

Agenda

Yankton County Commission

6:00 PM, Tuesday, February 20th, 2024
Commission Chamber
Yankton County Government Center

DOCUMENTS WILL BE AVAILABLE AT AUDITOR'S OFFICE FOR REVIEW BEGINNING
FEBRUARY 16TH. COPIES AVAILABLE FOR \$1.00 PER PAGE

Meeting chaired by: John Marquardt, Chairman

01 Call to order: 6:00 PM **PLEDGE OF ALLEGIANCE**

02 Roll Call: _____ Don Kettering _____ Wanda Howey-Fox _____ Ryan Heine
_____ Dan Klimisch _____ John Marquardt

AGENDA ITEMS

No.	Time	Item Description	Presenter
03	6:00 PM	Abstain Financial Conflict of Interest (SDCL 6-1-17) Non-Financial Interest-Must State Reason for Abstaining	Commissioner Marquardt
04	6:02 PM	Approval of Agenda Public comment is a time for persons to address this body on any subject. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Each person has up to three minutes to speak. There shall be no personal attacks against the members of this body, county staff, individual, or organizations. The Chair has the authority to enforce this policy. Failure to adhere to these rules may result in forfeiture of the remaining speaking time.	Public Comment
05	6:05 PM	Register of Deeds 2023, 4 th Quarter Report	Register of Deeds
06	6:10 PM	Approve Highway Bids, Bridge Inspection Resolution and Striping Agreement	Highway
07	6:15 PM	Values and Date for Board of Adjustment	DOE

08	6:20 PM	Building Permit System and possible software change	Harry Redman
09	6:25 PM	Transport Van Purchase Bid and Food Service	Sheriff
10	6:30 PM	Mabee Rezone 2nd Reading	Commission
11	6:35 PM	List Trust – Plat	Zoning
		Cap – Plat	
		Olivier – Plat	
		Vangrootheest – Plat	
		Schenk – Plat	
		Jorgensen – Plat	
		Eide – Plat	
		Law - Plat	
12	6:40 PM	Live Streaming Discussion	Commission
13	6:45 PM	February 6, 2024 Minutes	Commission
14	6:50 PM	Approve 2024 Wage Scale	Auditor
15	6:55 PM	Claims	Auditor
		Auditor/Treasurer Report, Pooled Cash Report	
16	7:00 PM	Public Comments	
17	7:05 PM	Commission Updates	Commission
		Executive Session/ Poor Relief Issues Pursuant to SDCL 1-25-2 & 28-13 and 28-13-1.3	State's Attorney
		Items for Next Meeting	

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Mabee – Rezone

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 Section 607 Section 705 Section 1709 Section 1723

Section 1809

NOTE:

Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80') of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50'), excepting the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S18, page 257.

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 1/9/2024

Time: 7:05 P.M.

Board of Adjustment date: 2/6/2024, 2/20/2024

Time: 6:30 P.M.

Yankton County

 Variance Conditional Use X Rezoning

Owner: Mark & Tamara Mabee

Owners Address: 3803 W. 11th St. Yankton, SD 57078

Owners Phone: 6056610034

Applicants Name, if different from

Owner: Mark & Tamara Mabee

Applicants

Address: 3803 W. 11th St. Yankton, SD 57078

Job Address: 3803 WEST 11 ST

Legal: S217.8' E766.5' EXC E50' S13.2 ACRES SE4

Section, Township, Range: 9-93-56

Zoning Classification: RT

Affected Zoning Ordinance: 18092003

Reason for Request: We wish to rezone this parcel to match our parcel to the south, so that the West portion could be built upon.

List Specific Hardships: _____

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 01/09/2024 7:05 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

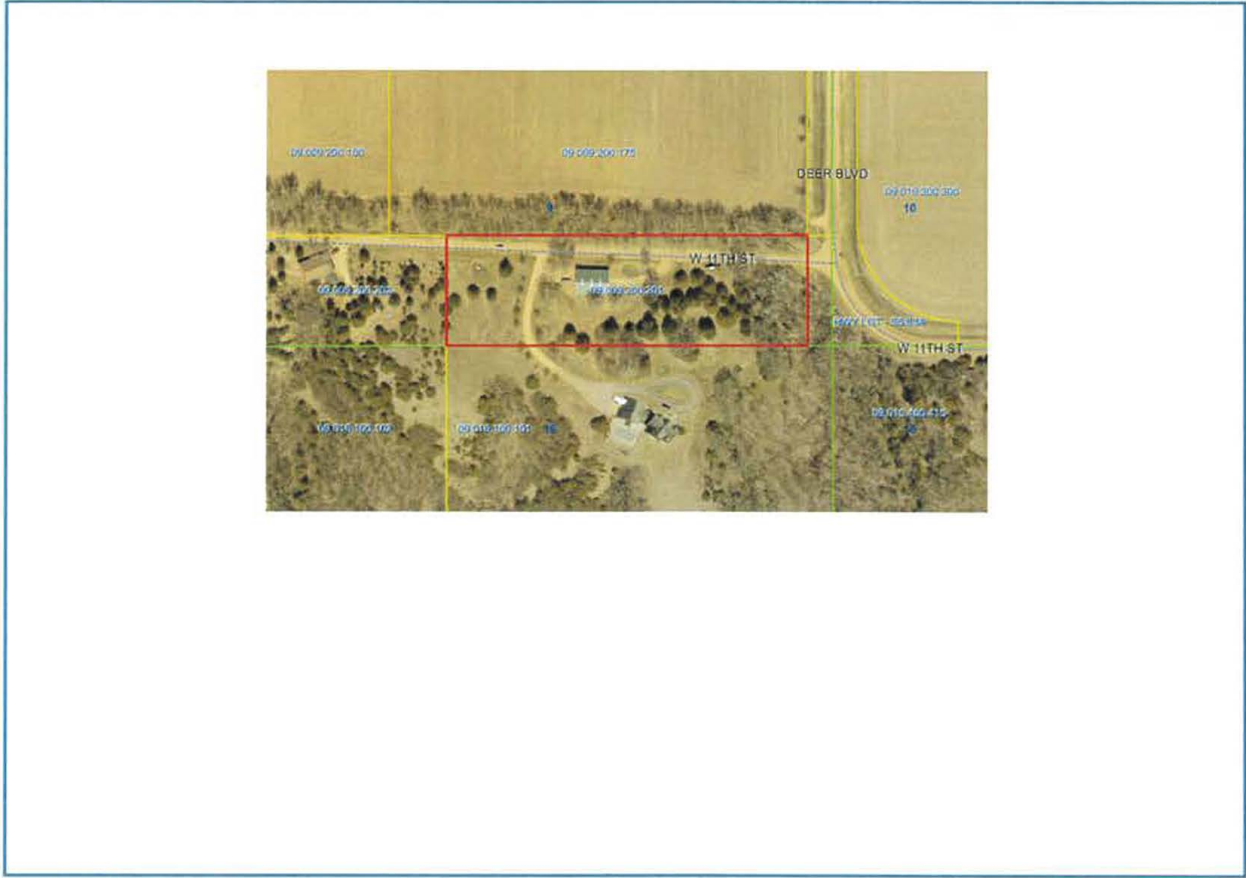
Application Fee: \$450.00 Check #: 250571347 Receipt #: _____

• •

Date: _____

Signature: Mark & Tamara Mabee 11/05/2023

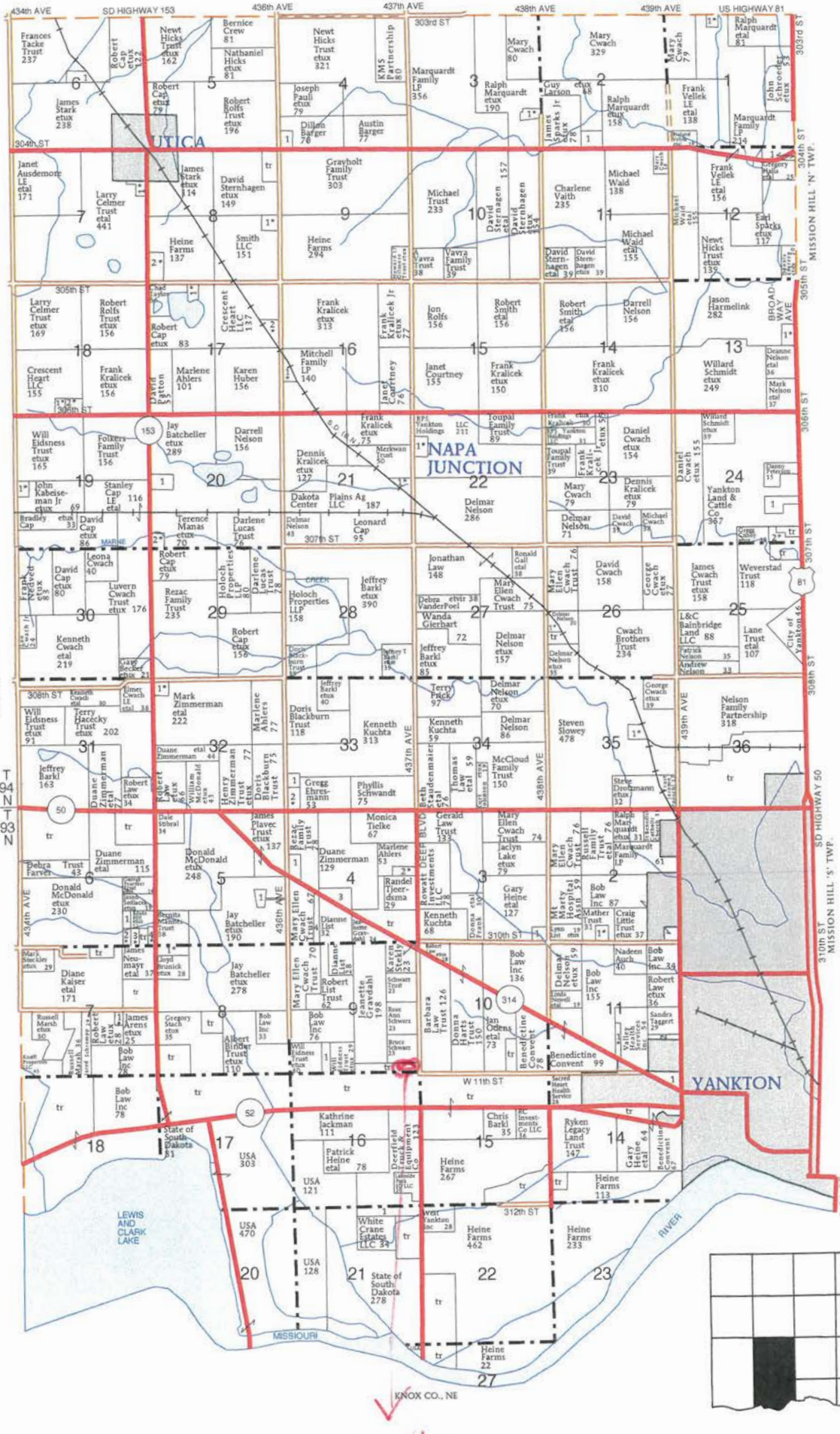
Site Map



Parcel Number: 09.009.200.201

Site Description:

CENTRAL TWP.



UTICA TOWNSHIP

SECTION 1N

- 1. Siebrandt, Jacob etux 5

SECTION 2N

- 1. Kralicek, Melissa 11

SECTION 2S

- 1. Holdahl, Robert etux 5

SECTION 3N

- 1. Grate, Leo etux 11

SECTION 3S

- 1. Holtzmann Family Trust 7

SECTION 4N

- 1. Nedved, Mark 7

SECTION 4S

- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11
- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18

SECTION 5S

- 1. Batcheller, Jay 8

SECTION 6N

- 1. Town of Utica 6

SECTION 6S

- 1. Maska, Leann 5
- 2. Olivier, Curtis etux 6
- 3. Loecker, Mark etux 5
- 4. Blaha, Jon etux 5

SECTION 7N

- 1. Anthony, Craig etux 10

SECTION 7S

- 1. Philips, Timothy etux 5

SECTION 8N

- 1. Christianson, David etux 6
- 2. Hughes, Scott etux 13

SECTION 8S

- 1. Fanta, Timothy etux 9

SECTION 9S

- 1. Rokahr, Steven 9

SECTION 11S

- 1. Heceky Trust, Terrance etux 11
- 2. Affordable Self Storage LLC 8

SECTION 12N

- 1. Marquardt Family LP 6

SECTION 13N

- 1. Cotton, Jeffrey etux 8

SECTION 14S

- 1. Yankton Medical Clinic PC 12

SECTION 16N

- 1. Anstine, Rodney etux 7

SECTION 17N

- 1. Schenkel, Darrell etux 8
- 2. Tacke, WM etux 13

SECTION 18N

- 1. Cap LE, Stanley etal 5
- 2. Cap, Robert etux 7

SECTION 19

- 1. Schenkel, Daniel etux 7

SECTION 20N

- 1. Yankton Co Sharpshooters Assn 12
- 2. Johnson, Michael etux 9

SECTION 21N

- 1. Kralicek, Frank etux 5

SECTION 21S

- 1. White Crane Estates LLC 18

SECTION 22N

- 1. Taggart, William etux 9

SECTION 24

- 1. Marquardt, Doug 13
- 2. Keller, Dallas etux 10

SECTION 26

- 1. Barnes, David etux 7

SECTION 32

- 1. Zimmerman Trust, Henry etal 12

SECTION 33

- 1. Delozier, Darrik 6
- 2. Waddell, Edward etux 8

SECTION 35

- 1. Slowey, Steven etux 14

Location

FINDINGS OF FACT – REZONE

Mabee – REZ-2023-101

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	Completed
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: a. Special conditions and circumstances exist which require the land to be rezoned; b. The special conditions and circumstances do not result from the actions of the applicant; and c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area.	Lot is non-conforming and rezoning will bring it more into compliance Is not a result of the applicant's actions Will not confer special privilege to the applicant
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	Mailed 12/28/2023 Published 12/29/2023, 1/5/2024
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	Held 1/9/2024 Applicant was present
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone;	The rezone is justified and is recommended
b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;	Will make possible reasonable use of the land
c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and	Is in harmony with the intent of the ordinance

<p>d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.</p>	<p>Will not be injurious to the neighborhood</p>
<p>6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.</p>	<p>Lot is currently zoned Rural Transitional which limits the use of the property</p>
<p>7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with:</p> <ul style="list-style-type: none"> a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable: 	<p>Is in compliance with the Comprehensive plan and all zoning regulations will be followed.</p>
<ul style="list-style-type: none"> 1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; 3. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability, 	<p>Is in compliance with all ordinances</p> <p>Ingress/Egress exist</p> <p>Off right-of-way parking is present</p> <p>None required</p> <p>Utilities present</p>

<p>and compatibility;</p> <p>6. Screening and buffering with reference to type, dimensions, and character;</p> <p>7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;</p> <p>8. Required yards and other open spaces; and</p> <p>9. General compatibility with adjacent properties and other property in the district.</p>	<p>None required</p> <p>None required</p> <p>Required yards met</p> <p>Is in compatibility with adjacent properties</p>
<p>8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.</p>	<p>None required</p>

Variance, Conditional Use and Rezoning Application
REZ-2023-101

Fees Paid
\$450.00

Created
November 5, 2023

Number
REZ-2023-101

09.009.200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078
Submitted by
markmabee2@gmail.com on
11/5/2023



Applicant

Mark Mabee

6056610034

markmabee2@gmail.com

Parcel search Completed On 11/5/2023 7:05 AM EST by Anonymous



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.009.200.201	3803 WEST 11 ST	YANKTON	MABEE, TAMARA F (D) MABEE, MARK J (D)	3.580

Request Information Completed On 11/5/2023 7:10 AM EST by markmabee2@gmail.com

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

We wish to rezone this parcel to match our parcel to the south, so that the West portion could be built upon.

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Mark & Tamara Mabee

Applicant Address

3803 W. 11th St. Yankton, SD 57078

Applicant Phone

6056610034

Owner Information

Owner Name

Mark & Tamara Mabee

Owner Address

3803 W. 11th St. Yankton, SD 57078

Owner Phone Number

6056610034

Property Information

Parcel ID Number

09.009.200.201

Legal Description

S217.8' E766.5' EXC E50' S13.2 ACRES SE4

Site Address

3803 WEST 11 ST

City

YANKTON

Zip

57078

Section-Township-Range

9-93-56

Zoning District

RT

Zoning Description

RT

Existing Use of Property

Part of the acreage of our home.

Site Plan Completed On 11/5/2023 7:10 AM EST by markmabee2@gmail.com

Map - Mark the location of structures and other necessary information.

Sketch Layer

Reference Layer

Mapproxy

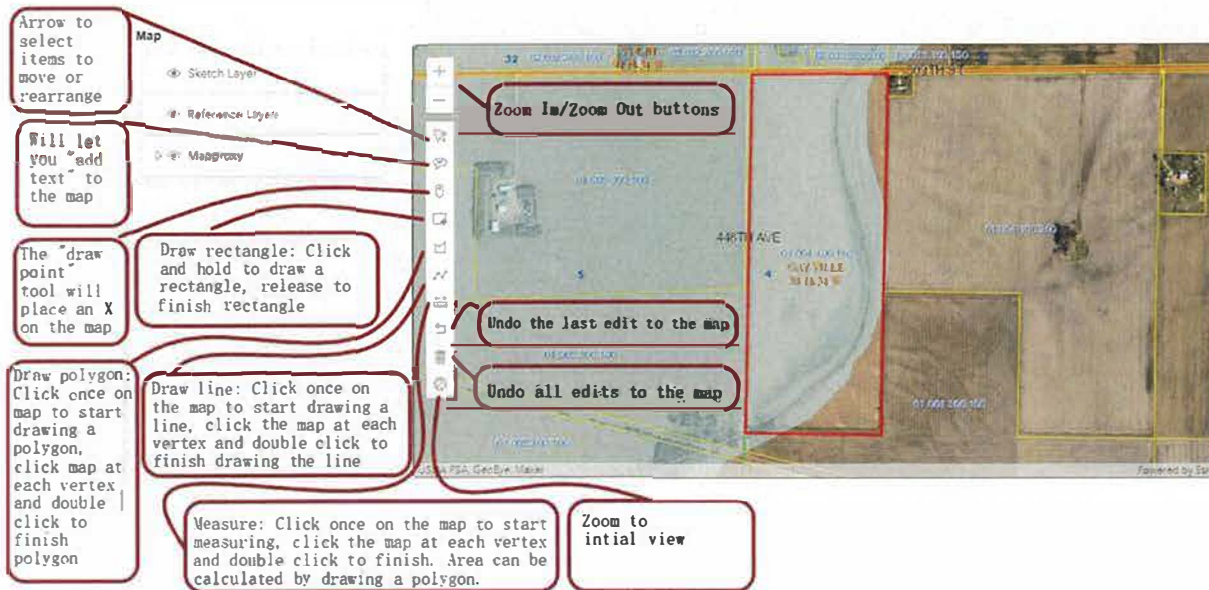


Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 11/5/2023 7:11 AM EST by markmabee2@gmail.com

Upload Draft Building Permit

Submit Completed On 11/5/2023 7:12 AM EST by markmabee2@gmail.com

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

Signature

Date

11/5/2023

Application Submitted Successfully Completed On 11/5/2023 7:12 AM EST by markmabee2@gmail.com

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Submittal Email Completed On 11/5/2023 7:12 AM EST by markmabee2@gmail.com

RESEND EMAIL

Delivered on Sunday, November 5, 2023 at 7:12 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

markmabee2@gmail.com

Subject: REZ Request Submitted

A request has been submitted for review.

Number: 188827

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09 009 200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078

Created On: 11/5/2023

[View Application](#)

Planning Review Completed On 11/6/2023 9:01 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to rezone a parcel in a Rural Transitional District to Moderate Density Residential District.

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

1809

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

2003

Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.

Zoning Classification ⓘ

RT

Wave Fee

Notes ⓘ

Director Email Completed On 11/6/2023 9:01 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Monday, November 6, 2023 at 9:01 AM CST

Options

Send to the applicant? No

Send to members of the following roles:

Zoning Director

Recipients

To:

gary@co.yankton.sd.us

Subject: CUP, Variance, Rezone Application: Director Review Required

CUP, Variance, Rezone Application requires Zoning Director Final Review.

Number: 188827

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.009 200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078

Created On: 11/5/2023

[View Application](#)

Director Approval Email Completed On 11/6/2023 9:01 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Monday, November 6, 2023 at 9:01 AM CST

Options

Send to the applicant? No

Send to members of the following roles:

Zoning Director

Recipients

To:

gary@co.yankton.sd.us

CC:

bill@co.yankton.sd.us

Subject: REZ Request Submitted

An approved REZ application has been submitted for Director review.

Number: 188827

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.009.200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078

Created On: 11/5/2023

[View Application](#)

Director Review Completed On 11/6/2023 9:09 AM EST by gvetter

Zoning Director Review

Approve

Zoning Email Completed On 11/6/2023 9:09 AM EST by gvetter

[RESEND EMAIL](#)

Delivered on Monday, November 6, 2023 at 9:09 AM CST

Options

Send to the applicant? No

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: REZ Has been reviewed by the Zoning Director

REZ has been approved by the Zoning Director and is ready to proceed.

Number: 188827

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.009.200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078

Created On: 11/5/2023

[View Application](#)

Email to Pay Completed On 11/6/2023 9:09 AM EST by gvetter

[RESEND EMAIL](#)

Delivered on Monday, November 6, 2023 at 9:09 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

markmabee2@gmail.com

Subject: Payment Required

Your application has been received and payment is required. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$450.00

If any information is incorrect, please let me know immediately.

Number: 188827

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.009 200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078

Created On: 11/5/2023

[View Application](#)

Payment Completed On 11/6/2023 6:54 PM EST by markmabee2@gmail.com

Fee Summary

Fee	\$450.00
Total Fees	\$450.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Online	November 6, 2023 6:54 PM	250571347	\$450.00	VIEW RECEIPT

Total Paid: \$450.00

Payment Made Email Completed On 11/6/2023 6:54 PM EST by markmabee2@gmail.com

[RESEND EMAIL](#)

Delivered on Monday, November 6, 2023 at 6:54 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

markmabee2@gmail.com

Subject: A payment has been made

A payment has been made for a REZ request. Please log-in to the system to continue with the application process.

Amount Paid: \$450.00

Number: 188827

Workflow: Variance, Conditional Use and Rezoning Application

Description: 09.009.200.201 | Mark & Tamara Mabee | 3803 WEST 11 ST, YANKTON, SD, 57078

Created On: 11/5/2023

[View Application](#)

PC Prep Completed On 11/7/2023 9:47 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

December 12th 2023, 7:05 pm CST

Letters to be mailed 10 days prior to the public meeting:

12/02/2023 7:05 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

12/04/2023 7:05 PM

Place your zoning action sign 7 days prior to the public meeting:

12/05/2023 7:05 PM

Date to send email to applicant

11/27/2023

Upload PC Mailing Labels

[Mabee labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Mabee RZ Notification Letter pc.pdf](#)

Upload PC Newspaper Publication

Permit Number

REZ-2023-101

Receipt Number

PC App Form Completed On 11/7/2023 9:47 AM EST by bconkling

[PC App Form](#)

Schedule Email Completed On 11/7/2023 9:47 AM EST by bconkling

Scheduled for Monday, November 27, 2023 at 10:00 AM CST (Any application data entities are evaluated when the email is sent)

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

Subject: Preparation for Planning Commission Meeting

Please see the attached Notification Letter, address labels, and affidavit of mailing.

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is \${PCMailingDate}.

\${PCEmailInstructions}

Return the affidavit to me (email is fine) 8 days prior to the public meeting, by \${AffidavitReturnDate}

Place your zoning action sign 7 days prior to the public meeting, by \${PlaceSignDate}

If any information is incorrect, please let me know immediately.

External Notes

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Mark Mabec, hereby certify that on the 25 day of January, 2024, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 25 day of January, 2024.

[Signature]

(Name)
Affiant

Subscribed and sworn to before me this 25 day of January, 2024.

Brian J. Hunhoff
Notary Public - South Dakota
My commission expires: 3/1/2027



NOTIFICATION

January 22, 2023

Applicant:
Mark Mabee
3803 W 11th St
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Commission, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of February, 2024 and at 6:30 P.M. on the 20th day of February, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80') of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50'), excepting the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S18, page 257. (**Utica South**)

The application may be reviewed at the Zoning Administrators office, Yankton County Government Center, 321 West Third St., Yankton, S.D. or online at the Yankton County Website.

Sincerely,
Mark Mabee
Petitioner

5A BOAT & RV STORAGE LLC (D)
3909 WEST 8 ST
YANKTON SD 57078

AFFORDABLE SELF-STORAGE 2 LLC (D)
1505 WEST CITY LIMITS RD
YANKTON SD 57078

ASPS LLC (D)
3609 WEST 8 ST
YANKTON SD 57078

BENDER, FREDERICK REV TRUST (D)
4402 HILLSIDE DR
YANKTON SD 57078

BLOM, COLE S (D)
517 LOCUST ST
YANKTON SD 57078

DAHLIN DRYWALL INC (D)
3703 WEST 7 ST
YANKTON SD 57078

DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

DOERING, HENRY L (D)
902 BEEMER AVE
YANKTON SD 57078

FEJFAR, JEFF (D)
407 DEER BLVD
YANKTON SD 57078

FEJFAR, MARY REVOCABLE TRUST (D)
43145 SD HWY 52
YANKTON SD 57078

GRAVDAHL, JEANETTE (D)
45830 116 ST
SISSETON SD 57262

JACKMAN, KATHERINE (D)
PO BOX 373
YANKTON SD 57078

JEREN PROPERTIES LLC (D)
47001 MONA ST STE 5
TEA SD 57064

KALTSULAS, THOMAS C (D)
188 MARINA DELL AVE
YANKTON SD 57078

KETTERING, DON REVOCABLE TRUST (D)
4201 WEST 11 ST
YANKTON SD 57078

KULBEL, THERESA M REV TRUST (D)
4111 WEST 11 ST
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
827 HEMI DR
YANKTON SD 57078

LAW, BARBARA M IRREV TRUST (D)
1501 WEST ST
YANKTON SD 57078

LEFEBVERE, ROBERT G (D)
601 MAPLE ST
YANKTON SD 57078

LEWIS & CLARK MEAT LODGE LLC (D)
48129 266 ST
BRANDON SD 57005

LEWIS & CLARK STORAGE LLC (D)
403 JAMES PL
YANKTON SD 57078

LOCKWOOD LEASING LLC (D)
PO BOX 561
VIBORG SD 57070

LUKEN CONSTRUCTION LLC (D)
605 DOUGLAS AVE
YANKTON SD 57078

MABEE, TAMARA F (D)
3803 WEST 11 ST
YANKTON SD 57078

MACY FAMILY TRUST (D)
115 BROADWAY SUITE 1
YANKTON SD 57078

MAU, ANTHONY LIVING TRUST (D)
3701 WEST 11 ST
YANKTON SD 57078

MCALLISTER TD LLC (D)
208 VIOLET DR
YANKTON SD 57078

MCALLISTER TD LLC (D)
4002 WEST 8 ST
YANKTON SD 57078

MINES, SCOTT (D)
275 MARINA DELL AVE
YANKTON SD 57078

MUELLENBERG, JASON (D)
703 DEER BLVD
YANKTON SD 57078

NEU, JOHN (C)
3706 KRISTI LN
YANKTON SD 57078

PHIL SPADY CHRYSLER-JEEP-DODGE (C)
316 CAPITOL ST
YANKTON SD 57078

RE PROPERTIES LLC (D)
802 EASTRIDGE ST
NORFOLK NE 68701

ROESLER, MERLIN (D)
109 CEDAR ST
YANKTON SD 57078

RYKEN LEGACY LAND TRUST (D)
%RUSSELL RYKEN
19597 EAST 70 ST N
OWASSO OK 74055

SAT ENTERPRISES LLC (D)
3703 WEST 8 ST
YANKTON SD 57078

SCHAEFFER, HAROLD D (D)
701 DEER BLVD
YANKTON SD 57078

SCHREMPP ENTERPRISES LLC (D)
88307 562 AVE
HARTINGTON NE 68739

SCHWARZ, BRUCE W (D)
43076 LAKE PORT RD
YANKTON SD 57078

SCHWARZ, ROSE ANN (D)
2702 ABBOTT DR
YANKTON SD 57078

SD DEPT OF TRANSPORTATION (D)
700 EAST BROADWAY AVE
PIERRE SD 57501

TJ LAND INC (D)
% MCALLISTER TD, LLC
4002 WEST 8 ST
YANKTON SD 57078

TL REAL ESTATE LLC (D)
3220 WEST 57 ST STE 212
SIOUX FALLS SD 57108

WALSH CONSTRUCTION (C)
1107 EAST 19 ST
YANKTON SD 57078

WIESELER, DALE (D)
4005 WEST 11 ST
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)
1900 EAST 2 ST
HARTFORD SD 57033

YANKTON'S EXEC STORAGE LLC (D)
1900 EAST 2 ST
HARTFORD SD 57033

YEAGER, RICHARD G (D)
3703 WEST 11 ST
YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Mark Mabee, hereby certify that on the 28 day of December, 2023, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

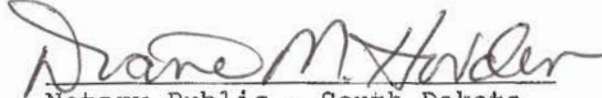
Dated the 28 day of December, 2023.



(Name)

Affiant

Subscribed and sworn to before me this 28th day of December, 2023.



Notary Public - South Dakota

My commission expires: 2/26/29

(SEAL)

NOTIFICATION

December 22, 2023

Applicant:
Mark Mabee
3803 W 11th St
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 9th day of January, 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80') of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50'), excepting the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S18, page 257. (**Utica South**)

The application may be reviewed at the Zoning Administrators office, Yankton County Government Center, 321 West Third St., Yankton, S.D. or online at the Yankton County Website.

Sincerely,
Mark Mabee
Petitioner

5A BOAT & RV STORAGE LLC (D)
3909 WEST 8 ST
YANKTON SD 57078

AFFORDABLE SELF-STORAGE 2 LLC (D)
1505 WEST CITY LIMITS RD
YANKTON SD 57078

ASPS LLC (D)
3609 WEST 8 ST
YANKTON SD 57078

BENDER, FREDERICK REV TRUST (D)
4402 HILLSIDE DR
YANKTON SD 57078

BLOM, COLE S (D)
517 LOCUST ST
YANKTON SD 57078

DAHLLIN DRYWALL INC (D)
3703 WEST 7 ST
YANKTON SD 57078

DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

DOERING, HENRY L (D)
902 BEEMER AVE
YANKTON SD 57078

FEJFAR, JEFF (D)
407 DEER BLVD
YANKTON SD 57078

FEJFAR, MARY REVOCABLE TRUST (D)
43145 SD HWY 52
YANKTON SD 57078

GRAVDAHL, JEANETTE (D)
45830 116 ST
SISSETON SD 57262

JACKMAN, KATHERINE (D)
PO BOX 373
YANKTON SD 57078

JEREN PROPERTIES LLC (D)
47001 MONA ST STE 5
TEA SD 57064

KALTSULAS, THOMAS C (D)
188 MARINA DELL AVE
YANKTON SD 57078

KETTERING, DON REVOCABLE TRUST
4201 WEST 11 ST
YANKTON SD 57078

KULBEL, THERESA M REV TRUST (D)
4111 WEST 11 ST
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
827 HEMI DR
YANKTON SD 57078

LAW, BARBARA M IRREV TRUST (D)
1501 WEST ST
YANKTON SD 57078

LEFEBVERE, ROBERT G (D)
601 MAPLE ST
YANKTON SD 57078

LEWIS & CLARK MEAT LODGE LLC (D)
48129 266 ST
BRANDON SD 57005

LEWIS & CLARK STORAGE LLC (D)
403 JAMES PL
YANKTON SD 57078

LOCKWOOD LEASING LLC (D)
PO BOX 561
VIBORG SD 57070

LUKEN CONSTRUCTION LLC (D)
605 DOUGLAS AVE
YANKTON SD 57078

MABEE, TAMARA F (D)
3803 WEST 11 ST
YANKTON SD 57078

MACY FAMILY TRUST (D)
115 BROADWAY SUITE 1
YANKTON SD 57078

MAU, ANTHONY LIVING TRUST (D)
3701 WEST 11 ST
YANKTON SD 57078

MCALLISTER TD LLC (D)
208 VIOLET DR
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MINES, SCOTT (D)
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MUELLENBERG, JASON (D)
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NEU, JOHN (C)
3706 KRISTI LN
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PHIL SPADY CHRYSLER-JEEP-DODGE (C)
316 CAPITOL ST
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ROESLER, MERLIN (D)
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RYKEN LEGACY LAND TRUST (D)
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43076 LAKE PORT RD
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SCHWARZ, ROSE ANN (D)
2702 ABBOTT DR
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TJ LAND INC (D)
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HARTFORD SD 57033

YANKTON'S EXEC STORAGE LLC (D)
1900 EAST 2 ST
HARTFORD SD 57033

YEAGER, RICHARD G (D)
3703 WEST 11 ST
YANKTON SD 57078

Yankton County,
South Dakota

Receipt

Paid by
Mark Mabee
markmabee2@gmail.com

Payment number
Date paid
Payment method

250571347
November 6, 2023 06:54 PM
Online

\$450.00 paid on November 6, 2023

Variance, Conditional Use and Rezoning Application
Application ID: REZ-2023-101

Description	Amount
Fee	\$450.00

2010 Legal and Public Notices

Patty Hojem, Yankton County Auditor

Published once at the total approximate cost of \$25.92 and can be viewed free of charge at www.sd-publicnotices.com

Published December 29, 2023.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 2nd day of January 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant wishes to install a wind energy conversion system in an Agricultural District per Article 5 section 507 and Article 26 Section 2603. Said property is legally described as the East Half of the Northwest Quarter (E1/2, NW1/4), except the West One Hundred Seventy-five Feet (W175') of the East Five Hundred Ninety-four (94) Feet (E594') of the South Two Hundred Sixty-seven Feet (S267') in Section Thirty-six (36), Range Ninety-three (93) North, Township Fifty-four (54) West of the 5th P.M., Yankton County, South Dakota.

Published twice at the total approximate cost of \$20.16 and can be viewed free of charge at www.sd-publicnotices.com

Published December 22 & 29, 2023.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 9th day of January 2024 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80') of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50'), except the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book 518, page 257.

Published twice at the total approximate cost of \$22.17 and can be viewed free of charge at www.sd-publicnotices.com

Published December 29, 2023 & January 5, 2024.

YANKTON COUNTY PLANNING

Zoning Administrator
321 W. 3rd St. #209
Yankton, SD 57078
605-260-4445

Press Release
December 20, 2023

Yankton County Commission is accepting applications for citizens interested in serving on an update to the Wind and Energy Ordinance. The meeting times will be determined after the task force is appointed by the Yankton County Commission.

Those who want to be considered for an appointment are asked to submit a written statement describing their interest to email address: gay@co.yankton.sd.us or Yankton County Planning & Zoning, 321 West 3rd Street #209, Yankton, S.D. 57078. All applications will be submitted to the Yankton County Commissioners for review and selection on January 2, 2024.

All applications must be received by 5:00 p.m., Friday, December 29, 2023.

For more information, contact Yankton County Planning & Zoning Department at 605-260-4445.

Published twice at the total approximate cost of \$26.50 and can be viewed free of charge at www.sd-publicnotices.com

Published December 22 & 29, 2023.

Judge: Norfolk-Area NRD Went Too Far In Sanctioning Board Member

BY AARON SANDERFORD
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LINCOLN, Neb. — A Norfolk-area natural resources district board likely went too far in censuring a member of its board for confirming to a newspaper she had filed a complaint against a fellow board member.

U.S. District Judge John Gerrard issued an order Wednesday granting a preliminary injunction sought by Melissa Temple against the Lower Elkhorn Natural Resources District. Temple represents eastern Norfolk for the 15-county NRD.

Gerrard wrote that the board likely violated Temple's First Amendment rights by retaliating against her and limiting her access to travel reimbursements and per diem payments while doing board business. Temple was represented by the new First Amendment Clinic at the University of Nebraska-Lincoln.

Nebraska law requires NRDs to reimburse board members "for their actual and necessary expenses incurred in connection with their duties," Gerrard wrote. He found that the board's actions had a potential "chilling effect" on Temple's speech.

"If Temple continues to engage in protected speech, such as informing the press of how the sanctions are affecting her ability to govern, she might be subject to further sanctions," Gerrard wrote. "Temple's right to publicly criticize the LENRD's decision is enshrined by the First Amendment."

Gerrard wrote that based on history and tradition, a



ADOBE STOCK

government "cannot suspend the pay of an elected official as a sanction" and that suspending "Temple's right to receive reimbursements for out-of-district travel materially affects her ability to perform her duties for her constituents."

The board, he wrote, has the authority to remove Temple from subcommittees but, the judge wrote, the NRD and its voters should question whether it should.

In August, the NRD board prohibited Temple for a year from being reimbursed for any board-related travel expenses outside the district or per diem payments while working on board business. The board also stripped her position on any NRD subcommittees for the year.

In April, the board had rejected Temple's complaint alleging fellow board member Scott Clausen had spoken condescendingly to women testifying to the board, dismissed

wide discretion to discipline its members.

Blankenau and the NRD's legal team argued Temple had not been limited in any way that infringed her rights or the rights of her voters.

Brian Bruckner, the NRD's new general manager, said Thursday that the organization and its attorneys were aware of the judge's order.

"The District has no other comment on the matter at this particular time other than to state that we respect the opinion of the Court and that we will comply with the terms of the order," he said.

Gerrard had called on both parties earlier this month to find a way forward. Wednesday's injunction stays in place until a trial is held or the case is otherwise resolved.

"Frankly, this whole ordeal has the potential to erode public confidence in the LENRD's ability to govern," the judge wrote. "The LENRD simply does not have the power, under Nebraska law and the United States Constitution, to withhold Temple's reimbursement and per diem payments."

Nebraska Examiner is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. Nebraska Examiner maintains editorial independence. Contact Editor Cate Folsom for questions: info@nebraskaxaminer.com. Follow Nebraska Examiner on Facebook and Twitter.

School Board Member Who Refused to Wear A Mask Must Be Reinstated

By The Nebraska Examiner

LINCOLN, Neb. — A Minden School Board member who was removed from the board in 2021 after refusing to wear a mask during the COVID-19 pandemic has been reinstated to her position. A district judge, in a ruling last week, agreed with arguments made by Katherine Sinsel that her fellow board members had exceeded their authority in voting to remove her from the elected board in April 2021.

Kearney County District Judge Morgan Farquhar, following a two-day trial in August, ordered that Sinsel be reinstated as a board member in January and that a replacement appointed by the board, Darcie Reed, be removed.

Sinsel's attorney, J.L. Spray of Lincoln, said his client was "elated" and eager to get back to work on the board.

"It was just a horrible public lynching of an elected official for no reason," Spray said.

Nebraska Examiner is part of States Newsroom, a network of news bureaus supported by grants and a coalition of donors as a 501(c)(3) public charity. Nebraska Examiner maintains editorial independence. Contact Editor Cate Folsom for questions: info@nebraskaxaminer.com. Follow Nebraska Examiner on Facebook and Twitter.

Rodeo

From Page 1

hasn't publicized others, such as the rodeo contract. That's in contrast to awards from other economic development funds, which are routinely announced in news releases.

WHERE THE MONEY COMES FROM

The Future Fund gets its money from South Dakota employers, whose payments to the fund are tied to payroll taxes for unemployment benefits. The unemployment payroll tax is calculated by a complex set of formulas that includes a percentage of the first \$15,000 of some employees' annual earnings. The Future Fund receives a fraction of an additional percent on top of that, which the state describes as an "investment fee."

According to the state Department of Labor and Regulation, 28,261 employers paid \$23 million into the Future Fund in 2022, which equated to an average of \$814 per employer. Governors can spend as much or as little from the fund as they want, and legislators have altered the contribution rates over the years, so the balance fluctuates. Noem has distributed \$30.34 million from the fund this year.

Since the fund's inception 36 years ago, governors have awarded a total of about \$300 million from it, according to an estimate by the Governor's Office of Economic Development, which said it does not have complete historical records. Utilizing government reports and newspaper archives, South Dakota Searchlight was able to document \$302.5 million in total spending. Nearly two-thirds of it happened under the last two governors.

Noem has spent a total of \$57 million from the fund since she took office in 2019, and her predecessor Dennis Daugaard spent \$163 million during his eight years in office.

LEGISLATORS REACT, NOEM SPOKESMAN RESPONDS

State Representative Scott Odenbach, a Republican from Spearfish, said he is unsettled by governors spending so much taxpayer money without oversight. He said economic development too often involves the government picking winners and losers.

"Like so much of government, a well-intentioned program has expanded far beyond its original purpose," Odenbach said.

The fund's expenditures are some-

when she used \$350,000 to pay for a fireworks show in 2020 at Mount Rushmore where she and then-President Donald Trump spoke. Noem is now routinely mentioned as a potential running mate for Trump in the 2024 presidential race.

More recently, Noem used \$5 million from the Future Fund for a workforce recruitment advertising campaign starring herself, with plans for a \$1.5 million second phase. The Legislature's Executive Board plans to review that spending next month after questions arose about its effectiveness and the process used by the Noem administration to select an advertising firm to create the campaign.

Duba said legislators should demand more accountability.

"These workforce recruitment commercials look more like campaign commercials to me," she said.

Rep. Jean Hunholl, a Yankton Republican, is lead co-chair of the Legislature's budget committee and has served during multiple governors' administrations. She's waiting until she gets "all the facts" before forming an opinion on Noem's use of the fund.

"But I'll be candid with you, I don't recall the fund ever resulting in this much questioning," she said.

Noem's chief of communications, Ian Fury, replied via email to South Dakota Searchlight questions about the fund. He said the workforce ads are "the most successful workforce recruitment campaign in South Dakota history," the rodeo showcases the official state sport "like never before," and the fireworks show was "the single biggest one-day advertisement our state has ever had."

"I can't think of better ways that Future Funds could be invested to generate a strong ROI for South Dakota," Fury said, using the abbreviation for "return on investment." "Yes, some of this is new and innovative. That's the point — It's original."

ORIGINAL FUTURE FUND INTENTIONS

When Mickelson persuaded legislators to create the fund in 1987, the state had recently suffered the effects of a national recession and a farm economy crisis.

Mickelson told legislators during his State of the State speech that year that South Dakota needed a fund "for long-term investments, for building the infrastructure."

"Too often, politicians are attracted to



Duba



Odenbach

officially named the Employer's Investment in South Dakota's Future Fund.

Lobbyist Julie Johnson was the secretary of labor at the time and helped write the law. She said the Mickelson administration "deliberately tried not to" narrowly define what the

fund was for.

"You'll know it when you see it," Johnson said, referring to the law's use of the broad term "economic development" and what it meant to different governors over the years. Mickelson chose to focus on investments in research, scholarships and programs on university campuses.

HOW OTHER GOVERNORS USED THE FUND

Archived news stories and other historical sources indicate former governor Mickelson and his successor, Walter Dale Miller, spent at least a combined \$22.5 million from the year of the fund's creation in 1987 through 1994. Bill Janklow spent at least \$5 million, and Mike Rounds spent about \$55 million.

Mickelson focused on research, lab equipment and university programs. By the end of 1990, he was touting in a newspaper column that his administration had funded over 80 research- and business-linked ventures through the fund.

Miller kept a similar focus after Mickelson died in a plane crash, using \$500,000 per year from the fund for a scholarship program started by Mickelson.

By 1994, during Miller's administration, the fund was being credited for Improving the University of South Dakota Medical School, and for funding research into a swine disease that saved producers \$4 million a year.

Then Janklow became governor for the second time.

In 1995, Janklow ended the use of Future Fund dollars for the Mickelson scholarship program, deeming it an improper use of a fund intended by law for research and economic development.

He was criticized by Democrats for taking the definition of the fund too literally.

"It's not a proper transfer," Janklow told the *Argus Leader* at the time. "It's not a legitimate use of those funds. I have no choice. It's not my money. It's the public's money."

In 2003, Rounds became governor and began using the fund to help businesses and train employees, and for research and job creation.

a suicide. It was revealed that he was about to be charged with a crime. As he left state government at the end of the Rounds administration, Benda allegedly pressured the recipient of a \$1 million Future Fund grant to redirect about half of the money to help Benda's new employer cover Benda's salary.

Daugaard became governor in 2011. He used the fund for everything from railroad improvements to scholarships. He awarded \$51 million in 2014 alone, with recipients ranging from tech schools and economic development corporations to a trailer manufacturer in Mitchell.

NOEM'S EXPENDITURES

Some of Noem's Future Fund spending has been similar to Daugaard's.

This year, she gave \$1.6 million to help establish and grow the South Dakota Trade Association (run by U.S. Sen. John Thune's son-in-law, Luke Lindberg), \$3 million to the North Sioux City Economic Development Corporation for an industrial park, and \$794 million to the Department of Labor and Regulation to expand apprenticeship programs, among other awards.

Noem's \$5 million workforce recruitment campaign, financed by the Future Fund, features her in commercials filling the roles of plumbers and welders and other high-need jobs. She's touted the campaign as a success.

"We are building a winning workforce and ensuring that our state's economy will continue to thrive for generations to come," she said in a news release about the campaign.

But some lawmakers have expressed frustration about what they've described as a lack of clarity about the campaign's results.

For example, the Governor's Office has said "over 2,000 applicants have advanced to the final stages of moving" through the Freedom Works Here campaign. But under questioning from lawmakers, administration officials said that the number of out-of-state people who have asked for a state-assigned job adviser to help them find work in South Dakota, and the administration does not know how many of those people are directly attributable to the campaign.

Reporting by Sioux Falls Live has also revealed political connections between Noem and the Ohio-based firm that her administration chose to carry out the campaign and has raised questions about how the firm was chosen.

The Legislature's Executive Board will review questions and concerns about the workforce campaign on Jan. 8, the day before the start of the 2024 legislative

YANKTON DAILY PRESS & DAKOTAN www.yankton.net/classifieds

CLASSIFIEDS

to place an ad call 605-665-7811 or email ads@yankton.net

1200 Cars: All junk cars, pickups, vans, running or not. FREE PICKUP. McLean Auto Salvage 402-360-0756

1355 Work Wanted: Dedicated Caregiver Senior Companion available. Excellent references. Call Emily 605-665-4259

1600 Other Real Estate: EQUAL HOUSING OPPORTUNITY. All real estate advertised in this newspaper is SUBJECT to the Federal Fair Housing Act...

1645 Open Houses: OPEN HOUSE Sunday, Jan. 7th, 1:00-2:30 PM. 2510 Wynn Way \$310,000. Joe LaBarge, 661-7264

'Mobile Device Basics' Event Set For YCL

Are you looking to develop or improve your smartphone skills? The Yankton Community Library, 515 Walnut Street, will be offering two opportunities to learn about Mobile Device Basics...

WANTED TO BUY: IHC Scooter, running or not. Also tractors, running or not. Antique cars, pickups or trucks. 402-360-2309.

1435 Carpentry: A Full-time Carpenter Available. Available for odd jobs. Free estimates. Call Bob Edwards at 605-665-8651.

1645 Open Houses: 1700 Merchandise: Electric fireplace with a wood cabinet. New bunk beds complete. Call 605-760-3360.

1700 Merchandise: Electric fireplace with a wood cabinet. New bunk beds complete. Call 605-760-3360.

These classes are perfect for those who are new to smartphones or looking to improve their smartphone skills. Attendees will learn how to get connected, identify common apps and build the confidence to use their device safely.

1315 Drivers: Retired? Looking for extra income? Delivery Driver wanted flexible hours Monday-Friday. Napa Auto Parts of Yankton. Stop for application 1007 Broadway, Yankton or call 605-665-4494.

1530 Roofing - Siding: * H & H ROOFING * (605) 857-1472 We Install/Repair Roofs of all kinds FREE Inspections/Estimates Licensed/Bonded/Insured Locally Owned & Operated in Yankton

1605 Apartment For Rent: 1 & 2 Bedroom Orchard Square, 418 W. 15th, Yankton. Rent based on income and includes utilities. Non-smoking units. Equal Housing Opportunity. Skogen Company 605-665-1322 or 605-263-3941.

1705 Items \$100 or Less: Large box of sheets, blankets, and pillow case protectors \$35. Excellent condition blue & gold USA made 1950's Hall Aladdin, Gentle soap \$45. 605-665-8719.

Dueling Pianos Coming To Beseda Hall

TABOR — The Beseda Hall, Inc., Board of Directors has announced that The Dueling Pianos of Andy Anderson & Mike Leeds will perform at Beseda Hall on Saturday Feb. 24, 2024, as part of a fundraising event for ongoing maintenance needs including roof repairs and bathroom renovations.

1325 Medical: MEDICAL TECHNOLOGIST OR MLT The Santee Health and Wellness Center is seeking a Medical Technologist or Medical Laboratory Technician

Looking For A New Career? Check Out The P&D Classifieds For Great Employment Opportunities! www.yankton.net

Please Recycle! Read and Recycle

2010 Legal and Public Notices: NOTICE OF PUBLIC HEARING. Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission...

This class is free, but registration is required. To register, you can stop into the library or call 605-668-5275.

1335 Other Employment: HELP WANTED Cattle Feedyard in northeast Nebraska is currently looking for a payloader operator. We are a 25,000 head yard with a great benefits package.

1555 Dogs - Puppies: GERMAN SHEPHERD PUPPI Family-raised, champion pedigree, ready to meet their new families! Come and be charmed by the parents and grandparents who have been with our family since puppyhood themselves! \$400. Tabor. 605-760-4001.

1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-884-8886 or Skogen Company 605-263-3941.

1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-884-8886 or Skogen Company 605-263-3941.

CROSSWORD By THOMAS JOSEPH

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Word search grid containing words like HAH, RAGOUT, ALUM, USED TO, ZONE, BIRDER, EGG, CREAM, AHA, GAITS, SCREW, ONCUE, LEI, ERA, ADAPT, WALKS, TENOR, ETA, LISTENTO, SALIVA, ADAM, AMUSES, SIRE, TIGHTS, ECON.

Yesterday's answer: 21 Ambulance workers, for short, 23 Trig function "Argo", 25 Othello's undoer, 27 Archaeology setting, 30 Twisty tum, 33 Wise saying, 34 Interstate, 35 Away from the wind, 37 Kitchen need, 39 Hair, at times, 41 Silent assent, 42 One or more.

JOB OPPORTUNITY EDUCATION REPORTER The Yankton (S.D.) Daily Press & Dakotan — an award-winning, five-day daily located along the banks of the Missouri River and near Lewis and Clark Lake in southeastern South Dakota — is seeking applicants for an education reporter...

1 BD Apts., Memory Lane. Ground level for elderly or persons with disabilities. No Smoking, close to The Center. Rent based on income. Non-smoking units. Equal Housing Opportunity. 605-760-4711 or Skogen Company 605-263-3941.

1 bedroom apartments. MEADOW PARK, \$575.00 per month, plus electricity with the heat being electric. Water, sewer, and garbage included with rent. Security Deposit of one month's rent required. Initial six month lease, then month to month. Non-smoking units. 605-760-4711 or Skogen Company, 605-263-3941.

3-Bedroom Townhouse. Must qualify by family size and income. Non-smoking unit. Rent based on income. EHO 605-661-8901 or Skogen Company 605-263-3941.

1615 Houses For Rent: House For Rent: 2-Bedroom, 2-bathrooms, single car garage. Range & refrigerator supplied. Washer/dryer hookups, family room in basement. No smoking/pets. Available 1/5/24. Call 605-657-5645.

1 bedroom apartments. MEADOW PARK, \$575.00 per month, plus electricity with the heat being electric. Water, sewer, and garbage included with rent. Security Deposit of one month's rent required. Initial six month lease, then month to month. Non-smoking units. 605-760-4711 or Skogen Company, 605-263-3941.

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1335 Other Employment: Send resumes and writing samples to: PRESS & DAKOTAN Mr. Kelly Hertz, Editor Yankton Press & Dakotan 319 Walnut, Yankton, SD 57078 or email kelly.hertz@yankton.net

PART-TIME SPORTSWRITER The Yankton (S.D.) Press & Dakotan, a five-day-

Circulation Clerk

Word search grid containing words like HAH, RAGOUT, ALUM, USED TO, ZONE, BIRDER, EGG, CREAM, AHA, GAITS, SCREW, ONCUE, LEI, ERA, ADAPT, WALKS, TENOR, ETA, LISTENTO, SALIVA, ADAM, AMUSES, SIRE, TIGHTS, ECON.

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 1/9/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Kettering

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Kettering

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Mabee - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South Two-hundred Seventeen and Eighty hundredths feet (S217.80') of the East Seven hundred Sixty-six and Fifty Hundredths feet (E766.50'), excepting the East Fifty feet (E50') thereof, located in the South 13.2 Acres of the Southeast Quarter (SE1/4), Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S18, page 257.

COMMENTS: None

MOTION: **Approve based on Findings of Facts**
Passed 4-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Drotzmann – Preliminary plat**

ADDRESS/LEGAL: Preliminary plat of Lots 1 Thru 20, Deer Boulevard Estates, in the SE1/4 of Section 9, T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 4-0

APPROVAL: MOTION BY: Loest SECOND BY: Clark

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Public Coment**
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: **Adjourn**
 Passed 4-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/20/2023

Applicant

Robert List Trust- PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

-----**Development Information**-----

Plat Name: Plat of Lots 1 thru 4 of List Acreage

Section No: 4 Township No: 93

Range: 56 Number of Lots/Tracts: 4

Number of Acres: 139.75

How is the property currently being used? Rural Transitional

What is the proposed use of the property? Rural Transitional

-----**Surveyor/Engineer Information**-----

Firm Name: Meridian Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Brian Benson

Phone: 4028604332

-----**Property Owner Information**-----

Name: Robert List Trust

Address: PO Box 689

City: Yankton State: SD Zip: 57078

Contact person: Diane List

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 20, 20, 20, 76.75

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No
If yes :

Name, address and phone number of contractor(s)

-----**Owner certification**-----

This is to certify that Robert List
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Robert List
Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

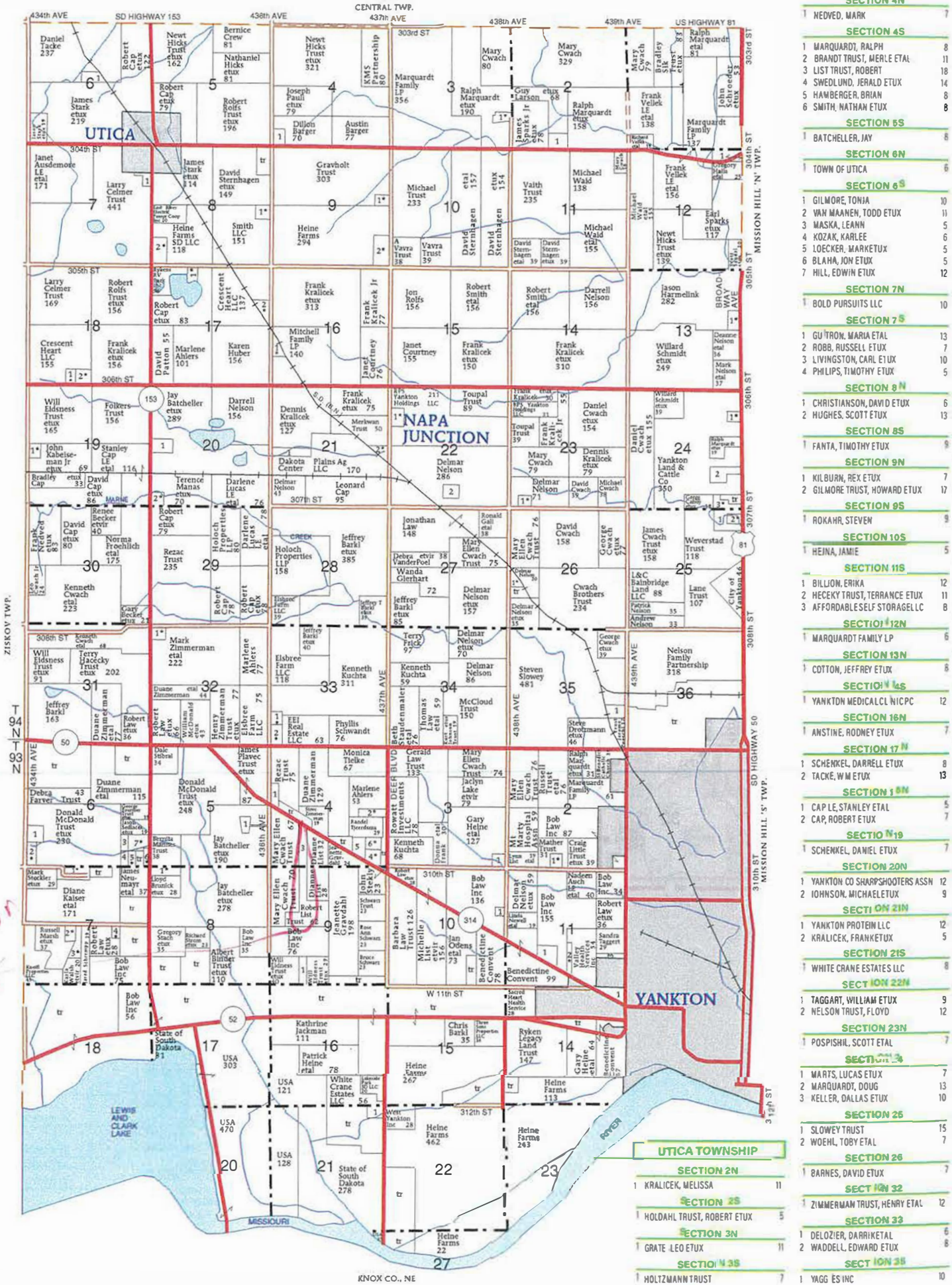
In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 02/13/2024

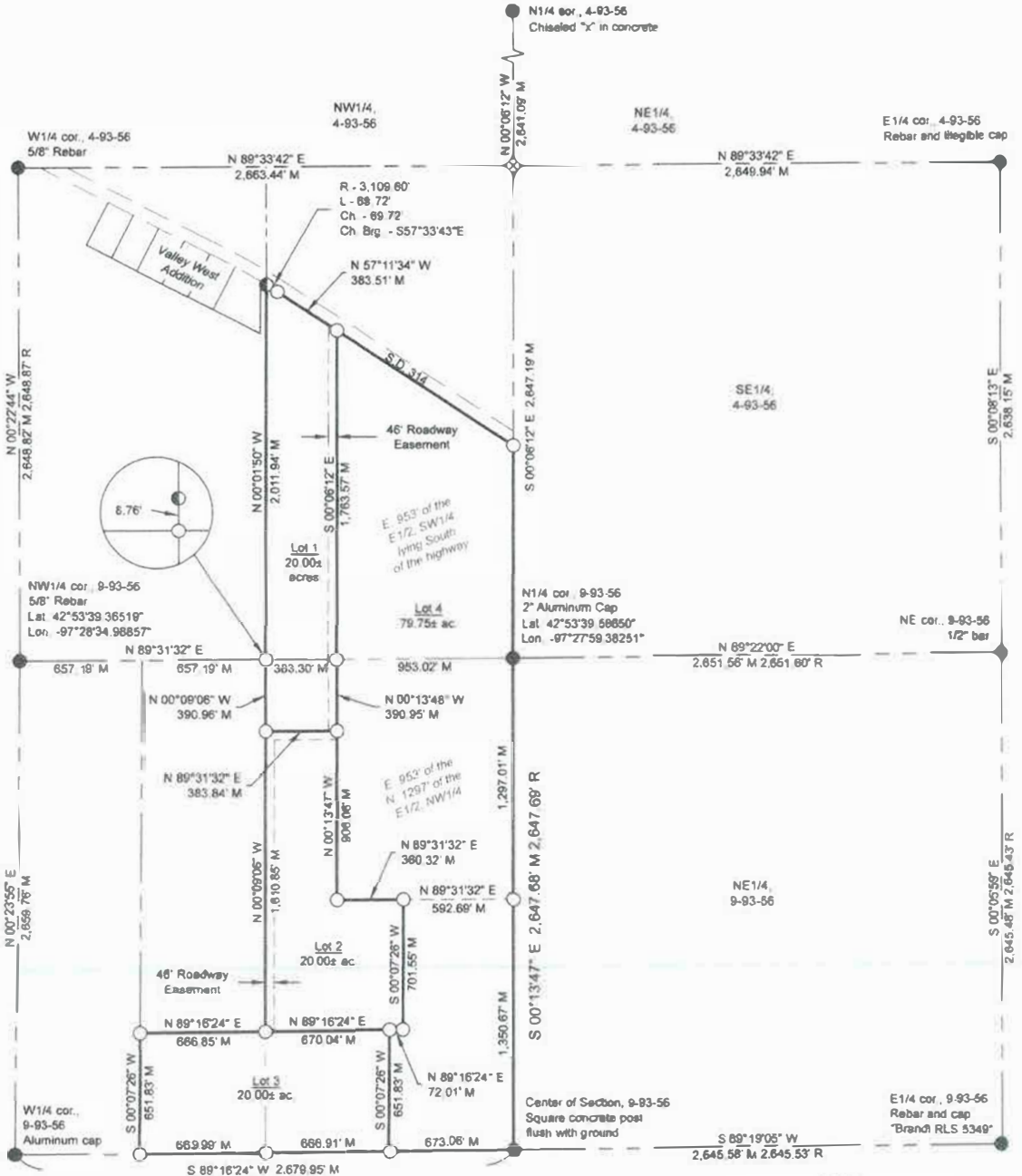
Board of Adjustment date: 02/20/2024



SECTION 4N	1	NEDVED, MARK	7
SECTION 4S	1	MARQUARDT, RALPH	8
	2	BRANDT TRUST, MERLE ETAL	11
	3	LIST TRUST, ROBERT	18
	4	SWED LUND, JERALD ETUX	14
	5	HAMBERGER, BRIAN	8
	6	SMITH, NATHAN ETUX	8
SECTION 5S	1	BATCHELLER, JAY	8
SECTION 6N	1	TOWN OF UTICA	6
SECTION 6S	1	GILMORE, TONIA	10
	2	VAN MAANEN, TODD ETUX	5
	3	MASKA, LEANN	11
	4	KOZAK, KARLEE	6
	5	LOECKER, MARKETUX	5
	6	BLAHA, ION ETUX	5
	7	HILL, EDWIN ETUX	12
SECTION 7N	1	BOLD PURSUITS LLC	10
SECTION 7S	1	GU'TRON, MARIA ETAL	13
	2	ROBB, RUSSELL ETUX	7
	3	LIVINGSTON, CARL ETUX	10
	4	PHILIPS, TIMOTHY ETUX	5
SECTION 8N	1	CHRISTIANSON, DAVID ETUX	13
	2	HUGHES, SCOTT ETUX	6
SECTION 8S	1	FANTA, TIMOTHY ETUX	9
SECTION 9N	1	KILBURN, REX ETUX	7
	2	GILMORE TRUST, HOWARD ETUX	17
SECTION 9S	1	ROKAHR, STEVEN	9
SECTION 10S	1	HEJNA, JAMIE	5
SECTION 11S	1	BILLION, ERIKA	12
	2	HECKY TRUST, TERRANCE ETUX	11
	3	AFFORDABLE SELF STORAGE LLC	8
SECTION 12N	1	MARQUARDT FAMILY LP	6
SECTION 13N	1	COTTON, JEFFREY ETUX	8
SECTION 14S	1	YANKTON MEDICAL CLINIC PC	12
SECTION 16N	1	ANSTINE, RODNEY ETUX	7
SECTION 17N	1	SCHENKEL, DARRELL ETUX	13
	2	TACKE, WM ETUX	8
SECTION 18N	1	CAP LE, STANLEY ETAL	5
	2	CAP, ROBERT ETUX	7
SECTION 19S	1	SCHENKEL, DANIEL ETUX	7
SECTION 20N	1	YANKTON CO SHARPSHOOTERS ASSN	12
	2	JOHNSON, MICHAEL ETUX	9
SECTION 21N	1	YANKTON PROTEIN LLC	12
	2	KRALICEK, FRANK ETUX	5
SECTION 21S	1	WHITE CRANE ESTATES LLC	8
SECTION 22N	1	TAGGART, WILLIAM ETUX	9
	2	NELSON TRUST, FLOYD	12
SECTION 23N	1	POSPISHIL, SCOTT ETAL	7
SECTION 24S	1	MARTS, LUCAS ETUX	7
	2	MARQUARDT, DOUG	13
	3	KELLER, DALLAS ETUX	10
SECTION 25S	1	SLOWEY TRUST	15
	2	WOEHL, TOBY ETAL	7
SECTION 26S	1	BARNES, DAVID ETUX	7
SECTION 27N	1	ZIMMERMAN TRUST, HENRY ETAL	12
SECTION 33	1	DELOZIER, DARRIK ETAL	6
	2	WADDELL, EDWARD ETUX	8
SECTION 35S	1	HOLTZMANN TRUST	7
	2	YAGG ES INC	10

Plat of Lots 1, 2, 3 and 4 of List Acreage

in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway;
the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest
Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota



Surveyor's Certificate

I, Brian J. Benson, a Licensed Land Surveyor under the Laws of South Dakota, at the direction of the owner, have surveyed Lots 1, 2, 3 and 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway, the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota, as shown on the above plat. This survey was performed by me or under my direct supervision and is to the best of my knowledge and belief a true description of said property.

Brian Benson 1/17/2024
 Brian J. Benson, LS #11950 Date

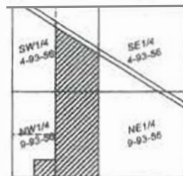


Scale: 1" = 600'

Legend

- Found Corner (As Noted)
- ⊙ Found Rebar & Cap "Week LS 2912"
- Set 1/2"x24" Rebar & Cap Stamped "LS 11950"
- ⊗ Computed corner
- M Measured Distance
- R Record Distance

Sec. 4 & 9, T93N, R56W



Prepared for
 Dianne List
 PO Box 689
 Yankton, SD 57078

Date: 12/15/2023

Job Number: 23052

Drawn by: BB

Page: 1 of 2

Meridian
 LAND SURVEYORS, LLC

Brian J. Benson
 1109 Douglas Ave
 Yankton, SD 57078
 402-880-4332
 brian@meridianllc.com

Plat of Lots 1 thru 4 of List Acreage

in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Owners Certificate

I, Diane R. List, Trustee of the Robert L. List Testamentary Trust, do hereby certify that I am the owner of the East half of the Southwest Quarter of Section 4, lying South of the Public Highway; the East half of the Northwest Quarter of Section 9; and the East ten acres of the South twenty acres of the West half of the Northwest Quarter of Section 9; all in Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota; that this Plat was made at my request and under my direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this ___ day of _____, _____.

Trustee of the Robert L. List Testamentary Trust

State of _____)
County of _____)

Be it remembered that on this ___ day of _____, _____ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared _____, known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My commission expires _____

Notary Public

Owners Certificate

I, Diane R. List, formerly known as Dianne R. Inungaray, a single person, do hereby certify that I am the owner of the East 953 feet of the East Half of the Southwest Quarter lying South of the highway, Section 4, Township 93 North, Range 56 West, Yankton County, South Dakota, less highways and roads; and the East 953 feet of the North 1,297 feet of the East Half of the Northwest Quarter, Section 9, Township 93 North, Range 56 West, Yankton County, South Dakota, less highways and roads; that this Plat was made at my request and under my direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this ___ day of _____, _____.

Diane R. List

State of _____)
County of _____)

Be it remembered that on this ___ day of _____, _____ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared _____, known to me to be the person who is described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My commission expires _____

Notary Public

Approval of Highway Authority

State of South Dakota County of Yankton

The location of the existing proposed access roads abutting the County or State highway as shown hereon is hereby approved. Any change in the location of the existing or proposed access shall require additional approval.

Highway Authority

County Planning Commission Approval

Approval of the final plan of Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota, is hereby granted by the Yankton County Planning Commission on this ___ day of _____, 20__.

Chair, County Planning Commission
Yankton County, South Dakota

County Commission Approval

I hereby certify that the final plan of Lots 1 thru 4 of List Acreage in the East Half of the Southwest Quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of Section 9, and the East Ten acres of the South Twenty acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota, was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the ___ day of _____, 20__.

Chairman County Commission
Yankton County, South Dakota

Director of Equalization Certificate

I, the undersigned Director of Equalization of Yankton County, South Dakota, certify that I have received a copy of the foregoing plat. Dated this ___ day of _____, _____.

Director of Equalization
Yankton County, South Dakota

County Auditor Certificate

I do hereby certify that the above certificate of approval is true and correct including the signature thereon.

Dated this ___ day of _____, 20__.

County Auditor
Yankton County, South Dakota

Treasurer Certificate

I, Treasurer of Yankton County, South Dakota, hereby certify that all taxes which are liens upon any land shown in the above plat as shown by the records of my office, have been paid in full.

Treasurer
Yankton County, South Dakota

Register of Deeds

Filed for record this ___ day of _____, 20__, at ___ O'clock ___ M., and recorded in book ___ of plats on page ___.

Register of Deeds
Yankton County, South Dakota

Preliminary

Table with 2 columns: Field, Value. Fields include Date (11/16/2023), Job Number (23052), Drawn by (BB), Page (2 of 2).

Meridian LAND SURVEYING, PLLC logo and contact information: Brian J. Benson, 1109 Douglas Ave, Yankton, SD 57078, 402-860-4332, brian@meridianfls.com

Plat Approval Application 203711
 Applicant Bill Conkling
 Fees Paid \$100.00
 Created December 20, 2023

Number 203711

Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150 Submitted by bconkling on 12/20/2023



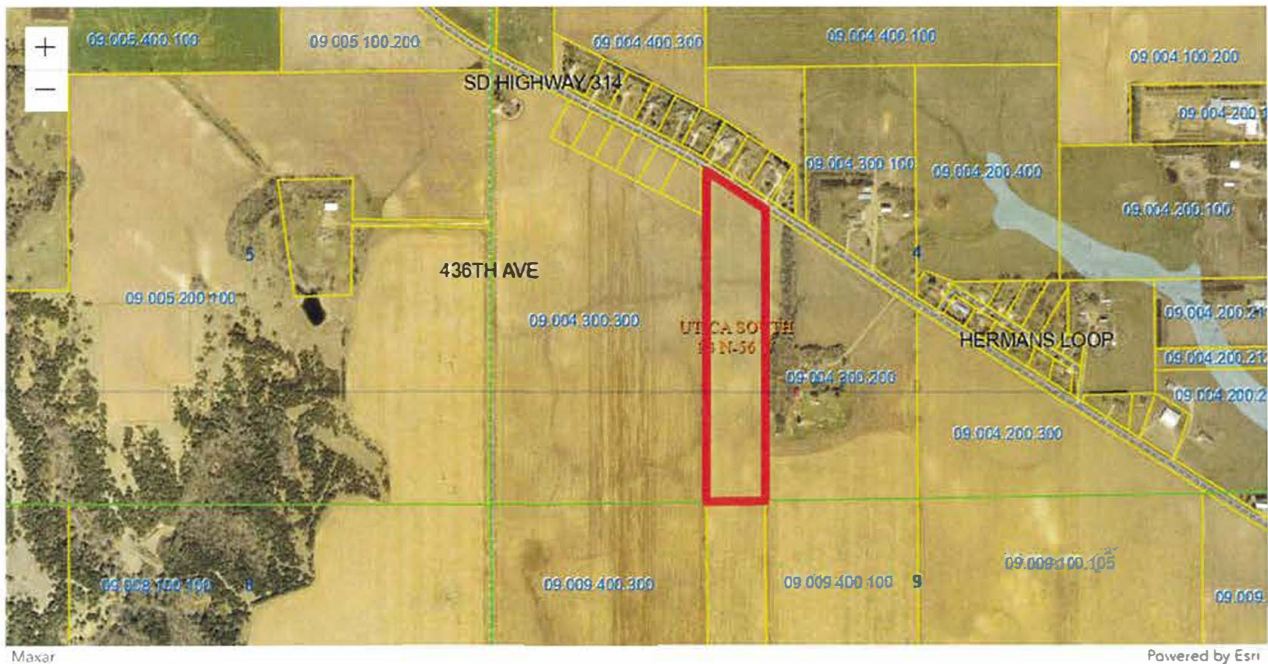
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 12/20/2023 10:53 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.004.300.150			LIST, ROBERT L TESTAMENTARY TR (D)	18.020

Requested Information Completed On 12/20/2023 11:03 AM EST by bconkling

Fee \$100.00

Plat Type Final

Development Information

Plat Name

Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

4

Township No:

93

Range

56

Number of Lots/Tracts

4

Number of Acres

139.75

How is this property currently being used?

Rural Transitional

What is the proposed use of the property?

Rural Transitional

Surveyor/Engineer Information

Firm Name

Meridian Land Surveying

Address

1109 Douglas

City

Yankton

State

SD

Zip

57078

Contact Person

Brian Benson

Phone

4028604332

Property Owner Information

Owner Name

Robert List Trust

Address

PO Box 689

City

Yankton

State

SD

Zip

57078

Owner Phone

4028604332

Contact Person

Diane List

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

20, 20, 20, 76.75

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 12/20/2023 11:08 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[list plat.pdf](#)

Plat Approval Applicant Checklist 

Submit Application Completed On 12/20/2023 11:09 AM EST by bconkling

Owner Certification

Owner(s)

Robert List

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

Robert List

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 12/20/2023 11:09 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 20, 2023 at 11:09 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 203711
Workflow: Plat Approval Application
Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the
Description: Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150
Created On: 12/20/2023

[View Application](#)

Email to Pay Completed On 12/20/2023 11:09 AM EST by bconkling

Delivered on Wednesday, December 20, 2023 at 11:09 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 203711
 Workflow: Plat Approval Application
 Description: Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150
 Created On: 12/20/2023

[View Application](#)

Payment Completed On 1/2/2024 2:05 PM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Check	January 2, 2024 2:05 PM	1278	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 1/2/2024 2:05 PM EST by bconkling

Delivered on Tuesday, January 2, 2024 at 2:05 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 203711

Workflow: Plat Approval Application

Description: Final | Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota | Robert List Trust | PO Box 689 | 09.004.300.150

Created On: 12/20/2023

[View Application](#)

Planning Commission Review Completed On 1/2/2024 2:05 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/2/2024 2:06 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

1278
January 2, 2024 02:05 PM
Check

\$100.00 paid on January 2, 2024

Plat Approval Application

Application ID: 203711

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK
CALL:
APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**
ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.
COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**
ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Schenk Plat**
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Jorgenson Plat**
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (**Central**)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Eide Plat**
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/14/2024

Applicant

Cap Addition- PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N,
R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

-----**Development Information**-----

Plat Name: Plat of Tract 1, Cap Addition, in the

Section No: 21 Township No: 94

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 3.10

How is the property currently being used? AG

What is the proposed use of the property? AG

-----**Surveyor/Engineer Information**-----

Firm Name: John Brandt

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

-----**Property Owner Information**-----

Name: Dwayne Cap

Address: 30679 437 AVE

City: Yankton State: SD Zip: 57078

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 3.10

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? 3.10

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No
If yes :

Name, address and phone number of contractor(s)

-----**Owner certification**-----

This is to certify that Dwayne Cap
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Dwayne Cap

Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

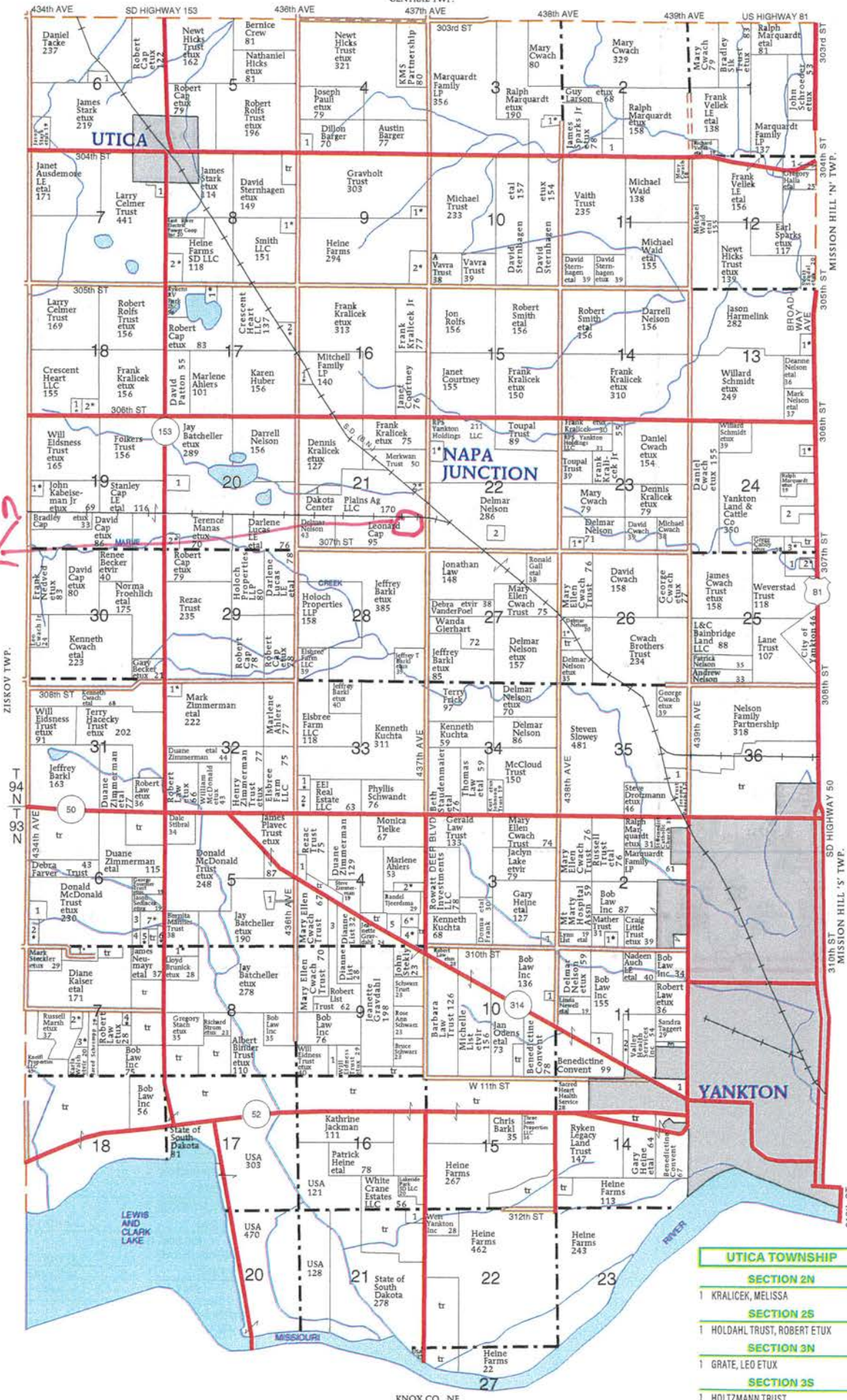
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 02/13/2024

Board of Adjustment date: 02/20/2024

(Landowners)

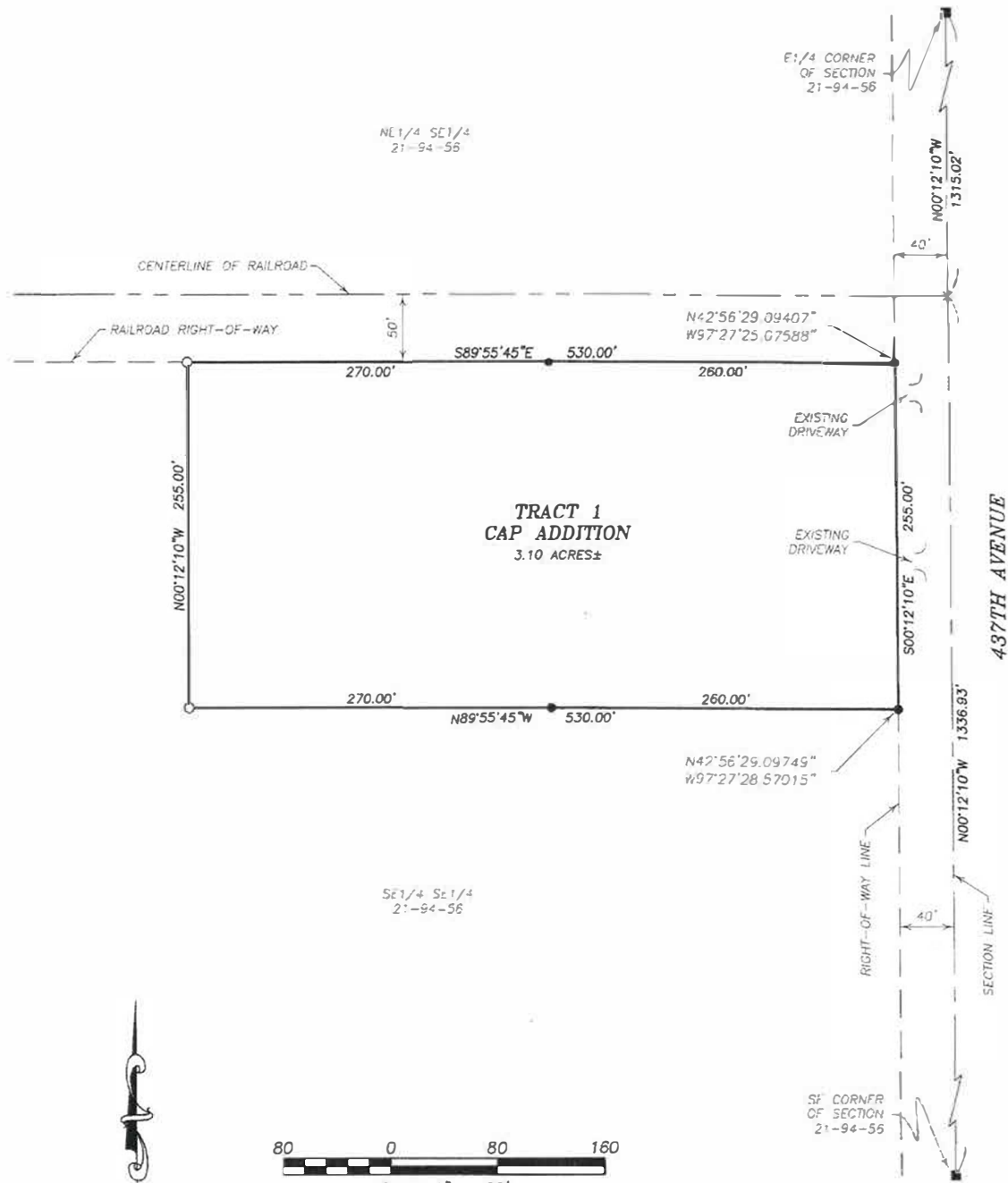
CENTRAL TWP.



SECTION 4N		
1	NEDVED, MARK	7
SECTION 4S		
1	MARQUARDT, RALPH	8
2	BRANDT TRUST, MERLE ETAL	11
3	LIST TRUST, ROBERT	18
4	SWEDLUND, JERALD ETUX	14
5	HAMBERGER, BRIAN	8
6	SMITH, NATHAN ETUX	8
SECTION 5S		
1	BATCHELLER, JAY	8
SECTION 6N		
1	TOWN OF UTICA	6
SECTION 6S		
1	GILMORE, TONJA	10
2	VAN MAANEN, TODD ETUX	11
3	MASKA, LEANN	5
4	KOZAK, KARLEE	6
5	LOCKER, MARK ETUX	5
6	BLAHA, JON ETUX	5
7	HILL, EDWIN ETUX	12
SECTION 7N		
1	BOLD PURSUITS LLC	10
SECTION 7S		
1	GUITRON, MARIA ETAL	13
2	ROBB, RUSSELL ETUX	7
3	LIVINGSTON, CARL ETUX	10
4	PHILIPS, TIMOTHY ETUX	5
SECTION 8N		
1	CHRISTIANSON, DAVID ETUX	6
2	HUGHES, SCOTT ETUX	13
SECTION 8S		
1	FANTA, TIMOTHY ETUX	9
SECTION 9N		
1	KILBURN, REX ETUX	7
2	GILMORE TRUST, HOWARD ETUX	17
SECTION 9S		
1	ROKAHR, STEVEN	9
SECTION 10S		
1	HEJNA, JAMIE	5
SECTION 11S		
1	BILLION, ERIKA	12
2	HECKY TRUST, TERRANCE ETUX	11
3	AFFORDABLE SELF STORAGE LLC	8
SECTION 12N		
1	MARQUARDT FAMILY LP	6
SECTION 13N		
1	COTTON, JEFFREY ETUX	8
SECTION 14S		
1	YANKTON MEDICAL CLINIC PC	12
SECTION 15N		
1	ANSTINE, RODNEY ETUX	7
SECTION 17N		
1	SCHENKEL, DARRELL ETUX	8
2	TACKE, WM ETUX	13
SECTION 18N		
1	CAP LE, STANLEY ETAL	5
2	CAP, ROBERT ETUX	7
SECTION 19		
1	SCHENKEL, DANIEL ETUX	7
SECTION 20N		
1	YANKTON CO SHARPSHOOTERS ASSN	12
2	JOHNSON, MICHAEL ETUX	9
SECTION 21N		
1	YANKTON PROTEIN LLC	12
2	KRALICEK, FRANK ETUX	5
SECTION 21S		
1	WHITE CRANE ESTATES LLC	8
SECTION 22N		
1	TAGGART, WILLIAM ETUX	9
2	NELSON TRUST, FLOYD	12
SECTION 23N		
1	POSPISIL, SCOTT ETAL	7
SECTION 24		
1	MARTS, LUCAS ETUX	7
2	MARQUARDT, DOUG	13
3	KELLER, DALLAS ETUX	10
SECTION 25		
1	SLOWEY TRUST	15
2	WOEHL, TOBY ETAL	7
SECTION 26		
1	BARNES, DAVID ETUX	7
SECTION 32		
1	ZIMMERMAN TRUST, HENRY ETAL	12
SECTION 33		
1	DELOZIER, DARRIK ETAL	6
2	WADDELL, EDWARD ETUX	8
SECTION 35		
1	YAGGIES INC	10

UTICA TOWNSHIP		
SECTION 2N		
1	KRALICEK, MELISSA	11
SECTION 2S		
1	HOLDAHL TRUST, ROBERT ETUX	5
SECTION 3N		
1	GRATE, LEO ETUX	11
SECTION 3S		
1	HOLTSMANN TRUST	7

PLAT OF TRACT 1, CAP ADDITION, IN THE NE1/4 OF THE SE1/4 OF THE SE1/4 OF SECTION 21, T94N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



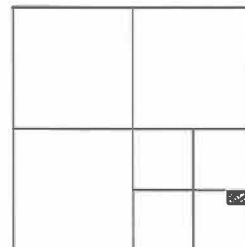
LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- × CALCULATED CORNER

NOTE:

BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455



LOCATION (N.T.S.)
SECTION 21-94-56

PLAT OF TRACT 1, CAP ADDITION, IN THE NE1/4 OF THE SE1/4 OF THE SE1/4 OF SECTION 21, T94N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT 1, CAP ADDITION, IN THE NE1/4 OF THE SE1/4 OF THE SE1/4 OF SECTION 21, T94N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 20TH DAY OF DECEMBER, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, DWAYNE L. CAP AND JULIE A. CAP, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

DWAYNE L. CAP

JULIE A. CAP

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DWAYNE L. CAP AND JULIE A. CAP, 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 PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, LEONARD W. CAP, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

LEONARD W. CAP

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED LEONARD W. CAP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 437TH AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01.02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS

Plat Approval
Application
205207

Fees Paid
\$100.00

Applicant
Bill Conkling

Created
December 27,
2023

Number
205207

Final | Plat of Tract 1, Cap
Addition, in the NE1/4 of the
SE1/4 of the SE1/4 of Section
21, T94N, R56W of the 5th P.M.,
Yankton County, South Dakota |
Dwayne Cap | 30679 437 AVE |
10.021.200.101
Submitted by bconkling on
12/27/2023



Applicant

Bill Conkling

[6052604447](https://www.yankton.sd.us/parcels/6052604447)

Bill@co.yankton.sd.us

Parcel search Completed On 12/27/2023 10:05 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
10.021.200.101	30679 437 AVE	YANKTON	CAP, DWAYNE L (D) CAP, JULIE A (D)	1.522

Requested Information Completed On 12/27/2023 10:09 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

21

Township No:

94

Range

56

Number of Lots/Tracts

1

Number of Acres

3.10

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

John Brandt

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Dwayne Cap

Address

30679 437 AVE

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

No

What is/are the lot size(s)

3.10

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

3.10

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 12/27/2023 10:10 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Cap plat.pdf](#)

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

Submit Application Completed On 12/27/2023 10:11 AM EST by bconkling

Owner Certification

Owner(s)

Dwayne Cap

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 12/27/2023 10:11 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:11 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 205207
Workflow: Plat Approval Application
Description: Final | Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota | Dwayne Cap | 30679 437 AVE | 10.021.200.101
Created On: 12/27/2023

[View Application](#)

Email to Pay Completed On 12/27/2023 10:11 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:11 AM CST

Options

Send to the applicant? Yes
Send to members of the following roles:

- Zoning
- Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 205207

Workflow: Plat Approval Application

Description: Final | Plat of Tract 1. Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota | Dwayne Cap | 30679 437 AVE | 10.021.200.101

Created On: 12/27/2023

[View Application](#)

Payment Completed On 1/18/2024 11:34 AM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Check	January 18, 2024 11:34 AM	2465	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 1/18/2024 11:34 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 18, 2024 at 11:34 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- pattyv@co.yankton.sd.us
- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 205207
Workflow: Plat Approval Application
Description: Final | Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th PM., Yankton County, South Dakota | Dwayne Cap | 30679 437 AVE | 10.021.200.101
Created On: 12/27/2023

[View Application](#)

Planning Commission Review Completed On 1/18/2024 11:34 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

- Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?
- All required signatures notarized (owner(s), surveyor)?
- Taxes paid at County Treasures and County Treasurer's signature?
- Ownership verified by Director of Equalization and signed?
- Plat name has been approved by Register of Deeds?
- Street authority signature (DOT, Highway, Township)?
- \$100.00 Fee Paid at Zoning Office?
- Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/18/2024 11:35 AM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Payment number
Date paid
Payment method

2465
January 18, 2024 11:34 AM
Check

Paid by
Bill Conkling
Bill@co.yankton.sd.us

\$100.00 paid on January 18, 2024

Plat Approval Application

Application ID: 205207

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:
APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**
ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.
COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**
ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Schenk Plat
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Jorgenson Plat
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (Central)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Eide Plat
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: Adjourn
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/2/2024

Applicant

Olivier- PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

East Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

South Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

West Side / Yard lot line _____ feet or no closer than _____ feet to the _____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Please Check Plat Type:

Final Amended Preliminary Revision

-----**Development Information**-----

Plat Name: Plat of Lot 5 of Block 4, Law

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 49.63

How is the property currently being used? MD

What is the proposed use of the property? MD

-----**Surveyor/Engineer Information**-----

Firm Name: Brandt Land Surveying
Address: _____
City: Yankton State: SD Zip: 57078
Contact Person: John Brandt
Phone: 6056658455

-----**Property Owner Information**-----

Name: Curt Olivier
Address: 184 Oak Hills Dr
City: Yankton State: SD Zip: 57078
Contact person: John Brandt
If the property owner is represented by an authorized agent, please provide the following:
Agent's name: _____
Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 1.16 acres

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No

If yes: Single family dwelling

Name, address and phone number of contractor(s)

-----**Owner certification**-----

This is to certify that Curt Olivier
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Curt Olivier

Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

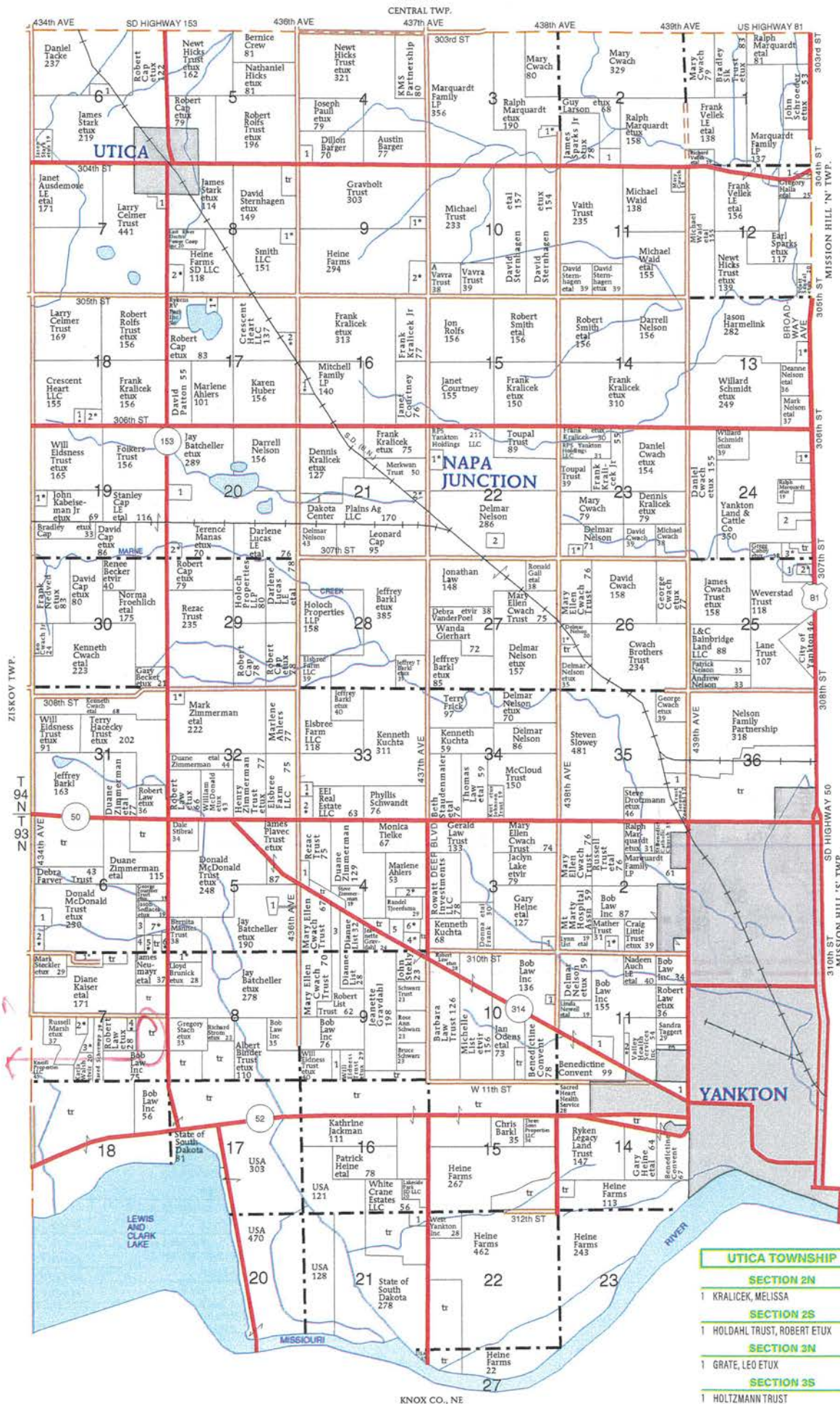
In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

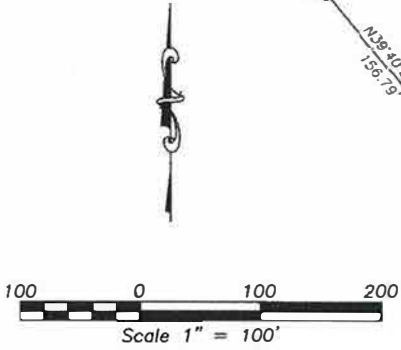
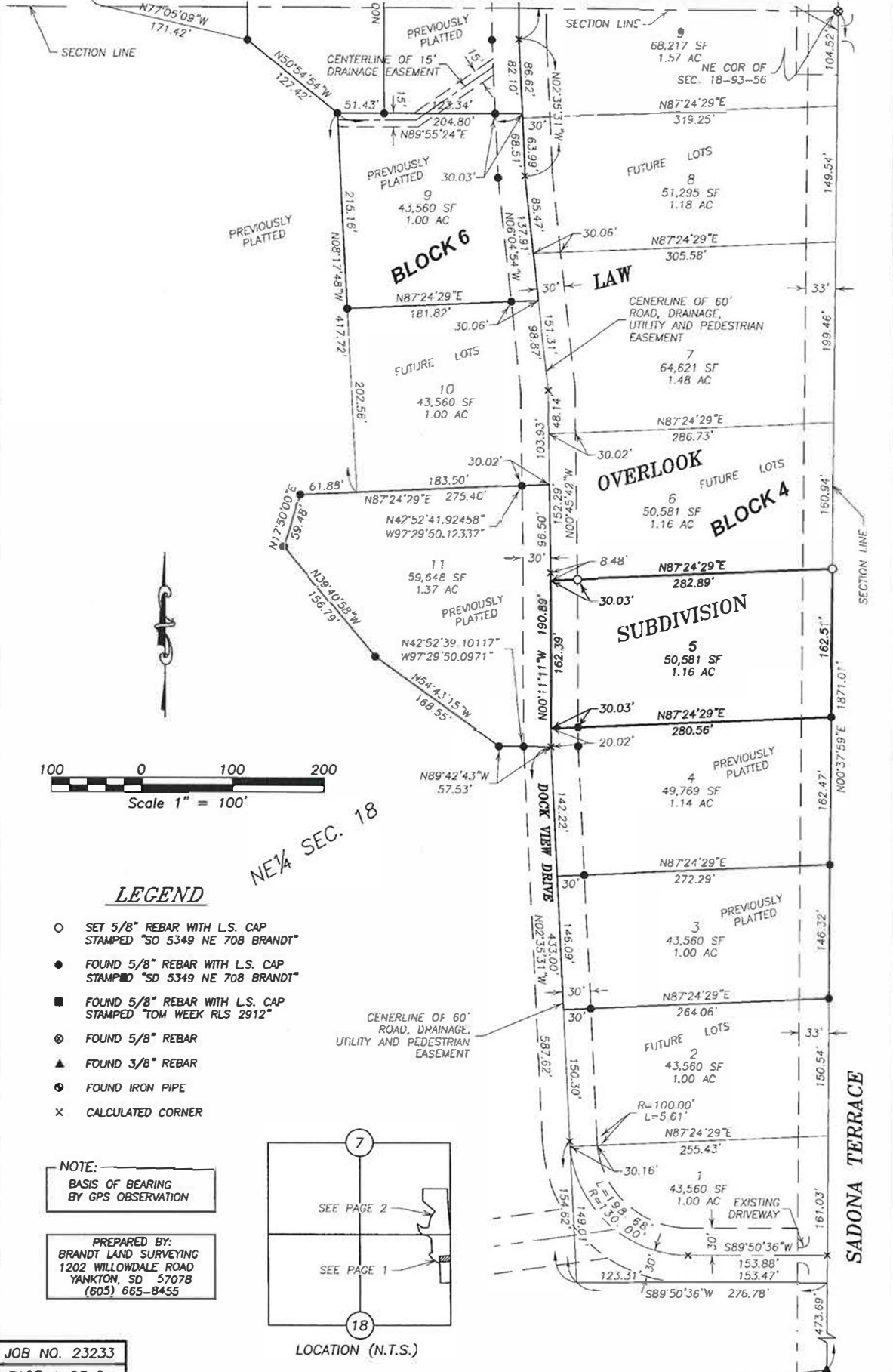
Planning Commission date: 02/13/2024

Board of Adjustment date: 02/20/2024



SECTION 4N		
1	NEDVED, MARK	7
SECTION 4S		
1	MARQUARDT, RALPH	8
2	BRANDT TRUST, MERLE ETAL	11
3	LIST TRUST, ROBERT	18
4	SWEDLUND, JERALD ETUX	14
5	HAMBERGER, BRIAN	6
6	SMITH, NATHAN ETUX	8
SECTION 5S		
1	BATCHELLER, JAY	8
SECTION 6N		
1	TOWN OF UTICA	6
SECTION 6S		
1	GILMORE, TONJA	10
2	VAN MAANEN, TODD ETUX	11
3	MASKA, LEANN	5
4	KOZAK, KARLEE	6
5	LOECKER, MARK ETUX	5
6	BLAHA, JON ETUX	5
7	HILL, EDWIN ETUX	12
SECTION 7N		
1	BOLD PURSUITS LLC	10
SECTION 7S		
1	GUITRON, MARIA ETAL	13
2	ROBB, RUSSELL ETUX	7
3	LIVINGSTON, CARL ETUX	10
4	PHILLIPS, TIMOTHY ETUX	5
SECTION 8N		
1	CHRISTIANSON, DAVID ETUX	6
2	HUGHES, SCOTT ETUX	13
SECTION 8S		
1	FANTA, TIMOTHY ETUX	9
SECTION 9N		
1	KILBURN, REX ETUX	7
2	GILMORE TRUST, HOWARD ETUX	17
SECTION 9S		
1	ROKAHR, STEVEN	9
SECTION 10S		
1	HEJNA, JAMIE	5
SECTION 11S		
1	BILLION, ERIKA	12
2	HECKY TRUST, TERRANCE ETUX	11
3	AFFORDABLE SELF STORAGE LLC	8
SECTION 12N		
1	MARQUARDT FAMILY LP	6
SECTION 13N		
1	COTTON, JEFFREY ETUX	8
SECTION 14S		
1	YANKTON MEDICAL CLINIC PC	12
SECTION 16N		
1	ANSTINE, RODNEY ETUX	7
SECTION 17N		
1	SCHENKEL, DARRELL ETUX	8
2	TACKE, WM ETUX	13
SECTION 18N		
1	CAP LE, STANLEY ETAL	5
2	CAP, ROBERT ETUX	7
SECTION 19		
1	SCHENKEL, DANIEL ETUX	7
SECTION 20N		
1	YANKTON CO SHARPSHOOTERS ASSN	12
2	JOHNSON, MICHAEL ETUX	9
SECTION 21N		
1	YANKTON PROTEIN LLC	12
2	KRALICEK, FRANK ETUX	5
SECTION 21S		
1	WHITE CRANE ESTATES LLC	8
SECTION 22N		
1	TAGGART, WILLIAM ETUX	9
2	NELSON TRUST, FLOYD	12
SECTION 23N		
1	POSPISHIL, SCOTT ETAL	7
SECTION 24		
1	MARTS, LUCAS ETUX	7
2	MARQUARDT, DOUG	13
3	KELLER, DALLAS ETUX	10
SECTION 25		
1	SLOWEY TRUST	15
2	WOEHL, TOBY ETAL	7
SECTION 25		
1	BARNES, DAVID ETUX	7
SECTION 32		
1	ZIMMERMAN TRUST, HENRY ETAL	12
SECTION 33		
1	DELOZIER, DARRIK ETAL	6
2	WADDELL, EDWARD ETUX	8
SECTION 35		
1	YAGGIES INC	10

PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION,
 IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
 ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



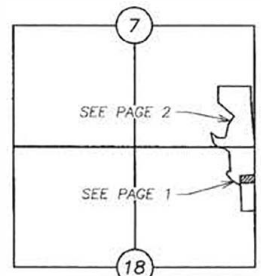
LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SO 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK RLS 2912"
- ⊙ FOUND 5/8" REBAR
- ▲ FOUND 3/8" REBAR
- FOUND IRON PIPE
- × CALCULATED CORNER

NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

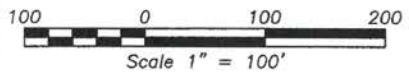
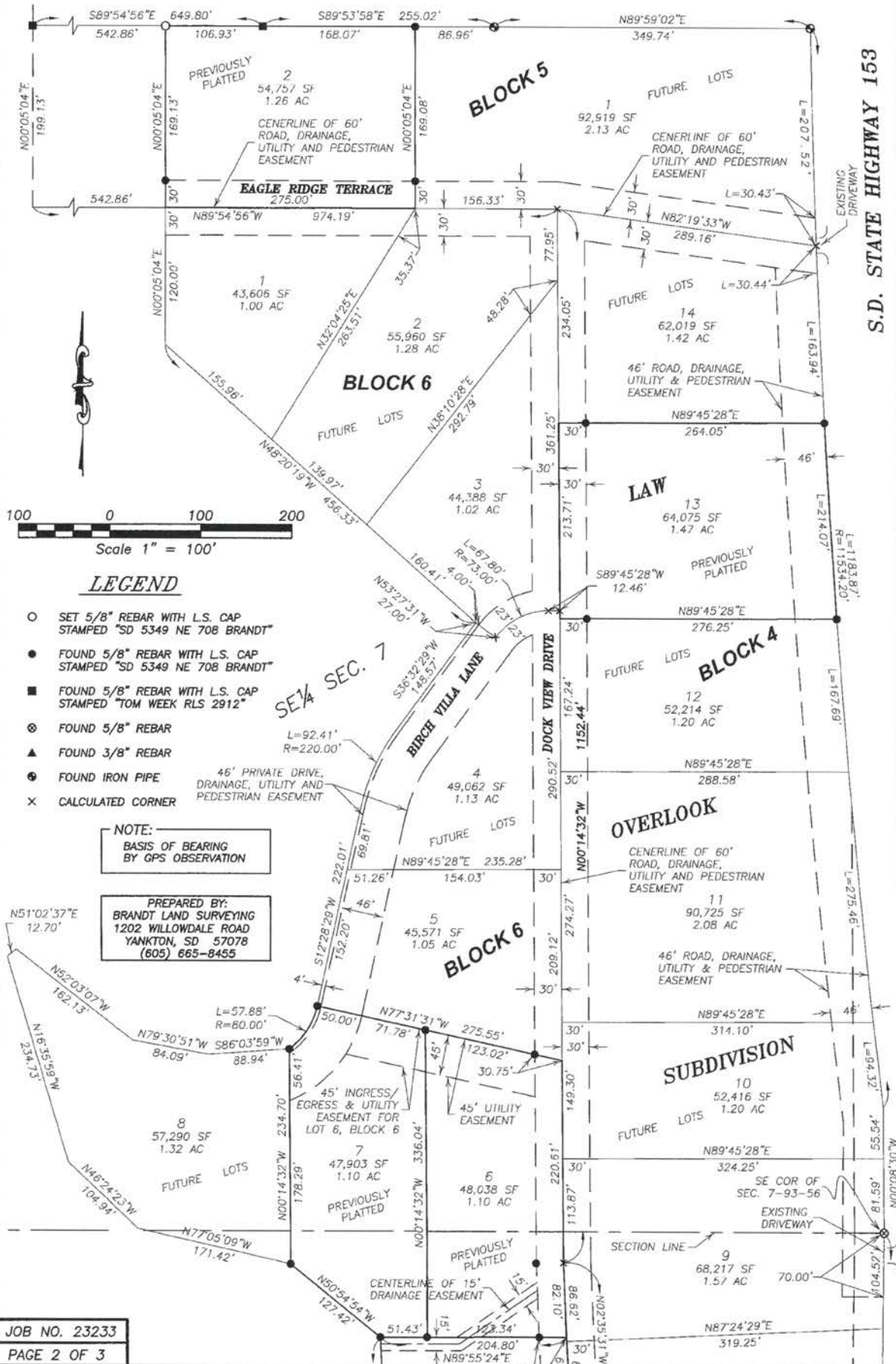
PREPARED BY:
 BRANDT LAND SURVEYING
 1202 WILLOWDALE ROAD
 YANKTON, SD 57078
 (605) 665-8455

NE 1/4 SEC. 18



LOCATION (N.T.S.)

PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION,
 IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
 ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK RLS 2912"
- ⊗ FOUND 5/8" REBAR
- ▲ FOUND 3/8" REBAR
- FOUND IRON PIPE
- × CALCULATED CORNER

NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

PREPARED BY:
 BRANDT LAND SURVEYING
 1202 WILLOWDALE ROAD
 YANKTON, SD 57078
 (605) 665-8455

S.D. STATE HIGHWAY 153

PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION,
IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18,
ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 5 OF BLOCK 4, LAW OVERLOOK SUBDIVISION, IN THE SE1/4 OF SECTION 7 AND IN THE NE1/4 OF SECTION 18, ALL IN T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH DAY OF DECEMBER, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, CURTIS D. OLMIER, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

CURTIS D. OLMIER

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. OLMIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION RESOLUTION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO DOCK VIEW DRIVE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF
PLATS ON PAGE _____.

REGISTER OF DEEDS

Plat Approval Fees Paid
 Application \$100.00
 210922

Applicant Created
 Bill Conkling January 11, 2024

Number
 210922

Final | Plat of Lot 5 of Block 4,
 Law Overlook Subdivision, in
 the SE1/4 of Section 7 and in
 the NE1/4 of Section 18, All in
 T93N, R56W of the 5th P.M.,
 Yankton County, South Dakota. |
 Curt Olivier | 184 Oak Hills Dr |
 09.018.100.100
 Submitted by bconkling on
 1/11/2024



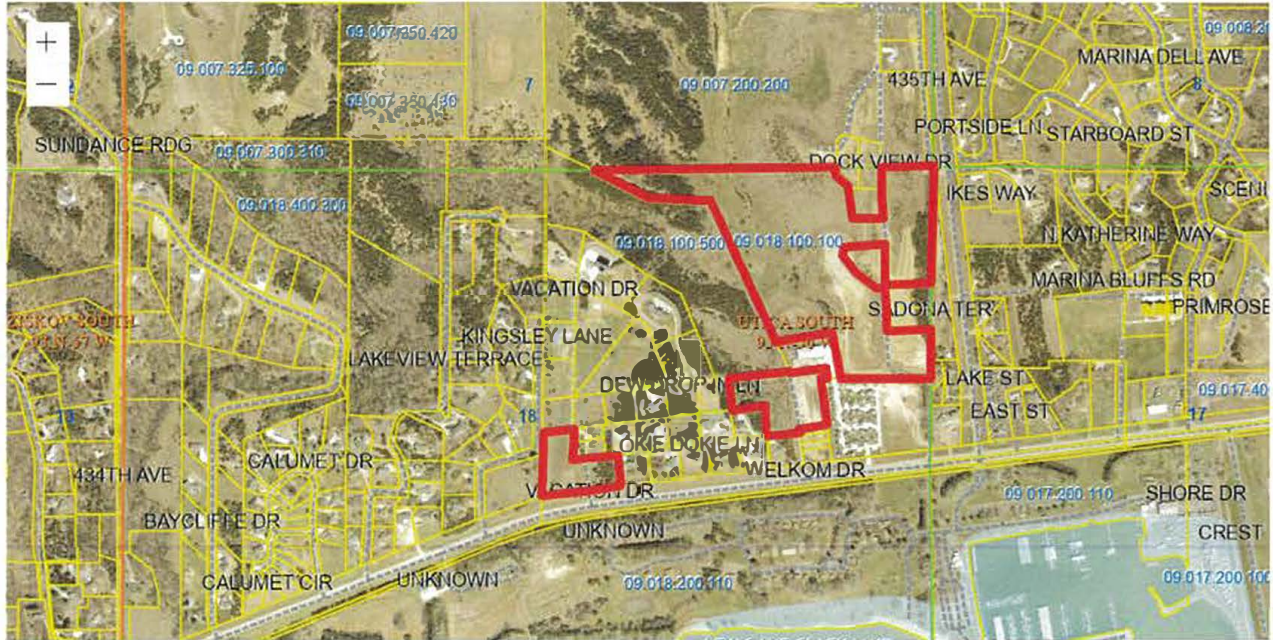
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/11/2024 1:12 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.018.100.100			OLIVIER, CURTIS D (D)	49.630

Requested Information Completed On 1/11/2024 1:15 PM EST by bconkling

Fee
 \$100.00

Plat Type
 Final

Development Information

Plat Name

Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

49.63

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Curt Olivier

Address

184 Oak Hills Dr

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

1.16 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Single family dwelling

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 1/11/2024 1:16 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Olivier lot 5 block 4.pdf](#)

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 1/11/2024 1:17 PM EST by bconkling

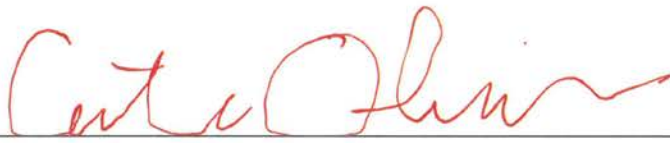
Owner Certification

Owner(s)

Curt Olivier

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 1/11/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 11, 2024 at 1:17 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 210922

Workflow: Plat Approval Application

Description: Final | Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota. | Curt Olivier | 184 Oak Hills Dr | 09.018.100.100

Created On: 1/11/2024

[View Application](#)

Email to Pay Completed On 1/11/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 11, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 210922
 Workflow: Plat Approval Application
 Description: Final | Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota. | Curt Olivier | 184 Oak Hills Dr | 09.018.100.100
 Created On: 1/11/2024

[View Application](#)

Payment Completed On 1/11/2024 1:17 PM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount
Check	January 11, 2024 1:17 PM	20608	\$100.00

Total Paid: \$100.00

Payment Made Email Completed On 1/11/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 11, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- pattyv@co.yankton.sd.us
- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 210922

Workflow: Plat Approval Application

Description: Final | Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota. | Curt Olivier | 184 Oak Hills Dr | 09.018.100.100

Created On: 1/11/2024

[View Application](#)

Planning Commission Review Completed On 1/11/2024 1:17 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/11/2024 1:17 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

20608
January 11, 2024 01:17 PM
Check

\$100.00 paid on January 11, 2024

Plat Approval Application

Application ID: 210922

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.

COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**

ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Schenk Plat
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Jorgenson Plat
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (Central)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Eide Plat
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/4/2024

Applicant

Vangrootheest - PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

East Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

South Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

West Side / Yard lot line _____ feet or no closer than _____ feet to the _____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

-----Development Information-----

Plat Name: Plat of Lots 9, 10, and 11, located in

Section No: 15 Township No: 93

Range : 57 Number of Lots/Tracts: 3

Number of Acres: 4.1822

How is the property currently being used? MD

What is the proposed use of the property? MD

-----Surveyor/Engineer Information-----

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 605-665-8333

-----Property Owner Information-----

Name: Brad Vangerootheest

Address: 1711 6 ST

City: Hull State: IA Zip: 51239

Contact person: Tom Week

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 1,816, 1,294, 1,002

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No
If yes :

Name, address and phone number of contractor(s)

-----Owner certification-----

This is to certify that Brad Vangerootheest
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Brad Vangerootheest

Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

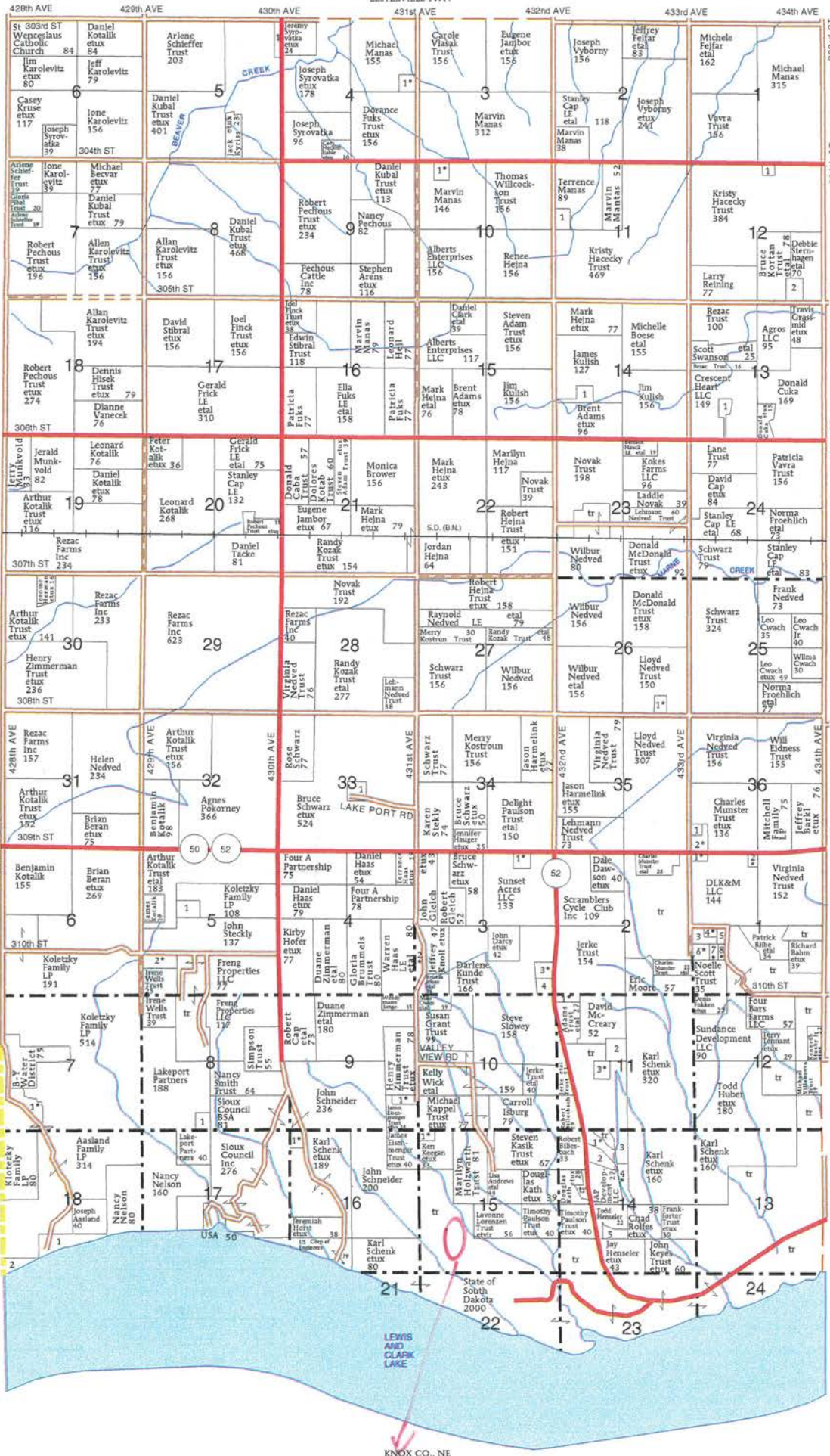
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 02/13/2024

Board of Adjustment date: 02/20/2024

LESTERVILLE TWP.



ZISKOV TOWNSHIP

- SECTION 18**
- GATES, GARY ETAL 6
 - BAKKE, KENDRA ETVIR 6
 - BARTH, CHAD 9
 - FISCHER, KATRINA ETAL 5
 - GAUSE, JANELL 5
 - TAYLOR, LYNN ETUX 9
 - SCOTT, BIAYE ETUX 5
 - KRAMER, FRANCIS ETAL 5

- SECTION 33**
- AUSDEMORE, ROBERT ETAL 9
 - HAAS TRUST, WARREN ETUX 10
 - MUELLER, JAMES ETUX 8
 - KUNDE, DARLENE 8

- SECTION 41**
- HOFFMAN, RC ETUX 10

- SECTION 51**
- POLISH CATHOLIC CONGREGATION 9

- SECTION 55**
- WILLSIE, CAROL 11
 - SEDLACEK, KENNETH ETUX 12

- SECTION 75**
- KOLETZKY, IONE ETAL 17

- SECTION 85**
- KOSTER, JEFF 9

- SECTION 95**
- WOSTREL, ELDON ETUX 15

- SECTION 10N**
- MANAS, TERENCE ETUX 10

- SECTION 11N**
- CAP, DANIEL 11

- SECTION 11S**
- HABERMAN, ADAM ETUX 10
 - KONOPASEK TRUST 10
 - LYONS, SEAN ETAL 10

- SECTION 12N**
- HACECKY, KERRY ANN 6
 - HEJNA, MARILYN 9

- SECTION 13N**
- MANAS, DYLAN 6

- SECTION 14N**
- SUBBECK, CHARLENE 12

- SECTION 14S**
- PETERSON, COREY ETAL 9
 - FEJMER FAMILY PROTECTION TRUST 9
 - COLBY, DAVID 13
 - VANDEKOP, DALE ETUX 10
 - K&M HENSELER TRUST 9

- SECTION 15S**
- MCGARGILL, JONI ETVIR 7

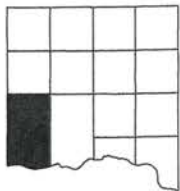
- SECTION 16S**
- FLANNERY, ROBBIE ETUX 14

- SECTION 18S**
- STATE OF SOUTH DAKOTA GAME FISH & PARKS 66
 - YONKE TRUST, MARK 5

- SECTION 26**
- MARTIN, NATHAN ETUX 6

- SECTION 33**
- ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

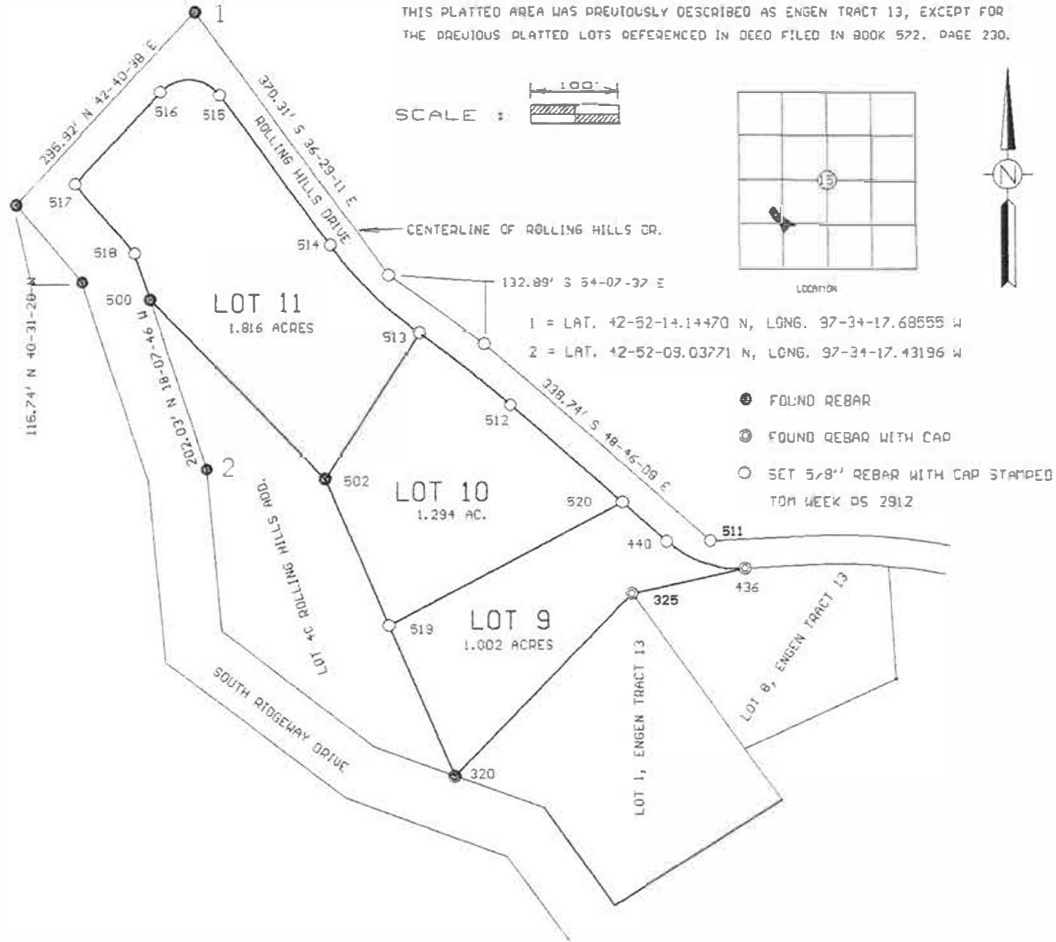
- SECTION 36**
- TACKE, JOSEPH 5
 - KOLETZKY, DAVID ETUX 8



Location

PLAT OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, IN SECTION 15, T93N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THIS PLATTED AREA WAS PREVIOUSLY DESCRIBED AS ENGEN TRACT 13, EXCEPT FOR THE PREVIOUS PLATTED LOTS REFERENCED IN DEED FILED IN BOOK 572, PAGE 230.



LINE	:DISTANCE:	BEARING	: LINE	:DISTANCE:	BEARING	: LINE	:DISTANCE:	BEARING

LOT 9								
320-519	:185.12'	:N 23-39-00	W:519-520:	296.68'	:N 62-18-03	E:520-440:	152.68'	:S 48-46-10 E
440-536	:CH=93.79'	:S 70-52-19	E:436-325:	131.14'	:S 77-46-11	W:325-320:	285.72'	:S 44-07-57 W
440-436	- R=124.67'	L=96.16'						
LOT 10								
519-502	:180.38'	:N 23-39-00	W:502-513:	196.22'	:N 33-01-47	E:513-512:	CH129.66:	:S 51-26-53 E
512-520	:168.45'	:S 48-46-10	E:520-519:	296.68'	:S 62-18-03	W:		
513-512	R=1387.14'	L=129.71'						
LOT 11								
502-500	:282.86'	:N 44-14-03	W:500-518:	55.48'	:N 18-07-46	W:518-517:	103.33'	:N 40-31-22 W
517-516	:140.81'	:N 42-40-38	E:516-515:	CH67.16'	:S 86-54-18	E:515-514:	211.25'	:S 36-29-11 E
514-513	:CH=141.44:	:S 45-18-24	E:513-502:	196.22'	:S 33-01-47	W		
516-515	R=43.57'	L=76.68'						
514-513	R=461.22'	L=142.00'						

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF DECEMBER, 2023.

THOMAS LYNN WEEK
 REG. LAND SURVEYOR
 REG. NO. 2912

PLAT OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION. THAT THE ABOVE PLAT REPRESENTING LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS NO EXISTING ACCESS TO LOTS 9, 10 OR 11, FROM ROLLING HILLS DRIVE OR SOUTH RIDGEWAY DRIVE. ACCESS WILL REQUIRE APPROVAL.

DATED THIS _____ DAY OF _____, _____
COUNTY APPROVAL

OWNERS CERTIFICATE

I, BRAD VANGROOTHEEST, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____
BRAD VANGROOTHEEST

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER. PERSONALLY APPEARED BRAD VANGROOTHEEST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON 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 IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON 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 YANKTON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____,
_____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, _____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

PLAT OF LOTS 9, 10 AND 11, LOCATED IN ENGEN TRACT 13, SECTION 15, T93N, R57W OF THE 5TH.
P.M., YANKTON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES
WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS
OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, _____.

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I
HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS ____ DAY OF _____, _____,
_____ O'CLOCK ____M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval
Application
208404

Fees Paid
\$100.00

Created
January 4, 2024

Applicant
Bill Conkling

Number
208404

Final | Plat of Lots 9, 10, and 11,
located in Engen Tract 13, in of
Section 15, T93N, R57W, of the
5th P.M., Yankton County, South
Dakota | Brad Vangerootheest |
1711 6 ST | 13.015.313.000
Submitted by bconkling on
1/4/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/4/2024 1:13 PM EST by bconkling



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.015.313.000			FEJFAR, JEFF (D) HARPER, JOHN R (D)	4.182

Requested Information Completed On 1/4/2024 1:16 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

15

Township No:

93

Range

57

Number of Lots/Tracts

3

Number of Acres

4.1822

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

605-665-8333

Property Owner Information

Owner Name

Brad Vangerootheest

Address

1711 6 ST

City

Hull

State

IA

Zip

51239

Owner Phone

6056658333

Contact Person

Tom Week

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

1.816, 1.294, 1.002

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 1/4/2024 1:17 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Vangrootheest plat.pdf](#)

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 1/4/2024 1:17 PM EST by bconkling

Owner Certification

Owner(s)

Brad Vangrootheest

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 1/4/2024 1:17 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, January 4, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 208404
Workflow: Plat Approval Application
Description: Final | Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota | Brad Vangerootheest | 1711 6 ST | 13.015.313.000
Created On: 1/4/2024

[View Application](#)

[RESEND EMAIL](#)

Delivered on Thursday, January 4, 2024 at 1:17 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 208404
 Workflow: Plat Approval Application
 Description: Final | Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota | Brad Vangerootheest | 1711 6 ST | 13.015.313.000
 Created On: 1/4/2024

[View Application](#)

Payment Completed On 1/26/2024 2:23 PM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Cash	January 26, 2024 2:23 PM		\$100.00	VIEW RECEIPT

Total Paid: \$100.00

[RESEND EMAIL](#)

Delivered on Friday, January 26, 2024 at 2:23 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- pattyv@co.yankton.sd.us
- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 208404

Workflow: Plat Approval Application

Description: Final | Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th PM., Yankton County, South Dakota | Brad Vangeroothest | 1711 6 ST | 13.015.313.000

Created On: 1/4/2024

[View Application](#)

Plat Approval Planning Commission Checklist

Please follow these steps:

- Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?
- All required signatures notarized (owner(s), surveyor)?
- Taxes paid at County Treasures and County Treasurer's signature?
- Ownership verified by Director of Equalization and signed?
- Plat name has been approved by Register of Deeds?
- Street authority signature (DOT, Highway, Township)?
- \$100.00 Fee Paid at Zoning Office?
- Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number e84f679f792e4ed3a72cca4b86230895
Date paid January 26, 2024 02:23 PM
Payment method Cash

\$100.00 paid on January 26, 2024

Plat Approval Application

Application ID: 208404

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:
APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**
ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.
COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**
ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Schenk Plat
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Jorgenson Plat
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (Central)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Eide Plat
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/9/2024

Applicant

Schenk - PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

East Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

South Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

West Side / Yard lot line _____ feet or no closer than _____ feet to the _____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 2/13/2024
Board of Adjustment date: 2/20/2024

Time:
Time:

Please Check Plat Type:

Final Amended Preliminary Revision

-----**Development Information**-----

Plat Name: Plat of Tract B, in the SE1/4 of the

Section No: 22 Township No: 94

Range : 55 Number of Lots/Tracts: 1

Number of Acres: 154.6

How is the property currently being used? AG

What is the proposed use of the property? AG

-----**Surveyor/Engineer Information**-----

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

-----**Property Owner Information**-----

Name: Karl Schenk

Address: 44352 308 ST

City: Mission Hill State: SD Zip: 57046

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 21.52

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No

If yes :
Name, address and phone number of contractor(s)

-----**Owner certification**-----

This is to certify that Karl Schenk
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

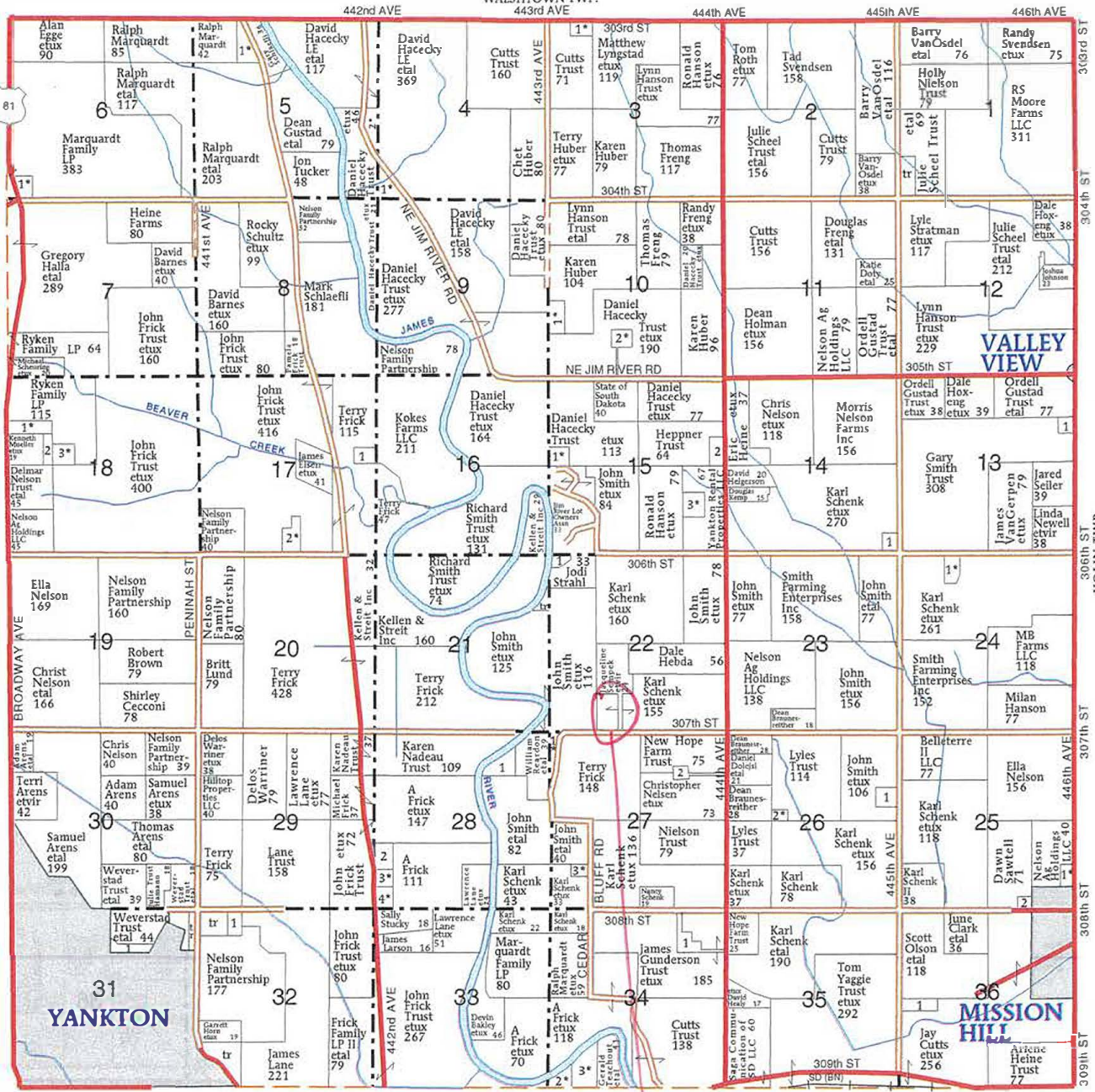
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 02/13/2024

Board of Adjustment date: 02/20/2024

(Landowners)

WALSH TOWN TWP.



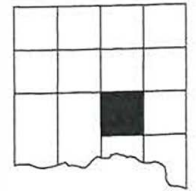
MISSION HILL 'S' TWP.

MISSION HILL 'N' TOWNSHIP	
SECTION 3	
1	KNODE, DALE ETUX 8
SECTION 4	
1	HACECKY TRUST, DANIEL ETUX 25
SECTION 5	
1	MARQUARDT, RALPH ETAL 10
2	HACECKY LE, DAVID ETAL 7
SECTION 6	
1	MARQUARDT, RALPH ETUX 5
SECTION 10	
1	HACECKY LE, DAVID ETAL 15
2	WATHIER, GEORGE ETUX 8
SECTION 13	
1	QUATIER, TODD 6
SECTION 14	
1	HELGERSON, DAVID 6

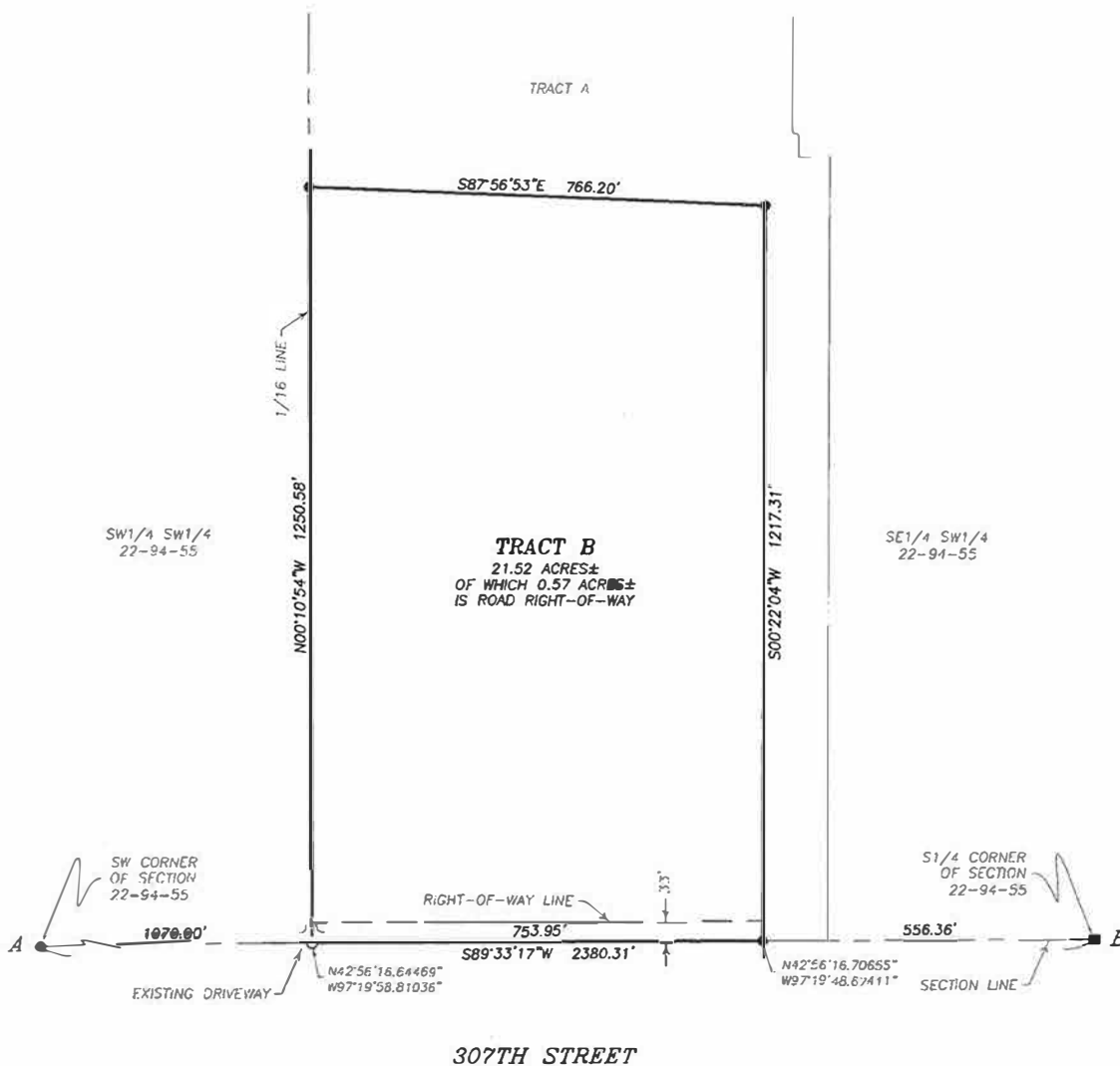
SECTION 15	
1	LARSON, JEFFERY ETUX 6
2	GRATE, RODNEY 10
3	WILLIAMS TRUST, JAMES ETUX 11
SECTION 17	
1	KOKES FARMS LLC 9
2	FRICK, CHRISTOPHER ETUX 9
SECTION 18	
1	BOGATZ, STEVE ETUX 14
2	LIKNESS, MICAH 11
3	LIKNESS, MICAH ETUX 10
SECTION 22	
1	JIM RIVER LOT OWNERS ASSN 6
SECTION 24	
1	ADAMS, RICHARD ETUX 9
SECTION 25	
1	PALMER, EVAN ETUX 12
2	WILLIAMS, DARLENE 71
SECTION 26	
1	SARRINGAR, MARGARET 10
2	RUEB, TERRY ETUX 6

SECTION 27	
1	REARDON, WILLIAM ETAL 5
2	NELSEN, CHRISTOPHER 9
3	OLSON, GORDON ETUX 6
SECTION 28	
1	SMITH FARMING ENTERPRISES INC 10
2	LUBEN LLC 9
3	MONTAGNE, PIERRE ETUX 5
4	NELSON, STEVEN ETUX 5
SECTION 31	
1	CITY OF YANKTON 12
SECTION 32	
1	LOTZ, ERIC 7
SECTION 34	
1	AUNE, DAVID 11
2	HACECKY TRUST, DANIEL ETUX 15
3	COULSON FAMILY TRUST 19
SECTION 36	
1	TOWN OF MISSION HILL 12

Location



PLAT OF TRACT B, IN THE SE1/4 OF THE SW1/4 OF SECTION 22,
T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



LEGEND

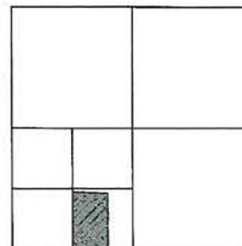
- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "TOM WEEK L.S. 2912"
- FOUND 5/8" REBAR

CORNER REFERENCE TIES

- A. SOUTHWEST CORNER OF SEC. 22, T94N, R55W**
1. 94.90' ESE TO A DOUBLE HEADED NAIL IN A FENCE POST.
 2. 61.96' SE TO A DOUBLE HEADED NAIL IN A BRACE POST.
 3. 58.91' SE TO A DOUBLE HEADED NAIL IN A CORNER POST.
- B. SOUTH 1/4 CORNER OF SEC. 22, T94N, R55W**
1. 49.43' SW TO A DOUBLE HEADED NAIL IN A BRACE POST.
 2. 34.25' S TO A DOUBLE HEADED NAIL IN A CORNER POST.
 3. 34.23' SSE TO A DOUBLE HEADED NAIL IN A BRACE POST.

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455



LOCATION (N.T.S.)
SECTION 22-94-55

PLAT OF TRACT B, IN THE SE1/4 OF THE SW1/4 OF SECTION 22,
T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TRACT B, IN THE SE1/4 OF THE SW1/4 OF SECTION 22, T94N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 9TH DAY OF JANUARY, 2024.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, KARL M. SCHENK AND NANCY P. SCHENK, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

KARL M. SCHENK

NANCY P. SCHENK

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KARL M. SCHENK AND NANCY P. SCHENK, 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 PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 307TH STREET IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF
PLATS ON PAGE _____.

REGISTER OF DEEDS

Plat Approval Application 210065
 Applicant Bill Conkling
 Fees Paid \$100.00
 Created January 9, 2024

Number 210065

Final | Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150
 Submitted by bconkling on 1/9/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/9/2024 2:41 PM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
06.022.200.150			SCHENK, KARL M (D) SCHENK, NANCY P (D)	154.600

Requested Information Completed On 1/9/2024 2:43 PM EST by bconkling

Fee
 \$100.00

Plat Type
 Final

Development Information

Plat Name

Section No:

22

Township No:

94

Range

55

Number of Lots/Tracts

1

Number of Acres

154.6

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Karl Schenk

Address

44352 308 ST

City

Mission Hill

State

SD

Zip

57046

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

21.52

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (if applicable)

Plat Approval Items Completed On 1/9/2024 2:44 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Schenk plat.pdf](#)

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 1/9/2024 2:44 PM EST by bconkling

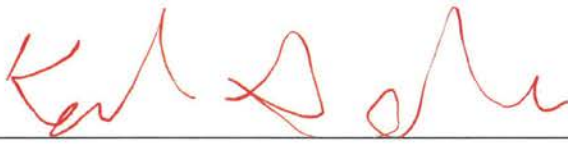
Owner Certification

Owner(s)

Karl Schenk

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 1/9/2024 2:44 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 9, 2024 at 2:44 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 210065

Workflow: Plat Approval Application

Description: Final | Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150

Created On: 1/9/2024

[View Application](#)

Email to Pay Completed On 1/9/2024 2:44 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 9, 2024 at 2:44 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 210065
Workflow: Plat Approval Application
Description: Final | Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150
Created On: 1/9/2024

[View Application](#)

Payment Completed On 1/30/2024 3:07 PM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Check	January 30, 2024 3:07 PM	10655	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 1/30/2024 3:07 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 30, 2024 at 3:07 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 210065

Workflow: Plat Approval Application

Description: Final | Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 44352 308 ST | 06.022.200.150

Created On: 1/9/2024

[View Application](#)

Planning Commission Review Completed On 1/30/2024 3:08 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

10655
January 30, 2024 03:07 PM
Check

\$100.00 paid on January 30, 2024

Plat Approval Application
Application ID: 210065

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.

COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**

ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Schenk Plat**
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented
Passed 7-0**

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Jorgenson Plat**
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (**Central**)
COMMENTS: None

MOTION: **Approve as Presented
Passed 7-0**

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Eide Plat**
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented
Passed 7-0**

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/20/2023

Applicant

Jorgensen - PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side/ Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (Central)

Please Check Plat Type:

Final Amended Preliminary Revision

Development Information

Plat Name: Plat of Tyler Jorgensen Addition, in

Section No: 35 Township No: 95

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 9.97

How is the property currently being used? AG - Farmstead

What is the proposed use of the property? AG - Farmstead

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Tyler Jorgensen

Address: 30257 439 AVE

City: Yankton State: SD Zip: 57078

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 9.97

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? 9.97

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No
If yes :

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Tyler Jorgensen
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Tyler Jorgensen
Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

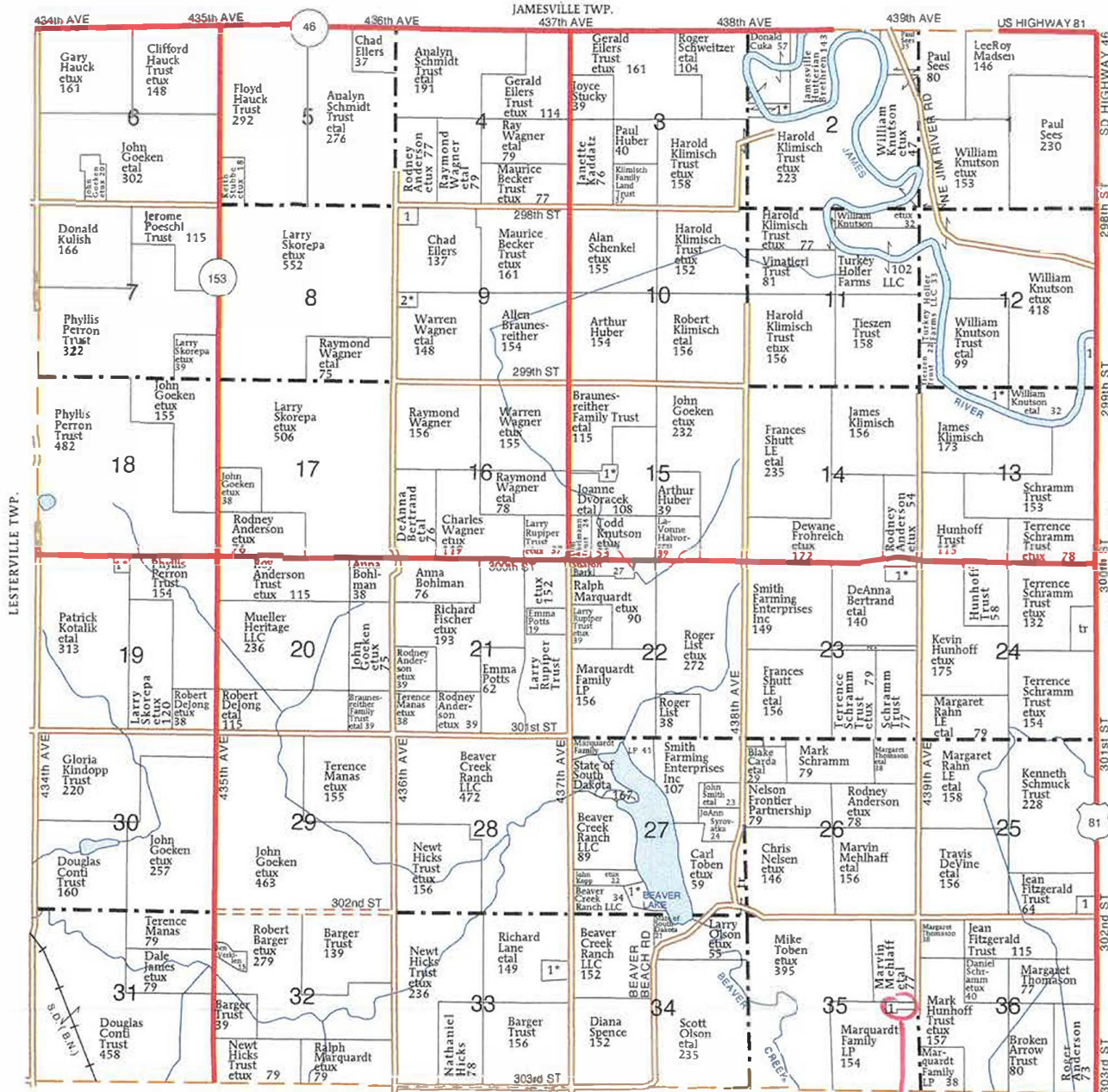
In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: ~~02/08/2023~~ ~~02/12/2023~~ 02/13/2024
Board of Adjustment date: ~~02/08/2023~~ 02/20/2024

(Landowners)



UTICA TWP.

Location

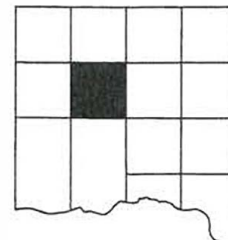
CENTRAL TOWNSHIP

- SECTION 2**
1. Schweitzer, Roger etal 9
- SECTION 9**
1. Becker-Jerred, Dawn 11
2. Wagner, Raymond etal 8
- SECTION 12**
1. State of South Dakota 6

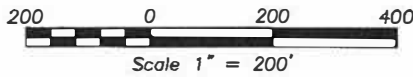
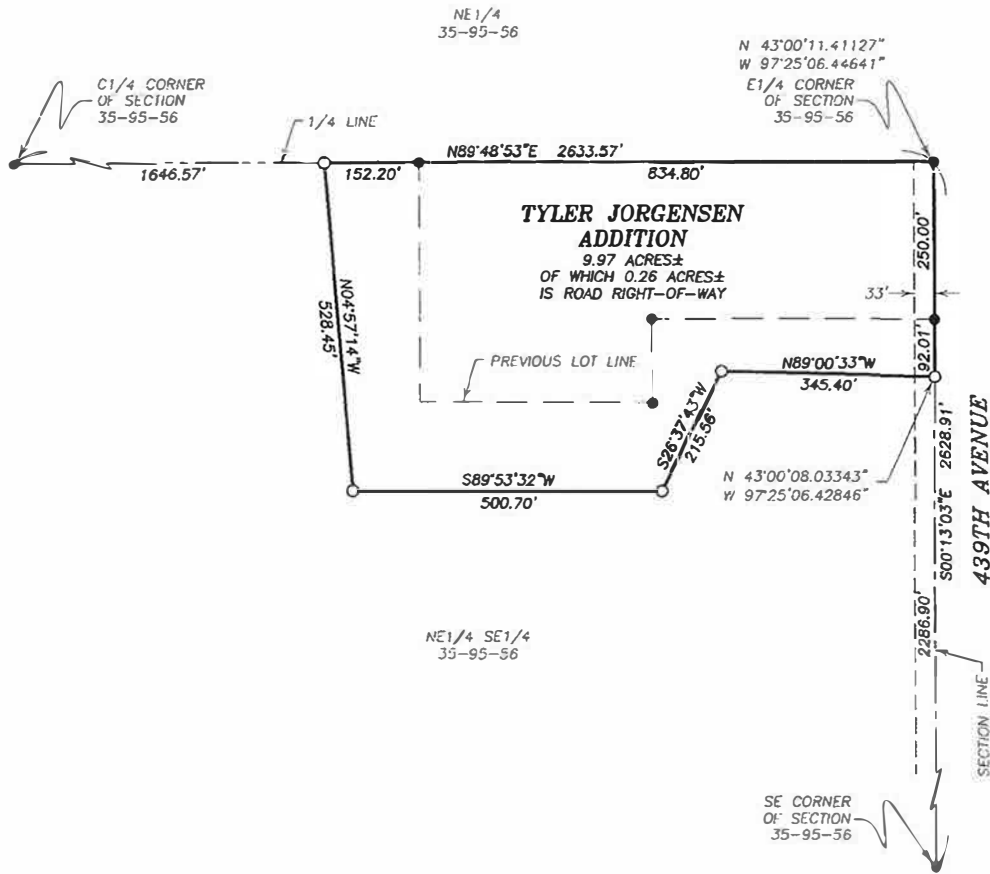
- SECTION 13**
1. Knutson Trust, William etux 15
- SECTION 15**
1. Klimisch, Daniel etux 10
- SECTION 19**
1. Kotalik, Steven etux 5

- SECTION 23**
1. Hunhoff, Brian etux 11
2. Schramm Trust 5
- SECTION 25**
1. Kerr, James 8
- SECTION 26**
1. Lavelle, Jason 10

- SECTION 27**
1. List, Roger etux 18
- SECTION 33**
1. Kortan, Douglas etux 9
- SECTION 35**
1. Jorgensen, Tyler 6



PLAT OF TYLER JORGENSEN ADDITION, IN THE NE1/4 OF THE SE1/4 OF SECTION 35, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

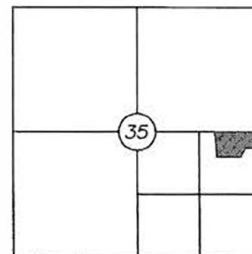


LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT L.S. 5349"

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455



LOCATION (N.T.S.)
SECTION 35-95-56

PLAT OF TYLER JORGENSEN ADDITION, IN THE NE1/4 OF THE SE1/4 OF SECTION 35, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND PLAT OF TYLER JORGENSEN ADDITION, IN THE NE1/4 OF THE SE1/4 OF SECTION 35, T95N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 12TH DAY OF JULY, 2023.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, TYLER JORGENSEN, DO HEREBY CERTIFY THAT I AM THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

TYLER JORGENSEN

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TYLER JORGENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, RALPH MARQUARDT, GENERAL PARTNER OF THE MARQUARDT FAMILY LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT THE MARQUARDT FAMILY LIMITED PARTNERSHIP IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

RALPH MARQUARDT, GENERAL PARTNER

MARQUARDT FAMILY LIMITED PARTNERSHIP

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RALPH MARQUARDT, WHO ACKNOWLEDGED HIMSELF TO BE GENERAL PARTNER OF THE MARQUARDT FAMILY LIMITED PARTNERSHIP, AND THAT HE AS GENERAL PARTNER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 439TH AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____,

AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS

Plat Approval
Application
152464

Fees Paid
\$100.00

Created
July 20, 2023

Applicant
Bill Conkling

Number
152464

Final | Plat of Tyler Jorgensen
Addition, in the NE1/4 of the
SE1/4 of Section 35, T95N,
R56W of the 5th P.M., Yankton
County, South Dakota | Tyler
Jorgensen | 30257 439 AVE |
11.035.200.150
Submitted by bconkling on
7/20/2023



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 7/20/2023 11:57 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
11.035.200.150	30257 439 AVE	YANKTON	JORGENSEN, TYLER (D)	5.955

Requested Information Completed On 7/20/2023 12:00 PM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Section No:

35

Township No:

95

Range

56

Number of Lots/Tracts

1

Number of Acres

9.97

How is this property currently being used?

AG - Farmstead

What is the proposed use of the property?

AG - Farmstead

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Tyler Jorgensen

Address

30257 439 AVE

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

9.97

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

9.97

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 7/20/2023 12:49 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Jorgensen plat.pdf](#)

Plat Approval Applicant Checklist ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 7/20/2023 12:49 PM EST by bconkling

Owner Certification

Owner(s)

Tyler Jorgensen

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 7/27/2023 11:03 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	8360
Amount Paid	\$100.00

Planning Commission Review Completed On 7/27/2023 11:04 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

08/08/2023

Plat Approval Application (Planning Commission) Completed On 7/27/2023 11:04 AM EST by bconking

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

8360
July 27, 2023 11:03 AM
Check

\$100.00 paid on July 27, 2023

Plat Approval Application

Application ID: 152464

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.

COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**

ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Schenk Plat**
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Jorgenson Plat**
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (**Central**)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Eide Plat**
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/23/2024

Applicant

Eide - PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

East Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

South Side / Yard lot line: _____ feet or no closer than _____ feet to the _____ lot line.

West Side / Yard lot line _____ feet or no closer than _____ feet to the _____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

-----**Development Information**-----

Plat Name: Tracts 1 and 2 of Eide Addition in

Section No: 10 Township No: 95

Range: 54 Number of Lots/Tracts: 2

Number of Acres: 32.78

How is the property currently being used? AG

What is the proposed use of the property? AG

-----**Surveyor/Engineer Information**-----

Firm Name: Midwest Land Surveying Inc
Address: _____
City: Sioux Falls State: SD Zip: 57104
Contact Person: Jeffery Schievelbein
Phone: 6053398901

-----**Property Owner Information**-----

Name: Lori Knutson
Address: 29837 NE JIM RIVER RD
City: Irene State: SD Zip: 57037
Contact person: Jeffery Schievelbein

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____
Agent's Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No
2. What is/are the lot size(s) 13.65, 34.77
3. Is this (plat) an existing farmstead? Yes No
4. If a farmstead, how many acres are surrounding it? 13.65
5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No
6. Is this property to have construction on it? Yes No

If yes :
Name, address and phone number of contractor(s)

-----**Owner certification**-----

This is to certify that Randy eide
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Randy Eide

Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

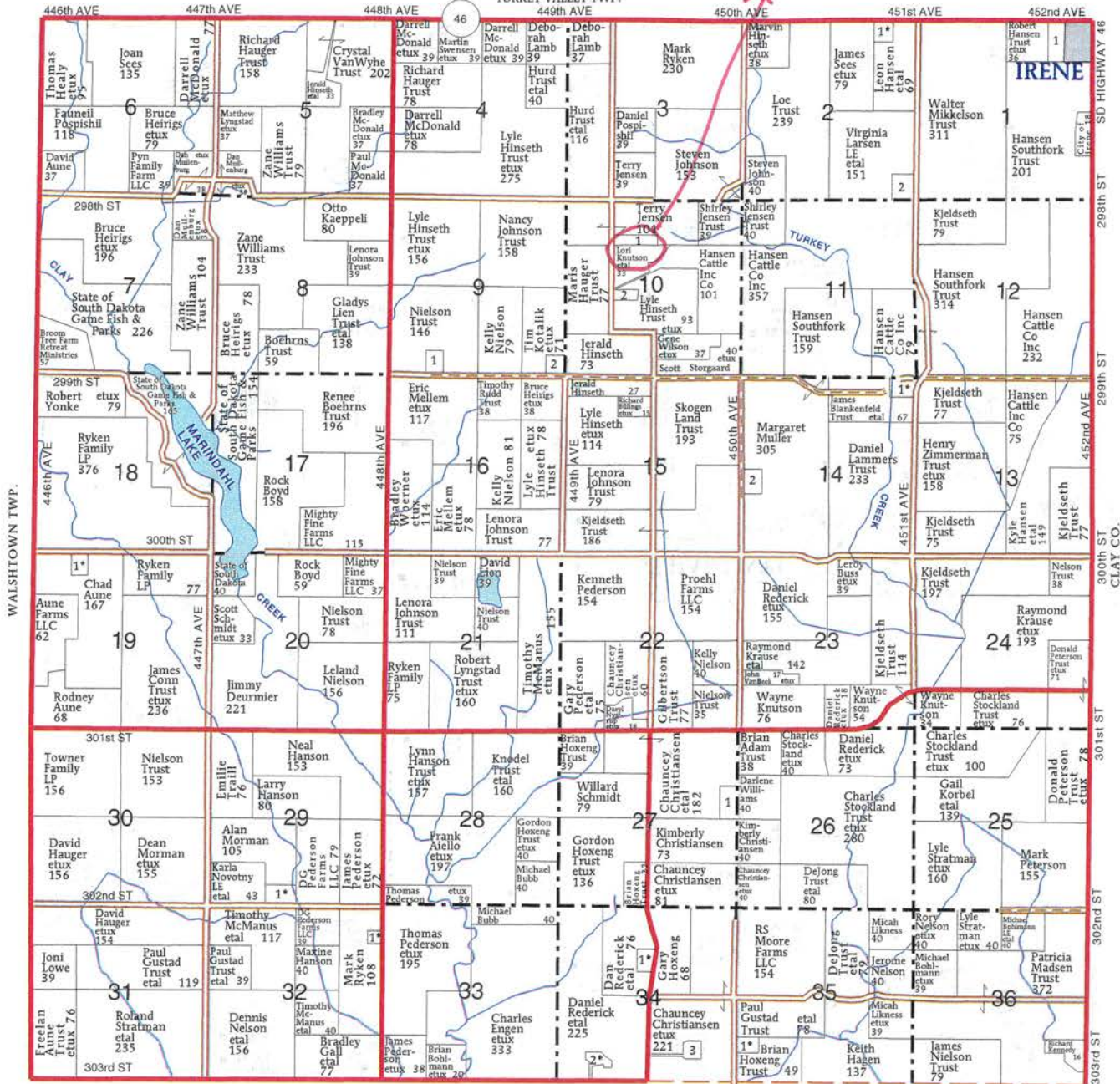
- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 02/13/2024

Board of Adjustment date: 02/20/2024

(Landowners)

TURKEY VALLEY TWP.



VOLIN TWP.

MARINDAHL TOWNSHIP

SECTION 1

1 IRENE COMMUNITY SERVICE GROUP INC 15

SECTION 2

1 HANSEN, DALLAS ETUX 8
2 HANSEN CATTLE CO INC 7

SECTION 9

1 STONE, JANICE 8
2 PETERSON, GAIL 8

SECTION 10

1 EIDE, GREGORY 15
2 FAGERHAUG, CLAIR 6

SECTION 14

1 BLANKENFELD TRUST, JAY ETAL 10
2 POKORNEY, DEBRA 7

SECTION 19

1 SCHNABEL, JEFFREY ETUX 10

SECTION 27

1 WILLIAMS, DARLENE 11

SECTION 29

1 MORMAN, DEAN ETUX 10

SECTION 32

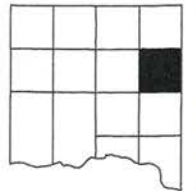
1 COOKE, GENE ETUX 6

SECTION 34

1 HAUCK, BRIAN ETUX 11
2 SLASON, STILLMAN ETUX 11
3 BECKER, SCOTT 7

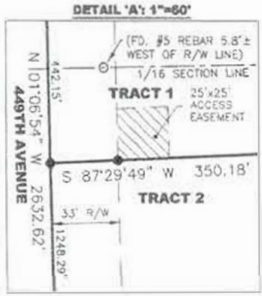
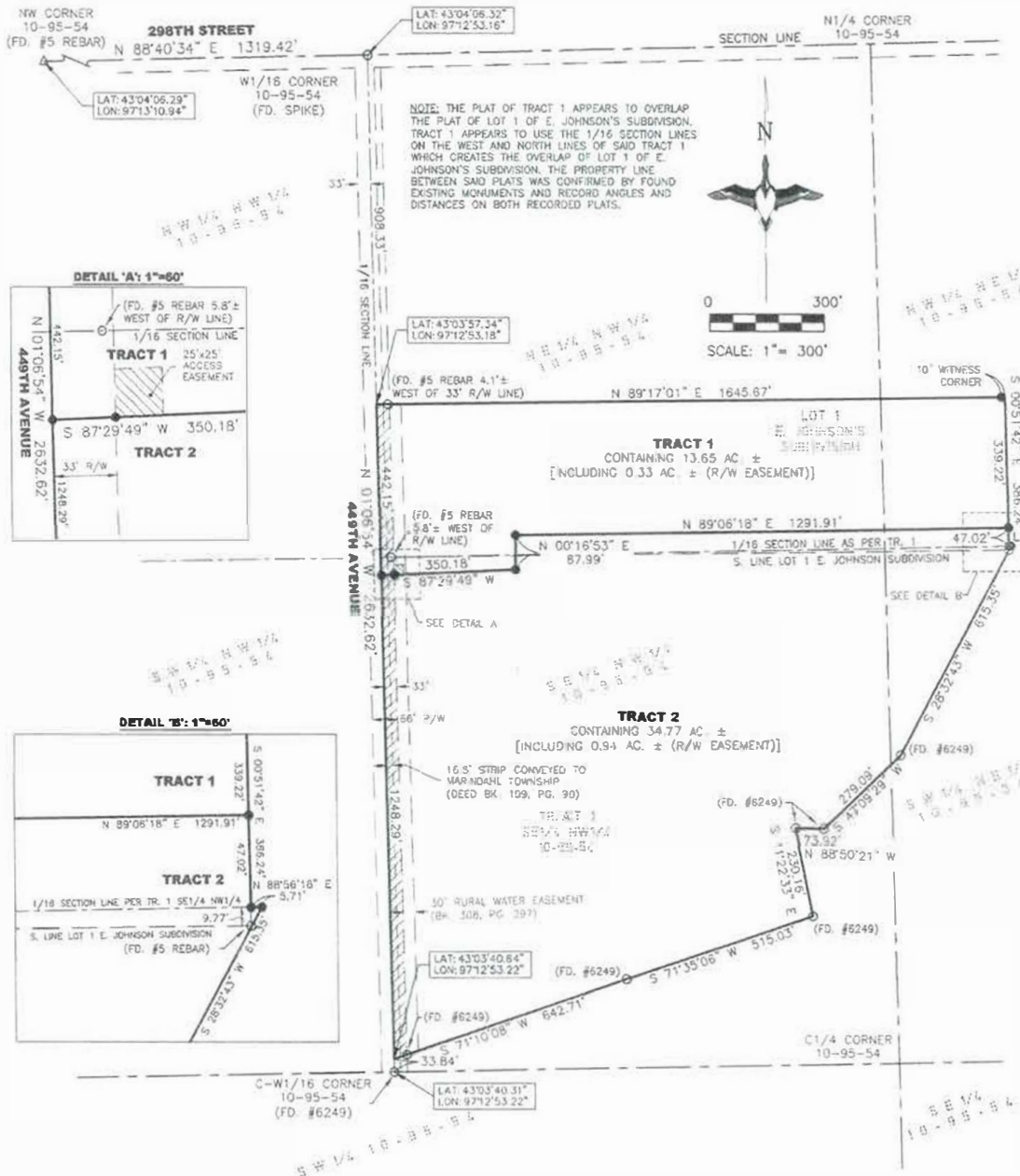
SECTION 35

1 LIBBY, KARL ETUX 10



PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.



- LEGEND:**
- SET 5/8" REBAR W/CAP #10141
 - FOUND MONUMENT (AS NOTED)
 - △ SECTION CORNER
 - AC. ACRES
 - (W.C.) WITNESS CORNER
 - R/W RIGHT-OF-WAY
 - PREVIOUSLY PLATTED LINE
 - - - RIGHT OF WAY LINE
 - N.T.S. NOT TO SCALE

NOTES:
 BASIS OF BEARINGS IS UTM-ZONE 14
 THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.

AREA MAP N.T.S.
 SECTION 10, T95N, R54W
 5TH P.M.

PREPARED BY:

Midwest Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX: (605) 274-8951



PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, Jeffery C. Schievelbein, of Midwest Land Surveying, Inc., a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey Tract 1, located in the Southeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Quarter of Section 10 Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, together with Lot 1 of E. Johnson's Subdivision located in the North Half of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, and re-platted the same into Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and West Half of the Northeast Quarter of Section 10 Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as **TRACTS 1 AND 2 OF EIDE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER AND WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10 TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.**

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 29TH day of DECEMBER, 2023.



Jeffery C. Schievelbein
Jeffery C. Schievelbein, Registered Land Surveyor No. 10141

OWNER'S CERTIFICATE...

We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat. Including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

We do hereby certify that this replat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

We further certify that this platting of said described Tracts 1 and 2 of Eide Addition does hereby vacate the following platting:

Tract 1, located in the Southeast Quarter of the Northwest Quarter and in the Southwest Quarter of the Northeast Quarter of Section 10 Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, on file at the office of the Register of Deeds in Book S18 of plats, Page 152, said plat, hereby vacated, being situated within described Tracts 1 and 2 of Eide Addition as surveyed.

Lot 1 of E. Johnson's Subdivision located in the North Half of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, on file at the office of the Register of Deeds in Book S8 of plats, Page 130, said plat, hereby vacated, being situated within described Tracts 1 and 2 of Eide Addition as surveyed.

Dated this _____ Day of _____, 20 _____.

Gregory Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Gregory Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

PREPARED BY:

Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

Dated this _____ Day of _____, 20 _____.

Lori Knutson

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Lori Knutson, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20 _____.

Randy Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Randy Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20 _____.

Timothy Eide

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Timothy Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20 _____.

Susan Hansen

State of _____

County of _____

On this the _____ day of _____, 20____, before me, the undersigned officer, personally appeared Susan Hansen, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA

...OWNER'S CERTIFICATE (CONTINUED)

Dated this _____ Day of _____, 20__.

Angela Dell

State of _____

County of _____

On this the _____ day of _____, 20__, before me, the undersigned officer, personally appeared Angela Dell, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20__.

David Eide

State of _____

County of _____

On this the _____ day of _____, 20__, before me, the undersigned officer, personally appeared David Eide, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

Dated this _____ Day of _____, 20__.

Janelle Sees

State of _____

County of _____

On this the _____ day of _____, 20__, before me, the undersigned officer, personally appeared Janelle Sees, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public - State of _____
My Commission Expires: _____

PREPARED BY:


Midwest
Land Surveying, Inc.
Land Surveying and GPS Consulting
211 E. 14th Street Suite 100
Sioux Falls, South Dakota 57104
Phone: (605) 339-8901 FAX: (605) 274-8951

PLAT OF TRACTS 1 AND 2 OF EIDE ADDITION

IN THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER
OF SECTION 10, TOWNSHIP 95 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN,
YANKTON COUNTY, SOUTH DAKOTA.

ZONING ADMINISTRATOR	CERTIFICATE OF ROAD AUTHORITY
<p>The undersigned, County Zoning Administrator of Yankton County, South Dakota, hereby certifies that this plat has been reviewed by me or my authorized agent in accordance with Section 513 (farmstead, Minimum Lot Requirements) of the Yankton County Subdivision Regulations, and Tracts 1 and 2 of Eide Addition, does qualify as a farmstead.</p> <p>_____ Zoning Administrator Yankton County, South Dakota</p>	<p>_____, (Name) _____ (Title) of the _____ (Agency), do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval.</p> <p>By: _____</p> <p>TITLE: _____</p>
COUNTY PLANNING COMMISSION RESOLUTION	
<p>Be it resolved by the Yankton County, South Dakota, Planning Commission that the above survey and plat is approved and the same be certified to the Yankton County Board of County Commissioners with the recommendation that said survey and plat be approved.</p> <p>_____ Planning Commission Chair Yankton County, South Dakota</p> <p>_____ Zoning Administrator Yankton County, South Dakota</p>	
COUNTY COMMISSIONER'S RESOLUTION	
<p>Be it resolved by the County Board of Commissioners of Yankton County, South Dakota, that the above survey and plat be approved and the County Auditor of Yankton County, South Dakota is hereby authorized and directed to endorse on such plat a copy of the resolution and certify the same.</p> <p>Dated this _____ day of _____, 20____.</p> <p>_____ Chairman, Board of County Commissioners Yankton County, South Dakota</p> <p>I, the undersigned, County Auditor for Yankton County, South Dakota, do hereby certify that the foregoing resolution was passed by the Board of County Commissioners of Yankton County, South Dakota at the regular meeting on the _____ day of _____, 20____.</p> <p>_____ County Auditor Yankton County, South Dakota</p>	
COUNTY TREASURER'S CERTIFICATE	
<p>I, the Treasurer of Yankton County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above plat, as shown by the records of my office have been paid in full.</p> <p>Dated this _____ Day of _____, 20____.</p> <p>_____ TREASURER Yankton County, South Dakota</p>	
DIRECTOR OF EQUALIZATION	
<p>I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.</p> <p>Dated this _____ Day of _____, 20____.</p> <p>_____ DIRECTOR OF EQUALIZATION Yankton County, South Dakota</p>	
REGISTER OF DEEDS	
<p>Filed for record this _____ day of _____, 20____, at _____ o'clock, _____ m., and recorded in Book _____ of Plots on Page _____.</p> <p>_____ REGISTER OF DEEDS Yankton County, South Dakota</p>	

PREPARED BY:


Midwest Land Surveying, Inc.
 Land Surveying and GPS Consulting
 211 E. 14th Street Suite 100
 Sioux Falls, South Dakota 57104
 Phone: (605) 339-8901 FAX: (605) 274-8951

Plat Approval Application 214226
 Applicant Bill Conkling
 Fees Paid \$100.00
 Created January 23, 2024

Number 214226

Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM RIVER RD | 03.010.400.500
 Submitted by bconkling on 1/23/2024



Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 1/23/2024 11:40 AM EST by bconkling



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
03.010.400.500			KNUTSON, LORI (D) HANSEN, SUSAN (D) EIDE, KIMBERLY JO & RANDY (D)	32.780

Requested Information Completed On 1/23/2024 11:44 AM EST by bconkling

Fee \$100.00

Plat Type Final

Development Information

Plat Name

Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Section No:

10

Township No:

95

Range

54

Number of Lots/Tracts

2

Number of Acres

32.78

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Midwest Land Surveying Inc

Address

21 E 14th S, Suite 100

City

Sioux Falls

State

SD

Zip

57104

Contact Person

Jeffery Schievelbein

Phone

6053398901

Property Owner Information

Owner Name

Lori Knutson

Address

29837 NE JIM RIVER RD

City

Irene

State

SD

Zip

57037

Owner Phone

6053398901

Contact Person

Jeffery Schievelbein

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

13.65, 34.77

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

13.65

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 1/23/2024 3:34 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[Eide plat.pdf](#)

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 1/23/2024 3:34 PM EST by bconkling

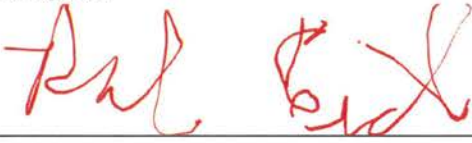
Owner Certification

Owner(s)

Randy eide

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 1/23/2024 3:34 PM EST by bconkling

[RESEND EMAIL](#)

Delivered on Tuesday, January 23, 2024 at 3:34 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 214226
Workflow: Plat Approval Application
 Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section
Description: 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM RIVER RD | 03.010.400.500
Created On: 1/23/2024

[View Application](#)

Email to Pay Completed On 1/23/2024 3:34 PM EST by bconkling

Delivered on Tuesday, January 23, 2024 at 3:34 PM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 214226
 Workflow: Plat Approval Application
 Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section
 Description: 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM
 RIVER RD | 03.010.400.500
 Created On: 1/23/2024

[View Application](#)

Payment Completed On 1/23/2024 3:34 PM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Check	January 23, 2024 3:34 PM	16055	\$100.00	VIEW RECEIPT

Total Paid: \$100.00

Payment Made Email Completed On 1/23/2024 3:34 PM EST by bconkling

Delivered on Tuesday, January 23, 2024 at 3:34 PM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 214226

Workflow: Plat Approval Application

Final | Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section

Description: 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | Lori Knutson | 29837 NE JIM

RIVER RD | 03.010.400.500

Created On: 1/23/2024

[View Application](#)

Planning Commission Review Completed On 1/23/2024 3:35 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 1/23/2024 3:35 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Conkling
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

16055
January 23, 2024 03:34 PM
Check

\$100.00 paid on January 23, 2024

Plat Approval Application

Application ID: 214226

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:
APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael

PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.

COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**

ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Schenk Plat
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Jorgenson Plat
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (Central)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Eide Plat
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/27/202

Applicant

Law - PLAT

District type: AG R1-Low R2-Moderate R3-High C-Comm.

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

Development Information

Plat Name: Plat of Tract G, deer Ridge, in the

Section No: 8 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 1.92

How is the property currently being used? MD

What is the proposed use of the property? MD

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Bob Law

Address: PO BOX 7094

City: Yankton State: SD Zip: 57078

Contact person: John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 1.92

3. Is this (plat) an existing farmstead? Yes No

4. If a farmstead, how many acres are surrounding it? _____

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? Yes No

6. Is this property to have construction on it? Yes No

If yes :
Name, address and phone number of contractor(s)

Owner certification

This is to certify that Bob Law
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Bob Law
Owner Signature

Owner Signature

This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

In order to insure prompt approval of your plat, please follow these steps:

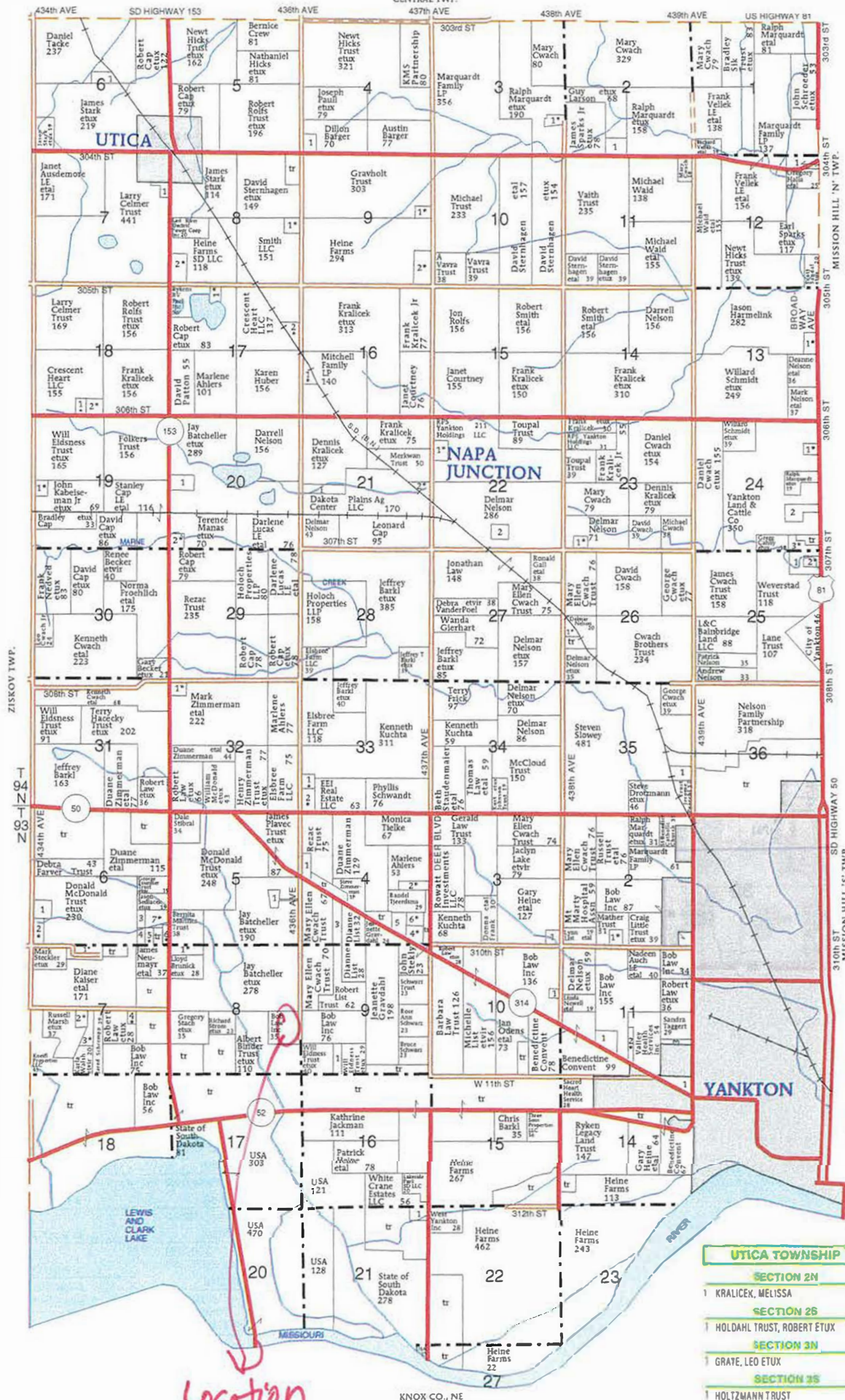
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- 1. All required signatures notarized (owner(s), surveyor)?
- 2. Taxes paid at County Treasures?
- 3. County Treasurer's signature?
- 4. Ownership verified by Director of Equalization and signed?
- 5. Street authority signature (DOT, Highway, Township)?
- 6. \$100.00 Fee Paid at Zoning Office?
- 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- 8. County Planning Commission Chair signature?
- 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- 10. County Commission Chairs signature?
- 11. County Auditor's signature?
- 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 02/13/2024

Board of Adjustment date: 02/20/2024

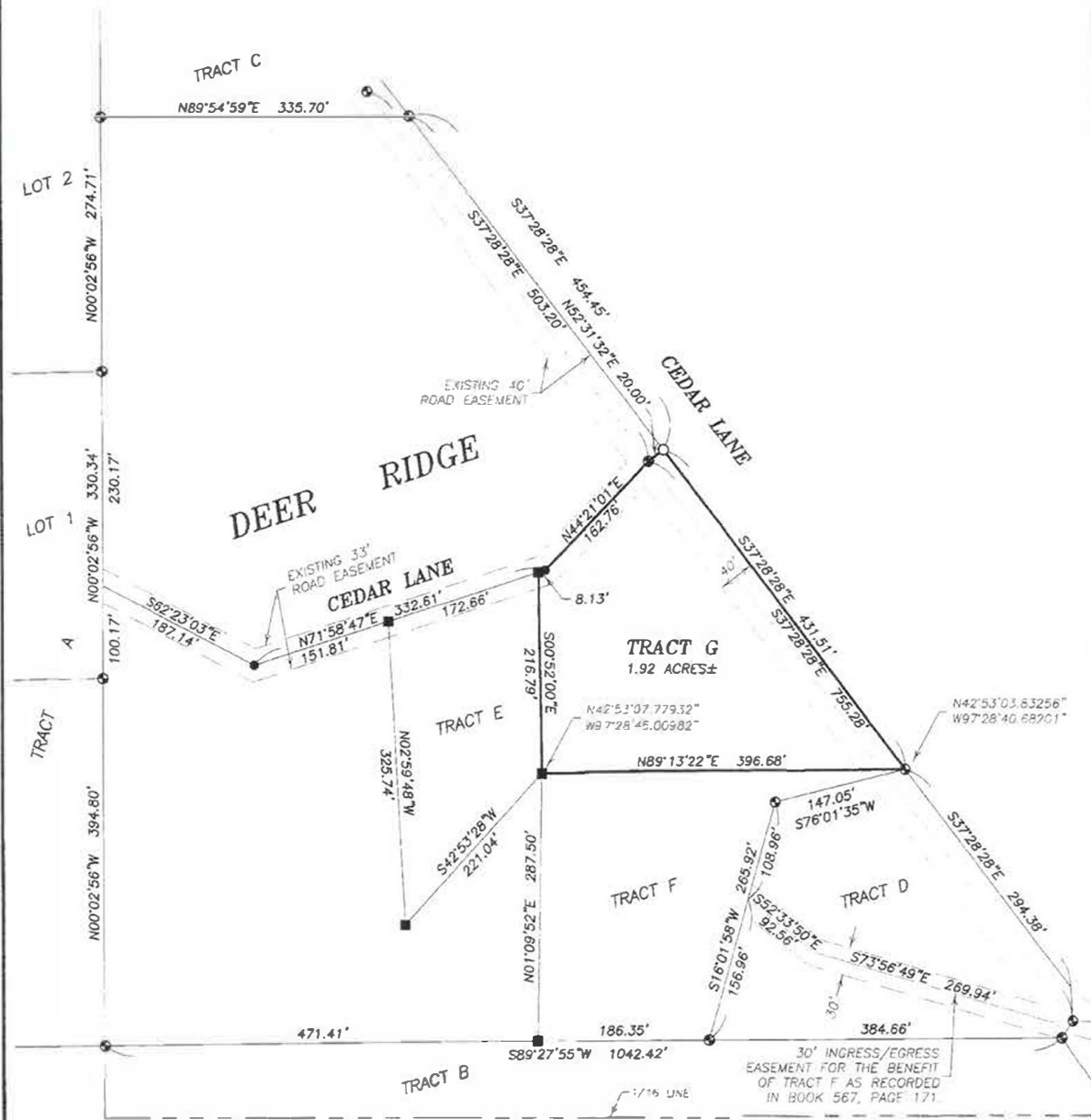
CENTRAL TWP.



Section	Owner	Page
SECTION 4N	1 NEDVED, MARK	7
SECTION 4S	1 MARQUARDT, RALPH	8
	2 BRANDT TRUST, MERLE ETAL	11
	3 LIST TRUST, ROBERT	18
	4 SWEDLUND, JERALD ETUX	14
	5 HAMBERGER, BRIAN	8
	6 SMITH, NATHAN ETUX	8
SECTION 5S	1 BATCHELLER, JAY	8
SECTION 6N	1 TOWN OF UTICA	6
SECTION 6S	1 GILMORE, TONIA	10
	2 VAN MAANEN, TODD ETUX	11
	3 MASKA, LEANN	5
	4 KOZAK, KARLEE	6
	5 LOECKER, MARK ETUX	5
	6 BLAHA, JON ETUX	5
	7 HILL, EDWIN ETUX	12
SECTION 7N	1 BOLD PURSUITS LLC	10
SECTION 7S	1 GUITRON, MARIA ETAL	13
	2 ROBB, RUSSEL ETUX	7
	3 LIVINGSTON, CARL ETUX	10
	4 PHILIPS, TIMOTHY ETUX	5
SECTION 8N	1 CHRISTIANSON, DAVID ETUX	6
	2 HUGHES, SCOTT ETUX	13
SECTION 8S	1 FANTA, TIMOTHY ETUX	9
SECTION 9N	1 KILBURN, REX ETUX	7
	2 GILMORE TRUST, HOWARD ETUX	17
SECTION 9S	1 ROKAHR, STEVEN	9
SECTION 10S	1 HEJMA, JAMIE	5
SECTION 11S	1 BILLION, ERIKA	12
	2 HECKY TRUST, TERRANCE ETUX	11
	3 AFFORDABLE SELF STORAGE LLC	10
SECTION 12N	1 MARQUARDT FAMILY LP	6
SECTION 13N	1 COTTON, JEFFREY ETUX	8
SECTION 11S	1 YANKTON MEDICAL CLINIC PC	12
SECTION 16N	1 ANSTINE, RODNEY ETUX	7
SECTION 17N	1 SCHENKEL, DARRELL ETUX	8
	2 TACKE, WM ETUX	13
SECTION 18N	1 CAP LE, STANLEY ETAL	7
	2 CAP, ROBERT ETUX	7
SECTION 19	1 SCHENKEL, DANIEL ETUX	7
SECTION 20N	1 YANKTON CO SHARPSHOOTERS ASSN	12
	2 JOHNSON, MICHAEL ETUX	12
SECTION 21N	1 YANKTON PROTEIN LLC	12
	2 KRALICEK, FRANK ETUX	5
SECTION 21S	1 WHITE CRANE ESTATES LLC	8
SECTION 22N	1 TAGGART, WILLIAM ETUX	9
	2 NELSON TRUST, FLOYD	12
SECTION 21:W	1 POSPISIL, SCOTT ETAL	7
SECTION 24	1 MARTS, LUCAS ETUX	7
	2 MARQUARDT, DOUG	13
	3 KELLER, DALLAS ETUX	10
SECTION 25	1 SLOWY TRUST	15
	2 WOHL, TOBY ETAL	7
SECTION 26	1 BARNES, DAVID ETUX	7
SECTION 32	1 ZIMMERMAN TRUST, HENRY ETAL	12
SECTION 33	1 OEOZIER, DARRIK ETAL	6
	2 WADDELL, EDWARD ETUX	8
SECTION 35	1 YAGGIES INC	10
UTICA TOWNSHIP		
SECTION 21N	1 KRALICEK, MELISSA	11
SECTION 25	1 HOLDAHL TRUST, ROBERT ETUX	5
SECTION 3N	1 GRATE, LEO ETUX	11
SECTION 3S	1 HOLTZMANN TRUST	7

Location

PLAT OF TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8,
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

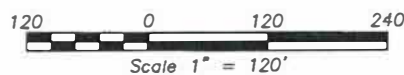
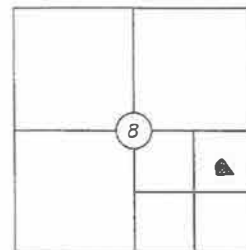


LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR
- ⊕ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK PELS 2912"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455



PLAT OF TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8,
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH DAY OF JULY, 2022.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, ROBERT LAW, MANAGING MEMBER OF BOB LAW LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT BOB LAW LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT G, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20____.

ROBERT LAW
MANAGING MEMBER, BOB LAW LLC

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT LAW, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF BOB LAW LLC, AND THAT HE, AS MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY CORPORATION BY HIMSELF AS MANAGING MEMBER. IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

COUNTY PLANNING COMMISSION RESOLUTION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION _____

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS _____

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR _____

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO CEDAR LANE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01:02.

HIGHWAY OR STREET AUTHORITY _____

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER _____

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION _____

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF
PLATS ON PAGE _____.

REGISTER OF DEEDS _____

Plat Approval Application 205197
 Applicant Bill Conkling
 Fees Paid \$100.00
 Created December 27, 2023

Number 205197

Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Bob Law | PO BOX 7094 | 09.008.200.100
 Submitted by bconkling on 12/27/2023



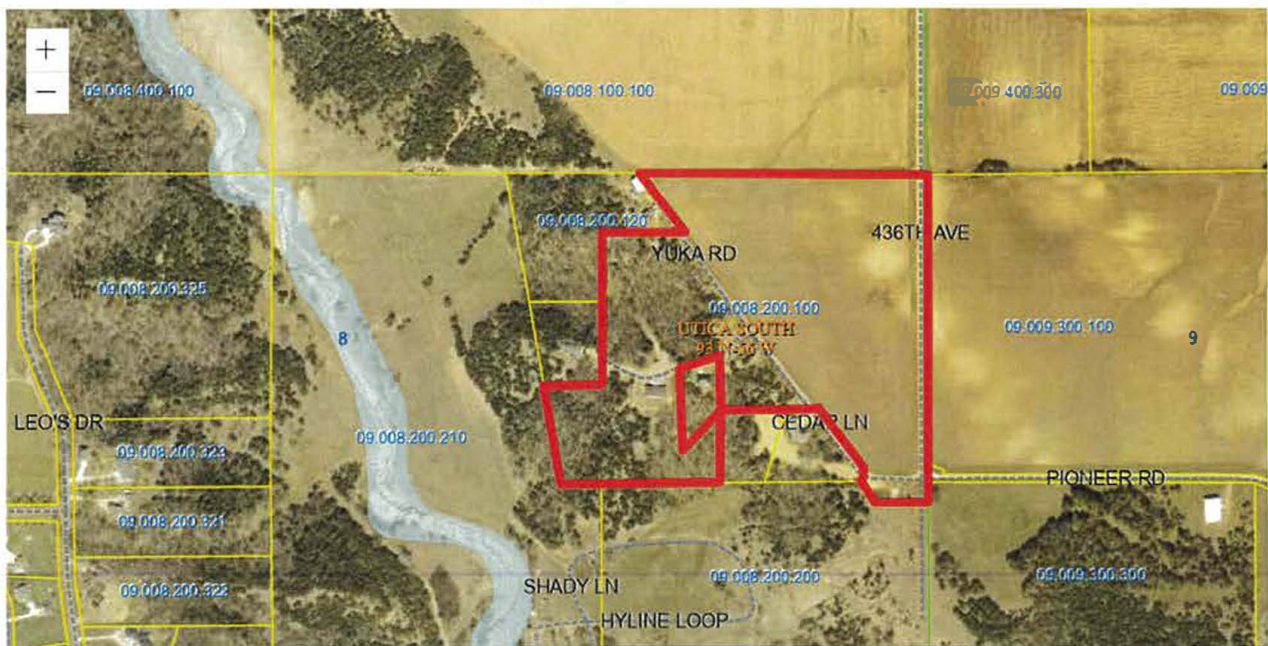
Applicant

Bill Conkling

6052604447

Bill@co.yankton.sd.us

Parcel search Completed On 12/27/2023 9:57 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.008.200.100	136 CEDAR LN	YANKTON	BOB LAW LLC (D)	34.360

Requested Information Completed On 12/27/2023 10:01 AM EST by bconkling

Fee
 \$100.00

Plat Type
 Final

Development Information

Plat Name

Section No:

8

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

1.92

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Bob Law

Address

PO BOX 7094

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

1.92

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

Plat Approval Items Completed On 12/27/2023 10:03 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

Plat Approval Applicant Checklist 

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 12/27/2023 10:04 AM EST by bconkling

Owner Certification

Owner(s)

Bob Law

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature

Bob Law

Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Submittal Email Completed On 12/27/2023 10:04 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:04 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Plat Approval Application Submitted

A Plat Approval Application has been submitted for review.

Number: 205197
Workflow: Plat Approval Application
Description: Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Bob Law | PO BOX 7094 | 09.008.200.100
Created On: 12/27/2023

[View Application](#)

Email to Pay Completed On 12/27/2023 10:04 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Wednesday, December 27, 2023 at 10:04 AM CST

Options

- Send to the applicant? Yes
- Send to members of the following roles:
 - Zoning
 - Zoning Director

Recipients

To:

- andrea@co.yankton.sd.us
- gary@co.yankton.sd.us
- bill@co.yankton.sd.us

Subject: Payment Required: Plat Approval Application

Your Plat Approval application has been received and payment is required. Payment can be made in person at the Zoning office. Once payment is received, we will proceed with the review process for your request. Please return to your application and make payment online.

Total Amount Due: \$100.00

Please bring the Mylar Plats and at least two original copies to the Zoning Office.

If any information is incorrect, please let me know immediately.

Number: 205197
 Workflow: Plat Approval Application
 Description: Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota | Bob Law | PO BOX 7094 | 09 008.200.100
 Created On: 12/27/2023

[View Application](#)

Payment Completed On 2/1/2024 10:50 AM EST by bconkling

Fee Summary

Fee	\$100.00
Total Fees	\$100.00
Total Due	\$0.00

Payments Made

Payment Method	Paid On	Confirmation Number	Amount	
Cash	February 1, 2024 10:49 AM		\$100.00	VIEW RECEIPT
			Total Paid: \$100.00	

Payment Made Email Completed On 2/1/2024 10:50 AM EST by bconkling

[RESEND EMAIL](#)

Delivered on Thursday, February 1, 2024 at 10:50 AM CST

Options

Send to the applicant? Yes

Send to members of the following roles:

Zoning

Recipients

To:

pattyv@co.yankton.sd.us

andrea@co.yankton.sd.us

gary@co.yankton.sd.us

bill@co.yankton.sd.us

Subject: Plat Approval Application: Payment Made

Payment has successfully been made for a Plat Approval Application.

Amount Paid: \$100.00

Number: 205197

Workflow: Plat Approval Application

Description: Final | Plat of Tract G, deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota |
Bob Law | PO BOX 7094 | 09.008.200.100

Created On: 12/27/2023

[View Application](#)

Planning Commission Review Completed On 2/1/2024 10:50 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures and County Treasurer's signature?

Ownership verified by Director of Equalization and signed?

Plat name has been approved by Register of Deeds?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

02/13/2024

Plat Approval Application (Planning Commission) Completed On 2/1/2024 10:51 AM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Payment number a8068e983e0b411aab18862c06d03bba
Date paid February 1, 2024 10:49 AM
Payment method Cash

Paid by
Bill Conkling
Bill@co.yankton.sd.us

\$100.00 paid on February 1, 2024

Plat Approval Application

Application ID: 205197

Description	Amount
Fee	\$100.00

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

CALL:
APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Maibaum - Rezone**
ADDRESS/LEGAL: Applicant is requesting to rezone a lot in a Moderate Density Rural Residential District (R2) to a Low Density Rural Residential District (R1) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Block Nine (9), Deer Run Subdivision located in the East Half of the Southwest Quarter (E1/2SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4), Section One (1), Township Ninety-three (93 North), Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota as per plat as recorded in Book S19, Page 125. E911 address is 43348 310th St, Yankton.
COMMENTS: Andrea Maibaum - Applicant

MOTION: **Approve the rezone based on findings of facts**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **List Trust Plat**
ADDRESS/LEGAL: Plat of Lots 1 thru 4 of List Acreage in the East Half of the Southwest quarter of Section 4, lying South of the Public Highway; the East Half of the Northwest Quarter of section 9, and the East Ten Acres of the South Twenty Acres of the West Half of the Northwest Quarter of Section 9; all in T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Cap Plat**
ADDRESS/LEGAL: Plat of Tract 1, Cap Addition, in the NE1/4 of the SE1/4 of the SE1/4 of Section 21, T94N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lot 5 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Vangrootheest Plat**
ADDRESS/LEGAL: Plat of Lots 9, 10, and 11, located in Engen Tract 13, in of Section 15, T93N, R57W, of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Schenk Plat**
ADDRESS/LEGAL: Plat of Tract B, in the SE1/4 of the SW1/4 of Section 22, T94N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Jorgenson Plat**
ADDRESS/LEGAL: Plat of Tyler Jorgensen Addition, in the NE1/4 of the SE1/4 of Section 35, T95N, R56W of the 5th P.M., Yankton County, South Dakota (**Central**)
COMMENTS: None

MOTION: **Approve as Presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: **Eide Plat**
ADDRESS/LEGAL: Tracts 1 and 2 of Eide Addition in the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 10, Township 95 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Law Plat
ADDRESS/LEGAL: Plat of Tract G, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Barkl
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Dennis Michael

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Loest
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING MICHAEL NELSON WEISS CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____