

July 15, 2020

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission will consider the variance and rezoning request on July 27, 2020, 12:00 PM (Noon) and the Board of Adjustment will consider the variance request on August 3, 2020 at 6:00 PM. The City Council will consider first reading of the rezoning request on August 3, 2020 at 6:00 PM and consider second reading and adoption of the rezoning request on August 17, 2020 at 6:00 pm, all meeting will be in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's requests.

I/We Chuck & Brenda E. / AS
OWNER

1609 N Main
ADDRESS

____ APPROVE

X DISAPPROVE

No response will indicate approval.

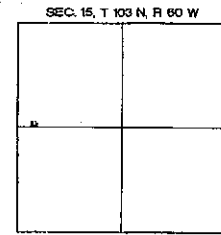
COMMENTS:

If our property has an easement on the east 10' of the west 20' the utility company should need the same on this property. I don't feel it's feasible to build a building where the easement should continue across this property. With the overhead power lines the gas lines on the east side and buried water lines I feel it is not a good fit for 20x50 storage facility. People will have to drive on both sides to put stuff in it. I just think with all things considered that the property should remain R2. I don't believe anything should be built there.

GRAPHIC SCALE DOCUMENT 1977



(IN FEET)
1 inch = 60 ft.



SEC. 15, T 103 N, R 60 W

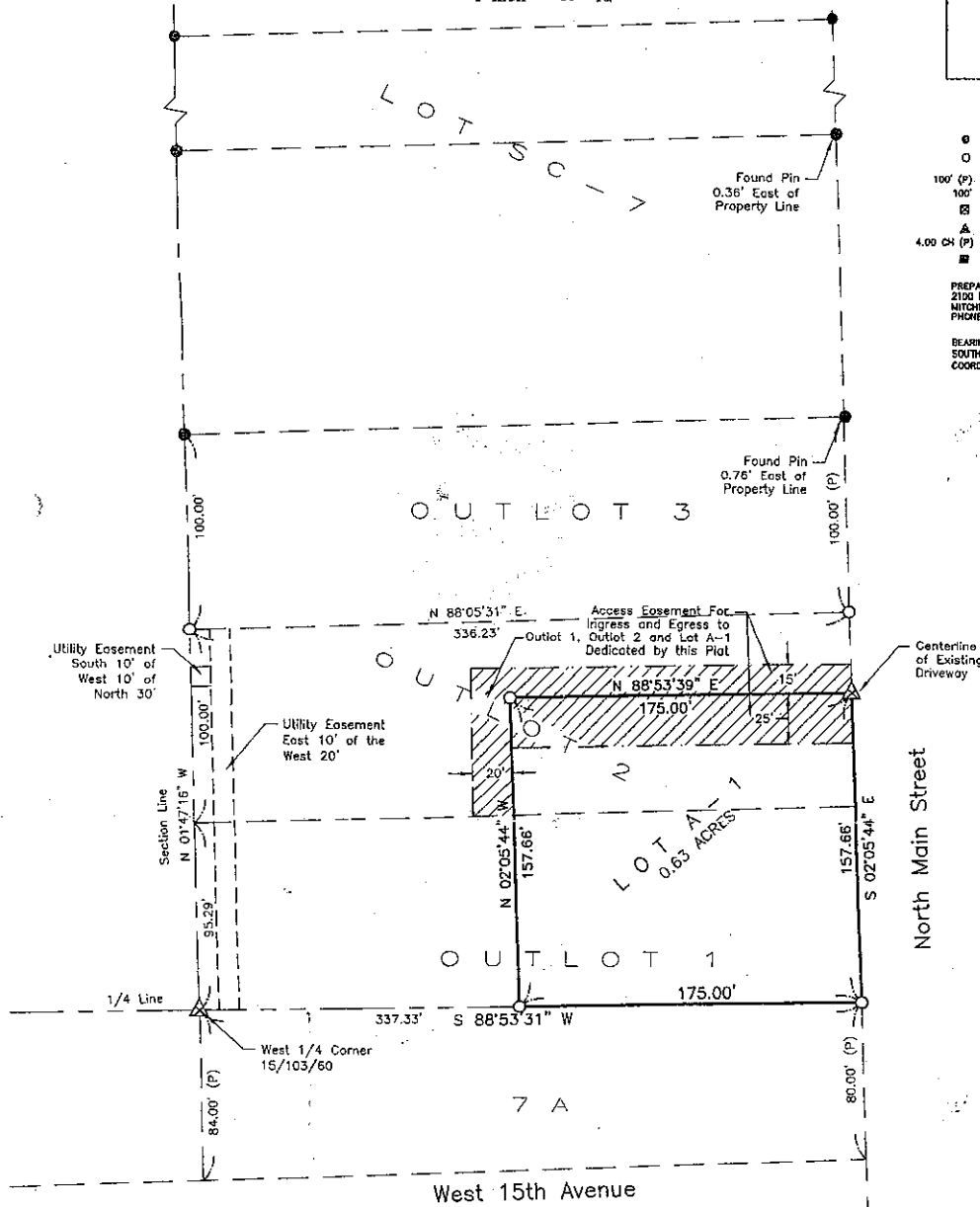
SCALE 1" = 900'

LEGEND

- = FOUND IRON MONUMENT
- = SET 5/8" X 18" REBAR WITH PLASTIC CAP NO. 8286
- 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

PREPARED BY: PAUL C. KIEPKE, R.L.S.
2100 NORTH SANBORN BLVD. - P.O. BOX 388
MITCHELL, SOUTH DAKOTA 57301
PHONE: (605) 996-7761

BEARINGS ARE BASED ON
SOUTH DAKOTA - SOUTH STATE PLAN
COORDINATE SYSTEM



ORIGINAL SIZE
OF THIS PLAT
UPON FILING

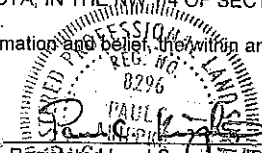
A PLAT OF LOT A-1, A SUBDIVISION OF PREVIOUSLY PLATTED GREEN'S OUTLOTS 1 AND 2 TO MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, IN THE NW 1/4 OF SECTION 15, T 103 N, R 60 W OF THE 5TH P.M., CITY OF MITCHELL, DAVISON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Paul C. Kiepke, the undersigned, do hereby certify that I am a Registered Land Surveyor in and for the State of South Dakota. At the request of Valwic, Inc., a South Dakota corporation, as owner, and under its direction for purposes indicated therein, I did on or prior to June 5, 2012, survey those parcels of land described as follows: LOT A-1, A SUBDIVISION OF PREVIOUSLY PLATTED GREEN'S OUTLOTS 1 AND 2 TO MITCHELL, DAVISON COUNTY, SOUTH DAKOTA, IN THE NW 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 13th day of June, 2012.

BOOK 28 PAGE 34



Registered Land Surveyor #SD8296

SPN

& Associates
Engineers, Planners and Surveyors

2100 North Sanborn Blvd. - P.O. Box 388
Mitchell, South Dakota 57301
Phone: (605) 996-7761 Fax: (605) 996-0015

July 15, 2020

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission will consider the variance and rezoning request on July 27, 2020, 12:00 PM (Noon) and the Board of Adjustment will consider the variance request on August 3, 2020 at 6:00 PM. The City Council will consider first reading of the rezoning request on August 3, 2020 at 6:00 PM and consider second reading and adoption of the rezoning request on August 17, 2020 at 6:00 pm, all meeting will be in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's requests.

I/We Steve R Ahlers
OWNER

1415 N. Rowley St
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

Do we really need another self-storage unit in Mitchell - especially so close to the new one in the mall? I don't think this is a good location.

July 15, 2020

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission will consider the variance and rezoning request on July 27, 2020, 12:00 PM (Noon) and the Board of Adjustment will consider the variance request on August 3, 2020 at 6:00 PM. The City Council will consider first reading of the rezoning request on August 3, 2020 at 6:00 PM and consider second reading and adoption of the rezoning request on August 17, 2020 at 6:00 pm, all meeting will be in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's requests.

I/We Theresa Gottlob
OWNER

1409 N. Rowley St
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

July 15, 2020

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission will consider the variance and rezoning request on July 27, 2020, 12:00 PM (Noon) and the Board of Adjustment will consider the variance request on August 3, 2020 at 6:00 PM. The City Council will consider first reading of the rezoning request on August 3, 2020 at 6:00 PM and consider second reading and adoption of the rezoning request on August 17, 2020 at 6:00 pm, all meeting will be in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's requests.

I/We *Catherine Hochbach*
OWNER

132 W 15th Ave
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS:

City of Mitchell | Public Works
612 North Main Street | Mitchell, SD 57301
Phone: 605-995-8433 | Fax: 605-995-8410
CityOfMitchell.org



July 15, 2020

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED, that Steven Ahlers has requested the property legally described as W 56 feet of Outlot #7A, SW ¼ of Section 15, T 103 N, R 60 W, City of Mitchell, Davison County, South Dakota (126 W 15th Ave) from R2 Single Family Residential District to HB Highway Oriented Business District and he is requesting a front yard of variance of 20 feet vs 25 feet under R2 District, the HB District requires 30 feet, and a backyard variance of 15 feet the R2 District requires 25 feet, the HB District setback is 0. He wishes to construct a storage garage that may be used for personal and commercial use.

YOU ARE FURTHER NOTIFIED, that public hearings will be held by the City Planning Commission will consider the variance and rezoning request on July 27, 2020, 12:00 PM (Noon) and the Board of Adjustment will consider the variance request on August 3, 2020 at 6:00 PM. The City Council will consider first reading of the rezoning request on August 3, 2020 at 6:00 PM and consider second reading and adoption of the rezoning request on August 17, 2020 at 6:00 pm, all meeting will be in the Council Chambers, Mitchell City Hall, 612 N Main St. All interested parties may attend the public hearings and provide comments in regards to the applicant's requests.

I/We Dir Roger Trilk
OWNER

1501 N MZIN
ADDRESS

APPROVE

DISAPPROVE

No response will indicate approval.

COMMENTS: