

CITY OF MITCHELL  
CITY PLANNING COMMISSION AGENDA  
COUNCIL CHAMBERS, CITY HALL, 612 N MAIN ST  
AUGUST 13, 2018, 12:00 PM (NOON)

**1. CALL TO ORDER:**

**2. ROLL CALL:**

**3. APPROVE AGENDA:**

**4. APPROVAL OF MINUTES: JULY 23, 2018**

Documents:

[PLANNNGCOMMINUTES7232018.PDF](#)

**5. SCHEDULE NEXT MEETING: AUGUST 27, 2018**

**6. PLAT: A Plat Of Lot 9, Block 4A Of Westwood First Addition, A Subdivision Of A Portion Of Tract A-2 And Block 4 Of Westwood First Addition In 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**

Documents:

[PLATL9B4AWESTWOOD.PDF](#)  
[AERIALL9B4AWESTWOODPLAT.PDF](#)

**7. Discussion Only: Possible Variance, 101 Block Of E. Hackberry Ave**

*Bill Wittstruck is asking for a possible variance to extend the roof line toward the front property line (0') of his building on the south side of the 101 Block of E Hackberry. This is not be enclosed.*

Documents:

[POSSIBLEWITTSTRUCKVARIANCE.PDF](#)  
[WITTSTRUCKVAR2018.PDF](#)

**8. Discussion Of New Comprehensive Plan To Be Completed In 2019**

**9. OTHER BUSINESS:**

**10. PUBLIC INPUT: If You Need To Address The City Planning Commission 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 Actin Will Be Taken At This Time.**

**11. 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  
JULY 23, 2018  
NOT APPROVED**

Chairman Larson called the July 23, 2018 City Planning Commission to order at 12:00 pm in the Council Chambers, City Hall, 612 N Main St.

The commission welcomed new member Kevin Genzlinger.

Members Present: Larson, Genzlinger, Fergen, Jirsa, Osterloo and Allen

Member Absent: Molumby

Staff Present: Putnam, Croce, London, Overweg, J. Johnson, T. Johnson, and Mayor Everson

Larson asked if anyone had any conflicts to disclose. No conflicts.

Approval of Agenda: Motion by Fergen, seconded by Quenzer to amend the agenda by adding "Citizen Input". All members present voting aye, motion carried.

Approval of Minutes: Motion by Jirsa, seconded by Osterloo to approve the minutes with a correction on page 2, 6<sup>th</sup> paragraph, last line, "All members voting no, motion carried.", should read "All members voting aye, motion carried." All members present voting aye on the corrected minutes, motion carried.

Schedule Next Meeting: Motion by Fergen, seconded by Quenzer to schedule the next meeting for August 13, 2018. All members present voting aye, motion carried.

Plat: A Plat of Lot I, A Subdivision of Previously Platted Lot S of Maui Farms Second Addition, City of Mitchell, Davison County, South Dakota. The plat appears to follow the master plan. Motion by Jirsa, seconded by Genzlinger to approve the plat. All members present voting aye, motion carried.

Plat: Lot 4B, Lot 4C, & Lot 4D, A Subdivision of Lot 4 of Cabela's First Addition, located in the South Half of Section 27, Township 103 North, Range 60 West, to the City of Mitchell, Davison County, South Dakota. A representative of CRESURVEYS joined the meeting by conference call to answer questions of the commission. The proposed plats are currently on vacant land and will be available for subsequent development. Discussion was held in regards to access and possible easements of the new parcels through existing parcels. T. Johnson will reach out to the consultants and owner to ascertain additional details about possible plans and accesses. Motion by Quenzer, seconded by Osterloo to approve the plat, with the understanding the city will retain rights to determine access of public streets. All members present voting aye, motion carried.

Citizen Input: Larson asked if there was any citizen input. None

Larson adjourned the meeting at 12:35 pm.

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Chairman

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Date



**A PLAT OF LOT 9, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN 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.**

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

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, hereby certify that CJM Consulting, 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 A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN 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; that the plat has been made at the request of CJM Consulting, 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 9, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN 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, as shown by this plat; and CJM Consulting, 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 9, Block 4A shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations; further that there now exists West 20<sup>th</sup> Avenue. 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 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.

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

Charles J. Mauszycki, Jr., Vice President of CJM Consulting, Inc.,  
a South Dakota corporation

**CORPORATION ACKNOWLEDGMENT**

STATE OF SOUTH DAKOTA)  
  )SS  
COUNTY OF DAVISON)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, before me, \_\_\_\_\_, the undersigned officer, personally appeared Charles J. Mauszycki, Jr., of CJM Consulting, 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**

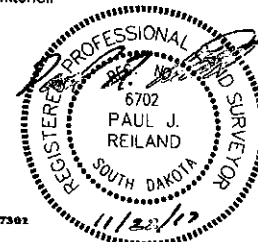
WHEREAS, the plat of LOT 9, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN THE NW 1/4 OF SECTION 16, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, prepared by Paul J. Reiland, duly licensed Land 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 9, BLOCK 4A OF WESTWOOD FIRST ADDITION, A SUBDIVISION OF A PORTION OF TRACT A-2 AND BLOCK 4 OF WESTWOOD FIRST ADDITION IN 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, 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.

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 \_\_\_\_\_.

Chairman/Vice Chairman of the City of Mitchell  
Planning Commission

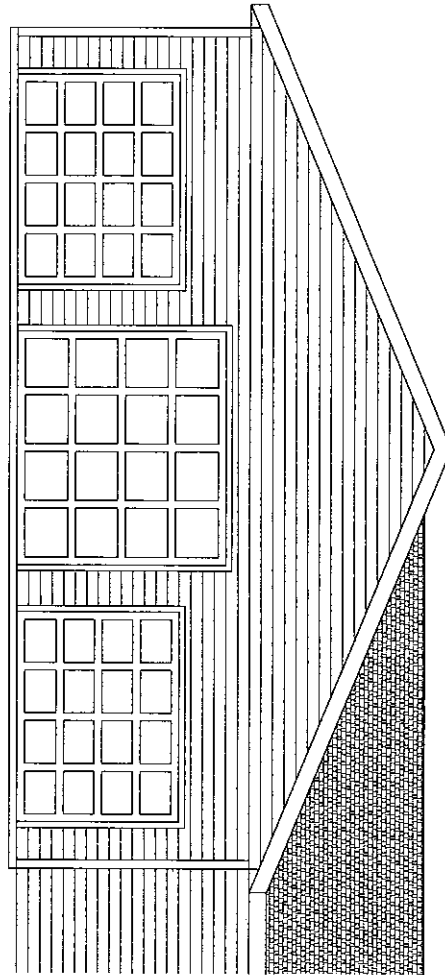




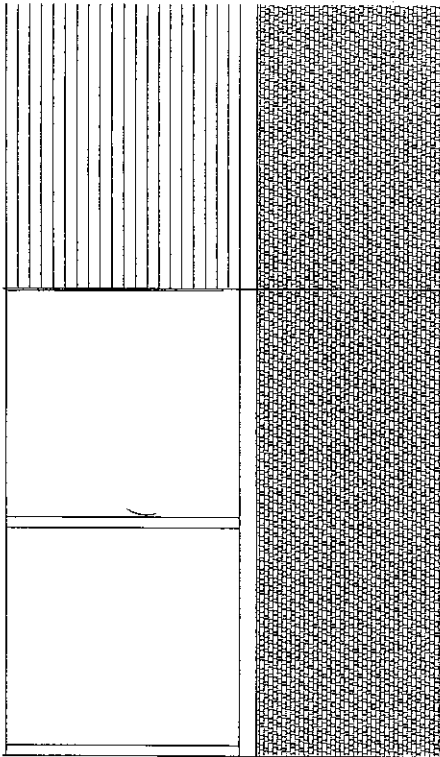


Pictometry

① South  
3/16" = 1'-0"



② West  
3/16" = 1'-0"



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A2

Bill Wittstruck

Date Revised: July 25, 2018

Sheet Name: Elevations

Scale: 3/16" = 1'-0"

Drawn By: Ashley Gunnare

Click text location.

