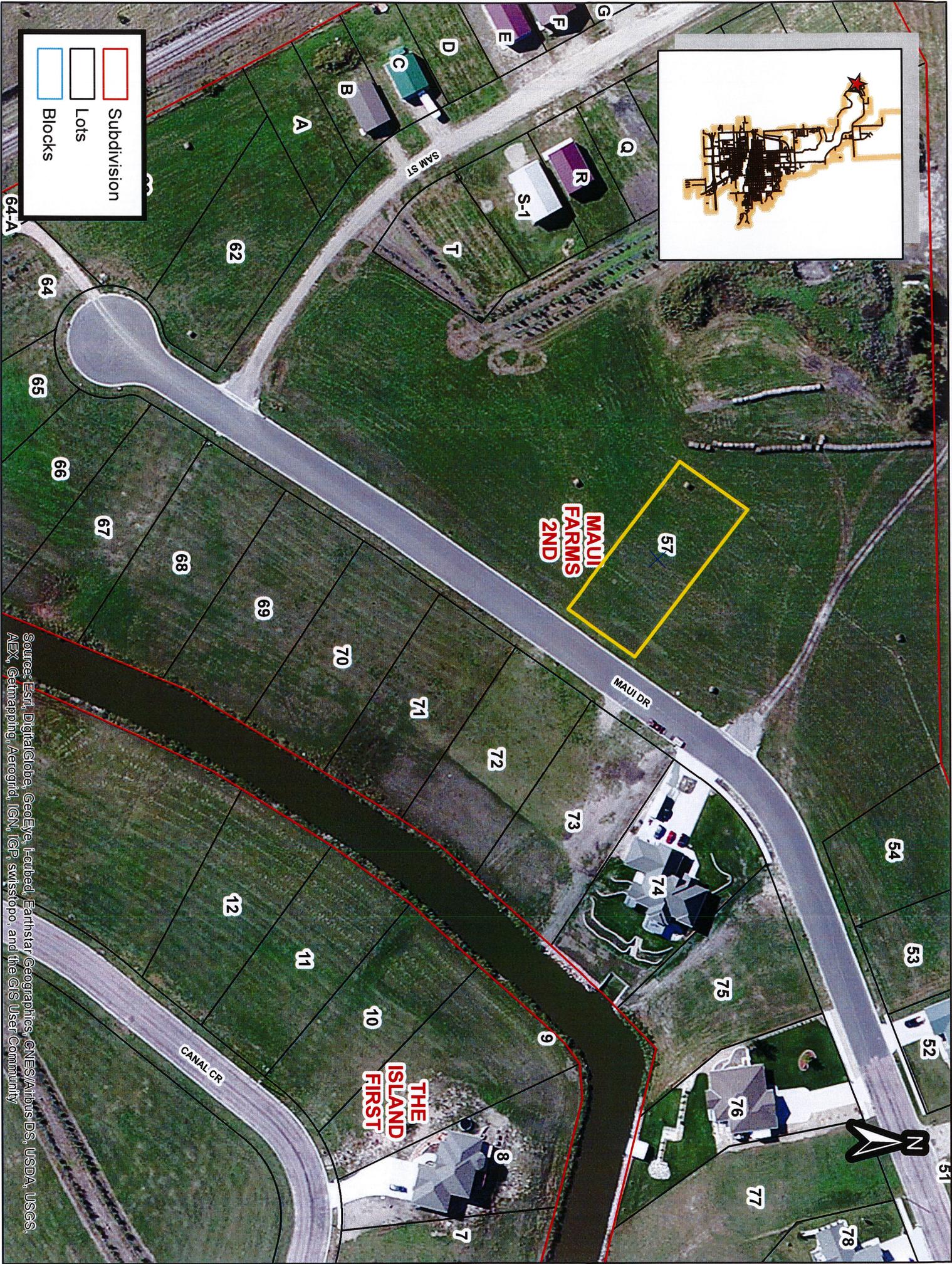
Adjournment: Chairman Larson adjourned the meeting at 12:20 pm.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date



	Subdivision
	Lots
	Blocks



Source: Esri, DigitalGlobe, GeoEye, iSatellite, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

SEC. 31, T 104 N, R 60 W



LOCATION MAP  
SCALE: 1" = 3000'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 6702
- 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 PJR-6702
- WM = WITNESS MONUMENT

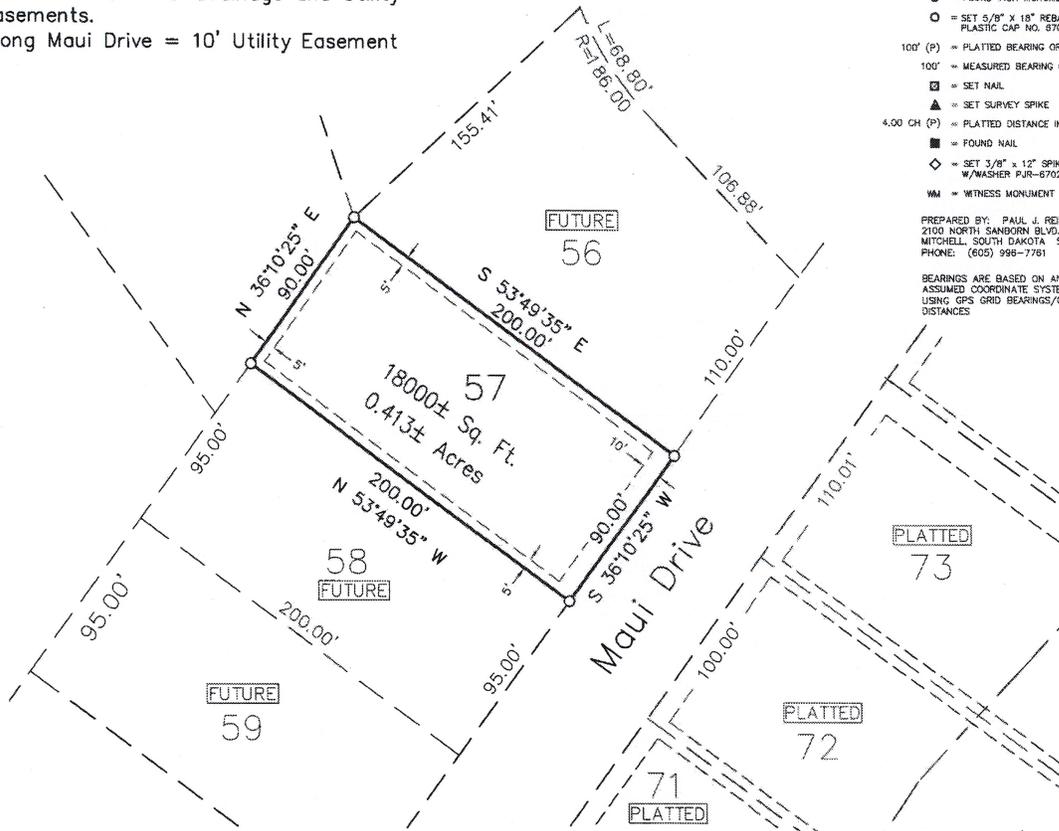
PREPARED BY: PAUL J. REILAND, R.L.S.  
2100 NORTH SANBORN BLVD. - P.O. BOX 398  
MITCHELL, SOUTH DAKOTA 57301  
PHONE: (605) 996-7761

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

Easements within Lot 57:

Side and Rear = 5' Drainage and Utility Easements.

Along Maui Drive = 10' Utility Easement



A PLAT OF LOT 57 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

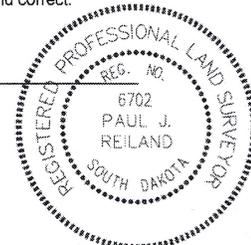
**SURVEYOR'S CERTIFICATE**

I, Paul J. Reiland, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Maui Farms Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to January 4, 2016, survey those parcels of land described as follows: LOT 57 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 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 \_\_\_\_\_ day of January, 2016.

Registered Land Surveyor #SD6702



**& Associates**

**Engineers, Planners and Surveyors**

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

**A PLAT OF LOT 57 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.**

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that Maui Farms 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 THE SE 1/4 OF SECTION 31, T 104 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 Maui Farms 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 57 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Maui Farms 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 Lot 57 shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists Maui Drive.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
 Charles J. Mauszycki, Jr., Vice President of Maui Farms Inc.,  
 a South Dakota corporation

**CORPORATION ACKNOWLEDGMENT**

STATE OF SOUTH DAKOTA)  
 )SS  
 COUNTY OF DAVISON)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, \_\_\_\_\_, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of Maui Farms 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.

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

\_\_\_\_\_  
 Notary Public, South Dakota  
 My Commission Expires: \_\_\_\_\_

**RESOLUTION OF CITY PLANNING COMMISSION**

WHEREAS, the plat of LOT 57 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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 57 OF MAUI FARMS SECOND ADDITION, A SUBDIVISION OF THE SE 1/4 OF SECTION 31, T 104 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, 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.

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 \_\_\_\_\_, 2016.

CITY PLANNING COMMISSION -- BY: \_\_\_\_\_



**SPN**

**& Associates**

**Engineers, Planners and Surveyors**

2100 North Sanborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301  
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