

October 12, 2021

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Matt Evans

☐ Kristi Schultz

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Keith Eickoff – Planned Unit Development

Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD) per Article 7 and Article 13. Said properties are described as:

Lots One,(1), Two (2), Three (3), Four (4), Five (5), and Six (6), Drake Subdivision as platted in Book S19, page 227, Section 17, T93N, R56W Yankton County, South Dakota, less highways and roads.

7:10 P.M.

Neal Lange – Conditional Use Permit Modification

Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add campsites to his existing campground per Article 11 Section 1107. Said property is legally described as East half of the West Half of the North half of the Northwest Quarter (E1/2 W1/2 N1/2 NW1/4), except the North Six Hundred Ninety Feet (N690') thereof, and further excepting highway right-of-way, Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota.

7:15 P.M.

Neal Lange – Conditional Use Permit Modification

Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add an accessory structure to existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota

7:20 P.M.

Public Comment

7:25 P.M.

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 9/14/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL ☒ BARKL ☐ ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☐ HOFFMAN

CALL:

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

PLANNING: ☒ BARKL ☐ ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☐ HOFFMAN

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

PLANNING: ☒ BARKL ☐ ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☐ HOFFMAN

AGENDA ITEM: **Sandra Pierce - Variance**

ADDRESS/LEGAL: Applicant is requesting a Variance to setbacks in a Moderate Density Residential District. Applicant wishes to construct a garage that is 5' from the west property line, a variance of 25', per Article 18 Section 1807. Said property is legally described as the N 1/3 of Lot G, Erskine's Plat, Section 22, T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 120 Gavins Place, Yankton, South Dakota 57078

COMMENTS: Sandra and Tony Pierce - Applicants

MOTION: Approve the variance as presented based on the hardships of topography, size of the lot, and location of the utilities, it's the only possible location to build the garage and the garage is well within the limits for that zoning area of R2

Passed 5-0

APPROVAL: MOTION BY: Schultz SECOND BY: Kettering

PLANNING: ☒ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Lot 6 Lake Forest Estates**

ADDRESS/LEGAL: Plat of Lot 6, Lake Forest Estates, in the NW1/4 of Section 16, T93N, R57W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: Approve as presented
Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: Michael

PLANNING: ☒ BARKL ☐ ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☐ HOFFMAN

AGENDA ITEM: **Plat – Replat of Sayler Tract 1**
ADDRESS/LEGAL: Replat of Sayler Tract 1 in the NE1/4 NW1/4 and the NW1/4 NE1/4 of Section 1, T96N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 5-0

APPROVAL: MOTION BY: Michael SECOND BY: Schultz
PLANNING: ☒ BARKL ☐ ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☐ HOFFMAN

AGENDA ITEM: **Public Comment**
ADDRESS/LEGAL:
COMMENTS: None

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: **Adjourn**
ADDRESS/LEGAL:
COMMENTS:

MOTION: Motion to Adjourn
Passed 5-0

APPROVAL: MOTION BY: Michaels SECOND BY: Schultz
PLANNING: ☒ BARKL ☐ ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Keith Eickoff- Rezone PUD

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 the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD) per Article 7 and Article 13. Said properties are described as:

Lots One,(1), Two (2), Three (3), Four (4), Five (5), and Six (6), Drake Subdivision as platted in Book S19, page 227, Section 17, T93N, R56W Yankton County, South Dakota, less highways and roads.

PC: Article 18 Section 1809

BOA: Article 18 Section 1809

Planning Commission date: 10/12/2021

Time:

Board of Adjustment date: 11/2/2021

Time:

Permit Number: REZ-2021-54

Yankton County

 Variance Conditional Use X Rezoning

Owner: Drake Development LLC

Owners Address: 161 Sleepy Hollow Drive

Owners Phone: 402-841-2640

Applicants Name,
if different from

Owner: Drake Development LLC / Keith Eickhoff

Applicants

Address: 161 Sleepy Hollow Drive

Job Address: _____

Legal: LT 1 DRAKE S/D SW4 NW4 NE4

Section, _____

Township, Range: 17-93-56

Zoning _____

Classification: R2

Affected Zoning _____

Ordinance: 18092003

Reason for Planned Unit Development

Request: _____

List Specific _____

Hardships: _____

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): _____

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

Application Fee: \$450.00 Check #: 1234 Receipt #: _____

Keith Eickhoff

Date:

Signature: _____

09/14/2021

Drake Development LLC

Site Description:

(Landowners)

CENTRAL TWP.

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3N

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

SECTION 18N

1. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5

SECTION 19

1. 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

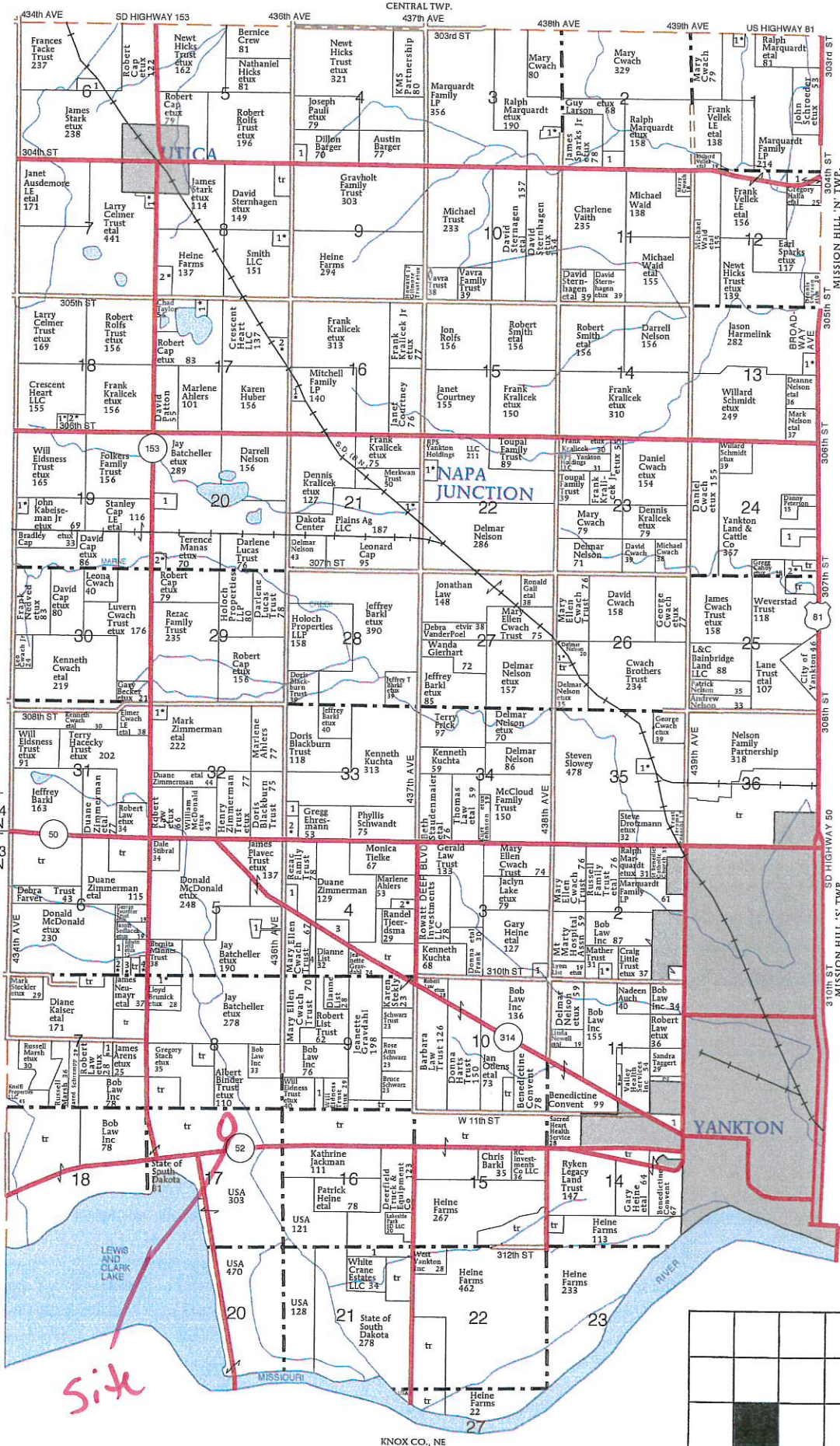
SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



FINDINGS OF FACT – REZONE

Eickoff– REZ-2021-54

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.	
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: <ul style="list-style-type: none"> 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. 	
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
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: <ul style="list-style-type: none"> a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone; 	
b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;	
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	

<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>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>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: 	
<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>and compatibility;</p> <ol style="list-style-type: none"> 6. Screening and buffering with reference to type, dimensions, and character; 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; 8. Required yards and other open spaces; and 9. General compatibility with adjacent properties and other property in the district. 	
<ol style="list-style-type: none"> 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. 	

Variance, Conditional
Use and Rezoning
Application
REZ-2021-54

Fees Paid
\$450.00

Applicant
KEITH EICKHOFF

Created
September 14,
2021

Number
REZ-2021-
54

09.017.100.310 | Drake
Development LLC |, , SD,
Submitted by keickhoff on
9/14/2021



Applicant

KEITH EICKHOFF

4028412640

keickhoff55@gmail.com

Parcel search Completed On 9/14/2021 2:11 PM EST by Anonymous



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.017.100.310			DRAKE DEVELOPMENT LLC (D)	0.000

Request Information Completed On 9/14/2021 2:14 PM EST by keickhoff

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

Planned Unit Development

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Drake Development LLC / Keith Eickhoff

Applicant Address

161 Sleepy Hollow Drive

Applicant Phone

402-841-2640

Owner Information

Owner Name

Drake Development LLC

Owner Address

161 Sleepy Hollow Drive

Owner Phone Number

402-841-2640

Property Information

Parcel ID Number

09.017.100.310

Legal Description

LT 1 DRAKE S/D SW4 NW4 NE4

Site Address

City

Zip

Section-Township-Range

17-93-56

Zoning District

MD

Zoning Description

MD

Existing Use of Property

bare

Site Plan Completed On 9/14/2021 2:20 PM EST by keickhoff

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

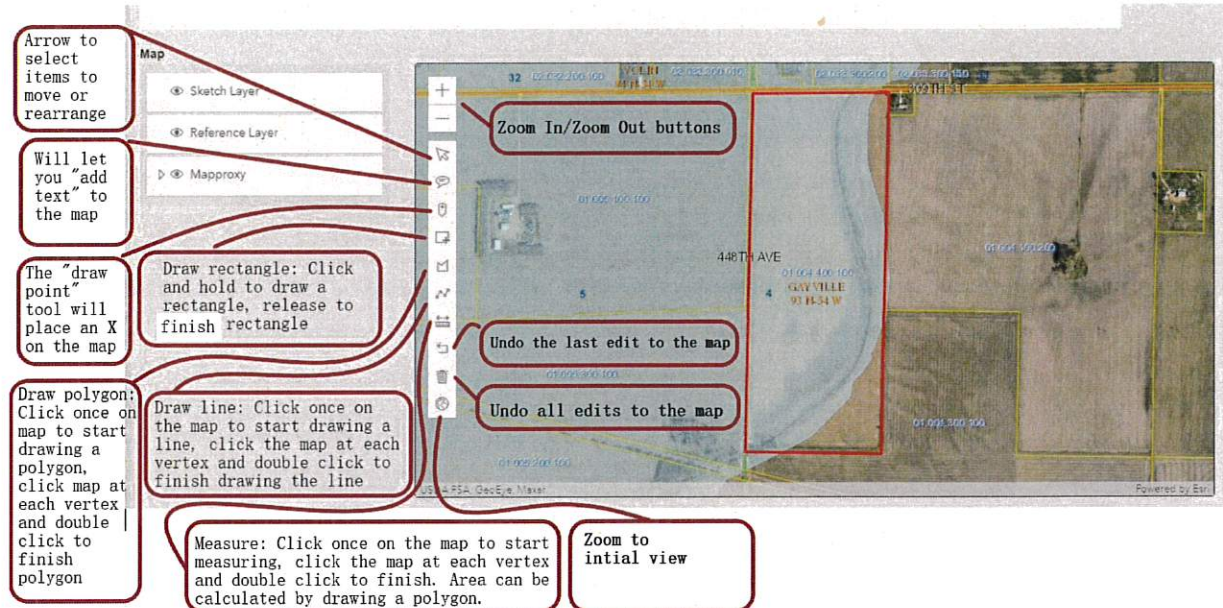
- ☐ Sketch Layer
- ☐ Reference Layer
- ☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[Map layout.jpg](#)



Draft Building Permit Completed On 9/14/2021 2:20 PM EST by keickhoff

Upload Draft Building Permit 

Submit Completed On 9/14/2021 2:22 PM EST by keickhoff

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

Keith Eckhoff

Date

9/14/2021

Application Submitted Successfully Completed On 9/14/2021 2:22 PM EST by keickhoff

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 9/14/2021 2:32 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting to rezone 9.44 acres of Moderate Density Residential District to Planned Unit Development to develop 5 single family dwellings and 8 twin homes.

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 ⓘ

R2

Wave Fee

Notes ⓘ

Director Review Completed On 9/16/2021 10:26 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 9/16/2021 3:16 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

Payment Method	Check
Confirmation Number	1234
Amount Paid	\$450.00

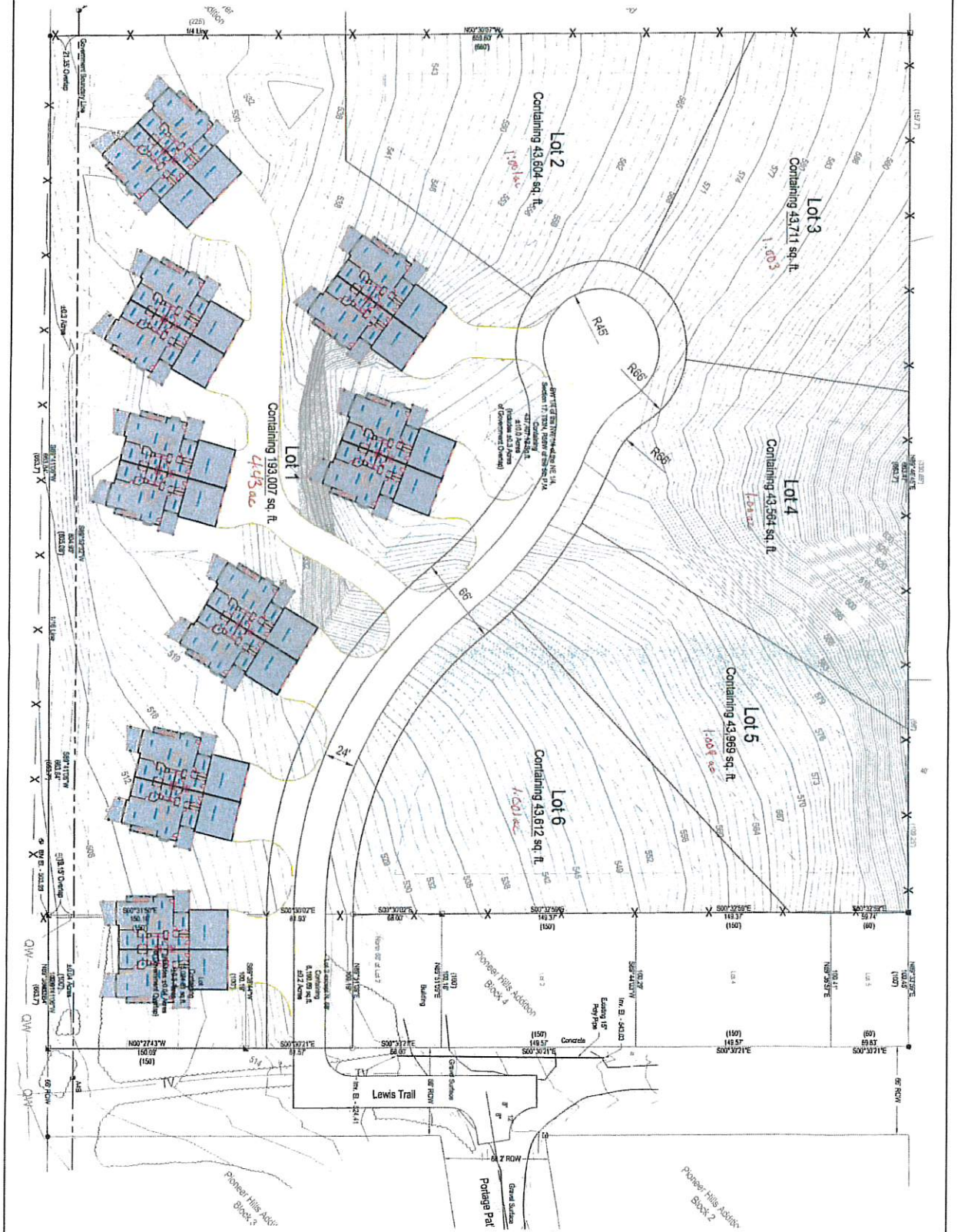
External Notes

Documents

Internal Notes

Documents

Scale
1 inch = 70 feet



Proposed Condominium Layout for
Drake Development
Yankton County, South Dakota

Project Name:
Drake Development
Yankton County, South Dakota

Sheet Name:
Proposed Condominium Layout

Drawn By: MEJ
Checked By: CJW
Date: 26-Jun-06
Proj. No.: Y05183.P01
Layout No.: All Layout

Prepared By

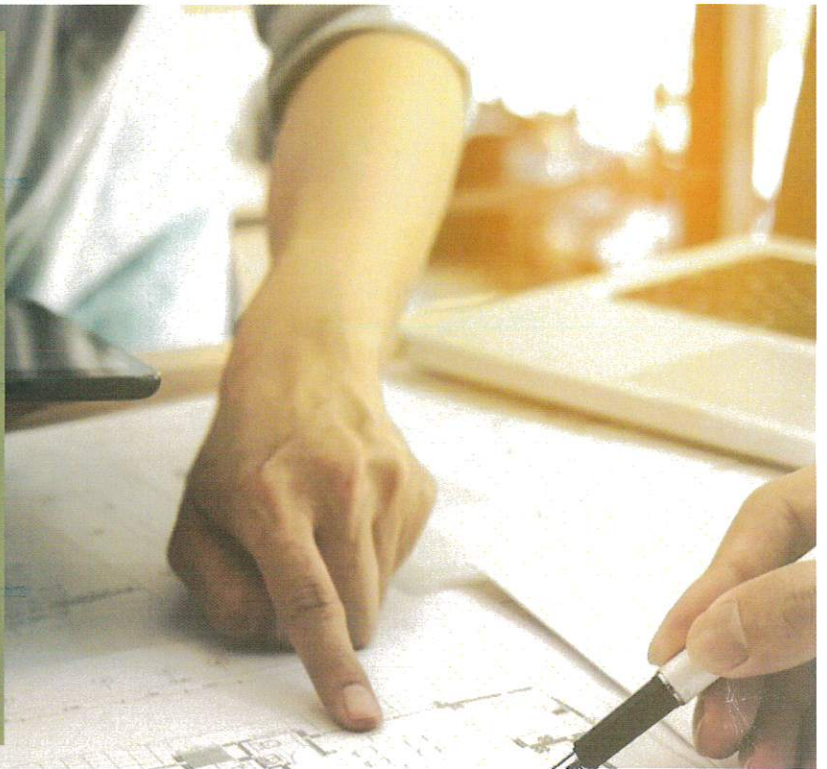
Eisenbraun & Associates
Professional Engineers & Surveyors

215 Walnut
Yankton, South Dakota 57101

605-665-6082
FAX 605-665-0523
www.eisenbraun.com

SHEET NO.
1
OF
1
SHEETS

Drake Development, LLC.



Lot Lines (Attachment #1)

Single family lots #2, #3, #4, #5, #6 are +/- 1 acre. No change from existing plat.

Twin home lots would be non-similar and each would be approximately +/- .55 acres.

Home/Twin Home locations (Attachment #2)

Single family home locations for lots #2- #6 are approximate and are based on existing county setbacks, maximized water views, and are intended to limit the impact on adjacent and existing improved properties.

Twin home locations would be established by existing grading to maximize access and water views and to limit the impact on adjacent and existing improved properties.

Lot setbacks (Attachment #3)

All setbacks are reflective of Yankton County Zoning standards, with front setbacks established at 30' (green), 20' rear setbacks (blue), and 10' side setbacks (orange). As lot 6 is triangular shaped, the front setback is 30', but per our conversation with the Yankton County Zoning administrator's office, it is acceptable to apply the minimum side setback of 10' to both the north and east lot lines, with the rear setback of 20' to be administered from the northern most intersection of those two lines.

As the road that serves the four southern and western twin home lots (and possibly lot 2) is required to be at least 46' wide, we are considering pinning those front lot boundaries at the center of the road, meaning the 30' setback would originate at the center of the road, rather than at the ditch or the edge of the right-of-way for the remaining properties. Alternatively, the footprint of the road is being adjusted at the furthest west 100' to provide adequate setback space for the furthest west twin home lot.

Septic systems (Attachment #4)

Each property will have its own septic system that meets minimum standards for the size of the improvement. As per conversations with Mike Feimer, of Feimer Construction, in twin home lots where we are unable to extend a single 150' drain field from the underground tanks, we *will* have enough room for two 75' drain fields or, if needed, three 50' drain fields to meet minimum state requirements. We have a lengthy working relationship with Feimer Construction.

Home designs (Attachments #5 - #9)

Lot #1 – This area has already had preliminary excavation, creating building pads for several walkout town homes/twin homes. The existing elevation represents the main level/garage level with walk out basements planned for the south side of each pad. The design renderings represent the preliminary basic appearance of the improvements, featuring two stall garages and covered decks. Additional design elements, including brick/stone, contrasting siding styles and color are TBD. Each unit would include two bedrooms and two bathrooms on the main floor, as the floorplans indicate, and finished basement space, as well, including two to three additional bedrooms, a family room, and a bar area, depending on market demands. The homes will be marketed in the \$450K+ range, depending on total finished square footage.

Lots #2 - #6 will be single family homes. Our plan is to develop these homes as the market demands. We already have a permit for, and have begun to build, a home on lot #5 for a couple from Norfolk. It will be just under 4000 square feet of finished space with a five-stall garage. The price range is in excess of \$850K.

(At these proposed/expected values, the total build-out valuation of the development will exceed \$11M.)

Working Timeline (Attachment #10)

Utility installation, including BY Water, BY Electric and Midco fiberoptic, is nearing completion.

Construction on townhomes/twin homes *may* begin as early as this year, depending on builder capacity availability.

Full build-out is anticipated by the end of 2028

Soil Conditions (attachments #11, #12)

American Technical Services, of Sioux Falls, performed by soil tests and percolation tests in the proposed development. The results were favorable for the proposed development.

Drake Development, LLC

In partnership with



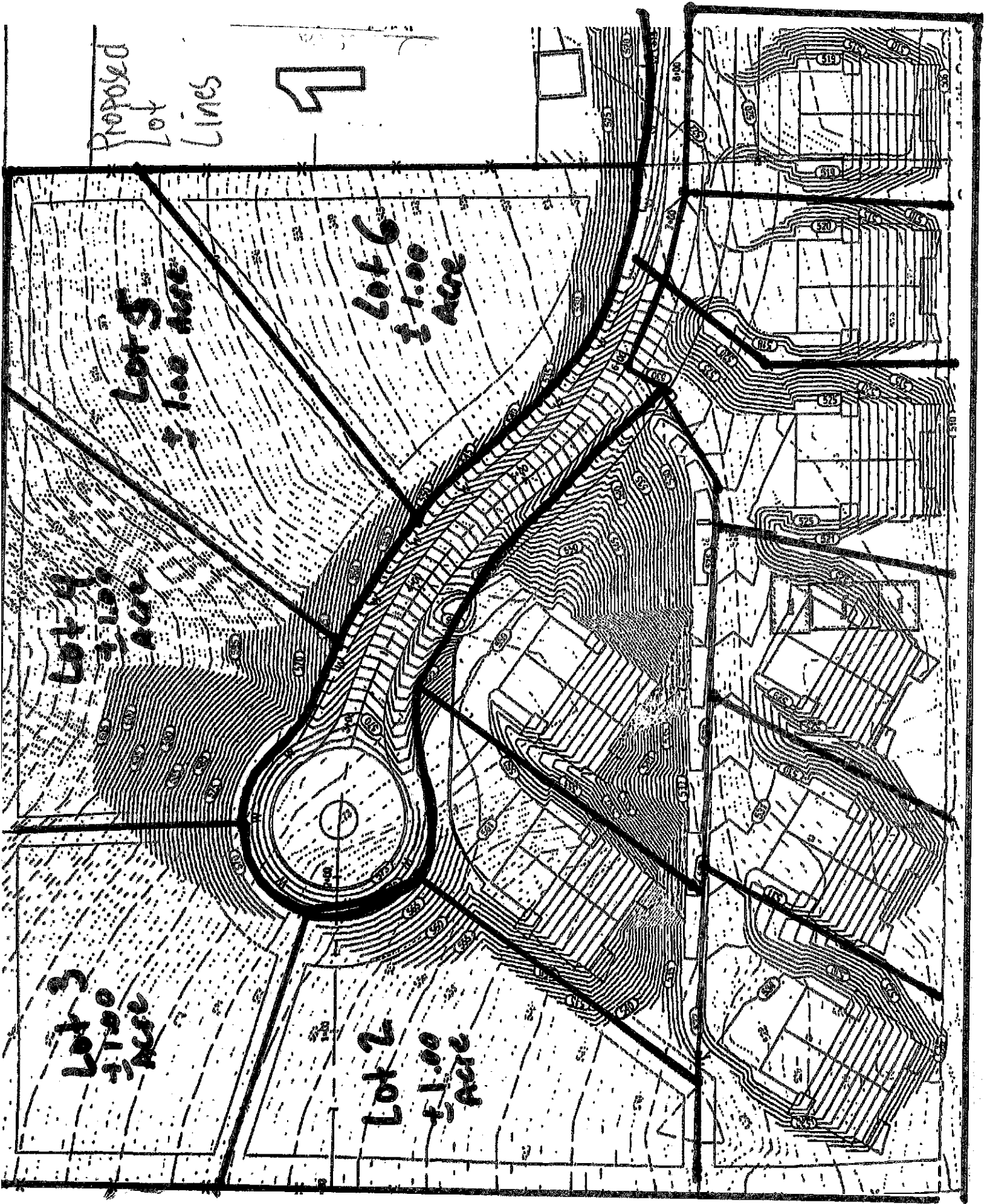
PUD Proposal

October 12, 2021



Proposed
Lot
Lines

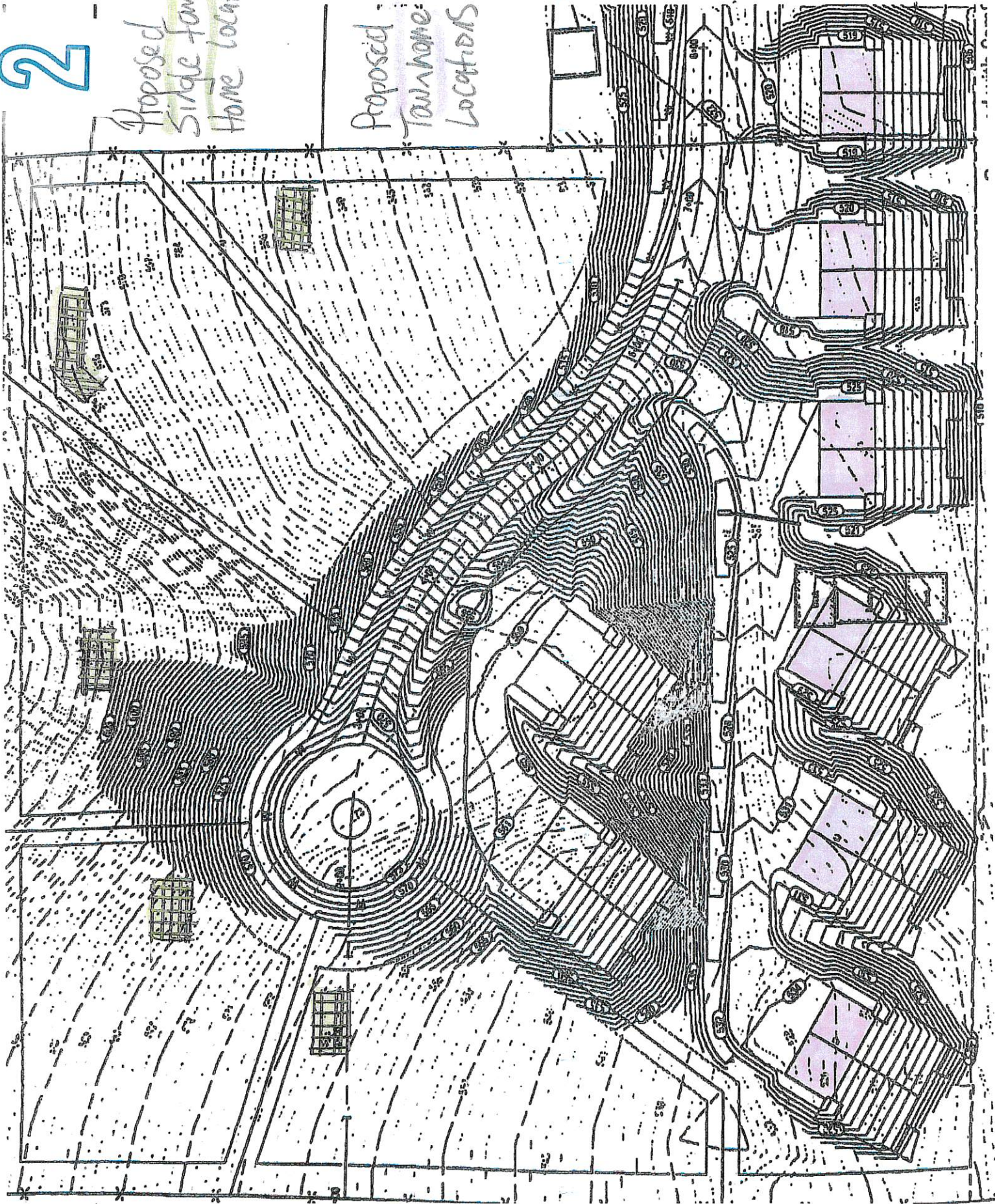
1



2

Proposed
Single Family
Home Locations

Proposed
Townhome
Locations



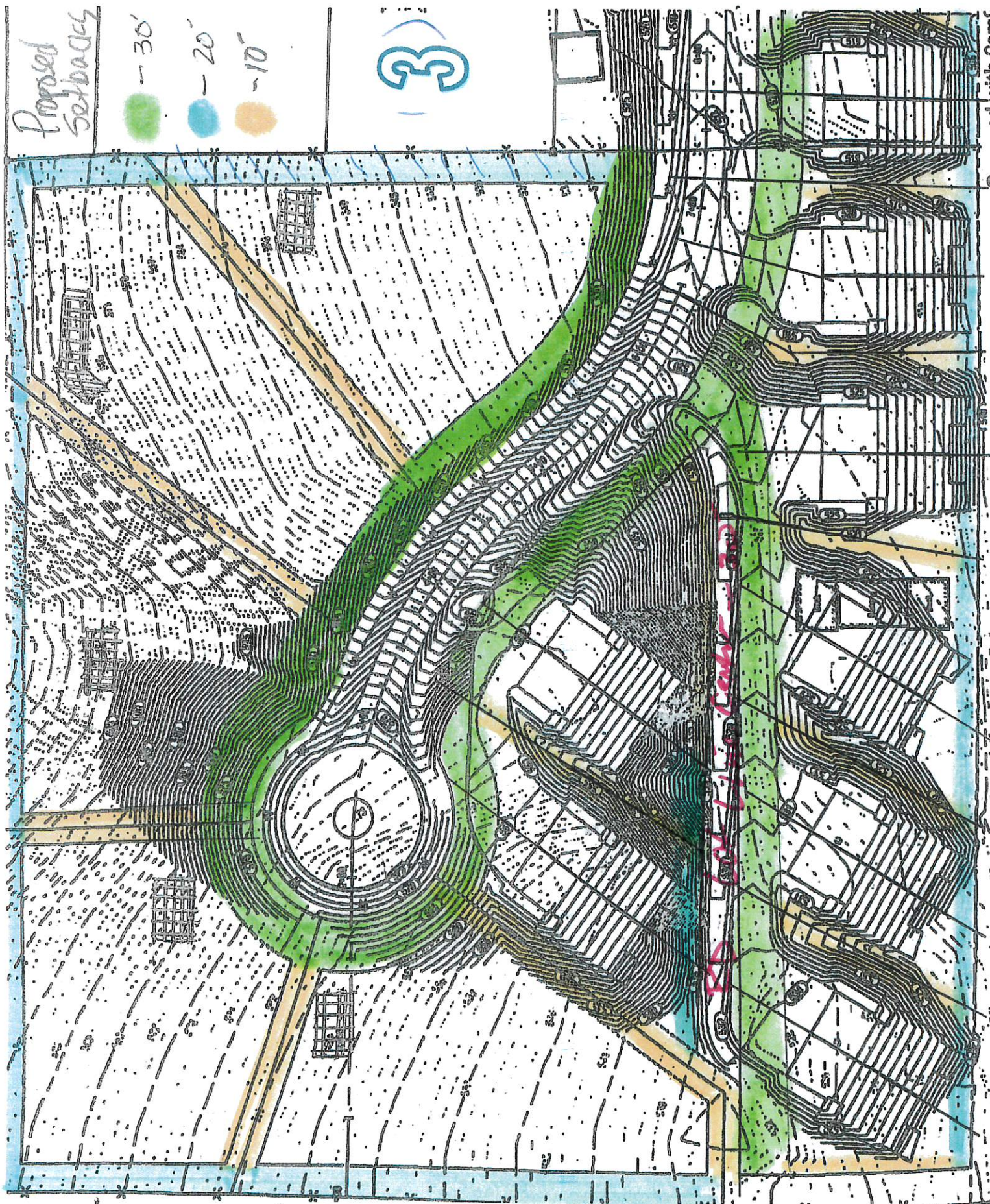
Proposed
Setbacks

- 30'

- 20'

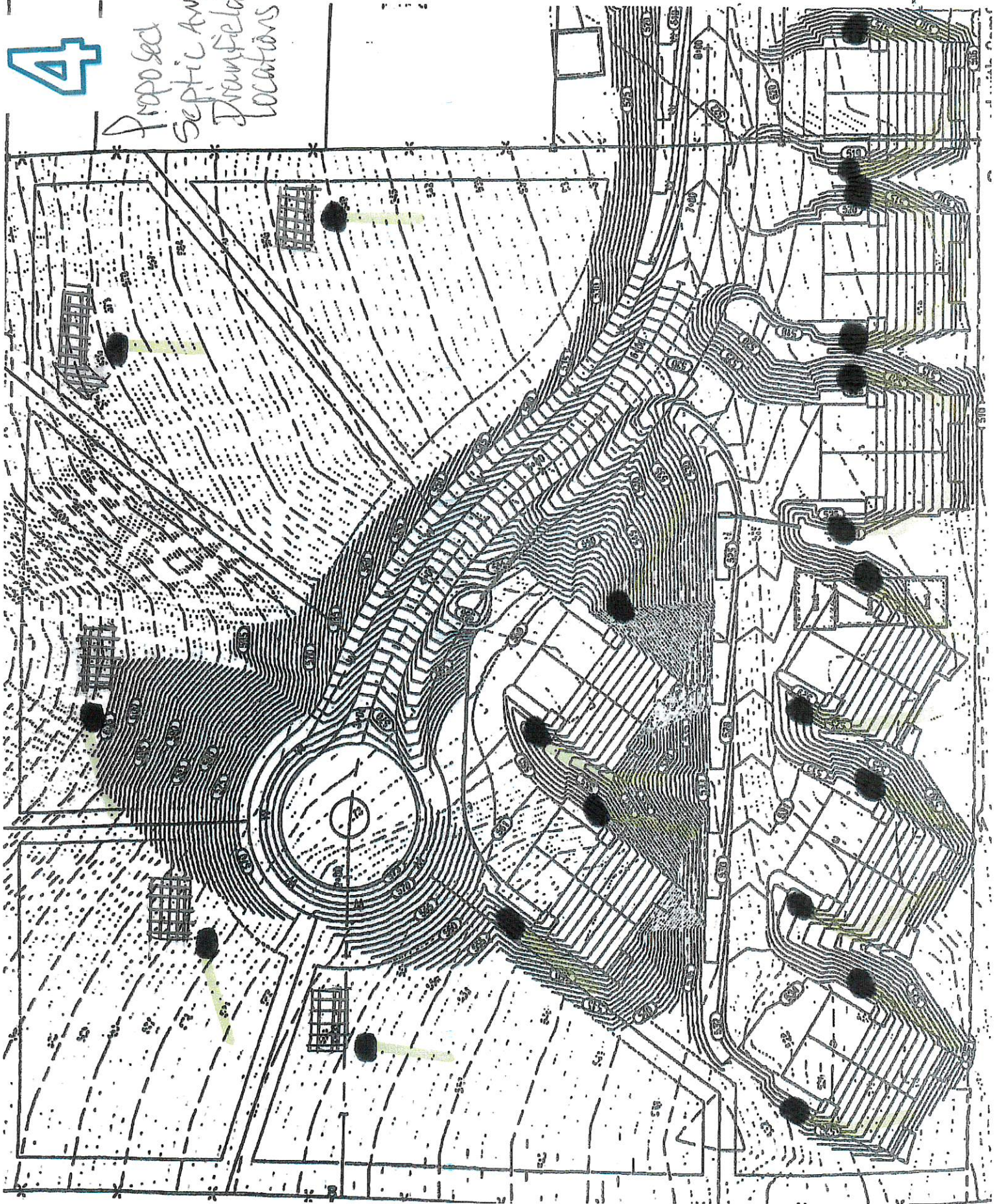
- 10'

3

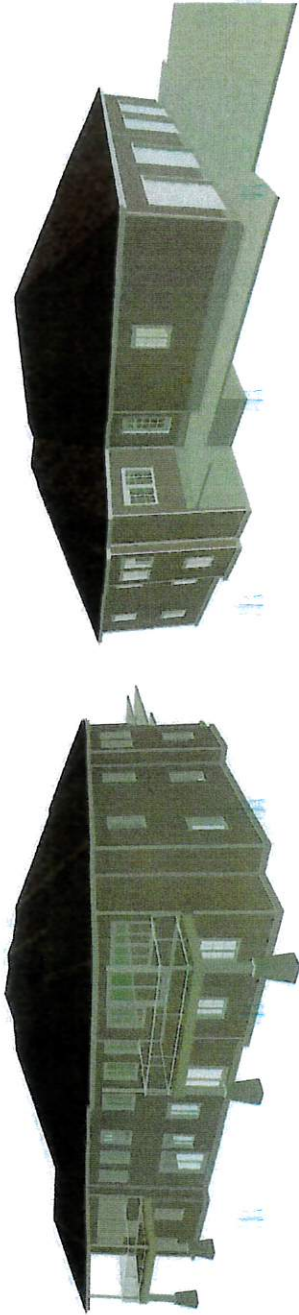
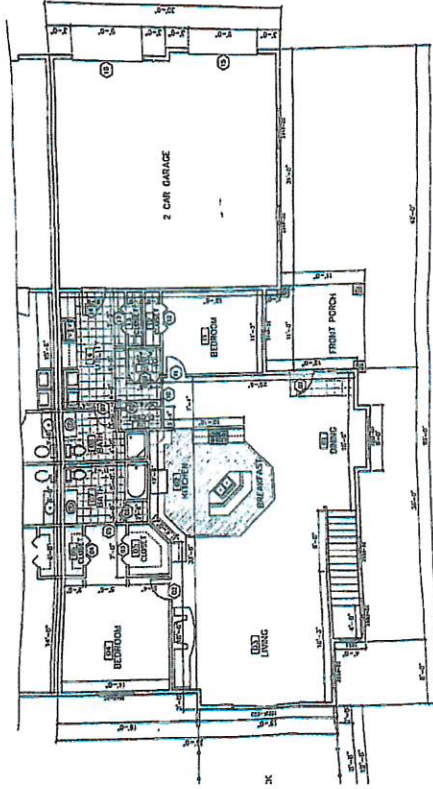


4

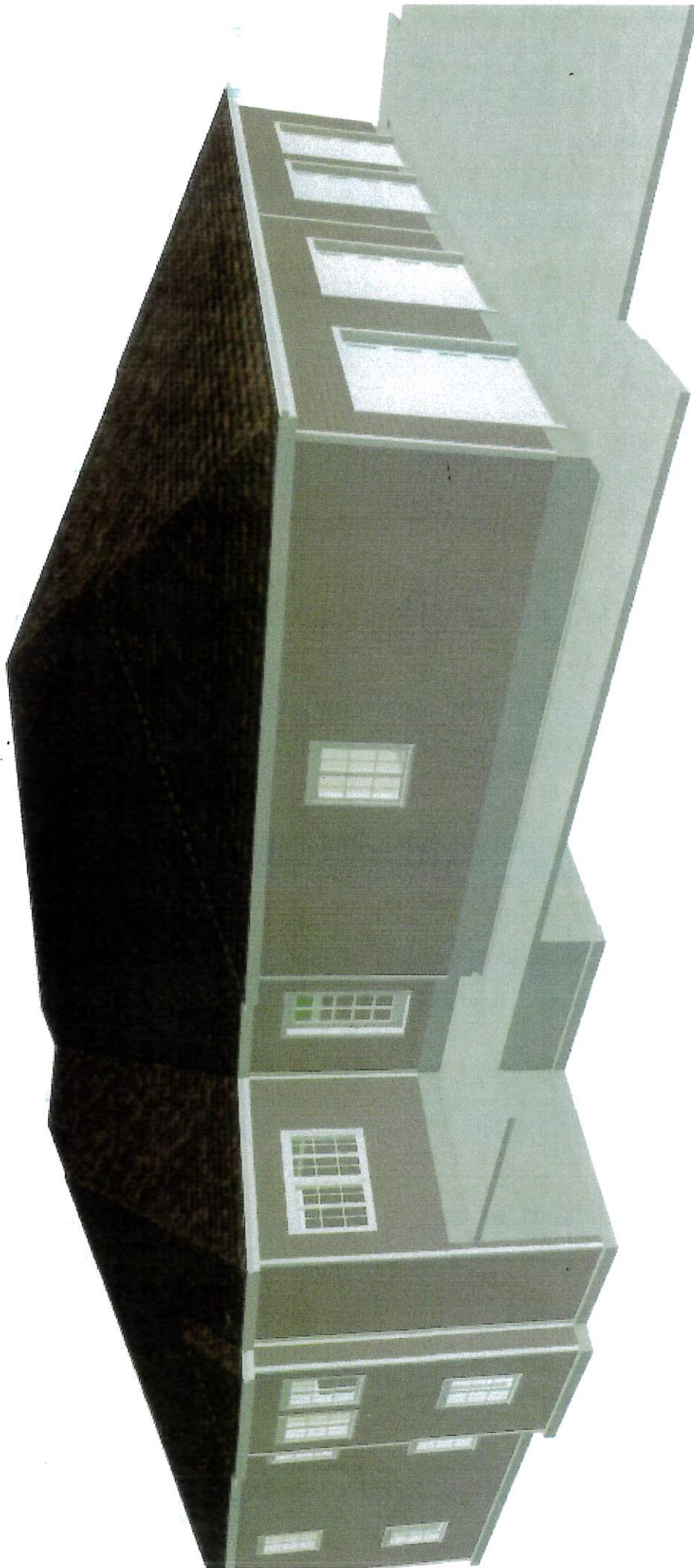
Proposed
Septic And
Drainfield
Locations

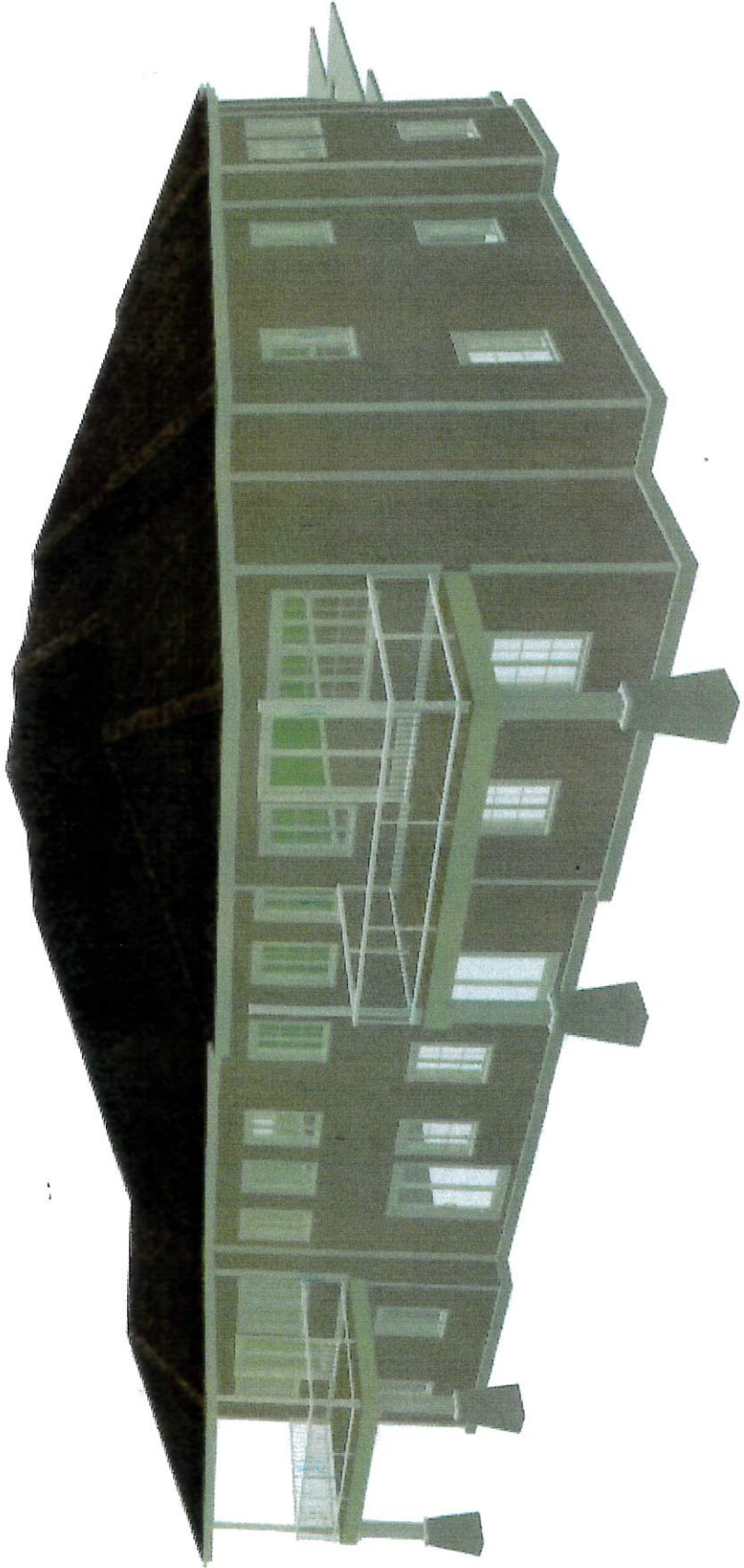


Home Designs

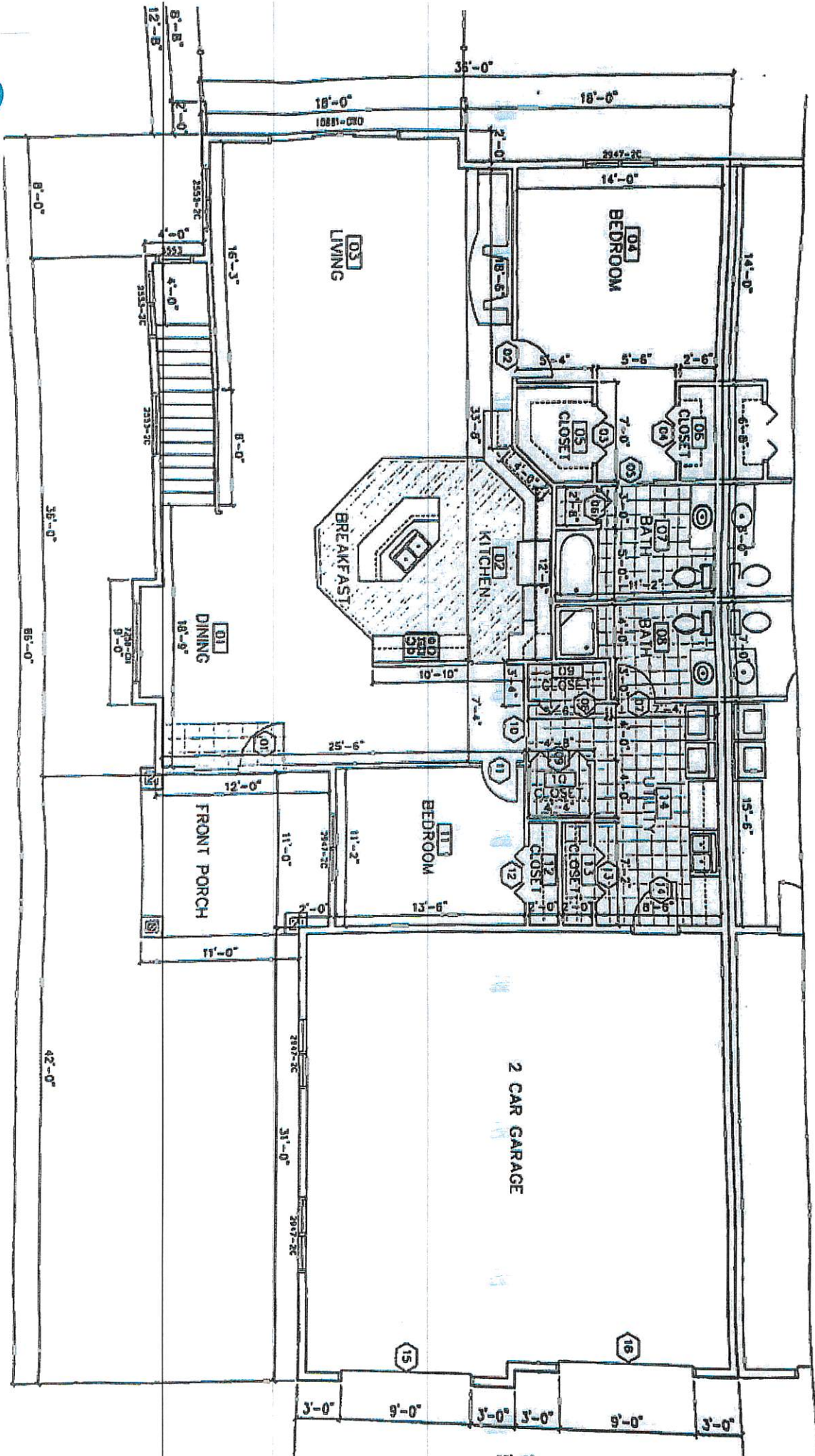


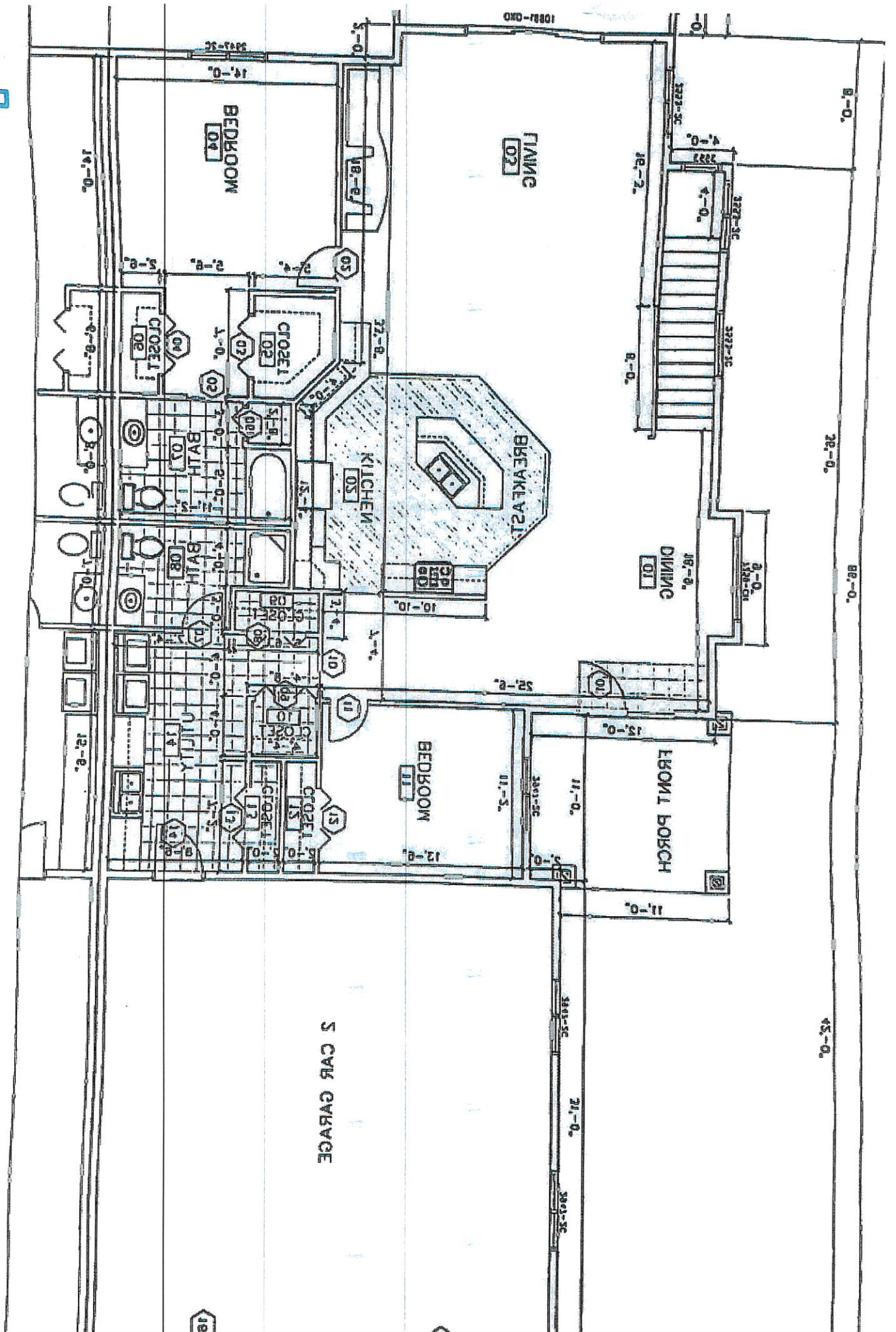
5.1





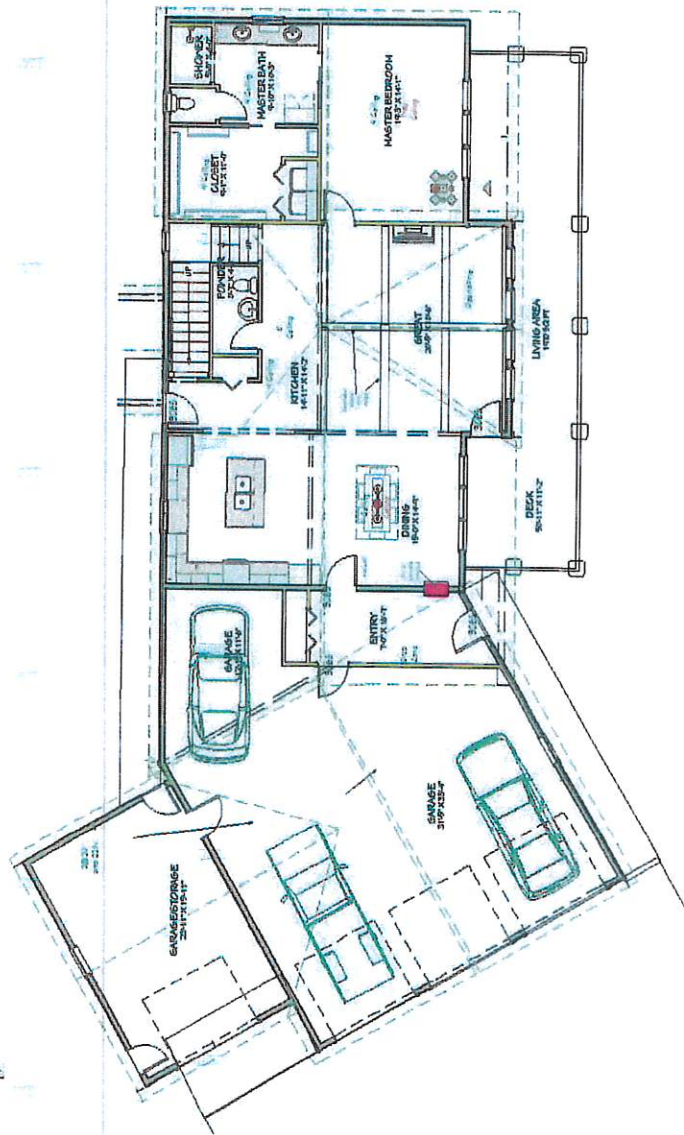
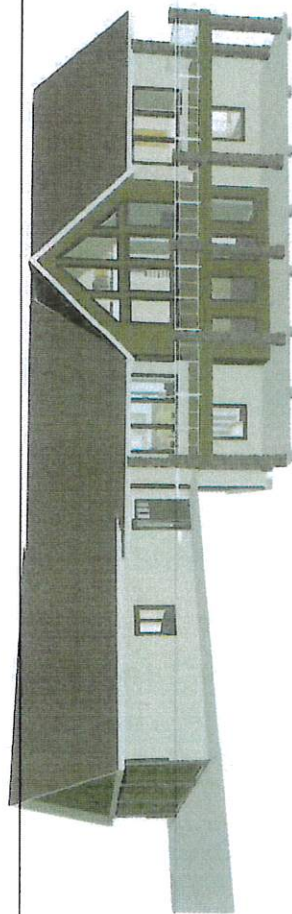
6





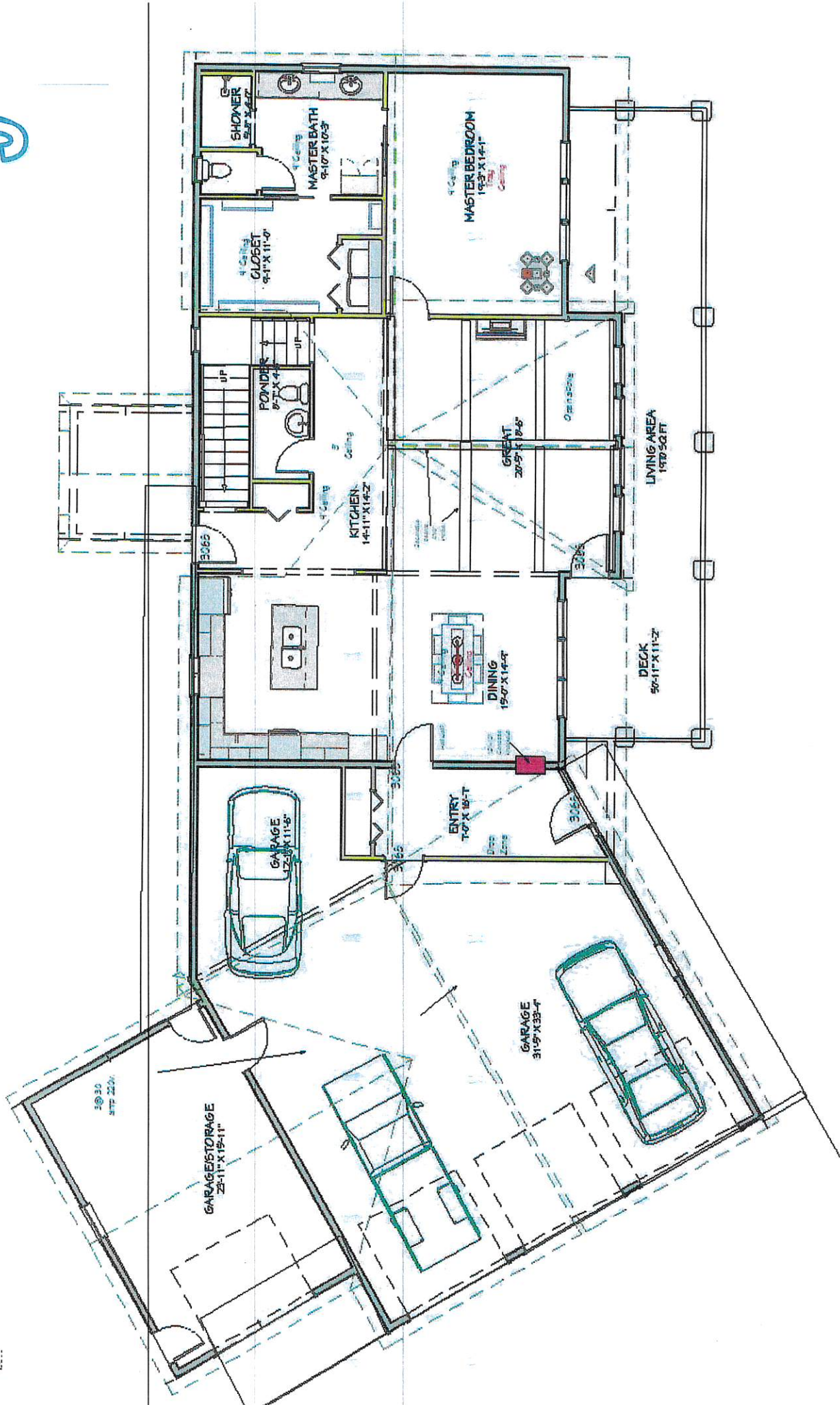
7

Drake Lot 5 Proposed Home



8.1





Working
TimelineFall 2021

Complete utility installation
Finalize site infrastructure

Build initial road surfaces

Begin work on custom home #1 (Lot 5)
Begin work on townhome pad #1 (East)
Pre-sell townhomes #2.1, #2.2

Spring 2022

Market townhomes/custom home lots (LCHBA Home Show)
Complete construction/sell townhome #1.2
Complete construction on townhome #1.1, use as model home
Begin construction on pre-sold townhomes (#2.1, #2.2)

Summer 2022

Proceed with sold custom lot construction #2
Continue presales, #3.1, #3.2, #4.1,4.2
Design townhomes #P1.1, #P1.2
Install additional gravel road base

Fall 2022

Proceed with construction of #P1.1, P1.2.*
Proceed with construction of #3.1, #3.2

Other

Custom home construction, as dictated by market
Hard surface all roads (concrete) upon 57% build out (12/21 properties)



11

Keith Elcoff
PO Box 352
Hartington, Nebraska 68739

June 20, 2006

Attn: Mr. Keith Elcoff

ATS Reference No. 05G-9959

Subj: Preliminary Soil Tests
Proposed Residential Development
Yankton County, SD

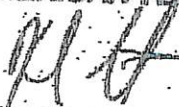
We have completed the review of the soil samples submitted to us from Eisenbraun & Associates. The samples consisted of 3 soil samples obtained from depths of 4, 8 and 12 feet below the existing grades. These samples were obtained by them from the proposed development to be located approximately 2 miles west of Yankton, South Dakota.

The soils submitted to us consisted of a lean to medium fat clay soil. These soils are typical of this area. The upper soils in the 4 foot and 8 foot samples were more of a lean clay while the deeper sample consisted of a medium fat clay soil.

The medium fat clay soils may exhibit some potential for shrinkage and swelling with variations in moisture content. The upper lean clay soils are typically suitable for the support of structures. A more extensive analysis of the area would be required if more detailed earthwork recommendations are to be given by our office.

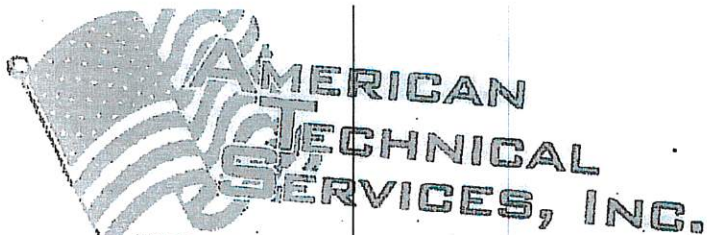
If you have any questions about this design or require additional information, please contact our office at (605) 339-3722.

Sincerely,
AMERICAN TECHNICAL SERVICES, INC.



Karl Liester, PE
Branch Manager

SIOUX FALLS • RAPID CITY • SPEARFISH



12

2301 EAST RICE ST., SIOUX FALLS, SD 57103 • PHONE (605) 339-3722 • FAX (605) 332-5443

Keith Eickhoff
PO Box 352
Hartington, Nebraska 68739

October 28, 2005

Attn: Mr. Keith Eickhoff

Subj: Preliminary Percolation Tests
Proposed Residential Development
Yankton County, SD

ATS Reference No. 05G-9959

We have completed the preliminary percolation tests for the proposed development located approximately 2 miles west of Yankton, South Dakota. Three preliminary percolation tests were conducted at random locations in the development. The percolation rates are as follows:

Test #1 14.5 minutes per inch

Test #2 8.0 minutes per inch

Test #1 6.7 minutes per inch

These percolation rates will be well suited for a conventional drainfield system in this development. Additional earthwork, varying soil types and other factors may influence the percolation rate in various areas of the development. Individual percolation tests must be run for each lot in the development.

If you have any questions about this design or require additional information, please contact our office at (605) 339-3722.

Sincerely,
AMERICAN TECHNICAL SERVICES, INC.


Karl Liester, PE
Branch Manager

SIOUX FALLS - SIOUX FALLS

AFFIDAVIT OF MAILING

I, Keith Eickhoff, hereby certify that on the 27th day of Sept, 2021, 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.

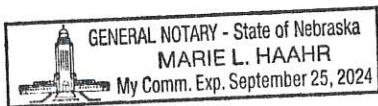
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 27th day of September, 2021.

Keith Eickhoff
(Name)

Affiant

Subscribed and sworn to before me this 27 day of September, 2021.



Marie L. Haaht
Notary Public - South Dakota

My commission expires: Sept. 25, 2024

(SEAL)

NOTIFICATION

September 27, 2021

Keith Eickoff
161 Sleepy Hollow Dr.
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 1,320 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 12th day of October, 2021 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 the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD). Said properties are described as:
Lots One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Drake Subdivision as platted in Book S19, page 227, Yankton County, South Dakota, less highways and roads.*

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,
Keith Eickoff

Petitioner

BECKER, DUANE G (D)
PO BOX 1103
YANKTON SD 57078

BERKE, ROBIN R (D)
103 MARINA BLUFFS CT #2B
YANKTON SD 57078

BINDER, ALBERT J TRUST (D)
169 CLARK TRL
YANKTON SD 57078

BINDER, ALBERT TRUST (D)
169 CLARK TRL
YANKTON SD 57078

BLAALID, LISA J (D)
122 WEST 3 ST
YANKTON SD 57078

BLAALID, LISA J (D)
43592 SD HWY 52
YANKTON SD 57078

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

BURNS, DAVID (D)
101 MARINA BLUFFS CT #2
YANKTON SD 57078

CHANCE, TODD REVOCABLE TRUST (D)
802 JASON WAY
YANKTON SD 57078

CHAPMAN, ROBERT (D)
112 SCENIC DR
YANKTON SD 57078

D&D FAMILY LEGACY TRUST (D)
7109 S HONORS DR
SIOUX FALLS SD 57108

DEURMIER, DENNIS G (D)
142 SCENIC DR
YANKTON SD 57078

DJ'S PROPERTIES LLC (D)
31110 WALLEYE DR #200
YANKTON SD 57078

DOERING, HENRY (D)
151 CLARK TRL
YANKTON SD 57078

DORCEY, SUZANNE M REV TRUST (D)
118 SCENIC DR
YANKTON SD 57078

DRAKE DEVELOPMENT LLC (D)
161 SLEEPY HOLLOW DR
YANKTON SD 57078

DRAKE DEVELOPMENT LLC (D)
PO BOX 51
YANKTON SD 57078

EAST RIVER ELECTRIC POWER (D)
PO BOX 227
MADISON SD 57042

FRANKFORTER FAMILY REV TRUST (D)
191 MARINA DELL CIR
YANKTON SD 57078

FRYE, CURTIS (D)
103 MARINA BLUFFS CT #2C
YANKTON SD 57078

GB TRUST (D)
101 MARINA BLUFFS CT #1
YANKTON SD 57078

GOLDEN, RANDY (D)
110 PRIMROSE LN
YANKTON SD 57078

GOLDEN, RANDY S (D)
110 PRIMROSE LN
YANKTON SD 57078

GRECKEL, HARLAN (D)
PO BOX 708
YANKTON SD 57078

HARRIS, DWIGHT (D)
124 MARINE DR
YANKTON SD 57078

HARRIS, RONALD D (D)
124 MARINE DR
YANKTON SD 57078

HAYS, CHERIE R (D)
108 LEWIS TRL
YANKTON SD 57078

HIXSON, LARRY REV TRUST (D)
101 MARINA BLUFFS CT #4
YANKTON SD 57078

HUITINK, JUDITH ANN (D)
467 N ROYAL TROON
DAKOTA DUNES SD 57049

HUNT, MICHAEL B REV LIV TRUST (D)
966 QUAIL HOLLOW CIR
DAKOTA DUNES SD 57049

JOHNSON, J KELLY (D)
105 MARINA BLUFFS CT #3F
YANKTON SD 57078

JONES, BRAD (D)
101 LEWIS TRL
YANKTON SD 57078

JRD ENTERPRISES LLC (D)
PO BOX 76
YANKTON SD 57078

KABEISEMAN, WILLIAM J & ROSE E (D)
1210 DOUGLAS AVE
YANKTON SD 57078

KABEISEMAN, WILLIAM J (D)
1210 DOUGLAS AVE
YANKTON SD 57078

KRAUSE-SWIFT, ANNE (D)
142 KATHERINE WAY
YANKTON SD 57078

LAFFEY, FRANCIS D (D)
120 CLARK TRL
YANKTON SD 57078

LAMBERTZ, WILLIAM (D)
101 WEST 25 ST
YANKTON SD 57078

MARINA BLUFFS HOMEOWNERS ASSOC
101 MARINA BLUFFS CRT #7
YANKTON SD 57078

MARINA DELL ESTATES ROAD DISTR (D)
142 KATHERINE WAY
YANKTON SD 57078

MERTENS REAL ESTATE LLC (D)
127 CRESTVIEW DR
YANKTON SD 57078

ORTNER, STEVEN L (D)
5045 330 ST
DANBURY IA 51019

PERSINGER, JOHN PAUL REV TRUST (D)
520 E PINEHURST TRL
DAKOTA DUNES SD 57049

PERSINGER, JOHN T LIVING TRUST (D)
PO BOX 1000
YANKTON SD 57078

POESCHL, JEROME A REV LIV TRST (D)
213 KATHERINE WAY
YANKTON SD 57078

POSPISIL, DANIEL D (D)
144 SCENIC DR
YANKTON SD 57078

RABINE, BETH A (D)
606 DAVIS MOUNTAIN CIR
GEORGETOWN TX 78633

REDLINE PROPERTIES LLC (D)
1798 PORTLAND BLVD
SIOUX CITY IA 51106

RYAN, JAMES A (D)
304 MARINA DELL AVE
YANKTON SD 57078

SCHRAMM, HAROLD G (D)
44003 300 ST
UTICA SD 57067

SCHULZE FAMILY REVOCABLE TRUST (I
964 PEBBLE BEACH DR
DAKOTA DUNES SD 57049

SD DEPT OF GAME FISH & PARKS (D)
523 EAST CAPITOL AVE
PIERRE SD 57501

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

STANDEN, ROBERT A JR (D)
105 MARINA BLUFFS CT #3D
YANKTON SD 57078

STIBRAL, CHARLES J (D)
31110 WALLEYE DR #200
YANKTON SD 57078

TIGER PROPERTIES LLC (D)
1301 SANDPIPER DR
BEATRICE NE 68310

UHING, ROBERT H (D)
103 MARINA BLUFFS CT #2E
YANKTON SD 57078

VELTKAMP, DON (D)
325 MARINA DELL AVE
YANKTON SD 57078

VILLA NORTH LLC (D)
490 FIRETHORN TRL
DAKOTA DUNES SD 57049

WAHL, JEFF REV TRUST (D)
PO BOX 754
YANKTON SD 57078

WALTER, SCOTT J (D)
7212 MONROE CIR
RALSTON NE 68127

WESTGARD, GARY A (D)
101 MARINA BLUFFS CT #5
YANKTON SD 57078

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 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for multifamily housing in a Moderate Density Residential District. Applicant wishes to build multiple multifamily units per Article 7 Section 707. Said property is legally described as Lot 1 Drake Subdivision in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE1/4), Section Seventeen (17), Township Ninety-Three (93), Range Fifty-Six (56) West of the 5th P.M., Yankton County, South Dakota

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 7:10 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add 7 campsites to his existing campground per Article 11 Section 1107. Said property is legally described as East half of the West Half of the North half of the Northwest Quarter (E1/2 W1/2 N1/2 NW1/4), except the North Six Hundred Ninety Feet (N690') thereof, and further excepting highway right-of-way, Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota

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 7:15 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton,

South Dakota Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add an accessory structure to existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota

Yankton County,
South Dakota

Receipt

Payment number
Date paid
Payment method

1234
September 16, 2021 03:16 PM
Check

Paid by
KEITH EICKHOFF
keickhoff55@gmail.com

\$450.00 paid on September 16, 2021

Variance, Conditional Use and Rezoning Application
Application ID: REZ-2021-54

Description	Amount
Fee	\$450.00