



Davison County Planning & Zoning
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615



PLANNING COMMISSION AGENDA
January 7, 2025

1. Call to order at 1:15 P.M. by Deputy Director Wegleitner.
2. Roll call.
3. Election of 2025 Planning Commission Officers & turn the meeting over to the Chairperson.
4. Approve the agenda.
5. Declare conflicts of interest.
6. Approve the December 3, 2024, Minutes.
7. Public input for items not on the agenda, no action will be taken.
8. Consider a variance application requested by Ken Johnson of +/- 45', resulting in a front yard setback of +/- 30' for the proposed garage, where the minimum front yard setback is 75' in the Agricultural Residential District.
9. Consider a Plat requested by Nick & Kim Lorang of Lot 3 of Lorang's Addition in the S1/2 of the SE1/4 of Section 22, T 103 N, R 62, West of the 5th P.M., Davison County, South Dakota.
10. Consider a Plat requested by Michael & Jean Haley of Lot 3 of Haley Addition in Government Lot 4 of the NW1/4 of Section 3, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.
11. Consider a variance application requested by Troy & Annie Haag of +/- 75', creating a setback of +/- 0' on the north property line & +/- 75', creating a setback of +/- 0' on the west property line, where the minimum setback is 75' for a shelterbelt in the Agricultural District.
12. Ordinance revision update.
13. Additional comments from the group.
14. Set date and time for next meeting – February 4, 2025 @ 1:15 P.M.
15. Adjournment.

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

PLANNING COMMISSION MINUTES

December 3, 2024

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Ray Gosmire, Chris Nebelsick, Lewis Bainbridge, Dave Anderson, and Karen Wegleitner.
 - Absent: Jeff Bathke and Mike Blaalid.
 - Guests: Ashton Connell.
3. Consider the amended agenda. To add agenda item # 8, Bartscher Plat.
 - Motion by Chris Nebelsick, seconded by Lewis Bainbridge, to approve the proposed agenda. All members voted aye, motion carried.
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Ray Gosmire, seconded by Steve Thiesse, to approve the November 12, 2024 proposed minutes. All members voted aye, motion carried.
6. Public input for items not on the agenda. Hearing none, the meeting continued.

7. Consider a conditional use application requested by Ashton & Levi Connell to operate auto sales or vehicles, including trailers and salvage yard-recycling center to include towing in the Agricultural District.

This request is located in Lot A in the SE1/4 of Section 5, T 104 N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant was present to answer questions.

Discussion: Ashton explained she lives 7 miles from the property and between her and other members of her family, they plan on cleaning up the property by crushing and getting rid of vehicles hopefully within a year. They would like to use the trees on the west end of the property as a buffer for inoperable vehicles used for parts and the nicer sellable vehicles up front. They have had problems with theft of car parts and have installed lights and security cameras to help deter theft. They have no plans to do commercial towing as they only want to be able to tow vehicles in and out of the property.

The board discussed concerns of property becoming worse and how do they ensure it doesn't. They have concerns of rodents, weeds, an unpassable driveway, and unable to mow lawn due to junk. Ashton explained her and her family took over the property to clean it up and to generate an income to keep property. Different conditions to place on the permit were discussed amongst the board. The board voted to recommend approval to operate auto sales or vehicles, including trailers with no conditions and recommended approval to operate a salvage yard-recycling center to include non-commercial towing with the condition to limit inoperable vehicles to a number determined by the Board of Adjustment. Project and restorative vehicles are not included in the inoperable vehicle count.

- Motion by Dave Anderson, seconded by Ray Gosmire, to recommend approval of the Conditional Use Permit to operate auto sales or vehicles, including trailers to the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.

- Motion by Dave Anderson, seconded by Chris Nebelsick, to recommend approval to the Board of Adjustment for the Conditional Use Permit to operate a salvage yard-recycling center to include non-commercial towing with the condition to limit inoperable vehicles to a number determined by the Board of Adjustment.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.

8. Consider a Plat of Tract A of Tanya's Addition in the NW1/4 of Section 35, T 102 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Jon & Tanya Bartscher.

This request is located in E.60 acres of the NW1/4 of Section 35, T 102 N, R 60, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was not present to answer questions.

Discussion: Jon Bartscher has plans to build in the spring of 2025. To obtain a building permit, his land needs to be platted as it is described by measurements. A variance is not required.

- Motion by Chris Nebelsick, seconded by Steve Thiesse, to recommend approval of the Plat to the County Commissioners.

Roll call vote:

Haines – aye, Thiesse – aye, Gosmire – aye, Bainbridge – aye, Nebelsick – aye, Blaalid – absent, Anderson – aye, motion carried.

9. Additional Comments from the Group
10. Set date and time for next meeting – January 7, 2025 @ 1:15 P.M.
11. At 2:30 PM, a motion was made by Lewis Bainbridge, seconded by Chris Nebelsick, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Ken Johnson

Applicant Address: 3251 River Bluff Rd, Mitchell, SD 57301

Applicant Email: _____

Application date: 12/9/24

Application deadline: 12/23/24

Contact Phone: 999-0799

Owner Name: Ken Johnson

Owner Address: 40446 254th St., Mitchell, SD (mailing address)

Owner Contact Phone: Same

Parcel Number of parent parcel: 06121-10360-018-00

Legal Description of current parcel(s): Lot 18 of River Bluffs Addition in the NW1/4 of Section 12, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: No Plat, variance only.

Reason for Variance: Recommend granting a variance of:

1. +/- 45', resulting in a front yard setback of +/- 30' for the proposed garage, where the minimum front yard setback is 75' in the Agricultural Residential District.

This request is pursuant to Section 4:08(1)(a) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to build an attached garage to existing residence. Residence was granted a 30' front yard setback in 2021.

Section of Code Allowing Variance: 4:08(1)(a), 11:06(b), & 12:06(b)

Fee Collected for Variance (\$150): Fee waived

Check #: Fee waived

Receipt #: Fee waived

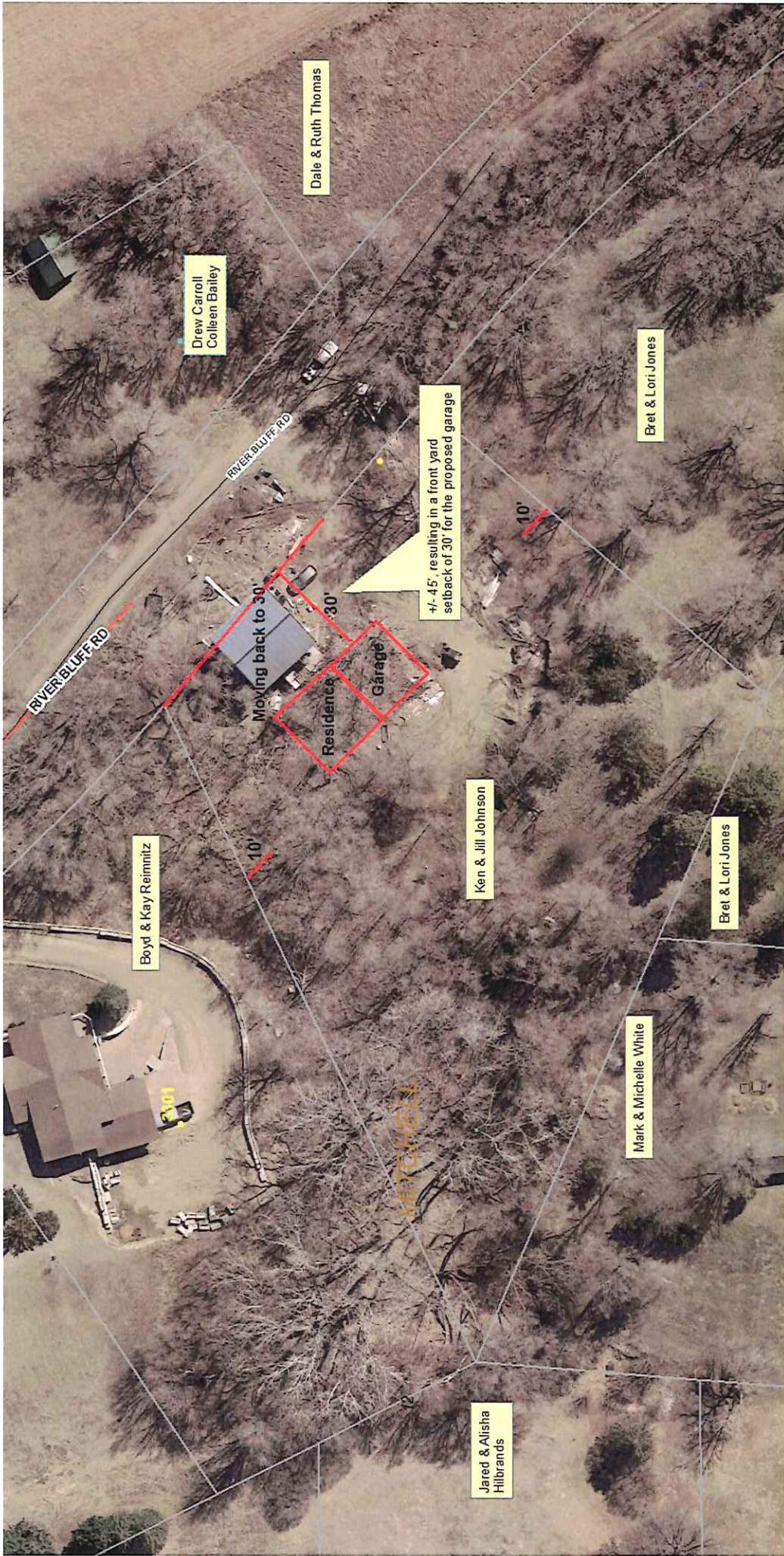
Planning Commission Hearing Date: 1/7/25

Board of Adjustment Hearing Date: 1/14/25

Required Items:

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures/land Agricultural, Residential
- Application Fee

Signatures of Applicant: _____ **Date:** _____



Dale & Ruth Thomas

Drew Carroll
Colleen Bailey

Bret & Lori Jones

4/- 45', resulting in a front yard setback of 30' for the proposed garage

RIVER BLUFF RD

RIVER BLUFF RD

Moving back to 30'

Residence

Garage

Boyd & Kay Reimnitz

Ken & Jill Johnson

Bret & Lori Jones

Mark & Michelle White

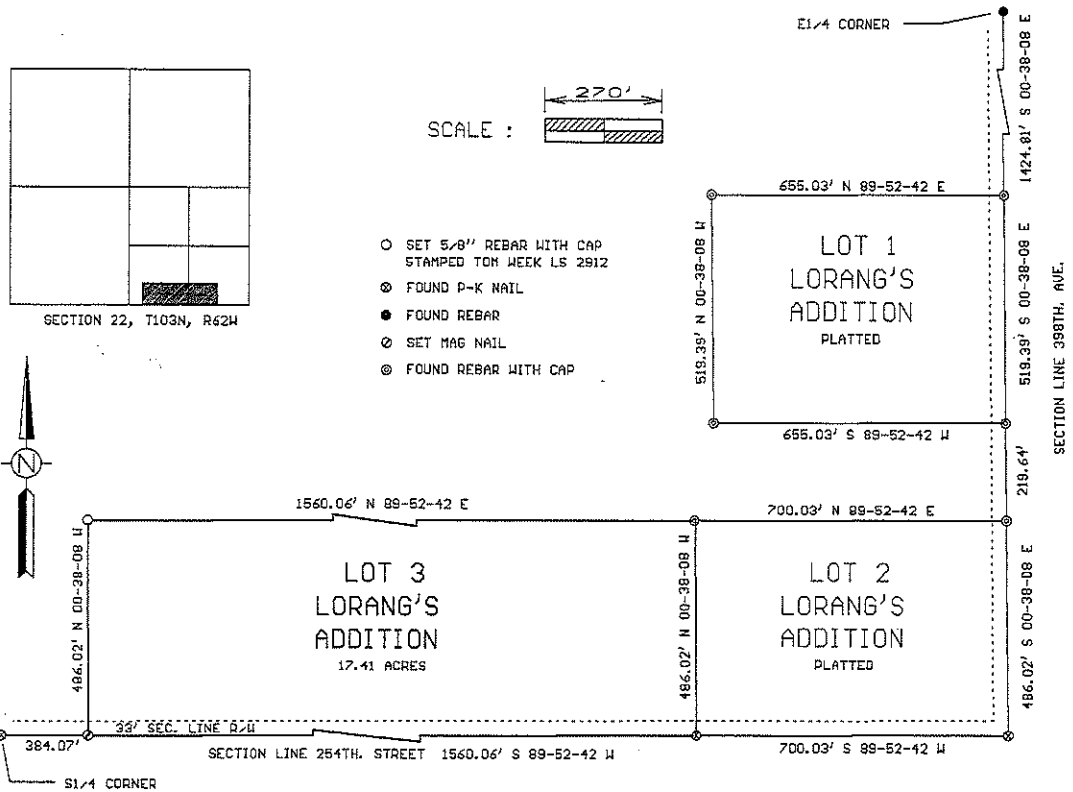
Jared & Alisha
Hilbrands

101

MATCHLESS

PLAT OF LOT 3 OF LORANG'S ADDITION, IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

LOT 3 WAS PREVIOUSLY DESCRIBED AS THE SOUTH 486 FEET OF THE EAST 2260 FEET IN THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, EXCEPT FOR LOT 2 OF LORANG'S ADDITION.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF LOT 3 OF LORANG'S ADDITION, IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 7TH. DAY OF DECEMBER, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

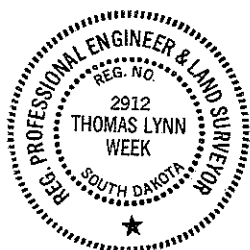
CERTIFICATE OF STREET AUTHORITY

PRESENTLY THERE IS NO APPROACH TO LOT 3, FROM 254TH. STREET. ACCESS WILL REQUIRE APPROVAL.

THIS _____ DAY OF _____, _____.

TOWNSHIP / COUNTY AUTHORITY

SHEET 1 OF 3



PLAT OF LOT 3 OF LORANG'S ADDITION, IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE AND AGREEMENT OF PROTECTION OF WATER

WE, DONALD KIM LORANG AND NICHOLAS C. LORANG, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY: LOT 3 OF LORANG'S ADDITION, IN THE SOUTH 486 FEET OF THE EAST 2260 FEET IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND INCLUDED IN THE BOUNDARIES OF LOT 3 OF LORANG'S ADDITION, SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE DOES EXIST HIGHWAY RIGHT OF WAY ALONG THE SOUTH SIDE OF LOT 3. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2 THE DEVELOPER OF THIS 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 ADDITION, 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 THIS 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 DOCUMENTATIONS THAT WASTE WATER DRAINAGE SHALL BE CONNECTED TO A MUNICIPAL SYSTEM.

DATED THIS _____ DAY OF _____, _____, _____
DONALD KIM LORANG NICHOLAS C. LORANG

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, _____, BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DONALD KIM LORANG AND NICHOLAS C. LORANG, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE DAVISON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE PLAT REPRESENTING LOT 3 OF LORANG'S ADDITION, IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA, AND FINDS AS A FACT THAT SAID PLAT IS IN CONFORMITY AND DOES NOT CONFLICT WITH THE MASTER PLAN FOR DAVISON COUNTY, AND THE SAME IS HEREBY APPROVED AND ITS ADOPTION BY THE BOARD OF COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA IS RECOMMENDED.

THE FOREGOING RESOLUTION WAS PASSED BY THE COUNTY PLANNING COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA, AT A MEETING THEREOF HELD ON THE _____ DAY OF _____, _____.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT 3 OF LORANG'S ADDITION, IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF DAVISON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR/DEPUTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR/DEPUTY AUDITOR OF DAVISON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF DAVISON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, _____.

COUNTY AUDITOR/DEPUTY AUDITOR CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

PLAT OF LOT 3 OF LORANG'S ADDITION, IN THE S1/2 OF THE SE1/4 OF SECTION 22, T103N, R62W OF THE 5TH. P.M., DAVISON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF EQUALIZATION OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT HE/SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION/DEPUTY DIRECTOR OF
EQUALIZATION, DAVISON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER/DEPUTY TREASURER OF DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, _____.

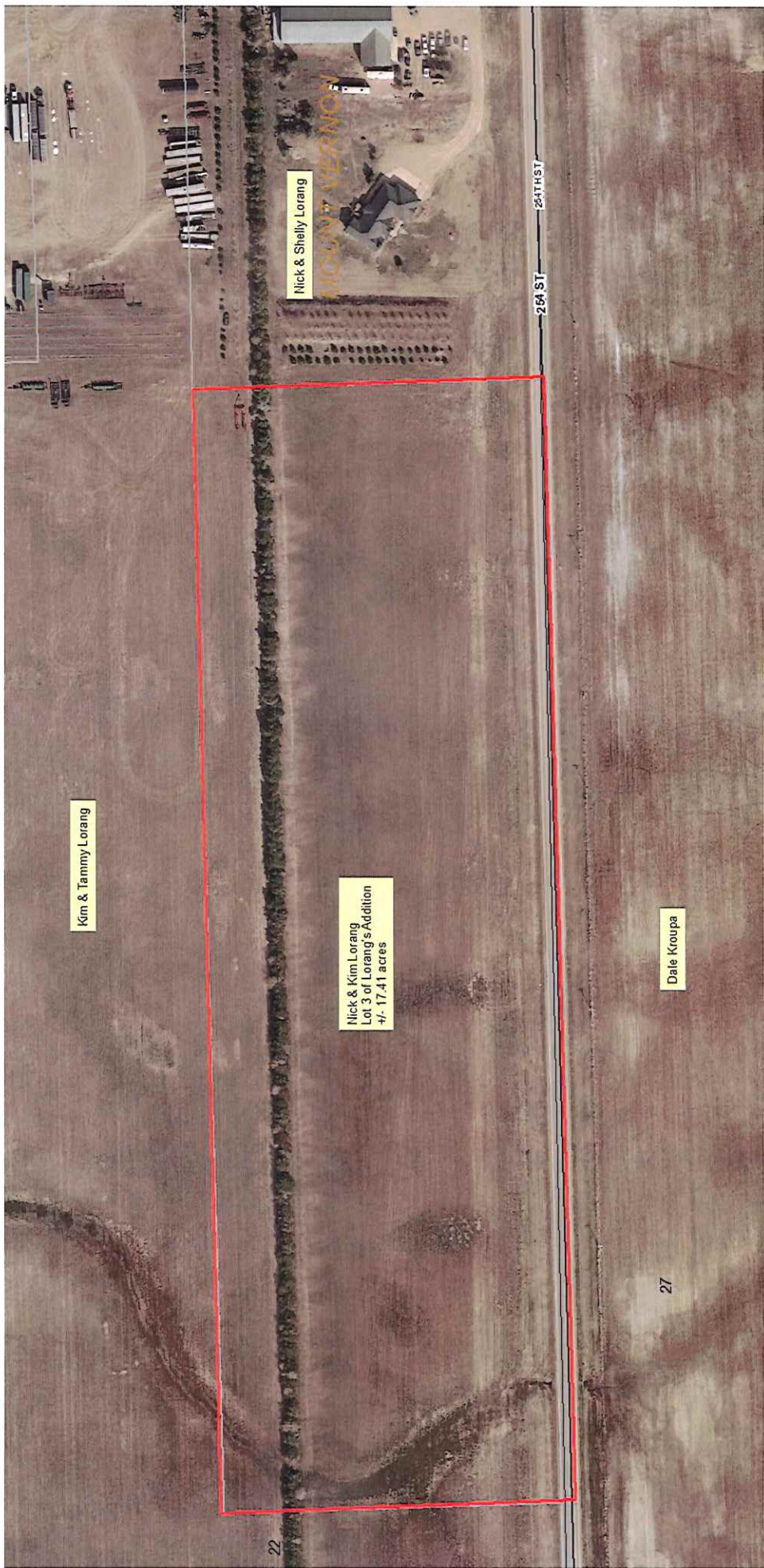
TREASURER/DEPUTY TREASURER, DAVISON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, _____, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK _____, PAGE _____.

REGISTER OF DEEDS/DEPUTY REGISTER OF DEEDS, DAVISON COUNTY, S.D.

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333



Kim & Tammy Lorang

Nick & Kim Lorang
Lot 3 of Lorang's Addition
+/- 17.41 acres

Nick & Shelly Lorang

Dale Kroupa

264 ST
24TH ST



1 Inch = 100 Feet

LEGEND

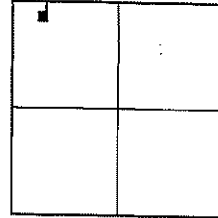
- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 13714
- 100' (P) = PLATTED BEARING OR DISTANCE
- 100' = MEASURED BEARING OR DISTANCE
- = SET NAIL
- △ = SET SURVEY SPIKE
- 4.00 CH (P) = PLATTED DISTANCE IN CHAINS
- = FOUND NAIL
- ◇ = SET 3/8" X 12" SPIKE W/WASHER JAW-13714
- WM = 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

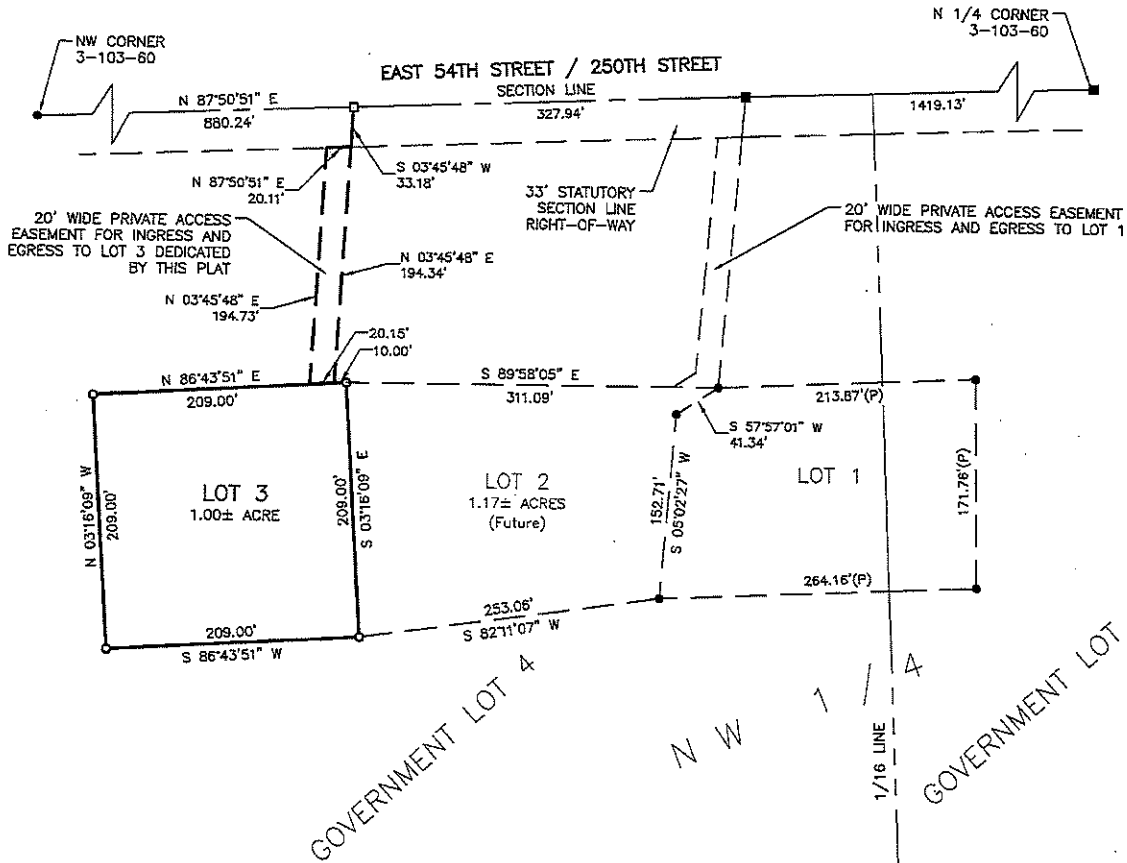
COORDINATE SYSTEM IS SOUTH DAKOTA SOUTH ZONE,
STATE PLANE - NORTH AMERICAN
DATUM 1983 - CEAD 16.
GRID BEARINGS AND GROUND DISTANCES ARE SHOWN.

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.

SEC. 3, T 103 N, R 60 W



LOCATION MAP
SCALE: 1" = 3000'



A PLAT OF LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

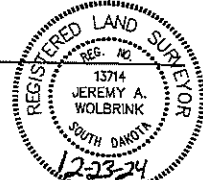
SURVEYOR'S CERTIFICATE

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 Michael D. Haley and Jean M. Haley, Trustees of the Michael D. Haley and Jean M. Haley Joint Revocable Living Trust dated the 26th day of March, 2018, and under their direction for purposes indicated therein, I did on or prior to December 6, 2024, survey those parcels of land described as follows: LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 23RD day of December, 2024.

Jeremy A. Wolbrink
Registered Land Surveyor #SD13714



& 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 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

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 Trustees of the Michael D. Haley and Jean M. Haley Joint Revocable Living Trust dated the 26th day of March, 2018, and that said Trust 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 GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA; that the plat has been made at our request and under our direction for the purposes indicated therein; which said property as so surveyed and platted shall hereafter be known as LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, as shown by this plat; and we hereby dedicate 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 3 shall conform to all existing applicable zoning, subdivision, erosion, sediment control and drainage regulations and ordinances; further that there now exists East 54th Street / 250th Street; furthermore this plat dedicates a private access easement for ingress and egress as shown. 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.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of December, 2024.

 Michael D. Haley, Trustee of the Michael D. Haley and Jean M. Haley
 Joint Revocable Living Trust dated the 26th day of March, 2018

 Jean M. Haley, Trustee of the Michael D. Haley and Jean M. Haley
 Joint Revocable Living Trust dated the 26th day of March, 2018

STATE OF SOUTH DAKOTA)
)SS
 COUNTY OF DAVISON)

On this, the _____ day of _____, 20____, before me, _____, the undersigned
 officer, personally appeared Michael D. Haley and Jean M. Haley, Trustees of the Michael D. Haley and Jean M. Haley Joint Revocable Living Trust
 dated the 26th day of March, 2018, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged to
 me that they executed the same in the capacity therein stated and for the purposes therein contained.

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 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City Planning Commission of Mitchell, South Dakota, at a meeting thereof held on the _____ day of _____, 20____.

 Chairperson/Vice-Chairperson of Mitchell City Planning Commission

RESOLUTION OF CITY COUNCIL

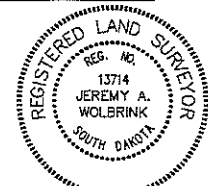
WHEREAS, it appears that the City Planning Commission of the City of Mitchell, South Dakota, did duly consider and did recommend the approval and adoption of the hereinafter described plat, at its meeting held on the _____ day of _____, 20____; and

WHEREAS, it appears from an examination of the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 hereby certifies that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the _____ day of _____, 20____.

 Finance Officer/Deputy Finance Officer of City of Mitchell



& Associates
 Engineers, Planners and Surveyors
 2100 North Sandborn Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
 Phone: (605) 996-7761 Fax: (605) 996-0015

A PLAT OF LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA

RESOLUTION OF COUNTY PLANNING COMMISSION

WHEREAS, the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., 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 County Auditor of Davison County, South Dakota, has been submitted to the County Planning Commission of the said County of Davison, South Dakota; and

WHEREAS, the County 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 County of Davison, South Dakota, heretofore adopted by this Commission;

NOW THEREFORE, be it resolved by the County Planning Commission of Davison County, South Dakota, that the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Jeremy A. Wolbrink, a Land Surveyor, be and the same is hereby approved and its adoption by the Board of Commissioners of the County of Davison, South Dakota, is hereby recommended.

The undersigned hereby certifies that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on the _____ day of _____, 20_____.

Chairperson/Vice-Chairperson of Davison County Planning Commission

RESOLUTION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOT 3 OF HALEY ADDITION IN GOVERNMENT LOT 4 OF THE NW 1/4 OF SECTION 3, T 103 N, R 60 W OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, which has been submitted for examination pursuant to law, is hereby approved and the County Auditor is hereby authorized and directed to endorse on such plat a copy of this Resolution and certify the same.

Dated this _____ day of _____, 20_____.

Chairperson/Vice-Chairperson, Board of County Commissioners of Davison County

AUDITOR'S CERTIFICATE

I do hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held on _____, 20_____, approving the above-named plat.

Auditor/Deputy Auditor of Davison County

CERTIFICATE OF HIGHWAY AUTHORITY

The location of the existing approach(es) is hereby approved. Any change in the location of the existing approach(es) shall require additional approval.

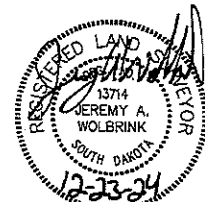
By: _____
Highway Authority

Title: _____

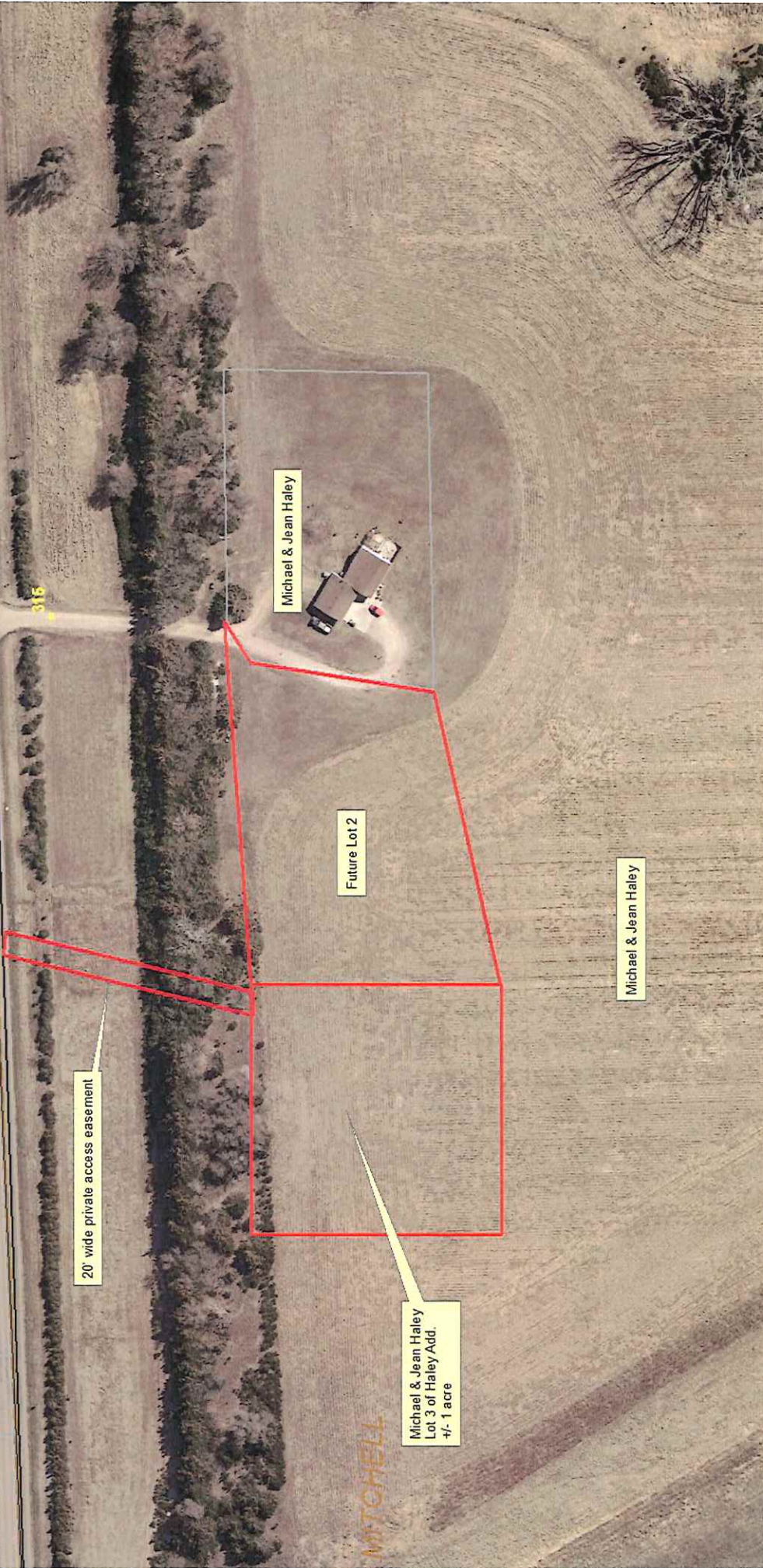
Date: _____



& Associates
Engineers, Planners and Surveyors
2100 North Sandora Blvd. - P.O. Box 398 Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015



E 54TH AVE 315



Michael & Jean Haley

Future Lot 2

Michael & Jean Haley

20' wide private access easement

Michael & Jean Haley
Lot 3 of Haley Add.
+/- 1 acre



SD HWY 37 S
SD HWY 37 N
50 ST 230 ST

FERRY

MITCHELL

DAVISON COUNTY VARIANCE APPLICATION

Applicant Name: Troy & Annie Haag
Applicant Address: 40840 267th St., Dimock, SD 57331
Applicant Email: troyhaag@yahoo.com

Application date: 12/20/24
Application deadline: 12/23/24
Contact Phone: 630-1744

Owner Name: Same
Owner Address: Same
Owner Contact Phone: Same

Parcel Number of parent parcel: 10280-10160-001-00

Legal Description of current parcel(s): Haag Tract 1 in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 28, T 101 N, R 60, West of the 5th P.M., Davison County, South Dakota.

Proposed Legal Description of parcels: No Plat, only variance.

Reason for Variance: Recommend granting a variance of:

1. +/- 75', creating a setback of +/- 0' on the north property line, where the minimum setback is 75' for a shelterbelt in the Agricultural District.
2. +/- 75', creating a setback of +/- 0' on the west property line, where the minimum setback is 75' for a shelterbelt in the Agricultural District.

This request is pursuant to Section 2:15 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

Reason for Request to include hardships: Applicant would like to keep and clean up the existing shelterbelt. He is working with Ryan Alley, a district conservationist, to do the work in sections.

Section of Code Allowing Variance: 2:15, 11:06(b) and 12:06(b)

Fee Collected for Variance (\$150): 12/20/24

Check #: 3871

Receipt #: 18285

Planning Commission Hearing Date: 1/7/25

Board of Adjustment Hearing Date: 1/14/25

Required Items:

- Detailed site plan (GIS Photo of the property)
- Location and use of adjacent structures/land Agricultural, Residential
- Application Fee

Signatures of Applicant: _____ **Date:** _____



±7.75' creating a setback of ±7.0' on the north property line

±7.75' creating a setback of ±7.0' on the west property line

Cleaning up Shelterbelt will be 75' from front

Troy & Annie Haag

New Elm Spring Hutterian

New Elm Spring Hutterian

267 ST

267 HST

33

Debbie Doljes

Donald A. Fergen & Gladys Fergen Family Trust

ROME

40840