



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



PLANNING COMMISSION AGENDA  
February 6, 2024

1. Call to order at 1:15 P.M. by Chairman Haines.
2. Roll Call.
3. Approve the agenda.
4. Declare conflicts of interest.
5. Approve the January 3, 2024, Minutes.
6. Public input for items not on the agenda, no action will be taken.
7. Consider a Variance application requested by Tonner Bowman of:
  1. +/- 53', creating a setback of +/- 22' from the grain bin to the south property line, where the front yard setback is 75' in the Agricultural District.
  2. +/- 31', creating a setback of +/- 44' from the shed to the east property line, where the front yard setback is 75' in the Agricultural District.
  3. +/- 25', creating a setback of +/- 25' from the shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
  4. +/- 19', creating a setback of +/- 31' from the proposed shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
  5. +/- 15.7 acres, creating a lot size of +/- 9.3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.
8. Consider a Plat of Lots 1 and 2 of Bowman's Addition in the SE1/4 of Section 17, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Tonner Bowman.
9. Additional comments from the group.
10. Set date and time for next meeting – March 5, 2024 @ 1:15 P.M.
11. Adjournment.

*Karen Wegleitner*

Karen Wegleitner  
Deputy Director of Planning & Zoning

## PLANNING COMMISSION MINUTES

January 3, 2024

1. Auditor Kiepke called the meeting to order at 1:15 P.M.
2. Election of 2024 Planning Commission Officers.
  - Auditor Kiepke called for nominations of Chairperson. Lewis Bainbridge nominated Bruce Haines, Mike Blaaid second the nomination. Ray Gosmire called to cease nominations and cast a unanimous vote, seconded by Lewis Bainbridge. Hearing no other nominations, Bruce Haines was unanimously voted as Chairperson.
  - Auditor Kiepke called for nominations of Vice Chairperson. Chris Nebelsick nominated Steve Thiesse, Mike Blaaid second the nomination. Chris Nebelsick called to cease nominations and cast a unanimous vote, seconded by Ray Gosmire. Hearing no other nominations, Steve Thiesse was unanimously voted as Vice Chairperson.
  - Auditor Kiepke turned the meeting over to the Chairperson.
3. Roll call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Steve Thiesse, Lewis Bainbridge, Ray Gosmire, Mike Blaaid, Chris Nebelsick, Jeff Bathke & Karen Wegleitner.
  - Absent: Dave Anderson.
  - Guests: Jason Nedved, Mark Herbst, Chris Wilson, Gary Kingsbury, Darold Roth, Gene Stehly, & Melisa Crago.
4. Consider the proposed agenda.
  - Motion by Chris Nebelsick, seconded by Ray Gosmire, to approve the proposed agenda. All members voted aye, motion carried.
5. Declare conflicts of interest. None.
6. Consider the previous minutes. Motion by Mike Blaaid, seconded by Chris Nebelsick, to approve the December 5, 2023 proposed minutes. All members voted aye, motion carried.
7. Public input for items not on the agenda. Hearing none, the meeting continued.
8. Consider a Conditional Use application for the expansion of an existing concentrated animal feeding operation from 960 animal units to 1,920 animal units in the Agricultural District; at the request of Ryan Storm.

This request is located in SE1/4 of Section 19, T 101 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use application. The applicant called in to answer questions.

**Discussion:** Ryan Storm would like to build two more barns on the proposed location to expand his existing CAFO and is in the process of obtaining a state permit. The dough out shown on Ryan's property has been filled in and the natural drainage way will be maintained and unaltered.

Mark Herbst, an abutting neighbor, addressed his concerns about building on proposed land instead of existing location, snow drifts on 401st Ave. and building next to a blue line creek. Ryan explained building on the new location instead of existing is for disease resistance and the placement of the barns is to conserve agricultural producing land as the land in the corner is not typically farmed. He believes snow drifts will not be an issue as the barns will be far enough back and they will take care of any snow. Ryan stated the

creek in question was not a concern from the office he spoke to, and the drainage will not be changed or effected.

The board was curious if the barns could be positioned north and south but due to air ventilation barns are usually placed east and west. Davison County Ordinance does not have setbacks for water classified as a blue line, but for drinking water supply and fisheries. The board would like DANR to determine the classification of the creek in question.

- Motion by Lewis Bainbridge, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment subject to the determination of the classification of the creek in question by DANR.

**Roll call vote:**

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

9. Consider a Variance application for the expansion of an existing concentrated animal feeding operation requested by Ryan Storm of:
  1. +/- 200', creating a side yard setback of +/- 100' from the proposed finishing barn on the north side, where the required setback is 300'.
  2. +/- 200', creating a front yard setback of +/- 100' from the proposed finishing barn on the east side, where the required setback is 300'.

This request is located in SE1/4 of Section 19, T 101 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant called in to answer questions.

**Discussion:** The proposed 100' setbacks are to preserve agricultural producing land. The board asked if 401st Ave. is a bus route, who maintains the road and is there a road agreement in place. Ryan believes 401st Ave. is not a bus route, the county takes care of 401st Ave., and there is no road agreement due to the size of the operation. The board asked if trees will be planted around the barns, but Ryan has no intentions of doing so to help with air flow. The idea for now is to plant grass and put it up for hay. Mark Herbst still has concerns of snow drifts. There is a shelterbelt a quarter mile to the north and to the northwest of the barns there are native grasses that will help stop some of the snow from drifting.

- Motion by Steve Thiesse, seconded by Ray Gosmire, to recommend approval of the Variance Permit to the Board of Adjustment.

**Roll call vote:**

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

10. Consider a Variance application requested by Gene & Craig Stehly of:
  1. +/- 18 acres, creating a lot size of +/- 7 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is located in NW1/4 of Section 34, T 104 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

**Discussion:** Gene Stehly is platting out 7 acres for future development. The proposed 7 acres and surrounding land is owned by family.

- Motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Variance Permit to the Board of Adjustment.

**Roll call vote:**

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

11. Consider a Plat of Tract 1 of Gene's Addition in the NW1/4 of Section 34, T 104 N, R 61, West of the 5th P.M., Davison County, South Dakota; at the request of Gene & Craig Stehly.

This request is located in NW1/4 of Section 34, T 104 N, R 61, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** The Plat will have access for an approach off 403rd Ave. Approval of the approach will need to come from the county. No comments or concerns on the Plat.

- Motion by Mike Blaalid, seconded by Ray Gosmire, to recommend approval of the Plat to the County Commissioners.

**Roll call vote:**

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

12. Consider a Plat of Tract 1A of Nedved Addition in the NE1/4 of the SE1/4 of Section 8, T 102 N, R 60 W of the 5th P.M. Davison County, South Dakota; at the request of Jason & Aaryona Nedved.

This request is located in Tract 1 of Nedved Addition in the NE1/4 of the SE1/4 of Section 8, T 102 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota.

Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** Jason Nedved is replating his land to build a new shed. The proposed location will be built over a property line and to comply with our Ordinance, he is replating to add land and to vacate the problem property line.

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

**Roll call vote:**

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

13. Consider a Conditional Use application to construct and operate an indoor shooting range in the Agricultural Residential District; at the request of Firesteel Sportsman Club.

This request is located in SW1/4 of Section 19, T 103 N, R 60, W of the 5<sup>th</sup> 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:** Firesteel Sportsman Club would like to build a new indoor shooting range for rifles on land owned by Davison County. Gary Kingsbury was present to represent Firesteel Sportsman Club and is part of the Davison Shooting Club which is located near the proposed new shooting range. Gary explained they are looking at about a 350' building going east and west and about 50' wide with anywhere from 4 to 8 lanes. They haven't looked at any designs as they are concentrating on different backstops. He is unsure if the new building will be attached to the Davison Shooting Club, but any design they are looking at will go to commission for approval. The only thing stopping them from attaching the building is the septic tank on the southwest side of the Davison Shooting Club. They are looking at building a tin building. The board was curious if any

grants are available, and Gary said there are some available they are looking into. The board questioned if the rodeo grounds to the north are utilized and if anyone uses the entrance that cuts between the trees. Gary believes the rodeo grounds are still in use, but he hasn't seen anyone use the entrance since the Davison Shooting Club was build 30 years ago. The board asked if Firesteel Sportsman Club will meet with the 4-H Board with building location plans as they have plans as well and need to make sure everything lines up. The proposed application is being approved for a shooting range on the stated legal description and the proposed location on the land can be moved somewhere else on the stated legal description if needed. The board has concerns of bullets leaving the building as accidents do happen, but Gary stated they will have buffers inside the range.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

**Roll call vote:**

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

14. Consider a Conditional Use application to allow an off-site sign; at the request of Mitchell Quarry.

This request is located in SW1/4 of Section 2, T 102 N, R 60, W of the 5<sup>th</sup> 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:** Mitchell Quarry would like to put up an advertisement and directional sign on land owned by Marilyn Strand. The proposed sign would be around 7' x 21' with 2 to 3 posts and the height is unknown. They would like the sign to sit in the fence line going east and west with the sign facing north and west. Their goal is to be able to see the sign from Hwy 37 as they are unable to get space on Hwy 37. The board asked if the sign would be lighted. Mitchell Quarry stated the sign will be, but they don't know if they will ever use them due to hours of operation are during the daylight and their main goal is to attract truck drivers. Their sign will be slightly advertisement and to attract drivers who are already on their way. The board has concerns of the sign being seen with the incoming shelterbelts and grain bins from the soybean plant. We don't have a height requirement, but only a square footage requirement of 600 square feet.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

**Roll call vote:**

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

15. Consider a Variance application requested by Mitchell Quarry of:

1. +/- 75', creating a setback of +/- 0' from the proposed sign to the south property line, where the minimum front yard setback is 75' in the Agricultural District.

This request is located in SW1/4 of Section 2, T 102 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Variance application. The applicant was present to answer questions.

**Discussion:** Mitchell Quarry and Strands would like to put their sign right in the fence line. DOT requires any sign off a state HWY to be 660' from the middle of the HWY and county requires any sign to be 75' from fence line. DOT contacted our office after

Mitchell Quarry submitted their application stating they will require an additional 10' of the R-O-W to the north for the incoming turning lane for the Soybean Plant. They sent me a preliminary plan showing the proposed sign will be in the way of the construction of the turning lane. Currently, the R-O-W is 33' and the additional 10' will make it 43'. The plan is only preliminary, and DOT could require more than 10'.

- Motion by Mike Blaalid, seconded by Chris Nebelsick, to recommend approval of the Variance Permit to the Board of Adjustment.

**Roll call vote:**

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

16. Consider a Plat of Lots 13 thru 21 and Meadows Court of Iverson's Addition, located in Lot B of the SE1/4 of Section 33, T 103 N, R 60, West of the 5th P.M., Davison County, South Dakota; at the request of Kyle & Melisa Crago.

This request is located in Lot B of the SE1/4 of Section 33, T 103 N, R 60, W of the 5<sup>th</sup> P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Plat proposal. The applicant was present to answer questions.

**Discussion:** Kyle & Melisa Crago are platting the rest of Lot B for their kids to build on and have no plans to sell the remaining lots. They have options for access to water.

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

**Roll call vote:**

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

17. Additional Comments from the Group

- None

18. Set date and time for next meeting – February 6, 2024 @ 1:15 P.M.

19. At 2:47 PM, a motion was made by Lewis Bainbridge, seconded by Ray Gosmire, to adjourn the meeting. All members voted aye, motion carried.

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Bruce Haines  
Planning Commission Chairperson

*Karen Wegleitner*

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Karen Wegleitner  
Deputy Director of Planning & Zoning

# DAVISON COUNTY VARIANCE APPLICATION

**Applicant Name:** Tonner Bowman

**Application date:** 1/3/24

**Applicant Address:** 2101 N. Kimball St., Apt. 2, Mitchell, SD 57301

**Application deadline:** 1/19/24

**Applicant Email:** tonner.bowman@gmail.com

**Contact Phone:** 413-6734

**Owner Name:** H. Dean Bowman Family Trust & Shirley C. Bowman Survivor's Trust

**Owner Address:** 40792 247<sup>th</sup> St., Mitchell, SD 57301

**Owner Contact Phone:** 413-6734

**Parcel Number of parent parcel:** 08000-10460-174-10

**Legal Description of current parcel(s):** Lot A in the SE1/4 of Section 17, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota, except H-1.

**Proposed Legal Description of parcels:** Lots 1 and 2 of Bowman's Addition in the SE1/4 of Section 17, T 104 N, R 60, West of the 5th P.M., Davison County, South Dakota.

**Reason for Variance:** Recommend granting a variance of:

1. +/- 53', creating a setback of +/- 22' from the grain bin to the south property line, where the front yard setback is 75' in the Agricultural District.
2. +/- 31', creating a setback of +/- 44' from the shed to the east property line, where the front yard setback is 75' in the Agricultural District.
3. +/- 25', creating a setback of +/- 25' from the shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
4. +/- 19', creating a setback of +/- 31' from the proposed shed to the proposed south property line, where the side yard setback is 50' in the Agricultural District.
5. +/- 15.7 acres, creating a lot size of +/- 9.3 acres, where the minimum lot size is 25 acres for a residence in the Agricultural District.

This request is pursuant to Section 3:07(4), 3:08(1)(a) & 3:08(1)(c) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended.

**Reason for Request to include hardships:** The land could not be platted to 25 acres as it is held up in a trust. The 9.3 acres for the house is in a contract for deed and the 1 acre lot for the shop was requested by the bank. In the future the applicant will own everything.

**Section of Code Allowing Variance:** 3:07(4), 3:08(1)(a), 3:08(1)(c), 11:06(b), & 12:06(b)

**Fee Collected for Variance (\$150):** 1/3/24

**Check #:** 1309

**Receipt #:** 15988


**Planning Commission Hearing Date:** 2/6/24

**Board of Adjustment Hearing Date:** 2/13/24

## **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: 1-23-24





H. Dean Bowman Family Trust & Shirley C. Bowman Survivor's Trust

Lot 1 of Bowman's Addition  
+/- 9.3 acres  
CFD Tonner Bowman

Lot 2 of Bowman's Addition  
+/- 1 acre  
Tonner Bowman

H. Dean Bowman Family Trust & Shirley C. Bowman Survivor's Trust

Neil Bowman

Chad A. Bindauer & Kristina J. Bindauer Joint Trust

+/- 19', creating a setback of +/- 31' from the proposed shed to the proposed south property line

+/- 25', creating a setback of +/- 25' from the shed to the proposed south property line

+/- 31', creating a setback of +/- 44' from the shed to the east property line

+/- 53', creating a setback of +/- 22' from the grain bin to the south property line

PERRY

21

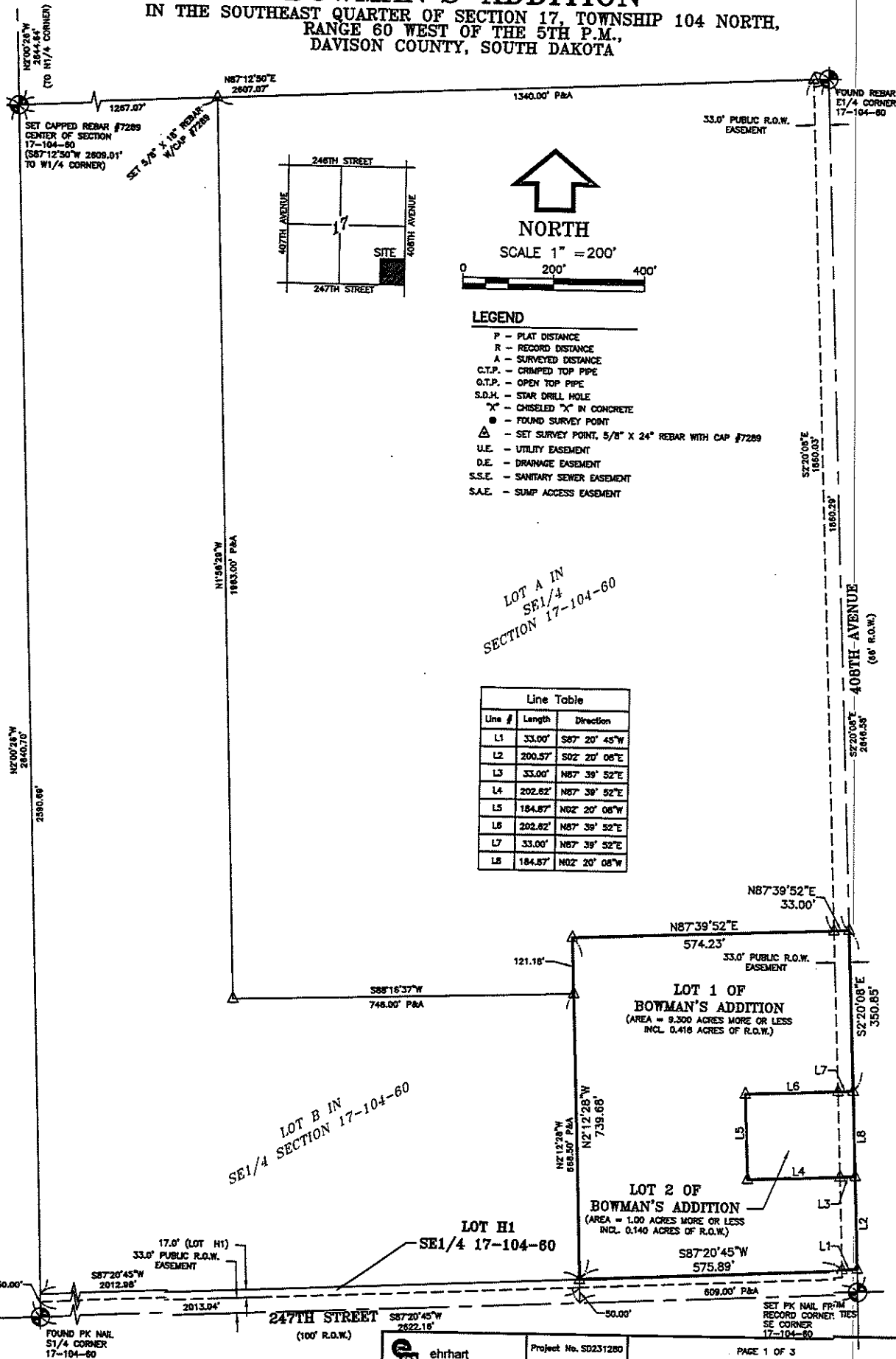
247TH ST  
20

247TH ST

408TH AVE

40802  
40805

**PLAT OF  
LOTS 1 AND 2 OF  
BOWMAN'S ADDITION**  
IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH,  
RANGE 60 WEST OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA



**ehrhart  
griffin  
& associates**

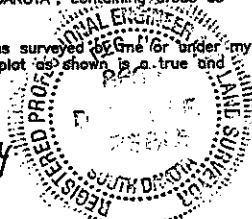
**PLAT OF  
LOTS 1 AND 2 OF  
BOWMAN'S ADDITION**  
IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH,  
RANGE 60 WEST OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA

**SURVEYORS CERTIFICATE**

I, Damian F. Greble, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before December 22, 2023, survey a parcel of land described as "LOT A IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", and divided the same into "LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA", containing areas as shown on the above plat.

I further certify that the above parcel was surveyed by me for under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

  
Damian F. Greble, L.S. 8695



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

We, H. Dean Bowman Family Trust and the Shirley C. Bowman Survivor's Trust, do hereby certify that we are the absolute and unqualified owners of the above described real property: LOT A IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA. That the above survey and plat were made at our request and under our direction for the purpose of locating, marking, and plotting the same, and that said property is free from all encumbrances. the development of this land included in the boundaries of Bowman's Addition, shall conform to all existing applicable zoning subdivision and erosion and sediment control regulations. the developer of this property described within this plat shall be responsible for protecting any water 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 documentation that waste water drainage shall be connected to a municipal system.

We, further certify, that this platting of said described "LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," does hereby vacate part of the following platting:

"LOT A IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," on file at the Register of Deeds office in Plat Book 10, Page 83, said plat hereby vacated, being substituted within the described "LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA," as surveyed.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

The H. Dean Bowman Family Trust

\_\_\_\_\_  
Linda Sue Weidenbach  
Trustee

\_\_\_\_\_  
Shirley C. Bowman  
Trustee


State of South Dakota )  
SS  
County of DAVISON )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared Linda Sue Weidenbach and Shirley C. Bowman, Trustees of the H. Dean Bowman Family Trust, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto  
set my hand and official seal. \_\_\_\_\_  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

The H. Dean Bowman Family Trust

  
Kevin L. Bowman  
Trustee

State of South Dakota )  
SS  
County of MINNEHAHA )



On this 17th day of JANUARY, 2024, before me, the undersigned officer, personally appeared Kevin L. Bowman, Trustee of the H. Dean Bowman Family Trust, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto  
set my hand and official seal. \_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 2/2/2028

The Shirley C. Bowman Survivor's Trust

\_\_\_\_\_  
Shirley C. Bowman  
Trustee

State of South Dakota )  
SS  
County of DAVISON )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared Shirley C. Bowman, Trustee of the Shirley C. Bowman Survivor's Trust, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto  
set my hand and official seal. \_\_\_\_\_  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

**RESOLUTION OF COUNTY PLANNING COMMISSION**

WHEREAS, the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, duly licensed Land Surveyor in 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 LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, 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 does hereby certify that the foregoing resolution was passed by the County Planning Commission of Davison County, South Dakota, at a meeting thereof held on \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Chairperson/Vice Chairperson of  
the Davison County Planning Commission



**PLAT OF  
LOTS 1 AND 2 OF  
BOWMAN'S ADDITION  
IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH,  
RANGE 60 WEST OF THE 5TH P.M.,  
DAVISON COUNTY, SOUTH DAKOTA**

**RESOLUTION BY BOARD OF COUNTY COMMISSION**

Be it resolved by the Board of County Commissioners of Davison County, South Dakota, that the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Chairperson/Vice Chairperson of the  
Board of County Commissioners of  
Davison County

**RESOLUTION OF CITY PLANNING COMMISSION**

WHEREAS, the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, duly licensed Land Surveyor in the state of South Dakota, heretofore filed in the office of 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 LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, a Land Surveyor, be and the same 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 \_\_\_\_\_.

City Planning Commission by: \_\_\_\_\_

**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 \_\_\_\_\_; AND  
WHEREAS, it appears from examination of the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, duly licensed Land Surveyor in 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 LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, prepared by Damian F. Greble, a Land Surveyor, be and the same is hereby approved and the description set forth herein and the accompanying surveyor's certificate shall prevail.

I, \_\_\_\_\_ Finance Officer of the City of Mitchell, South Dakota, hereby certify that the foregoing resolution was passed by the City of Mitchell, South Dakota, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_.

Finance Officer by: \_\_\_\_\_

**COUNTY AUDITOR'S CERTIFICATE**

The undersigned does hereby certify that the above resolution was adopted by the Board of County Commissioners of Davison County, South Dakota, at a regular meeting held of \_\_\_\_\_ 2024, approving the above named plat.

County Auditor/Deputy County Auditor  
Davison County, South Dakota

**COUNTY TREASURER'S CERTIFICATE**

The undersigned does hereby certify that all taxes which would, if not paid, be liens upon any of the land included in the within and foregoing plat, as shown by the records of my office, have been fully paid.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

County Treasurer/Deputy County Treasurer  
Davison County, South Dakota

**CERTIFICATE OF HIGHWAY AUTHORITY**

The location of the existing/proposed approaches is hereby approved. Any changes in the location of the existing/proposed approaches shall require additional approval.

BY: \_\_\_\_\_  
Highway Authority

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

**DIRECTOR OF EQUALIZATION**

The undersigned does hereby certify that a copy of the plat of LOTS 1 AND 2 OF BOWMAN'S ADDITION IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 104 NORTH, RANGE 60 WEST OF THE 5TH P.M., DAVISON COUNTY, SOUTH DAKOTA, has been received by me and is filed in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Director of Equalization/Deputy Director of  
Equalization  
Davison County, South Dakota

**REGISTER OF DEEDS**

State of South Dakota )  
County of Davison ) SS

Filed for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock  
\_\_\_\_\_ M., and recorded in book \_\_\_\_\_ of Plats at page no. \_\_\_\_\_.

Register of Deeds/Deputy Register of Deeds,  
Davison County, South Dakota

