

CITY PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
612 N MAIN ST, MITCHELL, SD
DATE: NOVEMBER 14, 2016

1. TIME: 12:00 PM NOON
2. CALL TO ORDER:
3. ROLL CALL:
4. APPROVE AGENDA:
5. APPROVAL OF MINUTES: October 24, 2016

Documents:

[PLANNINGCOMMMIN10242016.PDF](#)

6. SCHEDULE NEXT MEETING: November 28, 2016

7. **CONDITIONAL USE PERMIT: Plan Approval**
Tabled from October 24, 2016 Meeting

West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W Havens Ave, legally described as E 140' of Irregular Tract 4A located in the SW 1/4, Section 21, T 103 N, R 60 W of 5th P.M., Less PE-1, Platted Various, City of Mitchell, Davison County, SD. Zoned HB

Documents:

[WEST HAVENS CUP.PDF](#)

8. **Plat:**

A Plat of Lot 1 of Aquatic Center First Addition, A Subdivision of Irregular Tract No. 5, in the SW 1/4 of Section 15, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota

Documents:

[PLATACQUATIC.PDF](#)

9. **PLAN APPROVAL**

2300 W Havens Ave, Tom Johnson, Zoned HB District

Documents:

[JOHNSONPLAN.PDF](#)

10. **PLAN APPROVAL**

Lake House Addition, 2700 N Main St, Zoned HB

Documents:

[LAKEHOUSE.PDF](#)

11. **Plan Approval:**

Top Shop, 2420 West Havens Ave, Zoned HB District

Documents:

[TOPSHOP.PDF](#)
[TOPSHOPPHOTO.PDF](#)

12. OTHER BUSINESS:

13. 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, OCTOBER 24, 2016**

NOT APPROVED

Call to Order: Chairman Larson called the October 24, 2016 City Planning Commission meeting to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St, Mitchell, SD

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

Members Absent: Fergen, Meyers, and Molumby

Others Present: Putnam, McGannon, Ellwein, London, Laursen

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

Approval of Minutes: Motion by Griffith, seconded by Everson to approved the minutes of the October 11, 2016 meeting. All members present voting aye, motion carried.

Next Meeting: Motion by Everson, seconded by Griffith to schedule the next planning commission meeting for November 14, 2016. All members present voting aye, motion carried.

Conditional Use Permit: Jamie Wagner has applied for a conditional use permit to operate a family residential child care in her home, located at 812 W 2nd Ave, legally described as Lot 13, Block 92, Lawler's 2nd Addition, City of Mitchell, Davison County, SD. Zoned R2 Single Family Residential.

The applicant was present to answer questions of the commission. No written objections were received. No one testified in opposition of the application. Laursen indicated she has passed a fire inspection.

Letters to the neighboring property owners were sent on October 13, 2016 and the public notice was published in the *Mitchell Daily Republic* on October 13 & 24, 2016.

Motion by Everson, seconded by Griffith to recommend the Board of Adjustment approve the conditional use permit with two conditions; 1) the permit is nontransferable 2) if the operation ceases for a period of six months or longer then a new application would be required. All members present voting aye, motion carried.

Conditional Use Permit: West Havens Storage Inc. has applied for a conditional use permit for construction of self-storage facilities buildings at 1522 W Havens Ave, legally described as the E 140' of Irregular Tract 4A, located in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., less PE-1, Platted Various, City of Mitchell, Davison County, SD. Zoned HB Highway Oriented Business District.

The applicants were present. No written objections were received. Jeff Larson, neighboring property owner was present and testified.

Chairman Larson and McGannon recommended a drainage plan be designed by an engineer. Jeff Larson explained the drainage situation of his property and drainage concerns about proposed project. McGannon reminded the commission that developers are required to prepare their plans to be reviewed by the city. Chairman Larson asked if the proposed easements on the submitted plans would be recorded. Mr. Reimnitz, an applicants, indicated they would.

Motion by Everson, seconded by Griffith to table this application until a drainage plan designed by an engineer is submitted for review. All members present voting aye, motion carried.

Rezone: AN ORDINANCE OF THE CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, THAT CHANGES THE ZONING DISTRICT CLASSIFICATION OF THE REAL PROPERTY AS; THE SOUTH 58.20 FEET OF THE EAST 300 FEET OF TRACT A-1; THE REMAINDER OF TRACT A-2 OF WESTWOOD FIRST ADDITION; AND VACATED WEST 19TH AVENUE ABUTTING AND LYING WEST OF PHEASANT STREET AND ABUTTING AND LYING EAST OF NORTH OHLMAN STREET (RECORDED IN PLAT BOOK 29 ON PAGE 17) ALL IN THE NW ¼ OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA: THE SOUTH 220 FEET OF THE NORTH 1,285 FEET OF THE WEST 490 FEET OF BLOCK 4 OF WESTWOOD FIRST ADDITION (RECORDED IN PLAT BOOK 21 ON PAGE 9) A SUBDIVISION OF 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, LYING SOUTH OF VACATED WEST 19TH AVENUE AND SOUTH OF PHEASANT STREET: THE SOUTH 490 FEET OF THE NORTH 1,285 FEET OF THE EAST 465 FEET OF THE WEST 950 FEET OF BLOCK 4 OF WESTWOOD FIRST ADDITION (RECORDED IN PLAT BOOK 21 ON PAGE 9) A SUBDIVISION OF THE NW ¼ OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, LYING WEST OF PHEASANT STREET AND SOUTH OF WEST 21ST AVENUE: THE SOUTH 645 FEET OF THE NORTH 1,285 FEET OF THE EAST 235 FEET OF THE WEST 1,178 FEET OF BLOCK 4 (RECORDED IN PLAT BOOK 21 ON PAGE 9) A SUBDIVISION OF THE NW ¼ OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA FROM TRANSPORTATION, WAREHOUSING, AND COMMERCIAL DISTRICT (TWC) TO HIGH DENSITY RESIDENTIAL DISTRICT (R4) AND THE OFFICIAL ZONING MAP BE CHANGED ACCORDINGLY.

Chuck Mauszycki Sr. was present to answer questions about the application. No written comments were received. He mentioned the purpose of this rezoning is accommodate construction of future residential projects. No one testified in opposition of the rezoning.

Neighboring property owners were notified on October 13, 2016 and the public notice was or to be published in the *Mitchell Daily Republic* on October 14, 20, and 27, 2016.

Motion by Everson, seconded by Griffith to approve the rezoning and recommend the city council also approve the rezoning request as well. All members present voting aye, motion carried.

Plat: A Plat of Lots A-1B and A-2B of J.L. Oberembt's First Addition, A Subdivision of Government Lot 4 and the SW ¼ of the NW ¼ of Section 3, T 102 N, R 60 W of the 5th P.M., Davison County, SD.

Putnam reported this plat is outside the city's zoning jurisdiction, but within the 3 miles of the city limits, thus state law requires approval by the city. Motion by Everson, seconded by Griffith to approve the plat pending county approval. All members present voting aye, motion carried.

Plat: A Plat of Lot 9, Block 2 of CJM 2nd Addition in the NW ¼ of Section 32, T 104 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, SD.

The plat appears to follow the master plan. Chuck Mauszycki Sr. was present to answer questions about the plat.

Motion by Griffith, seconded by Everson to approve the plat. All members present voting aye, motion carried.

Other Business: Chuck Mauszycki Sr. asked for clarification on the standards in the R4 district. Putnam provided commission and Mr. Mauszycki the current standards and reminded them that some modifications will be proposed during the review of the zoning code. No action taken.

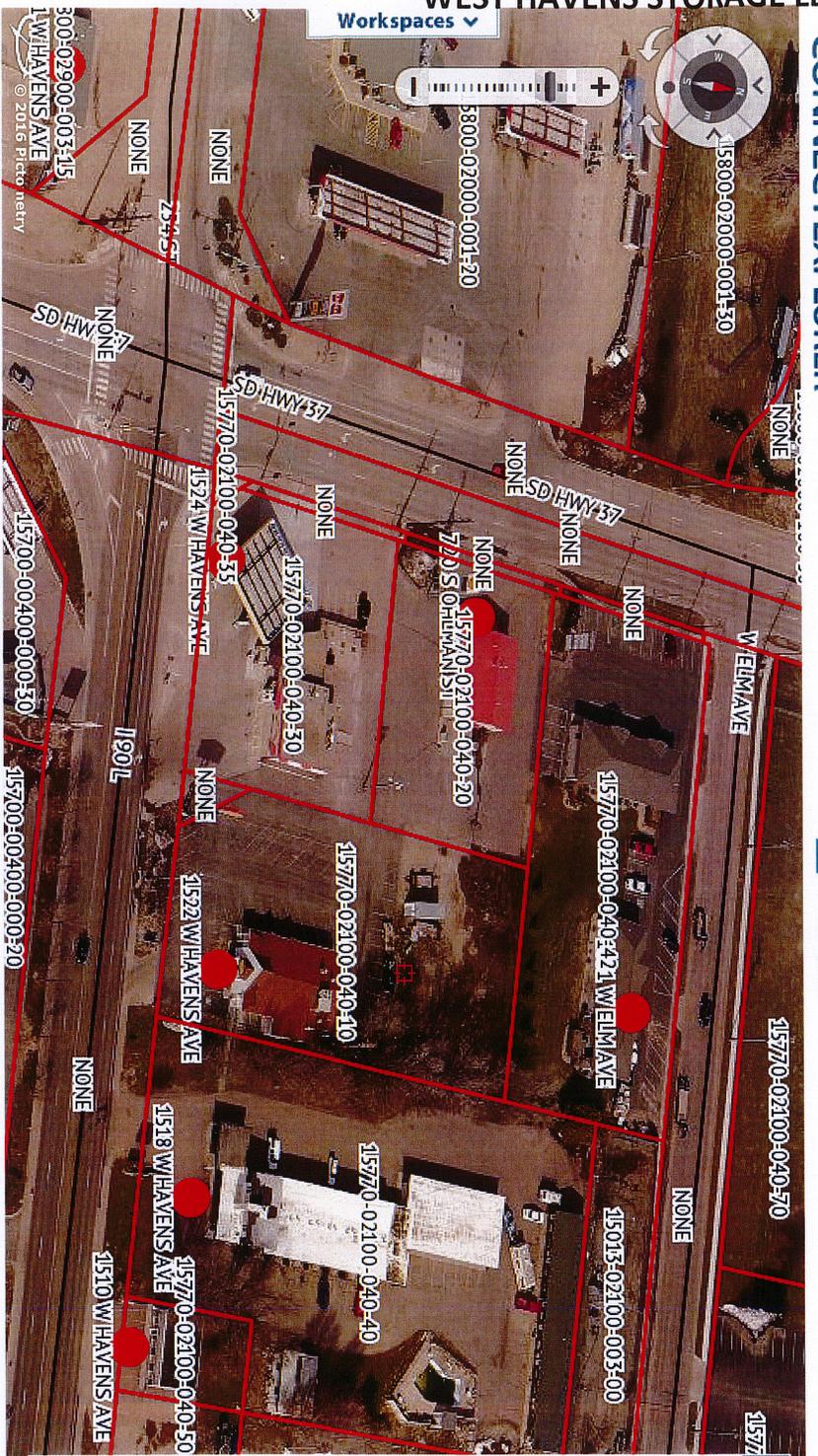
Chairman Larson adjourned the meeting at 12:35 pm.

Chairman

Date

CONNECTEXPLORER

WEST HAVENS STORAGE LLC



Workspaces ▾

map: Auto ▾ 04/28/2013 (2013) ▾



- Layers
- Mitchell City Limits
 - CROP
 - GRASS
 - SD_DAVISON_COMMUNITY_SEC
 - SD_DAVISON_NEIGHBORHOOD
 - SD_Geology
 - Bridges_Davison
 - DFIRM_FLD_HAZ_AR
 - DFIRM_S_BFE
 - DFIRM_S_XS
 - Building Outlines
 - Length of Sides
 - ADDRESS_POINTS
 - PARCEL



450' (PI) / 451.20'

N 89°52'23" E

300.77'

IRREGULAR TRACT 4B-1

41109.9 Sq. Ft.
0.943752 Acres

S 89°50'44" W
293.84'

300' (PI) / 299.84'

IRREGULAR TRACT

IRREGULAR TRACT

AB

139.84'

5,007.750' W

300' (PI) / 300.07'

N 00°17'50" E

300' (PI) / 300.07'

N 00°17'50" E

THE NORTH 140'
OF THE WEST 180'
OF I.T. 4A
EXCEPT LOT H1

IRREGULAR TRACT
THE EAST 140'
OF I.T. 4A
EXCEPT LOT PE 1

THE SOUTH 180'
OF THE WEST 180'
OF I.T. 4A
EXCEPT LOTS
H1 AND H2

LOT H 2

LOT PE 1

20' x 40'

WEST HAVENS STREET

SOUTH OHLMAN STREET

LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- - FOUND IRON MONUMENT
- - SET 3/8" x 1 1/8" REBAR WITH CAP NO. 6702
- 100' (P) - PLATTED BEARING OR DISTANCE
- 100' - MEASURED BEARING OR DISTANCE
- - SET RAIL

PREPARED BY: PAUL J. JOHNSON, R.L.S.
670 NORTH LAUREL - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 998-7701



SCALE: 1" = 50'

GRAPHIC SCALE



(IN FEET)

1 inch = 50 feet

A PLAT OF IRREGULAR TRACT 4B-1, A SUBDIVISION OF PREVIOUSLY PLATTED IRREGULAR TRACT 4B IN THE SW 1/4 OF SECTION 21, T 103 N, R 60 W OF THE 5th P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul J. Johnson, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Leslie P. Johnson and Carmen Johnson, as parties, and as requested by the plat, I surveyed these parcels of land described as follows: IRREGULAR TRACT 4B-1, A SUBDIVISION OF PREVIOUSLY PLATTED IRREGULAR TRACT 4B IN THE SW 1/4 OF SECTION 21, 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 3rd day of December, 1999.

Paul J. Johnson
Registered Land Surveyor 6508702



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

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, hereby certify that we are the absolute and undivided owners of all of the land included in the within and foregoing plat. We are the owners of a parcel of ground created in PREVIOUSLY PLATTED IRREGULAR TRACT 4B IN THE SW 1/4 OF SECTION 21, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA. We hereby dedicate to the public for public use forever as such the streets and alleys if any as shown and named on said plat, and that development of the land included within the boundaries of said Irregular Tract 4B-1 shall conform to all existing applicable zoning, subdivision, and erosion and sedimentation control regulations. Further, that there are no easements on the north side of Irregular Tract 4B-1 and South Orlan Street on the east side of Irregular Tract 4B-1. Pursuant to SECTION 11-3-1 and 11-3-2, 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 development and shall, in prosecution of such protection, conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same. Additionally, the developer of the property represented within this plat shall be liable for any pollution that occurs from failure to install such protections or failure to comply with applicable zoning, subdivision, and erosion and sedimentation control regulations. Further, that these documents and that these water drainage shall be connected to a municipal system.

IN WITNESS WHEREOF, we have hereunto set our hands this 3rd day of December, 1999.

STATE OF SOUTH DAKOTA
COUNTY OF DAVISON

Leslie P. Johnson
Leslie P. Johnson

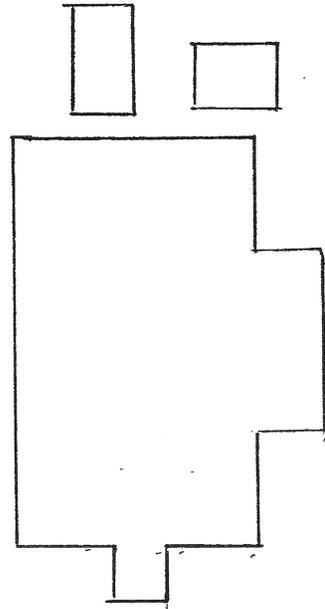
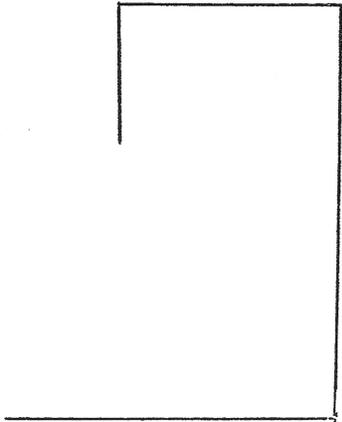
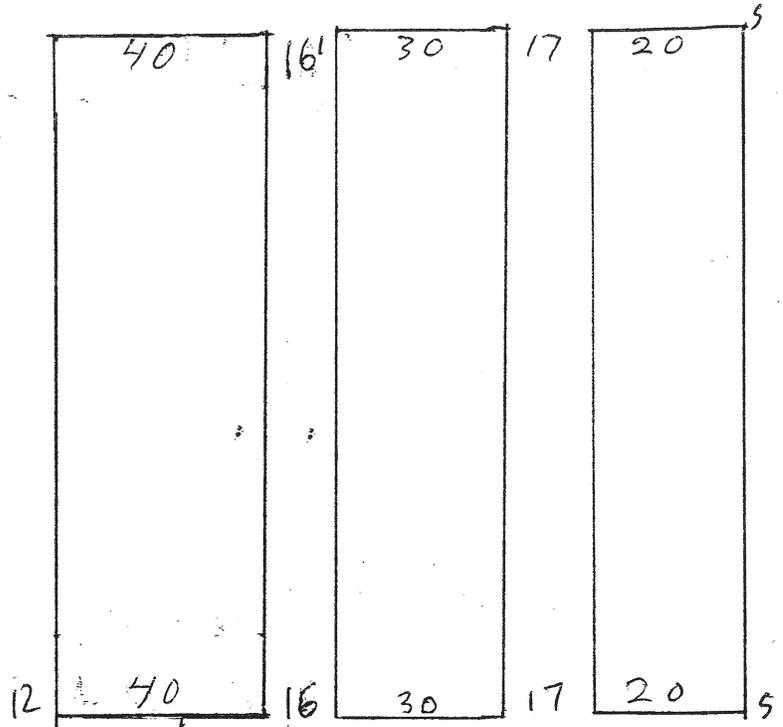
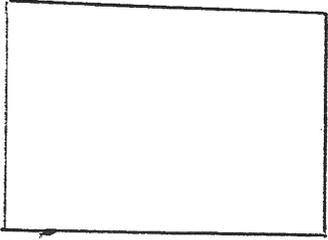
Carmen Johnson
Carmen Johnson

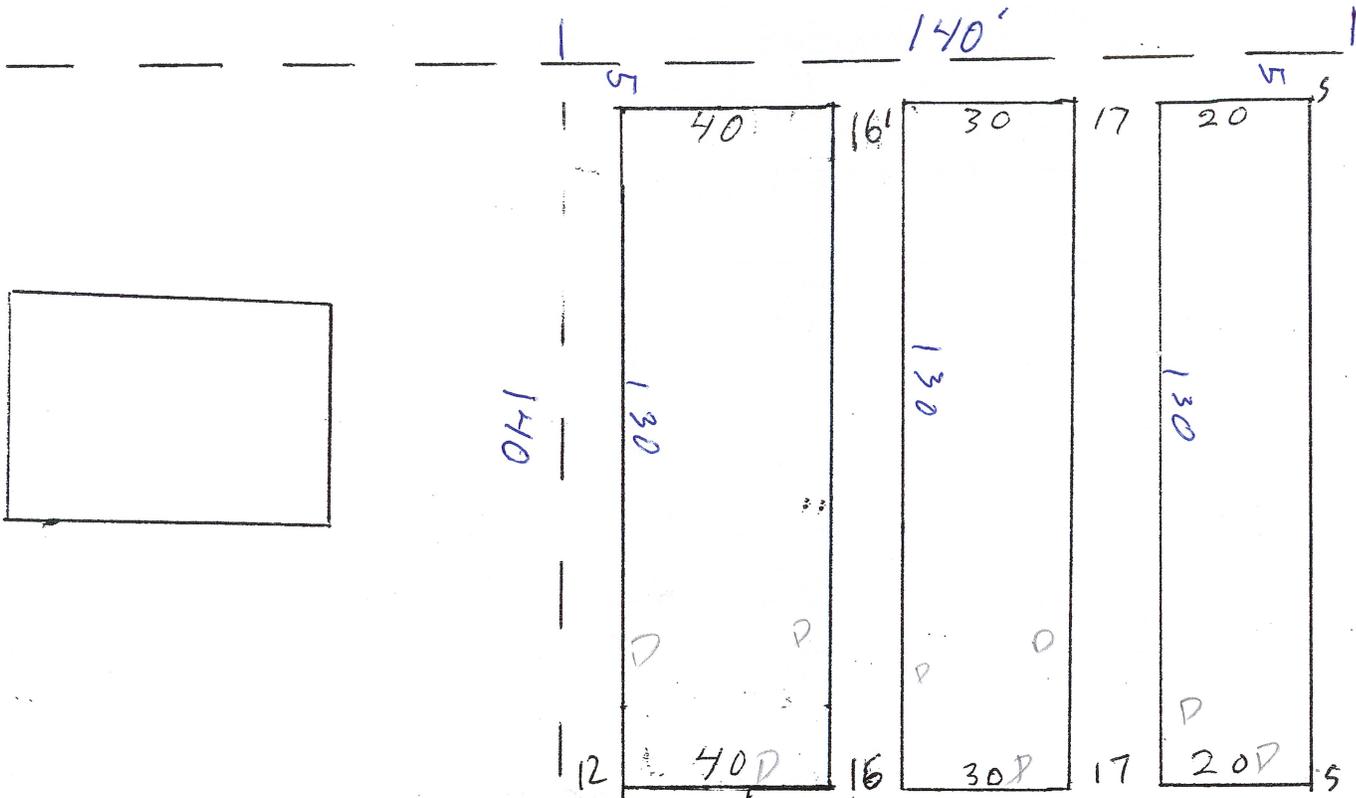
Witness the 3rd day of Dec.

Melody Hohn

The undersigned officer, personally appeared: Leslie P. Johnson
and Carmen Johnson, who are the parties of the above and acknowledged to me that they executed the same for the

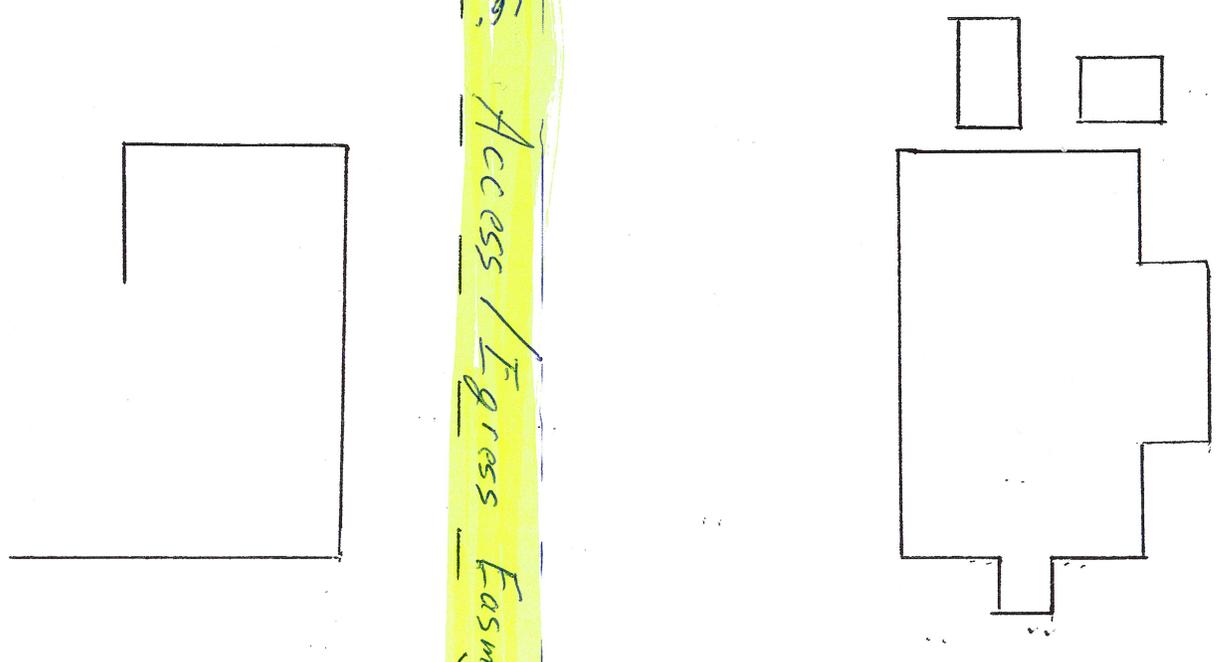
N





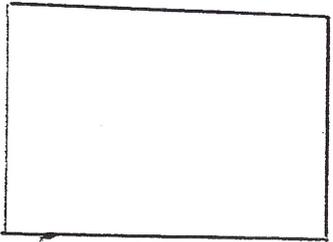
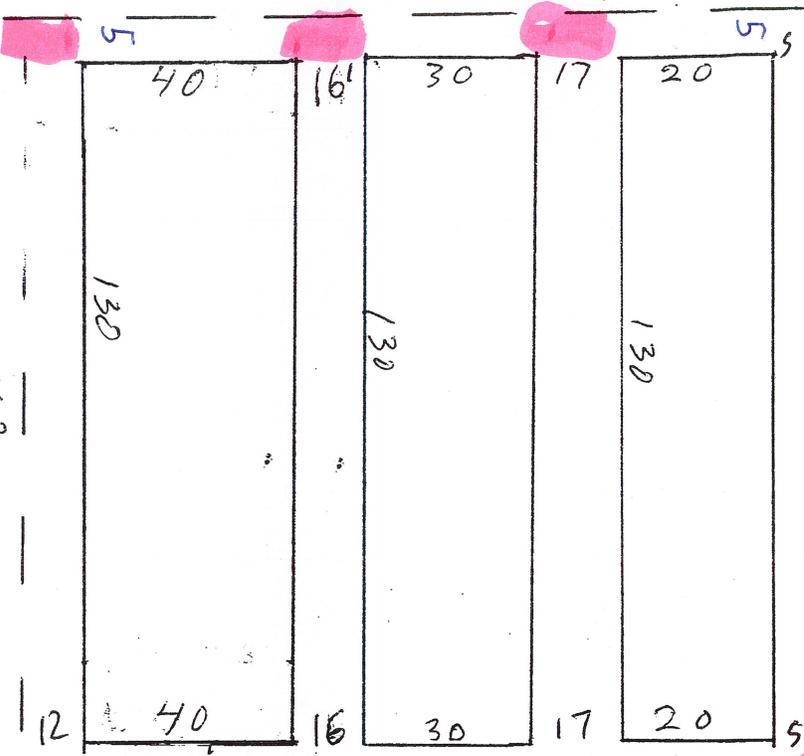
Access Egress Easement 10'

Access / Egress Easement 10'

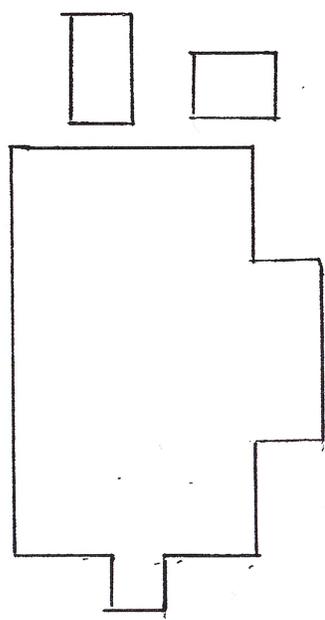
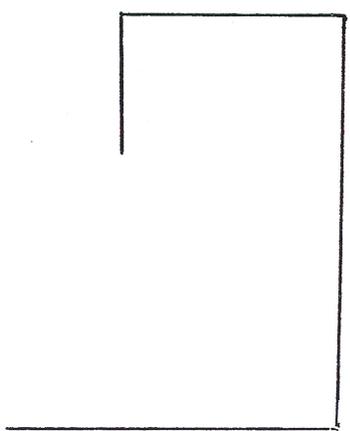


↑ N ↑

140

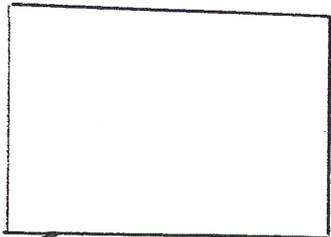


SNOW

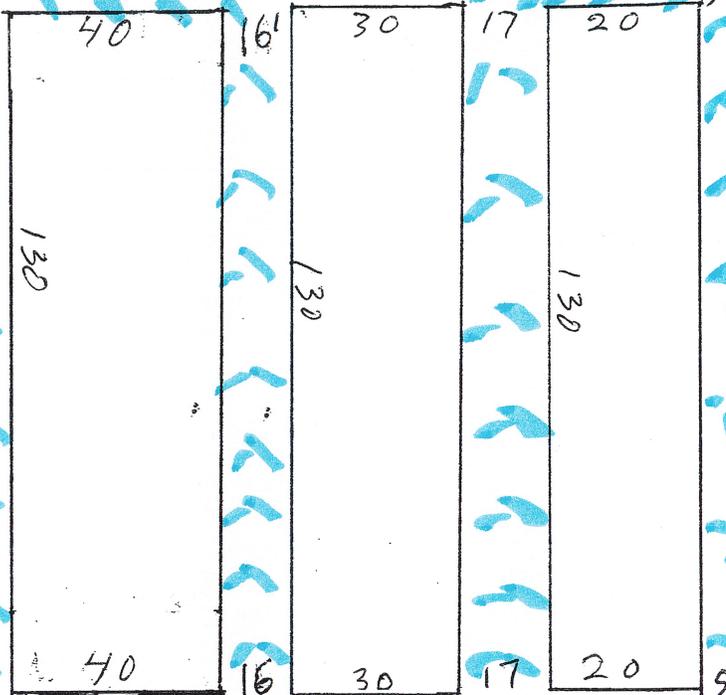


140

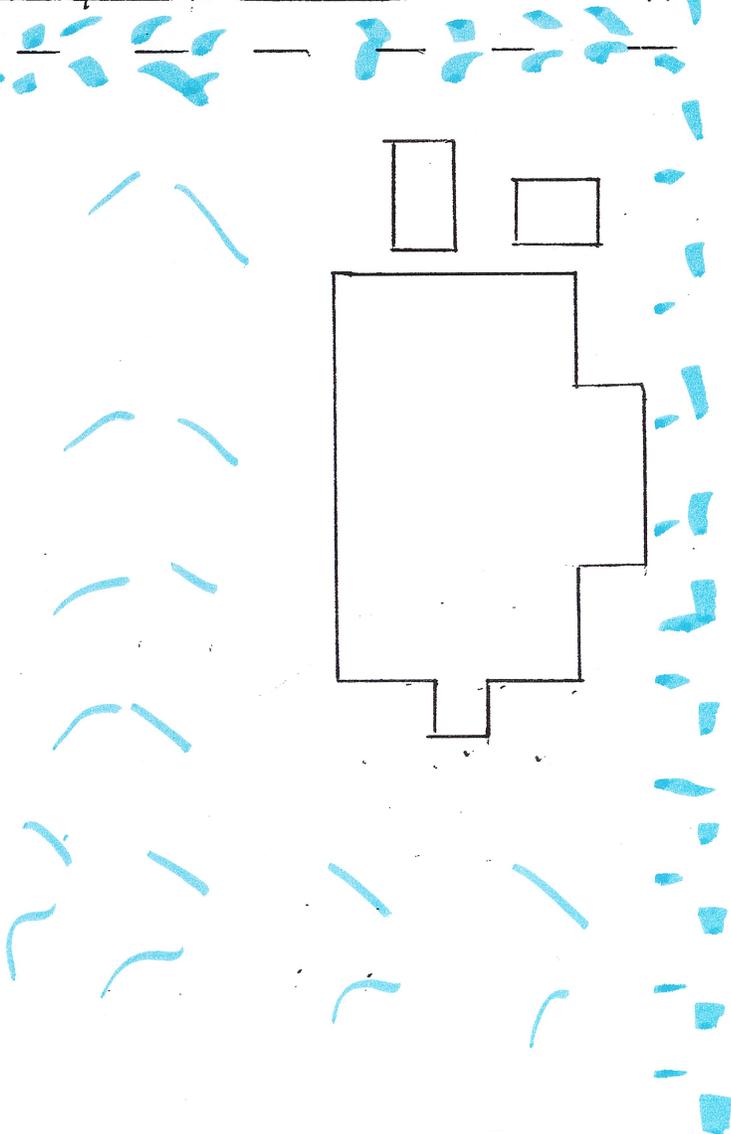
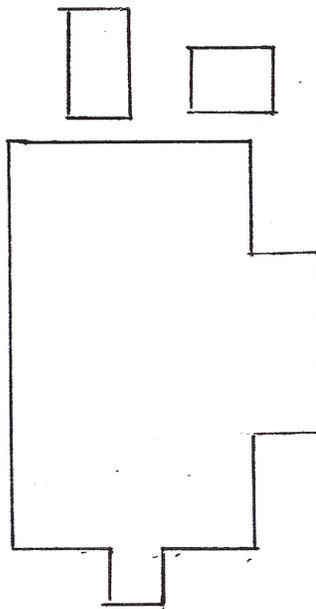
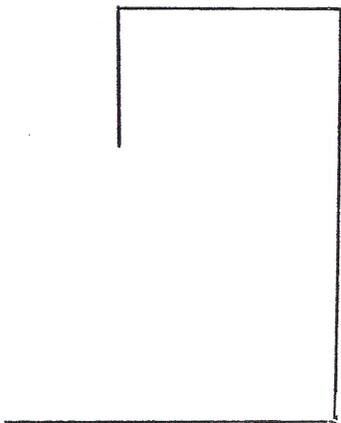
1



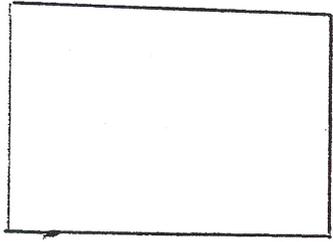
140



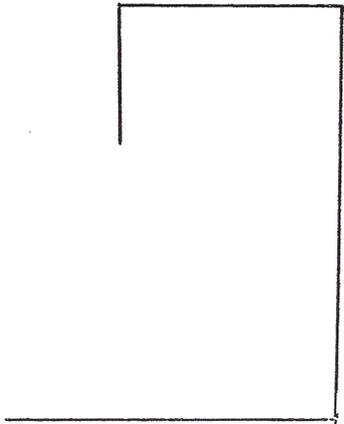
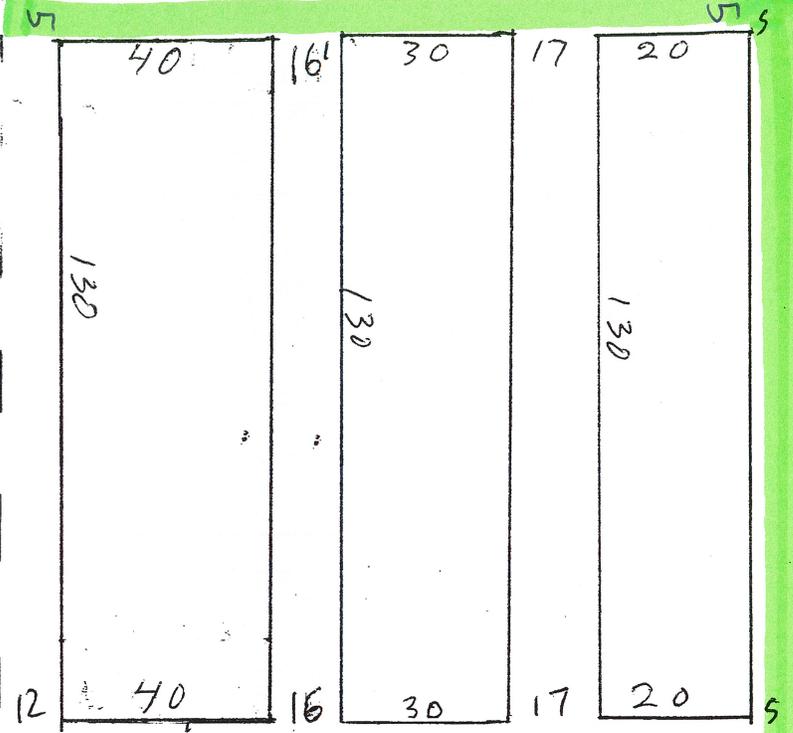
NATURAL WATER FLOW



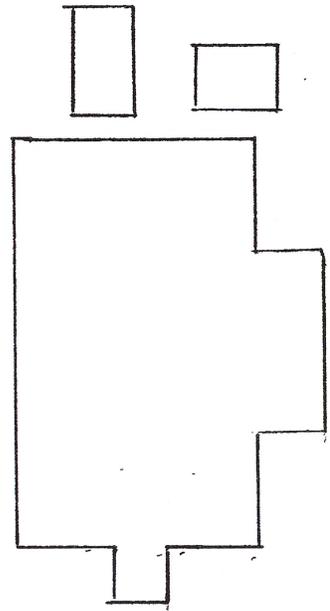
140



140



Grass / Drainage



WEST HAVENS STORAGE LLC

WIEBELHAUS PROPERTIES LLC
1817 QUIETT LN
MITCHELL SD 57301

MEYERS OIL CO INC
1500 W 5TH AVE
MITCHELL SD 57301

ASHIRWAD LLC
1518 W HAVENS AVE
MITCHELL SD 57301

L & J PROPERTIES LLC
1525 W ELM AVE
MITCHELL SD 57301

ANTHONY MOTEL INC
C/O MICHAEL HARROUN
1210 W HAVENS AVE
MITCHELL SD 57301

GRACE LLC
1525 W HAVENS
MITCHELL SD 57301

LOS SOMBREROS RENTALS LLC
407 N MAIN ST
MITCHELL SD 57301

APPLICATION FOR A CONDITIONAL USE PERMIT/VARIANCE

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

The undersigned applicant(s) and owner(s), WEST HAVENS STORAGE hereby is submitting an application for a CONDITIONAL USE/VARIANCE pursuant to the provisions of the City of Mitchell Zoning Code as amended.

This Application is for the following described real property:

A Plat of Irregular Tract 4B-1, A Subdivision of Previously Platted Irregular Tract 4B in the SW ¼ of Section 21, T 103 N, R 60 W of the 5th P.M., City of Mitchell, Davison County, South Dakota. (1522 W. Havens Ave)

Applicant(s) and owner(s), WEST HAVENS STORAGE of the above described real estate is a conditional use permit to construct self-service storage facility buildings. The said real property is within the HB Highway Oriented Business District.

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.

Applicant(s) request that dates be set for public hearings before the Mitchell Planning Commission and the 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.

Dated this 28 of September, 2016.

West Havens Storage LLC
APPLICANT


OWNER

NOTICE OF HEARING

To: City Planning Commission, City of Mitchell Board of Adjustment and the General Public,

You are hereby notified, that West Havens Storage has applied for a conditional use permit for construction of self-service storage facility buildings at 1522 W. Havens Ave, legally described as The East 140 feet of Irregular Tract 4A Located in the SW ¼ Section 21, T 103 N, R 60 W of the 5th P.M., Less PE-1, Platted Various, City of Mitchell, Davison County, South Dakota. The property is zoned HB Highway Oriented Business District.

You are further notified, the City Planning Commission will be conducting a hearing on this application on October 24, 2016 at 12:00 pm and the Board of Adjustment will be holding a hearing on November 7, 2016 at 6:30 pm, all meetings will be in the Council Chambers, City Hall, 612 N. Main St, Mitchell, SD. All interested parties may attend the hearings.

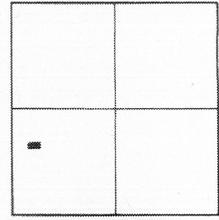
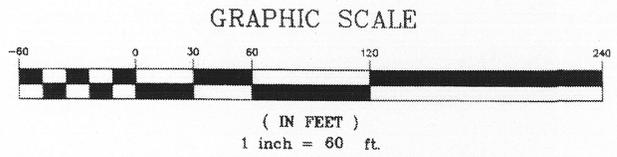
Dated at Mitchell, South Dakota, this the 5th day of October, 2016.

Michelle Bathke

Finance Officer

Publish Twice: October 13 & October 25, 2016.

Approximate Costs:

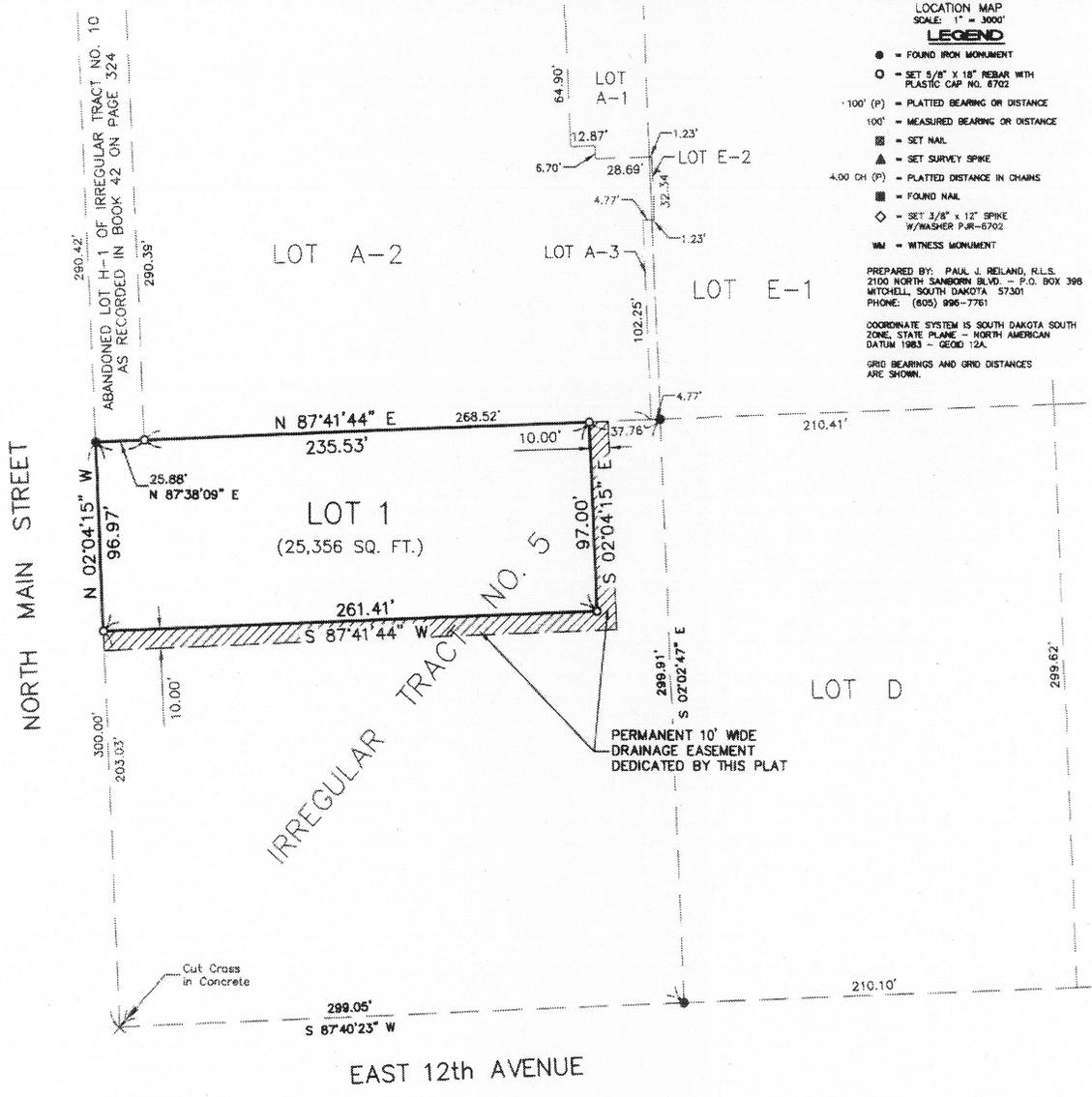


- LOCATION MAP
 SCALE: 1" = 3000'
- LEGEND**
- = FOUND IRON MONUMENT
 - = SET 5/8" x 18" REBAR WITH PLASTIC CAP NO. 6702
 - 100' (P) = PLATTED BEARING OR DISTANCE
 - 100' = MEASURED BEARING OR DISTANCE
 - = SET NAIL
 - ▲ = SET SURVEY SPIKE
 - 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
 - = FOUND NAIL
 - ◇ = SET 3/8" x 12" SPIKE W/WASHER P.W.-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

COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE, STATE PLANE - NORTH AMERICAN DATUM 1983 - GEOID 12A.

GRID BEARINGS AND GRID DISTANCES ARE SHOWN.



A PLAT OF LOT 1 OF AQUATIC CENTER FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

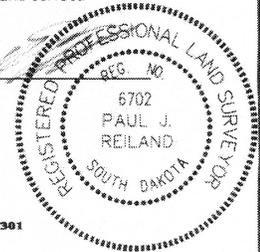
SURVEYOR'S CERTIFICATE

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 Mitchell School District No. 17-2, as owner, and under its direction for purposes indicated therein, I did on or prior to September 22, 2016, survey those parcels of land described as follows: LOT 1 OF AQUATIC CENTER FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, 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 19TH day of October, 2016.

Paul J. Reiland
 Registered Land Surveyor #SD6702



A PLAT OF LOT 1 OF AQUATIC CENTER FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, T 103 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 Mitchell School District No. 17-2 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 IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, 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 Mitchell School District No. 17-2 and under its direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 1 OF AQUATIC CENTER FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and Mitchell School District No. 17-2 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 1 of Aquatic Center First Addition shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists North Main Street.

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

Deb Olson, President of the School Board for Mitchell School District No. 17-2

CORPORATION ACKNOWLEDGMENT

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF DAVISON)

On this, the _____ day of _____, 2016, before me, _____, the undersigned officer, personally appeared Deb Olson, of Mitchell School District No. 17-2, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as 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 1 OF AQUATIC CENTER FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, T 103 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 1 OF AQUATIC CENTER FIRST ADDITION, A SUBDIVISION OF IRREGULAR TRACT NO. 5, IN THE SW 1/4 OF SECTION 15, T 103 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
Phone: (605) 996-7761 Fax: (605) 996-0015

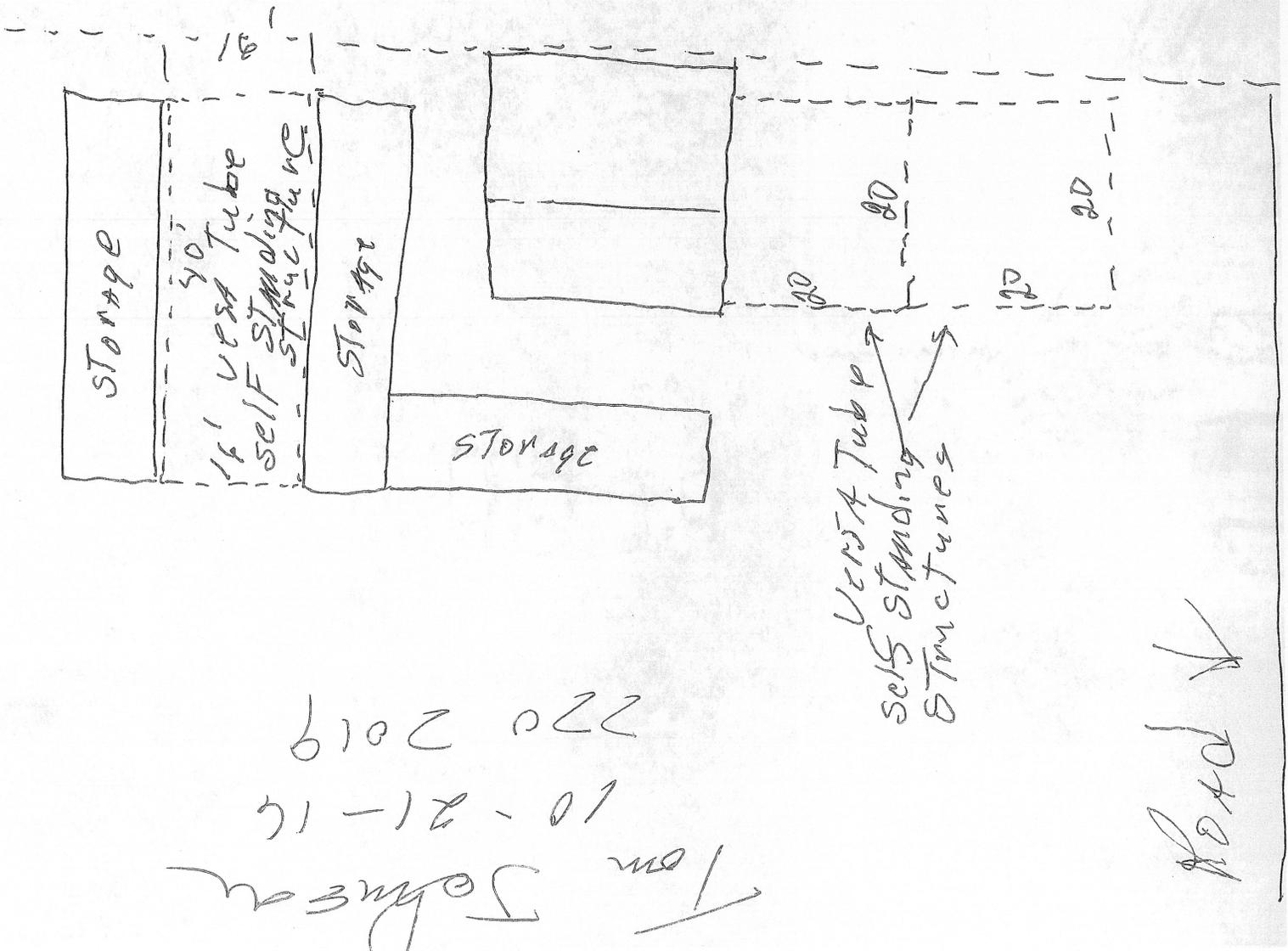
Phase 1 - 20' x 20' versa Tube self standing structure

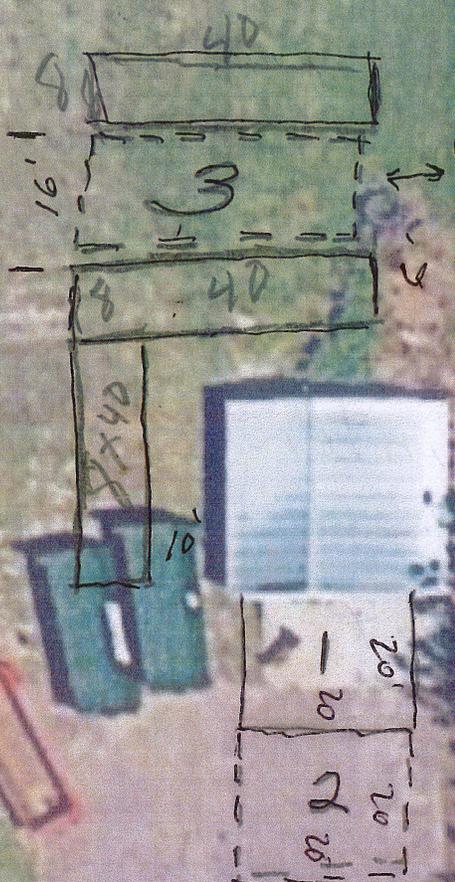
Phase 2 20' x 20' "

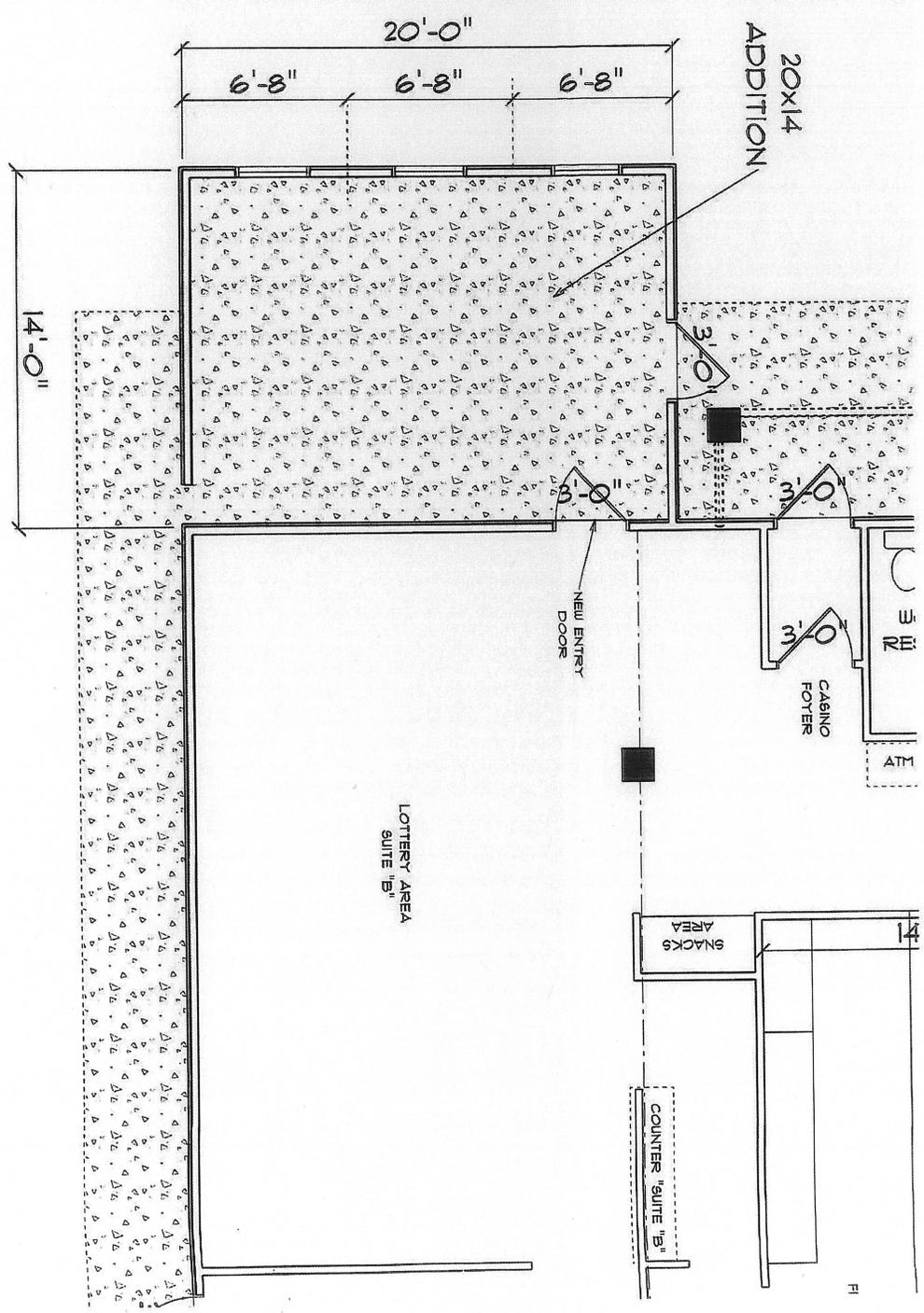
Phase 3 16' x 40' versa Tube self standing structure

Phase 2 and 3 may be interchanged
Time wise.

All versa Tube structures meet building Code.



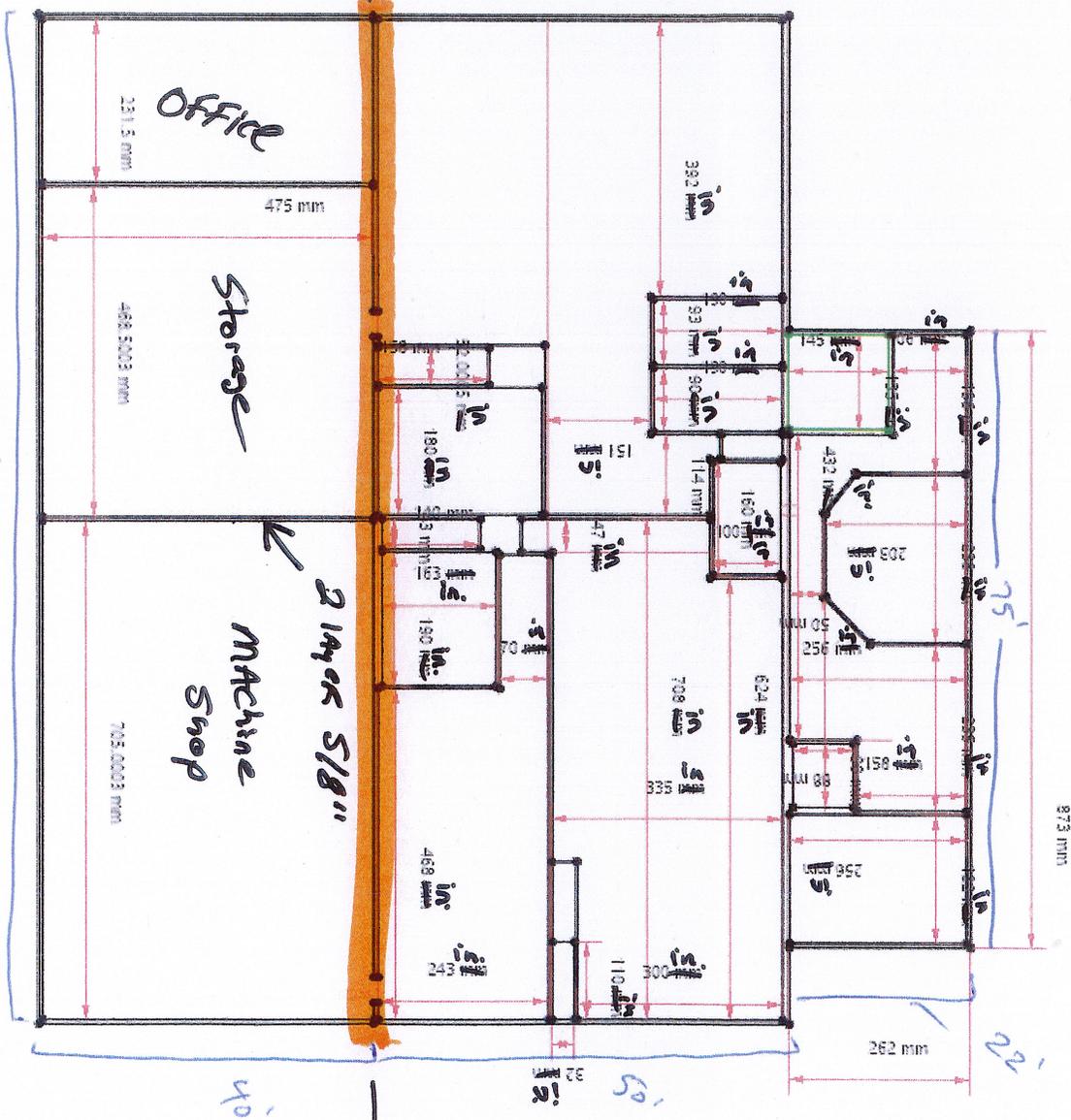




250 mm

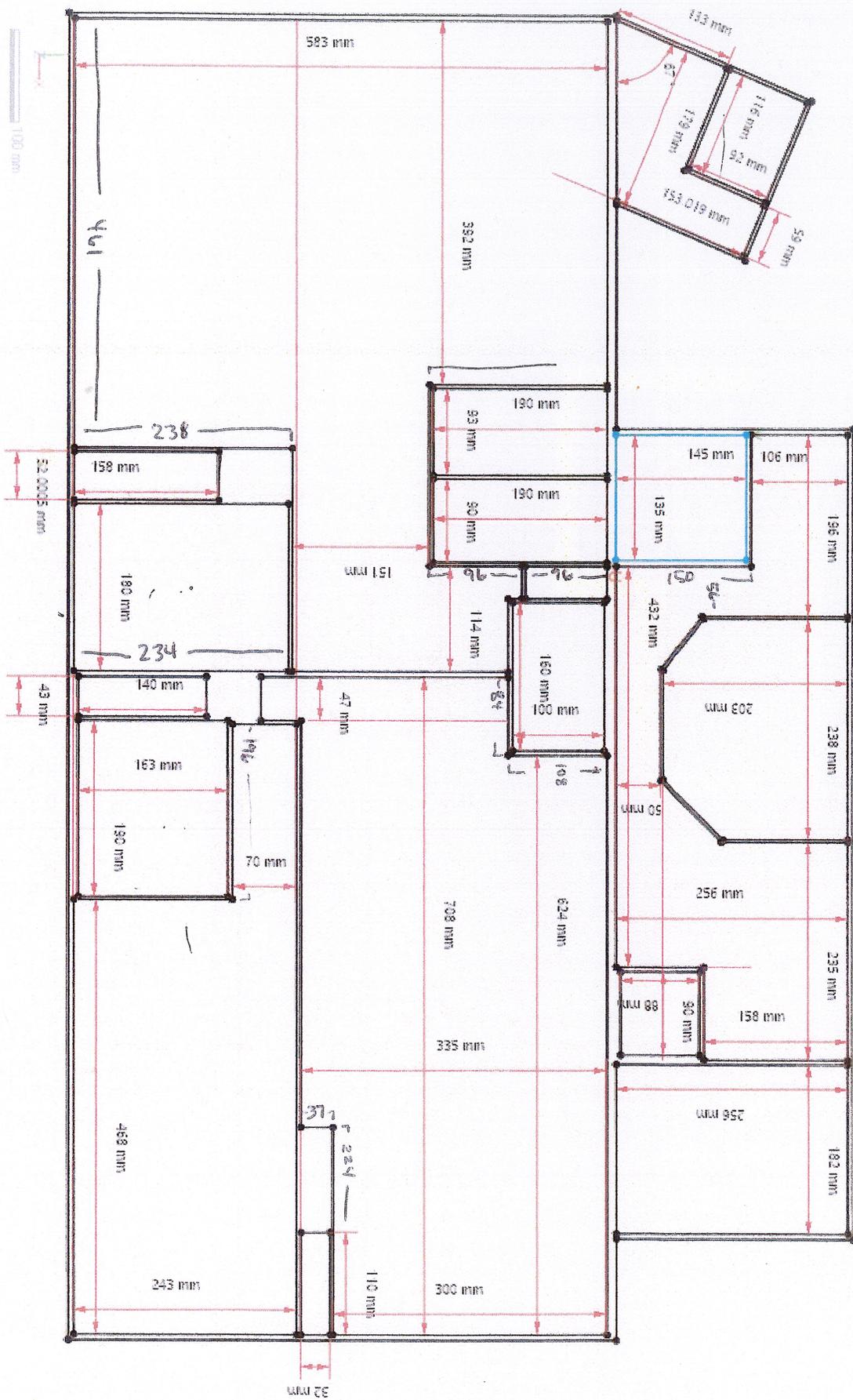
414pxk
S18"

120'



NEW

2420 W. HAVENS STE. A
 (ALL MEASUREMENTS IN INCHES)



LOWER LEVEL = 7242 ft²
~~232~~ ft² OFFICE
 7010 ft²

UPPER LEVEL = 1517 ft²
 TOTAL = 8527 ft² + OFFICE



Google Earth

