

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant **Neal Lange – Conditional Use Permit**

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☐ Section 707 ☐ Section 807

☒ Section 1107 ☐ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

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

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date: 10-12-2021
Board of Adjustment date: 11-2-2021

Time:
Time:

Permit Number: CUP-2021-55

Yankton County

 Variance X Conditional Use Rezoning

Owner: Neal Lange

Owners Address: 827 Hemi Dr.

Owners Phone: 14023405576

Applicants Name,
if different from

Owner: Neal Lange

Applicants
Address: 827 Hemi Dr.

Job Address: _____

Legal: E2 W2 N2 NW4 EXC N690' & EXC HWY ROW THEREOF

Section,
Township, Range: 15-93-56

Zoning
Classification: LC

Affected Zoning
Ordinance: Section 1107, Section 1805 Section 11071905


Reason for
Request: Campsites Addititon

List Specific
Hardships: _____

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): _____

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

Application Fee: \$300.00 Check #: 3096 Receipt #: _____

Signature:  _____
Neal Lange

Date:
09/18/2021

Site Map



Parcel Number: 09.015.400.310

Site Description:

(Landowners)

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob et ux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert et ux 5

SECTION 3N

1. Grate, Leo et ux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

2. Brandt Trust, Merle et ux 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 et ux 6

3. Loeker, Mark et ux 5

4. Blaha, Jon et ux 5

SECTION 7N

1. Anthony, Craig et ux 10

SECTION 7S

1. Philips, Timothy et ux 5

SECTION 8N

1. Christianson, David et ux 6

2. Hughes, Scott et ux 13

SECTION 8S

1. Fanta, Timothy et ux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance et ux 11

2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey et ux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney et ux 7

SECTION 17N

1. Schenkel, Darrell et ux 8

SECTION 18N

2. Tacke, WM et ux 13

SECTION 18S

1. Cap LE, Stanley et ux 5

SECTION 19

1. Schenkel, Daniel et ux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12

2. Johnson, Michael et ux 9

SECTION 21N

1. Kralicek, Frank et ux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William et ux 9

SECTION 24

1. Marquardt, Doug 13

2. Keller, Dallas et ux 10

SECTION 26

1. Barnes, David et ux 7

SECTION 32

1. Zimmerman Trust, Henry et ux 12

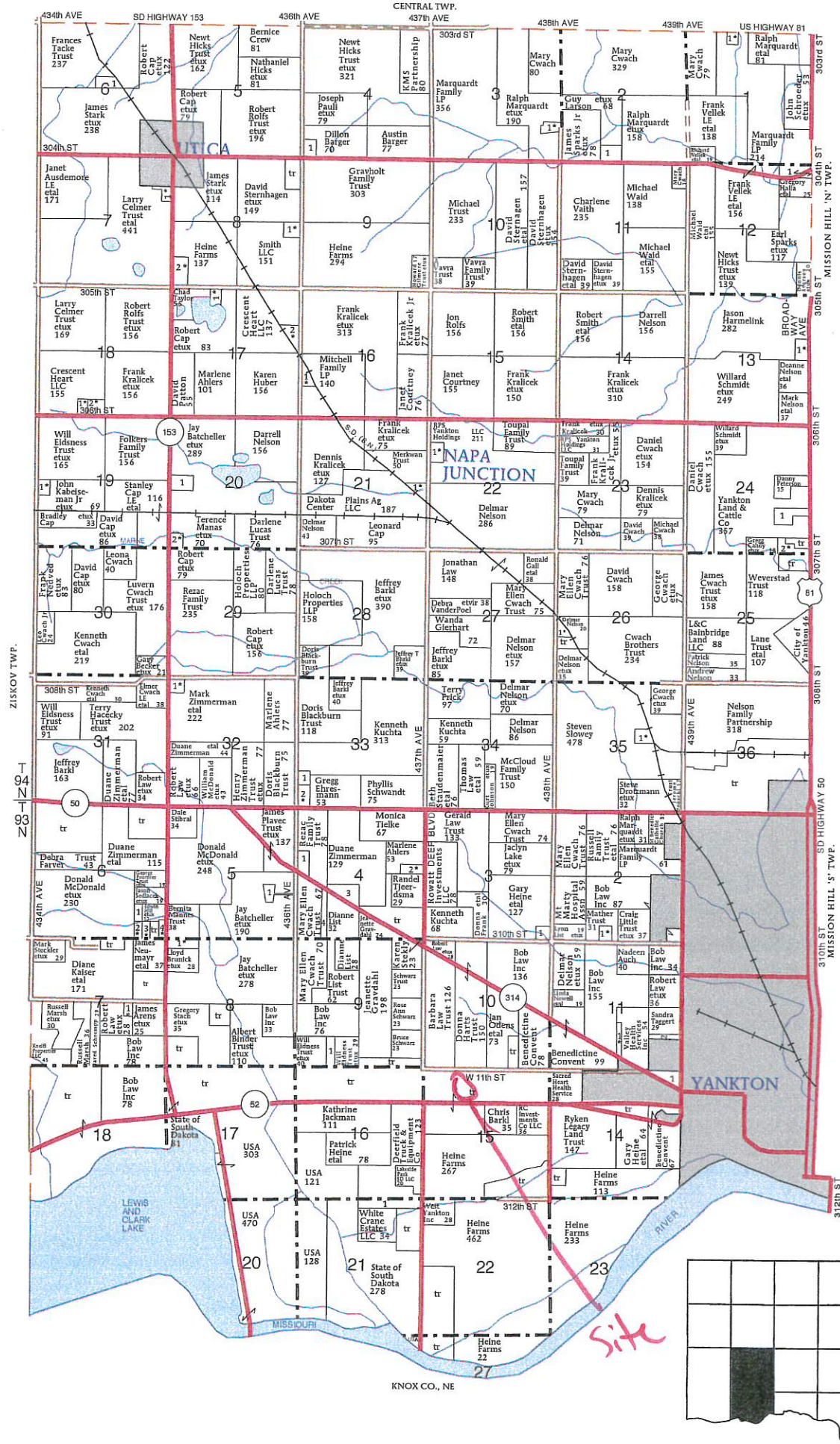
SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward et ux 8

SECTION 35

1. Slowey, Steven et ux 14



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange– CUP-2021-55

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to 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:	
b. 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 conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	

Variance, Conditional
Use and Rezoning
Application
CUP-2021-55

Fees Paid
\$300.00

Applicant
Neal Lange

Created
September 18,
2021

Number
CUP-2021-
55

09.015.400.310 | Neal Lange | , ,
SD,
Submitted by nlange1948 on
9/18/2021



Applicant

Neal Lange

14023405576

hemi69gtx@yahoo.com

Parcel search Completed On 9/18/2021 1:12 PM EST by nlange1948



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.400.310			LANGE FAMILY PROTECTION TRUST (D)	0.000

Request Information Completed On 9/18/2021 1:15 PM EST by nlange1948

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Campsites Addititon

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Neal Lange

Applicant Address

827 Hemi Dr.

Applicant Phone

14023405576

Owner Information

Owner Name

Neal Lange

Owner Address

827 Hemi Dr.

Owner Phone Number

14023405576

Property Information

Parcel ID Number

09.015.400.310

Legal Description

E2 W2 N2 NW4 EXC N690' & EXC HWY ROW THEREOF

Site Address

City

Zip

Section-Township-Range

15-93-56

Zoning District

LC

Zoning Description

LC

Existing Use of Property

Site Plan Completed On 9/18/2021 1:25 PM EST by nlange1948

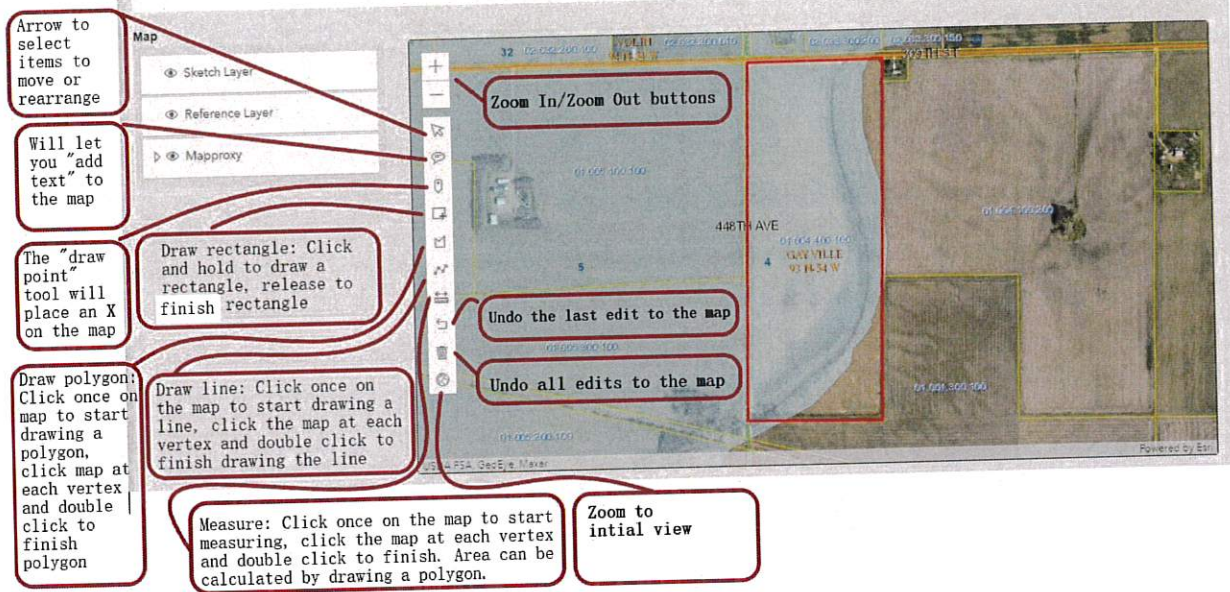
Map - Mark the location of structures and other necessary information.



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[Scan_20210918.png](#)



Draft Building Permit Completed On 9/18/2021 1:25 PM EST by nlange1948

Upload Draft Building Permit 

Draft Building Permit Form Completed On 9/18/2021 1:25 PM EST by nlange1948

Job Address

Legal Description of Construction Site

E2 W2 N2 NW4 EXC N690' & EXC HWY ROW THEREOF

Owner Name

LANGE FAMILY PROTECTION TRUST (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 9/18/2021 1:25 PM EST by nlange1948

[Generate Draft Building Permit](#)

Submit Completed On 9/18/2021 1:26 PM EST by nlange1948

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

9/18/2021

Application Submitted Successfully Completed On 9/18/2021 1:26 PM EST by nlange1948

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 9/20/2021 9:05 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting to modify his approved CUP to add 7 campsites

Planning Commission Code Reference

Section 1107

Section 1805

Other Planning Commission Code Reference ¹

Board of Adjustment Code Reference

Section 1107

Other Board of Adjustment Code Reference ¹

1905

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 ¹

LC

Wave Fee

Notes ¹

Director Review Completed On 9/21/2021 2:54 PM EST by bconkling

Zoning Director Review

Approve

Payment Completed On 9/23/2021 10:33 AM EST by bconkling

Fees Paid

Amount

Fee Name

Recipient

\$300.00

Planning and Zoning

Fee

[VIEW RECEIPT](#)

Confirmation Data

Payment Method

Confirmation Number

Amount Paid

External Notes

Check

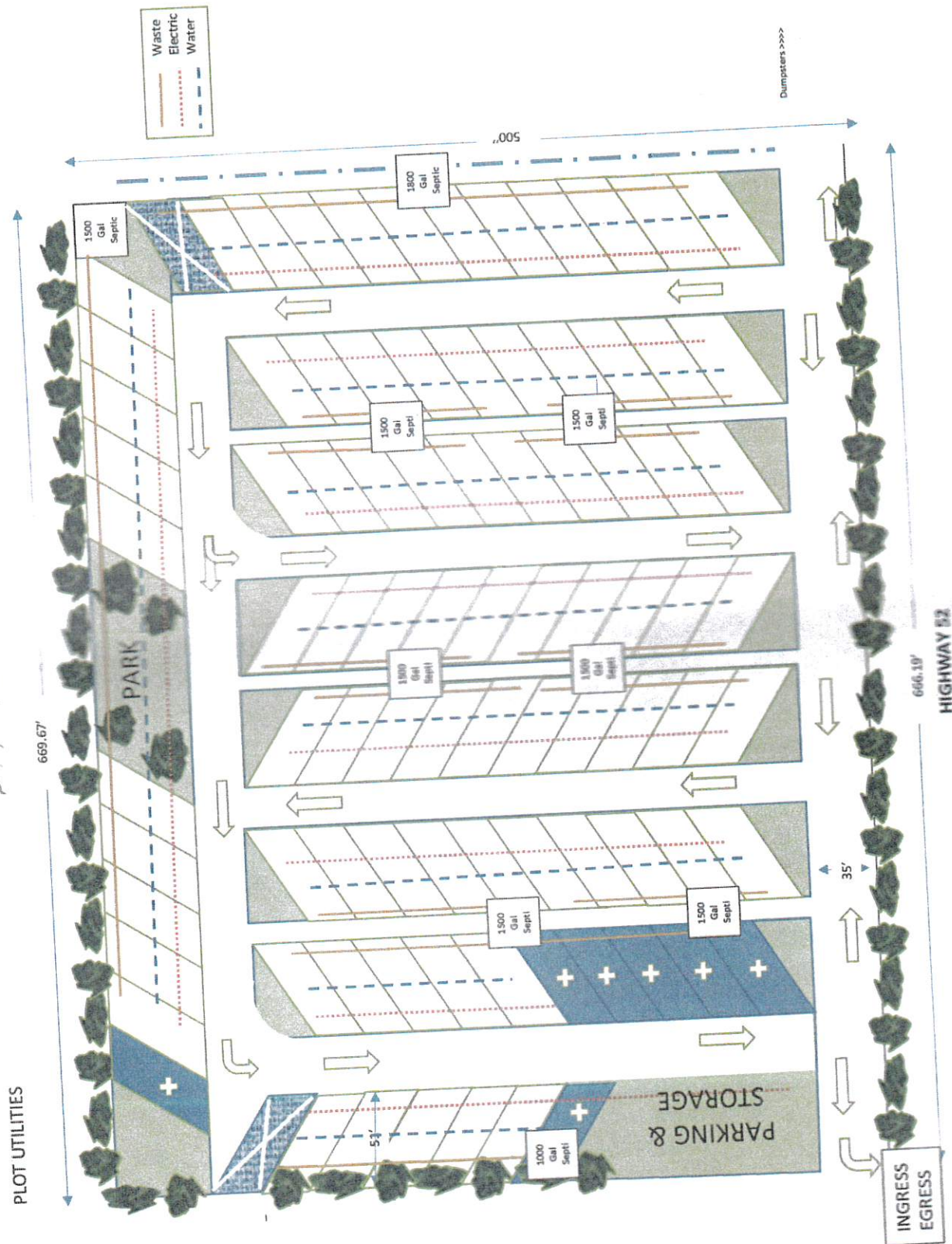
3096

\$300.00

Documents

Internal Notes

Documents



AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 30
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 30 day of Sept, 2021.

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 30th day of
September, 2021.

Lara Hudson
Notary Public - South Dakota
My commission expires: 10-20-26

(SEAL)



NOTIFICATION

September 27, 2021

Neal Lange
827 Hemi 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 7:10 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

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

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,
Neal Lange
Petitioner

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

BINDER, TIMOTHY (D)
169 CLARK TRL
YANKTON SD 57078

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

BRAUN, MARLIN R (D)
3210 WEST 11 ST
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)
1007 APRIL LN
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

FEAR, JAMES R (D)
1008 APRIL LN
YANKTON SD 57078

FEIMER, MICHAEL P (D)
1004 MAY LN
YANKTON SD 57078

HOFER, DAVID REVOCABLE TRUST (D)
1009 APRIL LANE
YANKTON SD 57078

INHOFFER, RICK (D)
3306 WEST 8 ST
YANKTON SD 57078

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

LACROIX, MARLIN (D)
2202 BURLEIGH ST
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
118 LAKE SHORE DR
UTICA SD 57067

LANGE FAMILY PROTECTION TRUST (D)
118 LAKESHORE DR
YANKTON SD 57078

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

LAW, BARBARA M LIVING TRUST (D)
3004 DEER BLVD
YANKTON SD 57078

LEADER, LARRY F (D)
43459 KAISER RD
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, JACOB W (D)
308 EAST 21 ST
YANKTON SD 57078

LEMONADE STAND LLC (THE) (D)
2800 BROADWAY AVE
YANKTON SD 57078

LIST, MICHELLE (D)
3208 SD HWY 314
YANKTON SD 57078

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

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

LUTHER, THOMAS R (D)
604 SAWGRASS
YANKTON SD 57078

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

MACY FAMILY TRUST (D)
3701 WEST 11 ST
YANKTON SD 57078

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

MCHEMRY, CRYSTAL (D)
600 DEER BLVD
YANKTON SD 57078

MIELKE, KEITH L (D)
1003 JUNE LN
YANKTON SD 57078

MILLER, DONALD D (D)
3609 WEST 7 ST
YANKTON SD 57078

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

MR K TRUCK CENTER (D)
30174 438 AVE
UTICA SD 57067

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

MUELLER, MARY C (D)
3204 WEST 8 ST
YANKTON SD 57078

MUELLER, STEVEN (D)
3204 WEST 8 ST
YANKTON SD 57078

NEDVED, FRANK (D)
1007 JUNE LN
YANKTON SD 57078

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

PREMIER VENTURES LLC (D)
1010 MAY LN
YANKTON SD 57078

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

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
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

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

SCS PROPERTY MANAGEMENT CORP (I
3702 LEADER LN
YANKTON SD 57078

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

SIMONSEN, THOMAS L (D)
% MC STORAGE
3702 LEADER LN
YANKTON SD 57078

SIMONSEN, THOMAS L (D)
3702 LEADER LN
YANKTON SD 57078

TERESHINSKI FAMILY TRUST (D)
1005 JUNE LN
YANKTON SD 57078

THOMAS, DAVID L (D)
3109 WEST 11 ST
YANKTON SD 57078

THON, RONALD REVOCABLE TRUST (D)
1010 MAY LN
YANKTON SD 57078

VELLEK, FRANK C (LE) (D)
1010 APRIL LN
YANKTON SD 57078

WOERNER, BRADLEY S (D)
1407 ST BENEDICT DR
YANKTON SD 57078

WYSUPH, WILLIAM B (D)
3206 WEST 11 ST
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)
505 PATRICK AVE
HARTFORD SD 57033

YANKTON STORAGE LLC (D)
119 CEDAR LN
YANKTON SD 57078

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

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

ZAVADIL, KEVIN M (D)
PO BOX 1062
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 1/4) 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

Payment number
Date paid
Payment method

Receipt

3096

September 23, 2021 10:33 AM

Check

Paid by
Neal Lange
hemi69gtx@yahoo.com

\$300.00 paid on September 23, 2021

Variance, Conditional Use and Rezoning Application
Application ID: CUP-2021-55

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 06/24/20

Applicant

Neal Lange – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☐ Section 707 ☒ Section 1107

☐ Section 1805 ☒ Section 1905

approve 8/4/20

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit for campground in a Lakeside Commercial District. Said property is legally described as E1/2 W1/2 N1/2 NW1/4 except the N 690' thereof and further excepting highway right-of-way of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBD West 8th St, Yankton, South Dakota.

PC:	Article 11 Section 1107	Article 18 Section 1805
BOA:	Article 11 Section 1107	Article 19 Section 1905

Planning Commission date: 07/14/20
Board of Adjustment date: 08/04/20

Time: 7:30 PM
Time: 7:20 PM

YANKTON COUNTY
APPLICATION # CUP-20-008

(Type or Print)

OWNER: Neal Lange

OWNERS ADDRESS: 118 Lakeshore Dr Ytica SD 57067

OWNERS DAYTIME PHONE#: 402 340 5576

DATE OF BUILDING PERMIT REQUEST: 6-24-20

DESCRIPTION OF BUILDING PERMIT: Camp ground & RV Park

REASON FOR BUILDING PERMIT DENIAL: N/A

DATE OF DENIAL: N/A

JOB ADDRESS: 827 Hem. Dr.

LEGAL: E-2, W-2, N2, NW1/4, Ex C Hwy Row there to

TOWNSHIP: Yankton SECTION: 15

EXISTING USE OF PROPERTY: Farm land

PRESENT ZONING CLASSIFICATION: Lakeside Commercial

PROPOSED ZONING CLASSIFICATION: Same

AFFECTED SECTION OF ZONING ORDINANCE: 1107 #2

REASON FOR REQUEST: RV Park (camp ground)

LIST SPECIFIC HARDSHIPS: _____

Applications will not be accepted nor acted upon until the following information has been provided by the applicant:

- A) Detailed Site Plan (Refer to handout)
- B) Location and Use of Adjacent Structures
- C) Application Fee(s)

SCHEDULED FOR PLANNING COMMISSION ACTION (Date): July 14, 2020

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (Date): August 4, 2020

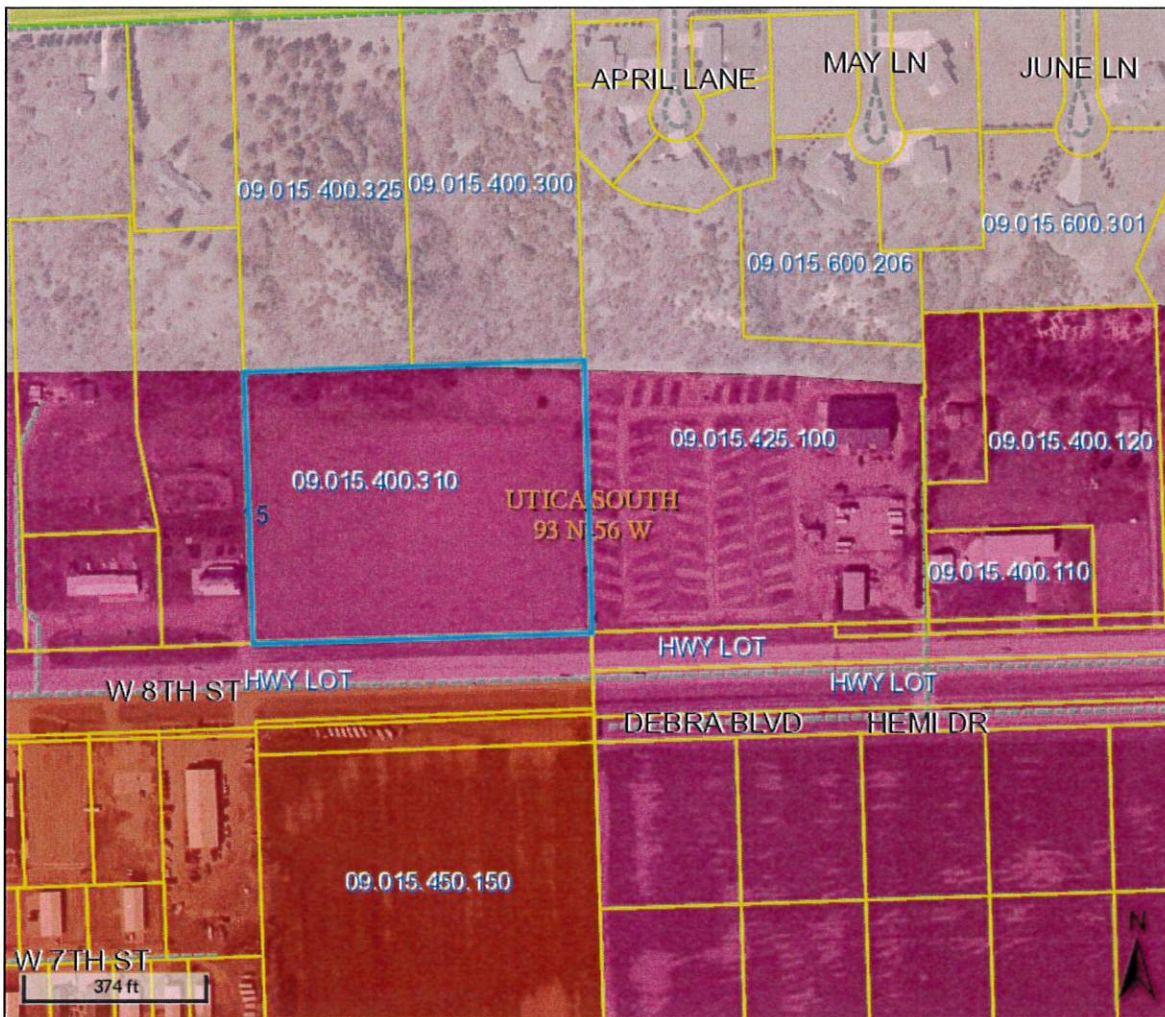
*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

APPLICATION FEE: 300 CHECK #: 20168 RECEIPT #: 5245

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the legal description is not delinquent.

Neal Lange June 24-20
Name of Applicant Date

Bob Saw June 22-20
Signature of Applicant/Owner Date



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  City Limits
-  Streets and Roads
- County Zoning District**
-  <all other values>
-  COMMERCIAL
-  ETJ
-  HIGH DENSITY RESIDENTIAL
-  LAKE SIDE COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MODERATE DENSITY RESIDENTIAL
-  PLANNED UNIT DEVELOPMENT
-  PUBLIC
-  RURAL TRANSITIONAL
- Floodplain**
-  100 YEAR FLOOD NO BFE; 100 YEAR FLOOD WITH BFE
-  500 YEAR FLOOD

Parcel ID - 09.015.400.310
Owner - BOB LAW INC (D)

Disclaimer: Yankton County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

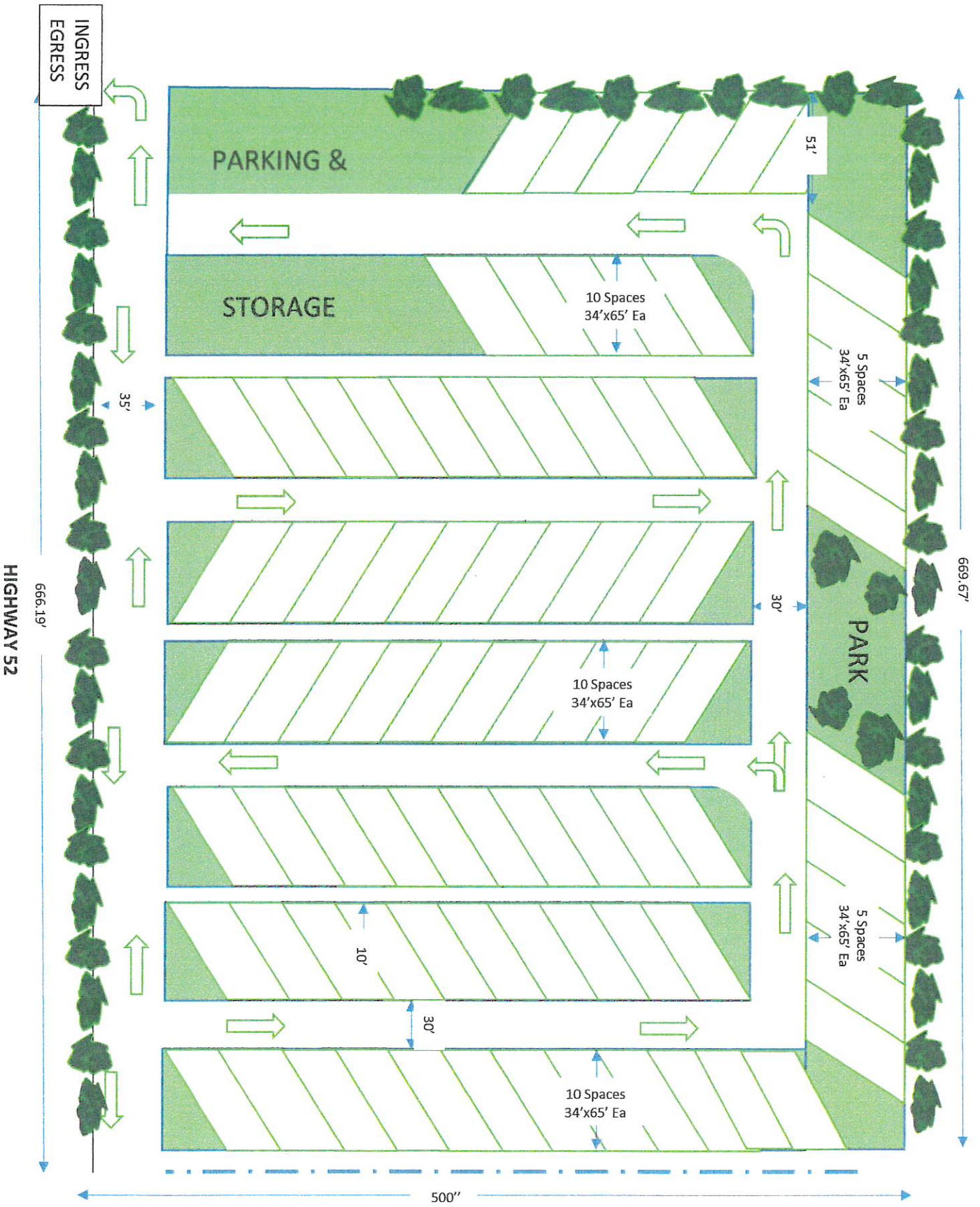
Date created: 6/26/2020
Last Data Uploaded: 6/26/2020 8:21:01 AM

Developed by  **Schneider**
GEOSPATIAL

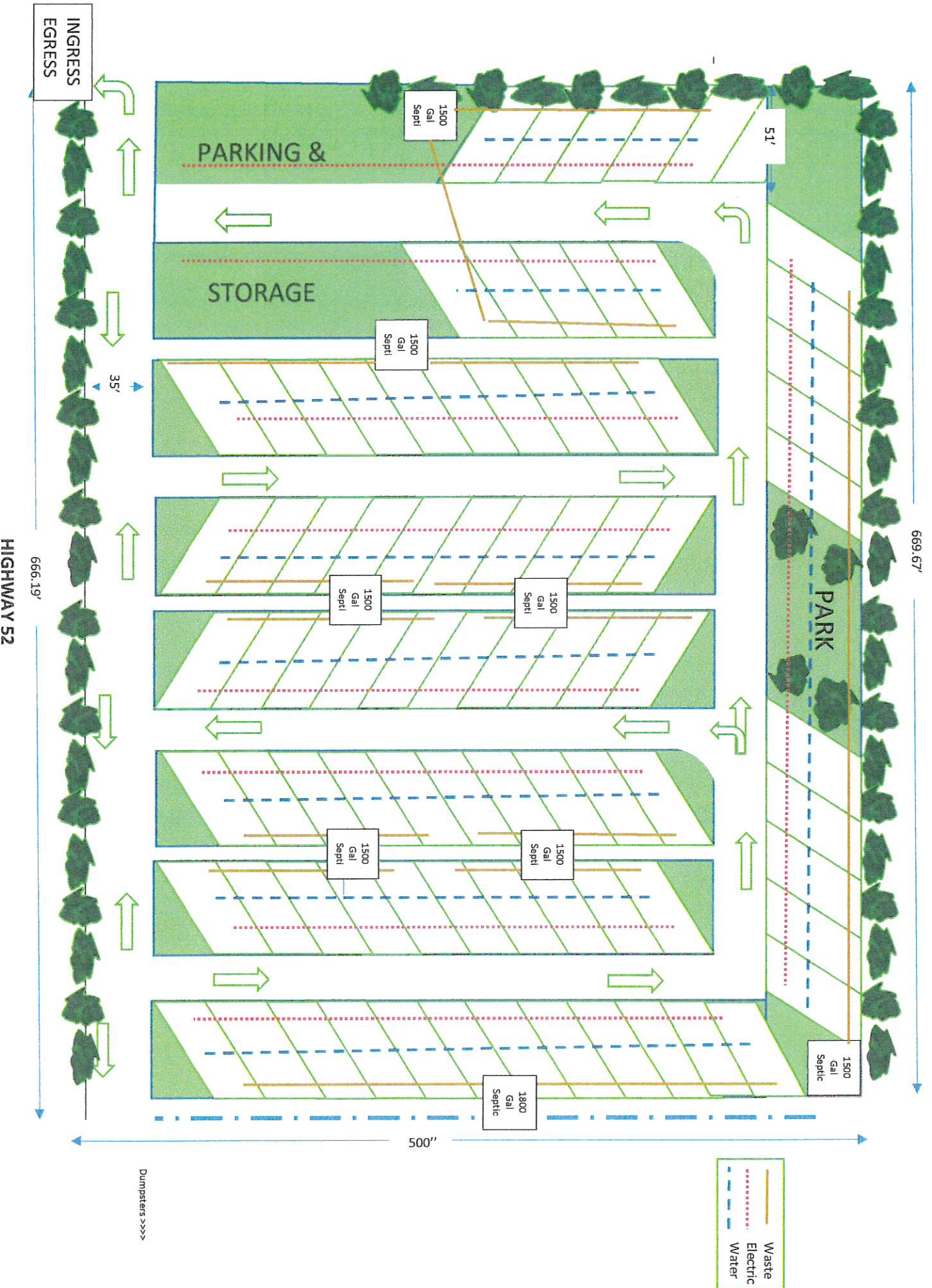
ADJACENT OWNERS



DIMENSIONS W/ S.W. STORAGE



PLOT UTILITIES



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange – CUP-20-008

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit for campground in a Lakeside Commercial District.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – 06/30/20 & 07/23/20 Published – 07/03/20 & 07/24/20
3. Attend the public hearing	07/14/20
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	Approval of this conditional use permit with a 3 year time limit on building the fence and trees and to include no year-round residents 9-0; motion carries
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to 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:	Ingress/Egress exists
b. 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 conditional use on adjoining properties and properties generally in the district;	Off right-of-way parking and loadings areas exists
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	Yes
d. Utilities, with reference to locations, availability, and compatibility;	Yes
e. Screening and buffering with reference to type, dimensions, and character;	3 year time limit to build fence and trees given
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	Yes
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	Campground currently exists on neighboring property

Jessica Atkinson

From: White, Brooke <Brooke.White@state.sd.us>
Sent: Tuesday, July 28, 2020 2:56 PM
To: Gary Vetter
Cc: Jessica Atkinson; Gall, Rod
Subject: RE: New Contact Us Message

Hi Gary...

I think the State's main concern will be with access and the total number of campsites that will be utilizing the existing access location. Mr. Lange will need to apply for a new access permit for a change in use since this is currently ag and will now be commercial. What is the connectivity between the existing campground and the addition? Collectively, how many sites will there be between the existing plus the new? There are always concerns with turning movements that may require the installation of a turn lane if certain criteria are met. Mr. Lange should get in touch with SDDOT before doing any construction of this development.

Brooke A. White
605.367.4970 ext 1802120

From: Gary Vetter <gary@co.yankton.sd.us>
Sent: Tuesday, July 28, 2020 2:32 PM
To: White, Brooke <Brooke.White@state.sd.us>
Cc: Jessica Atkinson <jessica@co.yankton.sd.us>
Subject: FW: [EXT] New Contact Us Message

Brooke,

Attached is the Lange packet for review. Planning Commission recommended approval, all voting aye. Let us know if you have concerns for County Commission.

Thanks,
Gary Vetter
Development Services Director
Yankton County
(605) 260-4445
gary@co.yankton.sd.us

From: Intuvio Solutions CMS [<mailto:no-reply@intuviosolutions.com>]
Sent: Tuesday, July 28, 2020 9:35 AM
To: Gary Vetter <gary@co.yankton.sd.us>
Subject: New Contact Us Message

You have received a Contact Us Message from your website.

Name: Brooke A White
Address: 5316 W 60th Street
City/State/Zip: Sioux Falls, South Dakota 57107
Email: brooke.white@state.sd.us
Phone: 6053675680
Message:

Looking to get a copy of the Conditional Use Permit submitted by Neal Lange. I am with the SDDOT and we need to review this request. Access to this site may be in question. Thank you! Brooke White

AFFIDAVIT OF MAILING

I, Meal Large, hereby certify that on the 30th day of June, 2020, 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.

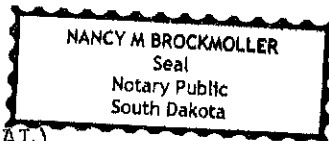
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 30 day of June, 2020.

Meal Large
(Name)
Affiant

Subscribed and sworn to before me this 30th day of June, 2020.



(SEAL)

Nancy M Brockmoller
Notary Public - South Dakota
My commission expires: 04/30/2025

NOTIFICATION

July 3, 2020

Neal Lange
118 Lakeshore Dr
Utica, South Dakota 57067

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 7:30 P.M. on the 14th day of July, 2020 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 a Conditional Use Permit for campground in a Lakeside Commercial District. Said property is legally described as E1/2 W1/2 N1/2 NW1/4 except the N 690' thereof and further excepting highway right-of-way of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBD West 8th St, Yankton, South Dakota.

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,

Neal Lange
Petitioner

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

BINDER, TIMOTHY (D)
169 CLARK TRL
YANKTON SD 57078

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

BOB LAW INC (D)
3812 SD HWY 314
YANKTON SD 57078

BRAUN, MARLIN R (D)
3210 WEST 11 ST
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)
1007 APRIL LN
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

FEIMER, MICHAEL P (D)
1004 MAY LN
YANKTON SD 57078

G & W PROPERTIES (D)
% SCOTT STEVENS
PO BOX 2047
NORFOLK NE 68702

HANSON, STEVE (D)
14355 SW ROCHESTER DR
BEAVERTON OR 97008

HARTS, DONNA REVOCABLE TRUST (D)
3412 SD HWY 314
YANKTON SD 57078

HOFER, DAVID J (D)
1009 APRIL LN
YANKTON SD 57078

INHOFFER, RICK (D)
3306 WEST 8 ST
YANKTON SD 57078

JIM TRAMP CONSTRUCTION INC (D)
2202 BURLEIGH ST
YANKTON SD 57078

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

LACROIX, MARLIN (D)
1303 WEST 19 ST #4
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
118 LAKE SHORE DR
UTICA SD 57067

LASER BARN LLC (D)
3700 WEST 8 ST
YANKTON SD 57078

LAW, BARBARA M LIVING TRUST (D)
3004 DEER BLVD
YANKTON SD 57078

LEADER, LARRY F (D)
43459 KAISER RD
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, JACOB W (D)
308 EAST 21 ST
YANKTON SD 57078

LEMONADE STAND LLC (THE) (D)
2800 BROADWAY AVE
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)
3701 WEST 11 ST
YANKTON SD 57078

MACY, ROBERT M (D)
3701 WEST 11 ST
YANKTON SD 57078

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

MCHENRY, CRYSTAL (D)
600 DEER BLVD
YANKTON SD 57078

MILLER, DONALD D (D)
3609 WEST 7 ST
YANKTON SD 57078

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

MR K TRUCK CENTER (D)
30174 438 AVE
UTICA SD 57067

MUELLENBERG, SUSAN (D)
1016 WEST 2 ST
REDFIELD SD 57469

MUELLER, MARY C (D)
3204 WEST 8 ST
YANKTON SD 57078

MUELLER, STEVEN (D)
3204 WEST 8 ST
YANKTON SD 57078

NEDVED, FRANK (D)
1007 JUNE LN
YANKTON SD 57078

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

PREMIER VENTURES LLC (D)
1010 MAY LN
YANKTON SD 57078

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
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

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

SCS PROPERTY MANAGEMENT CORP (I
3702 LEADER LN
YANKTON SD 57078

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

SIMONSEN, THOMAS L (D)
%MC STORAGE
3702 LEADER LN
YANKTON SD 57078

SIMONSEN, THOMAS L (D)
3702 LEADER LN
YANKTON SD 57078

STEVENS, SCOTT D (D)
PO BOX 2047
NORFOLK NE 68702

TERESHINSKI FAMILY TRUST (D)
1005 JUNE LN
YANKTON SD 57078

THOMAS, DAVID L (D)
3109 WEST 11 ST
YANKTON SD 57078

THON, RONALD REVOCABLE TRUST (D)
1010 MAY LN
YANKTON SD 57078

VELLEK, FRANK (D)
1010 APRIL LN
YANKTON SD 57078

WOERNER, BRADLEY S (D)
1407 ST BENEDICT DR
YANKTON SD 57078

WYSUPH, WILLIAM B (D)
3206 WEST 11 ST
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)
505 PATRICK AVE
HARTFORD SD 57033

YANKTON STORAGE LLC (D)
1303 WEST 19 ST #4
YANKTON SD 57078

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

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

AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 23 day of July, 2020, 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 23 day of July, 2020.

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 23 day of July, 2020.

Kortney Loecker
Notary Public - South Dakota
My commission expires: 10-28-23



NOTIFICATION

July 24, 2020

Neal Lange
118 Lakeshore Dr
Utica, South Dakota 57067

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 Board of Adjustment, Yankton County, South Dakota, at 7:20 P.M. on the 4th day of August, 2020 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 a Conditional Use Permit for campground in a Lakeside Commercial District. Said property is legally described as E1/2 W1/2 N1/2 NW1/4 except the N 690' thereof and further excepting highway right-of-way of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBD West 8th St, Yankton, South Dakota.

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,

Neal Lange
Petitioner

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

BINDER, TIMOTHY (D)
169 CLARK TRL
YANKTON SD 57078

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

BOB LAW INC (D)
3812 SD HWY 314
YANKTON SD 57078

BRAUN, MARLIN R (D)
3210 WEST 11 ST
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)
1007 APRIL LN
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

FEIMER, MICHAEL P (D)
1004 MAY LN
YANKTON SD 57078

G & W PROPERTIES (D)
% SCOTT STEVENS
PO BOX 2047
NORFOLK NE 68702

HANSON, STEVE (D)
14355 SW ROCHESTER DR
BEAVERTON OR 97008

HARTS, DONNA REVOCABLE TRUST (D)
3412 SD HWY 314
YANKTON SD 57078

HOFER, DAVID J (D)
1009 APRIL LN
YANKTON SD 57078

INHOFFER, RICK (D)
3306 WEST 8 ST
YANKTON SD 57078

JIM TRAMP CONSTRUCTION INC (D)
2202 BURLEIGH ST
YANKTON SD 57078

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

LACROIX, MARLIN (D)
1303 WEST 19 ST #4
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
118 LAKE SHORE DR
UTICA SD 57067

LASER BARN LLC (D)
3700 WEST 8 ST
YANKTON SD 57078

LAW, BARBARA M LIVING TRUST (D)
3004 DEER BLVD
YANKTON SD 57078

LEADER, LARRY F (D)
43459 KAISER RD
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, JACOB W (D)
308 EAST 21 ST
YANKTON SD 57078

LEMONADE STAND LLC (THE) (D)
2800 BROADWAY AVE
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)
3701 WEST 11 ST
YANKTON SD 57078

MACY, ROBERT M (D)
3701 WEST 11 ST
YANKTON SD 57078

MCALLISTER TD LLC (D) 4002 WEST 8 ST YANKTON SD 57078	MCHENRY, CRYSTAL (D) 600 DEER BLVD YANKTON SD 57078	MILLER, DONALD D (D) 3609 WEST 7 ST YANKTON SD 57078
MINES, SCOTT (D) 275 MARINA DELL AVE YANKTON SD 57078	MR K TRUCK CENTER (D) 30174 438 AVE UTICA SD 57067	MUELLENBERG, SUSAN (D) 1016 WEST 2 ST REDFIELD SD 57469
MUELLER, MARY C (D) 3204 WEST 8 ST YANKTON SD 57078	MUELLER, STEVEN (D) 3204 WEST 8 ST YANKTON SD 57078	NEDVED, FRANK (D) 1007 JUNE LN YANKTON SD 57078
PHIL SPADY CHRYSLER-JEEP-DODGE (I 316 CAPITOL ST YANKTON SD 57078	PREMIER VENTURES LLC (D) 1010 MAY LN YANKTON SD 57078	REZAC FAMILY REVOCABLE TRUST (D) 30776 435 AVE 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
SCHWARZ, BRUCE W (D) 43076 LAKE PORT RD YANKTON SD 57078	SCS PROPERTY MANAGEMENT CORP (I 3702 LEADER LN YANKTON SD 57078	SD DEPT OF TRANSPORTATION (D) 700 E BROADWAY AVE PIERRE SD 57501
SIMONSEN, THOMAS L (D) %MC STORAGE 3702 LEADER LN YANKTON SD 57078	SIMONSEN, THOMAS L (D) 3702 LEADER LN YANKTON SD 57078	STEVENS, SCOTT D (D) PO BOX 2047 NORFOLK NE 68702
TERESHINSKI FAMILY TRUST (D) 1005 JUNE LN YANKTON SD 57078	THOMAS, DAVID L (D) 3109 WEST 11 ST YANKTON SD 57078	THON, RONALD REVOCABLE TRUST (D) 1010 MAY LN YANKTON SD 57078
VELLEK, FRANK (D) 1010 APRIL LN YANKTON SD 57078	WOERNER, BRADLEY S (D) 1407 ST BENEDICT DR YANKTON SD 57078	WYSUPH, WILLIAM B (D) 3206 WEST 11 ST YANKTON SD 57078
YANKTON RV BOAT & STORAGE LLC (D) 505 PATRICK AVE HARTFORD SD 57033	YANKTON STORAGE LLC (D) 1303 WEST 19 ST #4 YANKTON SD 57078	YANKTON'S EXEC STORAGE LLC (D) 1900 SOUTH 2 ST HARTFORD SD 57033

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 06/24/20

Applicant Neal Lange – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☐ Section 707 ☒ Section 1107

☒ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit for campground in a Lakeside Commercial District. Said property is legally described as E1/2 W1/2 N1/2 NW1/4 except the N 690' thereof and further excepting highway right-of-way of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBD West 8th St, Yankton, South Dakota.

PC: Article 11 Section 1107 Article 18 Section 1805
BOA: Article 11 Section 1107 Article 19 Section 1905

Planning Commission date: 07/14/20
Board of Adjustment date:

Time: 7:30 PM
Time:

YANKTON COUNTY
APPLICATION # CUP-20-008

(Type or Print)

OWNER: Neal Lange

OWNERS ADDRESS: 118 Lakeshire Dr YTI, SD 57067

OWNERS DAYTIME PHONE#: 402 340 5576

DATE OF BUILDING PERMIT REQUEST: 6-24-20

DESCRIPTION OF BUILDING PERMIT: Camp ground & RV Park

REASON FOR BUILDING PERMIT DENIAL: N/A

DATE OF DENIAL: N/A

JOB ADDRESS: 827 Hom. Dr.

LEGAL: E-2, W-2, N2, NW 1/4, Ex C Hwy Row thereto

TOWNSHIP: Yankton SECTION: 15

EXISTING USE OF PROPERTY: Farm land

PRESENT ZONING CLASSIFICATION: Lakeside Commercial

PROPOSED ZONING CLASSIFICATION: Same

AFFECTED SECTION OF ZONING ORDINANCE: 1107 #2

REASON FOR REQUEST: RV Park (Camp ground)

LIST SPECIFIC HARDSHIPS: _____

Applications will not be accepted nor acted upon until the following information has been provided by the applicant:

- A) Detailed Site Plan (Refer to handout)
- B) Location and Use of Adjacent Structures
- C) Application Fee(s)

SCHEDULED FOR PLANNING COMMISSION ACTION (Date): July 14, 2020

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (Date): August 4, 2020

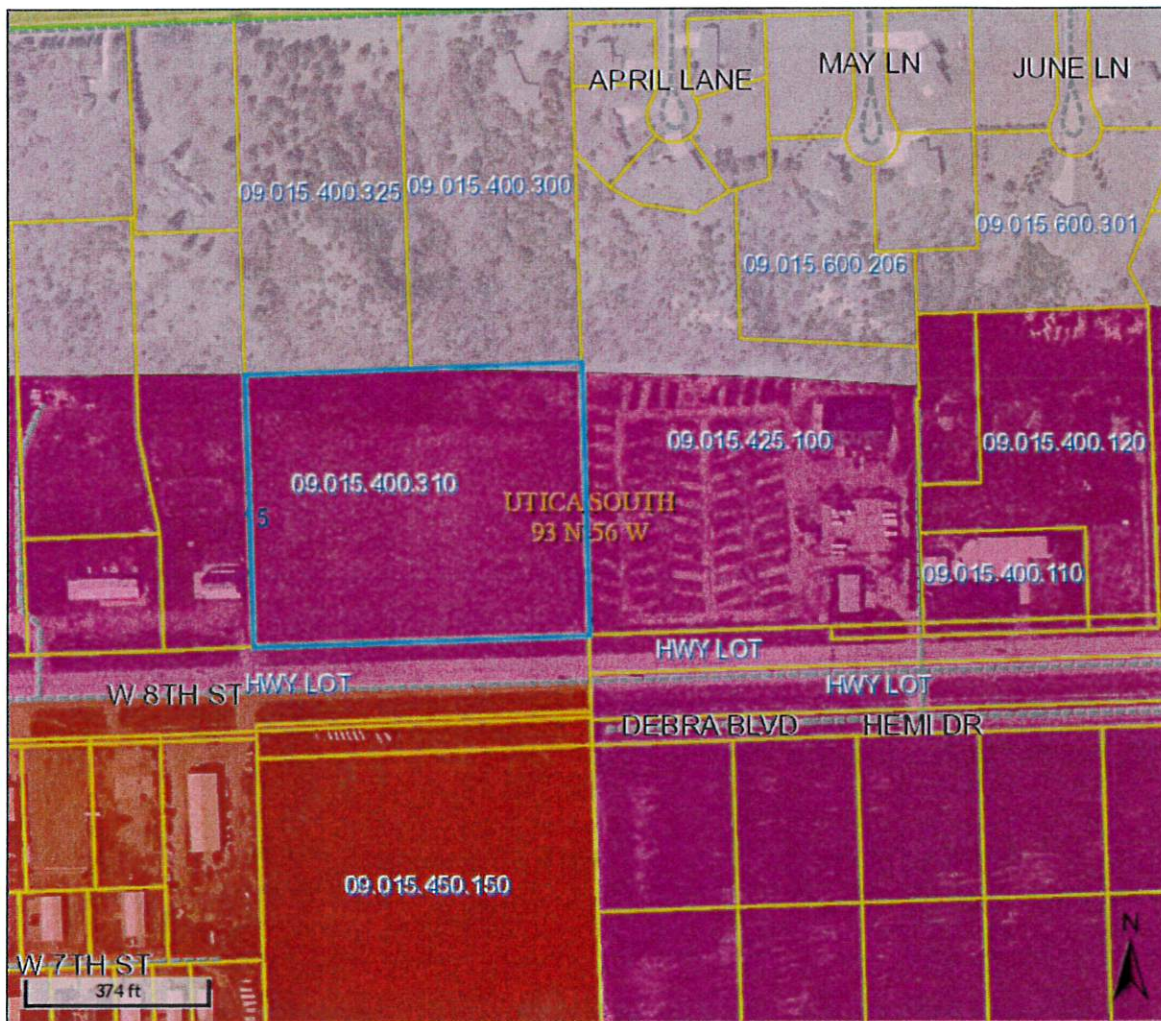
*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

APPLICATION FEE: 300 CHECK #: 20168 RECEIPT #: 5245

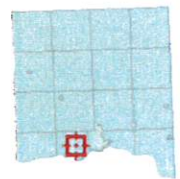
The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the legal description is not delinquent.

Neal Lange June 24-20
Name of Applicant Date

Bob Sawyer June 22-20
Signature of Applicant/Owner Date



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  City Limits
-  Streets and Roads
- County Zoning District**
-  <all other values>
-  COMMERCIAL
-  ETJ
-  HIGH DENSITY RESIDENTIAL
-  LAKE SIDE COMMERCIAL
-  LOW DENSITY RESIDENTIAL
-  MODERATE DENSITY RESIDENTIAL
-  PLANNED UNIT DEVELOPMENT
-  PUBLIC
-  RURAL TRANSITIONAL
- Floodplain**
-  100 YEAR FLOOD NO BFE; 100 YEAR FLOOD WITH BFE
-  500 YEAR FLOOD

Parcel ID - 09.015.400.310
Owner - BOB LAW INC (D)

Disclaimer: Yankton County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

Date created: 6/26/2020
Last Data Uploaded: 6/26/2020 8:21:01 AM

Developed by  **Schneider**
GEOSPATIAL

MACEY FAMILY TRUST

RYKEN LEGACY LAND TRUST

LASER BARN LLC

09.015.400.310

500.00'

669.67'

666.19'

09.015.425.100

09.015.600.206

09.015.

EXISTING LANGE RV PARK

HWY LOT

HWY 52

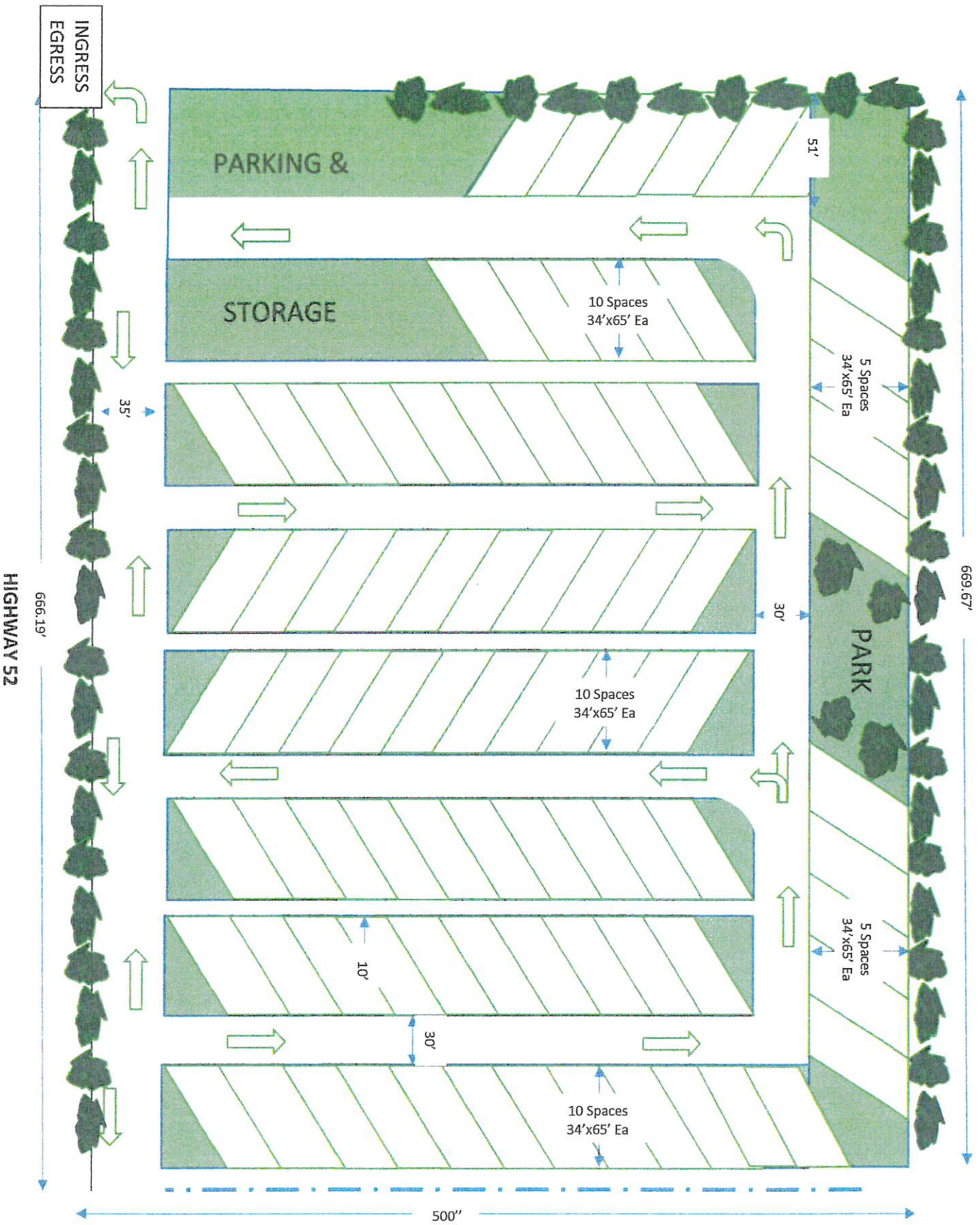
HWY LOT

UTIC 93

SUBJECT

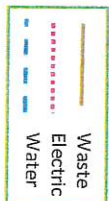
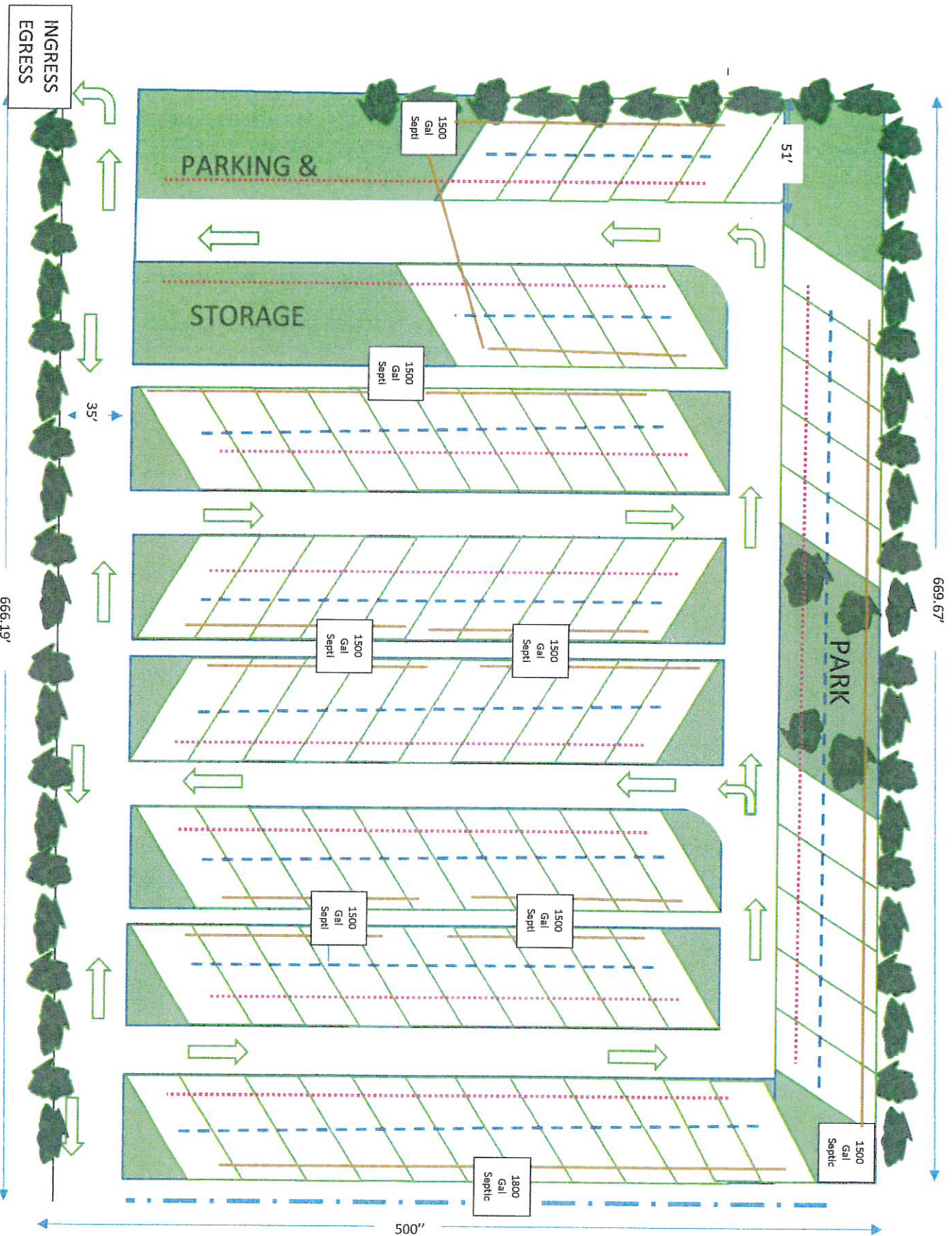
PROPER

DIMENSIONS W/ S.W. STORAGE



PLOT UTILITIES

669.67'



Dumpsters >>>

500'

HIGHWAY 52

666.19'

INGRESS
EGRESS

PARKING &

STORAGE

PARK

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1800
Gal
Septic

1500
Gal
Septic

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange – CUP-20-008

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit for campground in a Lakeside Commercial District.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – 06/30/20 Published – 07/03/20
3. Attend the public hearing	07/14/20
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to 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:	yes exists, coming from north service road to Hwy 5
b. 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 conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	Georgia System
d. Utilities, with reference to locations, availability, and compatibility;	septic system
e. Screening and buffering with reference to type, dimensions, and character;	fence along Hwy 5 & trees continued from property on east
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	no year round residents

Hwy access on west end

AFFIDAVIT OF MAILING

I, Meal Lange, hereby certify that on the 30th day of June, 2020, 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.

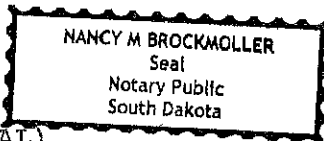
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 30 day of June, 2020.

Meal Lange
(Name)
Affiant

Subscribed and sworn to before me this 30th day of June, 2020.



(SEAL)

Nancy M Brockmoller
Notary Public - South Dakota
My commission expires: 04/30/2025

NOTIFICATION

July 3, 2020

Neal Lange
118 Lakeshore Dr
Utica, South Dakota 57067

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 7:30 P.M. on the 14th day of July, 2020 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 a Conditional Use Permit for campground in a Lakeside Commercial District. Said property is legally described as E1/2 W1/2 N1/2 NW1/4 except the N 690' thereof and further excepting highway right-of-way of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBD West 8th St, Yankton, South Dakota.

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,

Neal Lange
Petitioner

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

BINDER, TIMOTHY (D)
169 CLARK TRL
YANKTON SD 57078

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

BOB LAW INC (D)
3812 SD HWY 314
YANKTON SD 57078

BRAUN, MARLIN R (D)
3210 WEST 11 ST
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)
1007 APRIL LN
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

FEIMER, MICHAEL P (D)
1004 MAY LN
YANKTON SD 57078

G & W PROPERTIES (D)
% SCOTT STEVENS
PO BOX 2047
NORFOLK NE 68702

HANSON, STEVE (D)
14355 SW ROCHESTER DR
BEAVERTON OR 97008

HARTS, DONNA REVOCABLE TRUST (D)
3412 SD HWY 314
YANKTON SD 57078

HOFER, DAVID J (D)
1009 APRIL LN
YANKTON SD 57078

INHOFFER, RICK (D)
3306 WEST 8 ST
YANKTON SD 57078

JIM TRAMP CONSTRUCTION INC (D)
2202 BURLEIGH ST
YANKTON SD 57078

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

LACROIX, MARLIN (D)
1303 WEST 19 ST #4
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
118 LAKE SHORE DR
UTICA SD 57067

LASER BARN LLC (D)
3700 WEST 8 ST
YANKTON SD 57078

LAW, BARBARA M LIVING TRUST (D)
3004 DEER BLVD
YANKTON SD 57078

LEADER, LARRY F (D)
43459 KAISER RD
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, JACOB W (D)
308 EAST 21 ST
YANKTON SD 57078

LEMONADE STAND LLC (THE) (D)
2800 BROADWAY AVE
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)
3701 WEST 11 ST
YANKTON SD 57078

MACY, ROBERT M (D)
3701 WEST 11 ST
YANKTON SD 57078

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

MCHENRY, CRYSTAL (D)
600 DEER BLVD
YANKTON SD 57078

MILLER, DONALD D (D)
3609 WEST 7 ST
YANKTON SD 57078

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

MR K TRUCK CENTER (D)
30174 438 AVE
UTICA SD 57067

MUELLENBERG, SUSAN (D)
1016 WEST 2 ST
REDFIELD SD 57469

MUELLER, MARY C (D)
3204 WEST 8 ST
YANKTON SD 57078

MUELLER, STEVEN (D)
3204 WEST 8 ST
YANKTON SD 57078

NEDVED, FRANK (D)
1007 JUNE LN
YANKTON SD 57078

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

PREMIER VENTURES LLC (D)
1010 MAY LN
YANKTON SD 57078

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
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

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

SCS PROPERTY MANAGEMENT CORP (I
3702 LEADER LN
YANKTON SD 57078

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

SIMONSEN, THOMAS L (D)
%MC STORAGE
3702 LEADER LN
YANKTON SD 57078

SIMONSEN, THOMAS L (D)
3702 LEADER LN
YANKTON SD 57078

STEVENS, SCOTT D (D)
PO BOX 2047
NORFOLK NE 68702

TERESHINSKI FAMILY TRUST (D)
1005 JUNE LN
YANKTON SD 57078

THOMAS, DAVID L (D)
3109 WEST 11 ST
YANKTON SD 57078

THON, RONALD REVOCABLE TRUST (D)
1010 MAY LN
YANKTON SD 57078

VELLEK, FRANK (D)
1010 APRIL LN
YANKTON SD 57078

WOERNER, BRADLEY S (D)
1407 ST BENEDICT DR
YANKTON SD 57078

WYSUPH, WILLIAM B (D)
3206 WEST 11 ST
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)
505 PATRICK AVE
HARTFORD SD 57033

YANKTON STORAGE LLC (D)
1303 WEST 19 ST #4
YANKTON SD 57078

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

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant Neal Lange – Conditional Use Permit

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

☐ Section 507 ☐ Section 607 ☐ Section 707 ☐ Section 807

☒ Section 1107 ☐ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

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

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date: 10-12-2021
Board of Adjustment date: 11.2.2021

Time:
Time:

Permit Number: CUP-2021-56

Yankton County

 Variance X Conditional Use Rezoning

Owner: Neal Lange

Owners Address: 827 Hemi Drive

Owners Phone: 14023405576

Applicants Name,
if different from

Owner: Neal Lange

Applicants
Address: 827 Hemi Drive

Job Address: 827 HEMI DR

Legal: TRACT 1 LANGE ADDN

Section,
Township, Range: 15-93-56

Zoning
Classification: Lakeside Commercial (LC)

Affected Zoning
Ordinance: Section 1107Section 1107


Reason for
Request: Equipment

List Specific
Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE):

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 3097 Receipt #:

Signature: 
Neal Lange

Date:
09/23/2021

Site Map



Parcel Number: 09.015.425.100

Site Description:

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

SECTION 4S

1. 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. Cap LE, Stanley etal 5

SECTION 19S

1. 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. 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

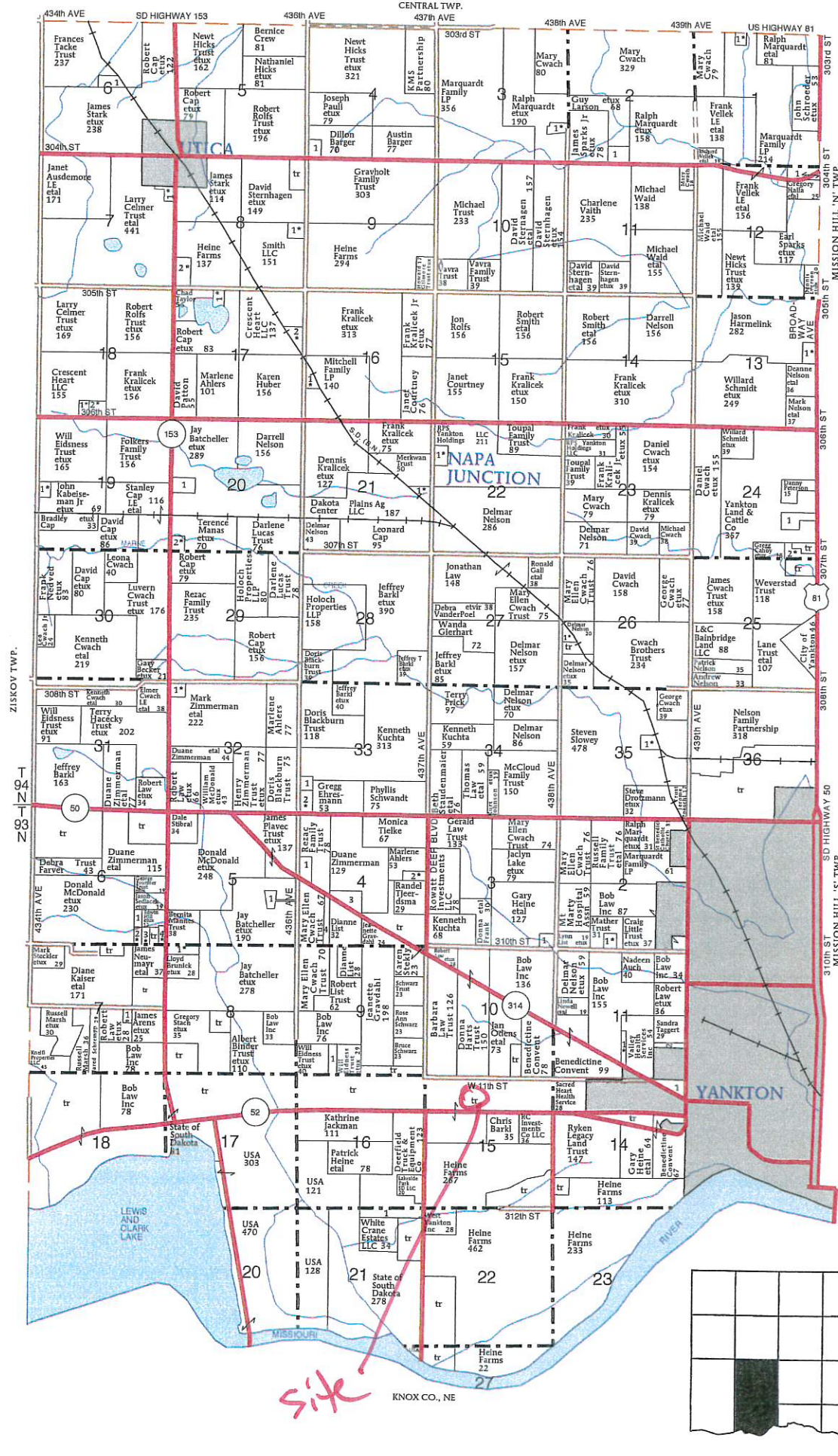
SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



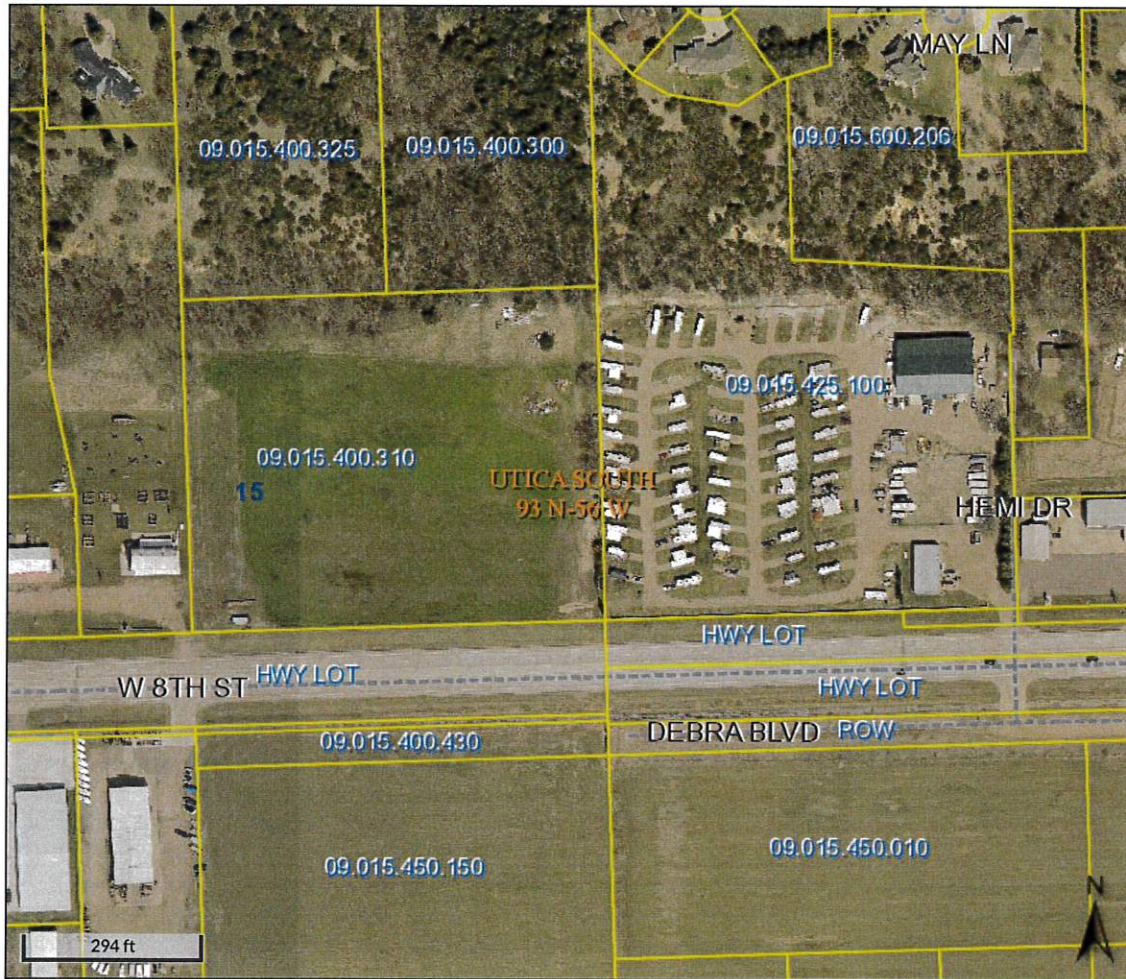
Site

KNOX CO., NE

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange– CUP-2021-56

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to 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:	
b. 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 conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  City Limits
-  Streets and Roads

Parcel ID - 09.015.400.410
Address - 1003 SD HWY 50
Owner - BECKER, GARY (D)

Disclaimer: Yankton County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

Date created: 9/17/2021
Last Data Uploaded: 9/16/2021 9:21:56 PM

Developed by  **Schneider**
GEOSPATIAL

Variance, Conditional
Use and Rezoning
Application
CUP-2021-56
Applicant
Neal Lange
Created
September 23,
2021

Fees Paid
\$300.00

Number
CUP-2021-
56

09.015.425.100 | Neal Lange |
827 HEMI DR, YANKTON, SD,
57078
Submitted by nlange1948 on
9/23/2021



Applicant

Neal Lange

14023405576

hemi69gtx@yahoo.com

Parcel search Completed On 9/23/2021 3:23 PM EST by nlange1948



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.425.100	827 HEMI DR	YANKTON	LANGE FAMILY PROTECTION TRUST (D)	0.000

Request Information Completed On 9/23/2021 3:24 PM EST by nlange1948

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Equipment

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Neal Lange

Applicant Address

827 Hemi Drive

Applicant Phone

14023405576

Owner Information

Owner Name

Neal Lange

Owner Address

827 Hemi Drive

Owner Phone Number

14023405576

Property Information

Parcel ID Number

09.015.425.100

Legal Description

TRACT 1 LANGE ADDN

Site Address

827 HEMI DR

City

YANKTON

Zip
57078

Section-Township-Range
15-93-56

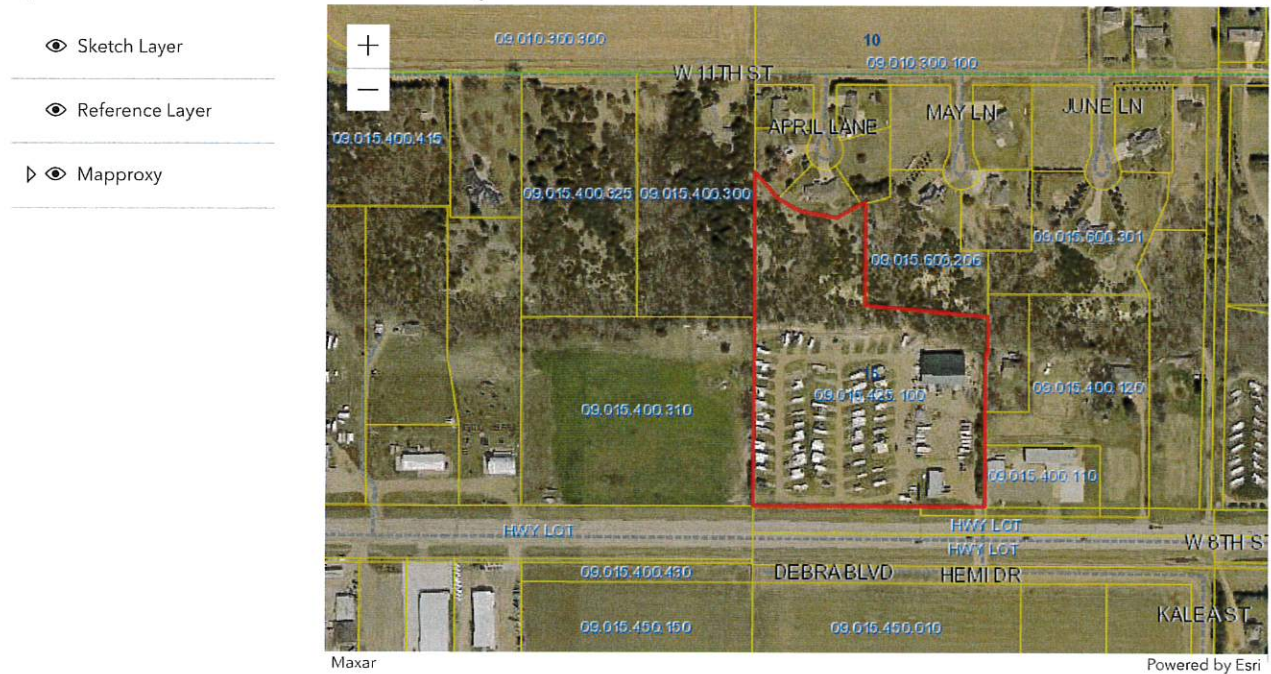
Zoning District
MD

Zoning Description
MD

Existing Use of Property

Site Plan Completed On 9/23/2021 3:26 PM EST by nlange1948

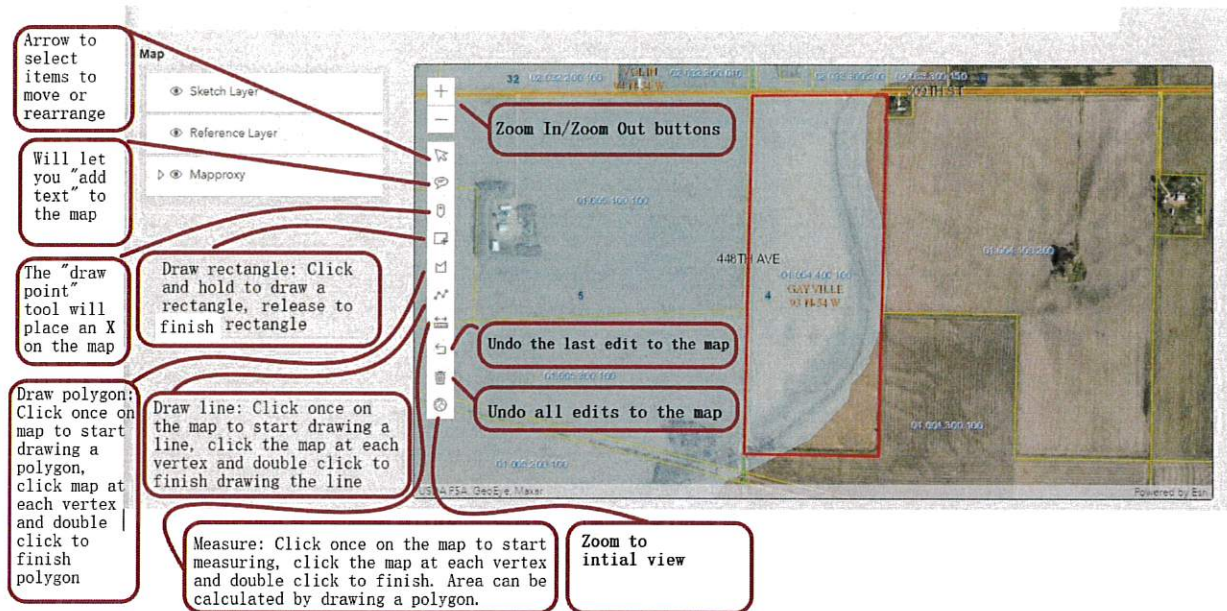
Map - Mark the location of structures and other necessary information.



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[Scan_20210916.png](#)



Draft Building Permit Form Completed On 9/23/2021 3:26 PM EST by nlange1948

Job Address

827 HEMI DR

Legal Description of Construction Site

TRACT 1 LANGE ADDN

Owner Name

LANGE FAMILY PROTECTION TRUST (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 9/23/2021 3:26 PM EST by nlange1948

[Generate Draft Building Permit](#)

Submit Completed On 9/23/2021 3:26 PM EST by nlange1948

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

9/23/2021

Application Submitted Successfully Completed On 9/23/2021 6:33 PM EST by nlange1948

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Draft Building Permit Completed On 9/24/2021 9:17 AM EST by bconkling

Upload Draft Building Permit 

[Scan Document New Building.png](#)

Continue with application

Continue

Describe what the applicant is requesting

Planning Commission Code Reference

Section 1107

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 1107

Other Board of Adjustment Code Reference ⓘ

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 ⓘ

Lakeside Commercial (LC)

Wave Fee

Notes ⓘ

Director Review Completed On 9/24/2021 9:55 AM EST by bconkling

Zoning Director Review

Approve

Payment Completed On 9/24/2021 9:55 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method	Check
Confirmation Number	3097
Amount Paid	\$300.00
External Notes	

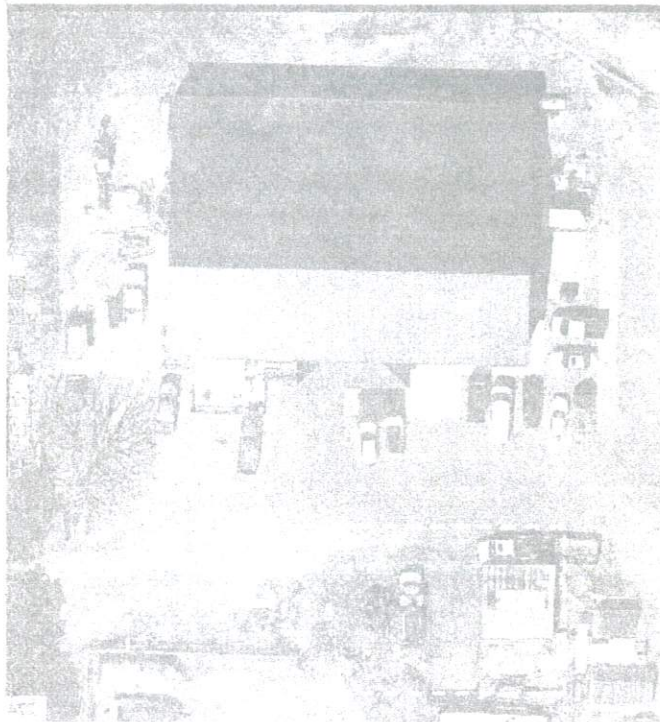
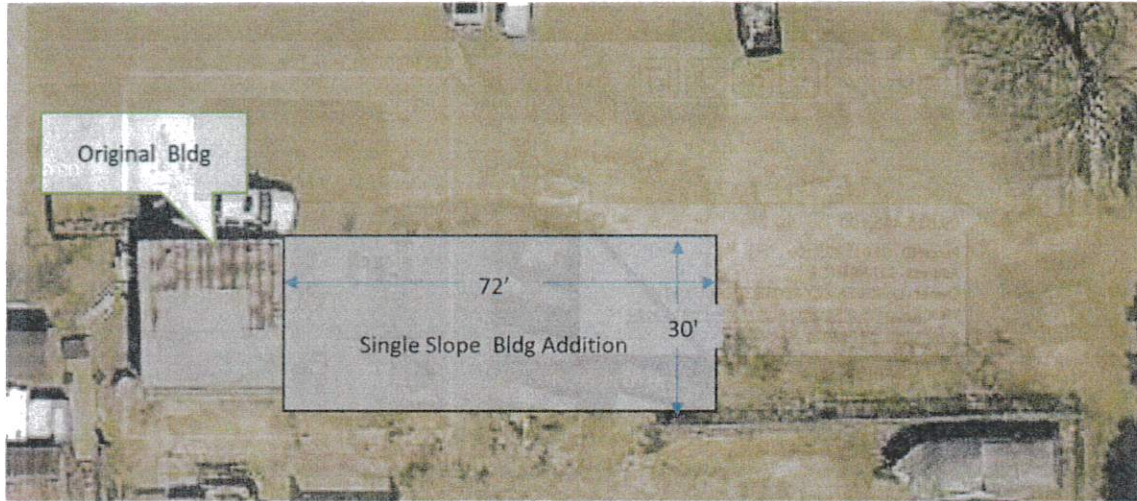
Documents

Internal Notes

Documents

10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM 10/10/2023 10:10:10 AM





AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 30
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.

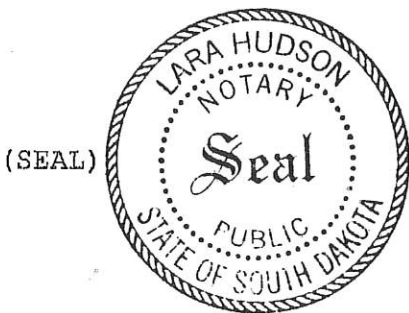
A true and correct copy of the Notice of Public Hearing
notification letters are attached as Exhibit #1 or #2.

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

Dated the 30 day of Sept, 2021.

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 30th day of
September, 2021.



Lara Hudson
Notary Public - South Dakota
My commission expires: 10-20-26

NOTIFICATION

September 27, 2021

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

Said hearing is to consider the following:

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

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,
Neal Lange
Petitioner

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

BALENTINE, IONE M (D)
3102 WEST 11 ST
YANKTON SD 57078

BARKL, CHRIS (D)
3009 WEST 8 ST
YANKTON SD 57078

BARRETT, BEAU C (D)
3005 WEST 11 ST
YANKTON SD 57078

BINDER, TIMOTHY (D)
169 CLARK TRL
YANKTON SD 57078

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

BRAUN, MARLIN R (D)
3210 WEST 11 ST
YANKTON SD 57078

BYE, BRIAN (D)
825 S 190 ST
ELKHORN NE 68022

CATON, REBECCA (D)
105 WAYNE ST
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)
1007 APRIL LN
YANKTON SD 57078

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

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

EBBENS, DANIEL W (D)
3111 WEST 8 ST
YANKTON SD 57078

EKEREN REVOCABLE TRUST (D)
2911 WEST 11 ST
YANKTON SD 57078

FEAR, JAMES R (D)
1008 APRIL LN
YANKTON SD 57078

FEIMER, MICHAEL P (D)
1004 MAY LN
YANKTON SD 57078

HOFER, DAVID REVOCABLE TRUST (D)
1009 APRIL LANE
YANKTON SD 57078

INHOFFER, RICK (D)
3306 WEST 8 ST
YANKTON SD 57078

KIRCHNER, ORVILLE (LE) (D)
3108 WEST 11 ST
YANKTON SD 57078

LACROIX, MARLIN (D)
2202 BURLEIGH ST
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)
118 LAKE SHORE DR
UTICA SD 57067

LANGE FAMILY PROTECTION TRUST (D)
118 LAKESHORE DR
YANKTON SD 57078

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

LARSON, BARRETT P (D)
2900 WEST 11 ST
YANKTON SD 57078

LARSON, BARRETT P TRUST (D)
2900 WEST 11 ST
YANKTON SD 57078

LAW, BARBARA M LIVING TRUST (D)
3004 DEER BLVD
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, JACOB W (D)
308 EAST 21 ST
YANKTON SD 57078

LIST, MICHELLE (D)
3208 SD HWY 314
YANKTON SD 57078

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

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

MACY FAMILY TRUST (D)
3701 WEST 11 ST
YANKTON SD 57078

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

MCHENRY, CRYSTAL (D)
600 DEER BLVD
YANKTON SD 57078

MIELKE, KEITH L (D)
1003 JUNE LN
YANKTON SD 57078

MILLER, DONALD D (D)
3609 WEST 7 ST
YANKTON SD 57078

MR K TRUCK CENTER (D)
30174 438 AVE
UTICA SD 57067

MUELLER, MARY C (D)
3204 WEST 8 ST
YANKTON SD 57078

MUELLER, STEVEN (D)
3204 WEST 8 ST
YANKTON SD 57078

NEDVED, FRANK (D)
1007 JUNE LN
YANKTON SD 57078

ODENS, JAN J (D)
1209 WEST 17 ST
YANKTON SD 57078

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

PREMIER VENTURES LLC (D)
1010 MAY LN
YANKTON SD 57078

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

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
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

SCS PROPERTY MANAGEMENT CORP (I
3702 LEADER LN
YANKTON SD 57078

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

SIMONSEN, THOMAS L (D)
3702 LEADER LN
YANKTON SD 57078

SPRINGWATER LLC (D)
263 KNIEST AVE
YANKTON SD 57078

TERESHINSKI FAMILY TRUST (D)
1005 JUNE LN
YANKTON SD 57078

THOMAS, DAVID L (D)
3109 WEST 11 ST
YANKTON SD 57078

THON, RONALD REVOCABLE TRUST (D)
1010 MAY LN
YANKTON SD 57078

VELLEK, FRANK C (LE) (D)
1010 APRIL LN
YANKTON SD 57078

WOERNER, BRADLEY S (D)
1407 ST BENEDICT DR
YANKTON SD 57078

WYSUPH, WILLIAM B (D)
3206 WEST 11 ST
YANKTON SD 57078

YANKTON STORAGE LLC (D)
119 CEDAR LN
YANKTON SD 57078

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

ZAVADIL, KEVIN M (D)
PO BOX 1062
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

Paid by
Neal Lange
hemi69gtx@yahoo.com

Payment number
Date paid
Payment method

Receipt

3097
September 24, 2021 09:55 AM
Check

\$300.00 paid on September 24, 2021

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2021-56

Description	Amount
Fee	\$300.00

Yankton County Planning Recommendation

The Yankton County Planning Commission recommends that the following be approved / denied by the Yankton County Commission or the Board of Adjustment.

Applicant: Neal Lange
Address: 3312 W 8th St Yankton, SD
Hearing date: 7-12-16
Description: CUP 60 unit Campground

Action 71216F: Moved by Gudahl, second by Kettering to recommend approval of a Conditional Use Permit based on Finding of Facts dated July 12, 2016, pursuant to Article 18, Section 1805 of the Yankton County Zoning Ordinance, to build sixty (60) unit campground in a Lakeside Commercial District (LC) in Yankton County. Said property is legally described as NE1/4, NW1/4 exc Parcel A & exc Lots H-2 thru H-6 & exc Lots 1 - 5, Block 1, Lots 1 - 5, Block 2, Lot A1-A, A1-B, A1-C, B & C, Block 3, Kaiser Overlook, N1/2, NE1/4, NW1/4, S15-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 3312 West 8th Street, Yankton, SD.
By roll call vote, all members present voted aye.
Motion carried.

Carll Kretsinger Y N AB

Don Kettering Y N AB

Debra Bodenstedt Y N AB

Steve Pietila Y N AB

Josh Svatos Y N AB

Butch Becker Y N AB

Kristi Schultz Y N AB

Jeff Gudahl Y N AB

Art Kotalik Y N AB

Dan Klimisch Y N AB

Gary Sylliaasen Y N AB

Dan Guthmiller Y N AB

Michael Welch Y N AB

Motion: Gudahl

Second: Kettering

Yankton County Planning Commission

Meeting date: July 12, 2016

CONDITIONAL USE
Article 18, Section 1805

FINDINGS OF FACT

Applicant: Neal Lange

Parcel Number: 09.015.400.100

Legal description: NE1/4, NW1/4 exc Parcel A & exc Lots H-2 thru H-6 & exc Lots 1 – 5, Block 1, Lots 1 – 5, Block 2, Lot A1-A, A1-B, A1-C, B & C, Block 3, Kaiser Overlook, N1/2, NE1/4, NW1/4, S15-T93N-R56W

Physical Address: 3312 West 8th Street, Yankton, SD

1. The applicant specifically cited the section of the zoning ordinance under which the conditional use is sought and has stated the grounds on which it is requested; Applicant requested CUP under Article 11, Section 1107 (2) for a sixty (60) unit Campground in a Lakeside Commercial District (LC).
2. Notice of public hearing was given, as in Section 1803 (3-5); The applicant mailed letters of notification to property owners within a one-quarter mile radius of the proposed Conditional Use Permit on June 3, 2016 (supported by affidavit), a legal notice was published on June 4, 2016 in the Yankton Daily Press and Dakotan and a notification sign was placed on the property on June 5, 2016.
3. The public hearing shall be held. Any party may appear in person, or by agent or attorney; A public meeting was held at 8:00 pm on July 12, 2016 in the Yankton County Government Center County Commission chambers. Neal Lange stated he requests the campground permit on property along SD Hwy 52. The property is greater than five (5) acres and is located in a location suitable for campground demand.
The Planning Commission reviewed the campground plan and requested some clarifications and changes. The requests included the ten (10) foot landscaping area and a twenty (20) foot setback from the property line for the camping units along SD Hwy 52. The requests also addressed the stalls to be oriented with traffic flow and provide accurate sewer and lighting locations.
Mr. Lange returned to the Planning Commission with a site plan which addresses all the requirements for campground in a Lakeside Commercial District. The applicant meets all the requirements for the Hwy 52 Overlay District.
4. The Planning Commission shall make a finding and recommendation that it is empowered under the section of this Ordinance described in the application, to include:
 - A. Recommend granting of the conditional use;
 - B. Recommend granting with conditions; or

C. Recommend denial of the conditional use.

The commission recommends granting of the conditional use permit with conditions stated in the following findings.

5. Before any conditional use is decided, the Planning Commission shall make written findings certifying compliance with the specific rules governing individual conditional uses and that satisfactory provision and arrangement has been made concerning the following, where applicable:
 - A. 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; The applicant has shown sufficient access to property with established roadway (SD Hwy 52).
 - B. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district; All off right-of-way parking is in compliance with proposed site plan and Article 27 requirements.
 - C. Refuse and service areas, with particular reference to the items in (A) and (B) above; Refuse and service areas are in compliance with Article 7.
 - D. Utilities, with reference to locations, availability, and compatibility; Utilities are currently available and will be in operational condition.
 - E. Screening and buffering with reference to type, dimensions, and character; Screening and buffering are provided as stated in Article 7 and Article 27.
 - F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district; All signage will conform to Article 14, Yankton County Zoning Ordinance
 - G. Required yards and other open spaces; Yards and open spaces have been met or exceeded as stated in Article 27.
6. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest. The use is compatible with adjacent properties and the granting of a Conditional Use Permit will not adversely affect the public interest. The recommendation is approval of Conditional Use Permit requested CUP under Article 11, Section 1107 (2) for a sixty (60) unit Campground in a Lakeside Commercial District (LC) and meet Article 27 requirements.

Action 71216F: Moved by Gudahl, second by Kettering to recommend approval of a Conditional Use Permit based on Finding of Facts dated July 12, 2016, pursuant to Article 18, Section 1805 of the Yankton County Zoning Ordinance, to build sixty (60) unit campground in a Lakeside Commercial District (LC) in Yankton County. Said property is legally described as NE1/4, NW1/4 exc Parcel A & exc Lots H-2 thru H-6 & exc Lots 1 – 5, Block 1, Lots 1 – 5, Block 2, Lot A1-A, A1-B, A1-C, B & C, Block 3, Kaiser Overlook, N1/2, NE1/4, NW1/4, S15-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 3312 West 8th Street, Yankton, SD.

By roll call vote, all members present voted aye.

Motion carried.

Yankton County Planning Recommendation


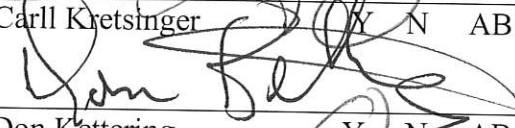



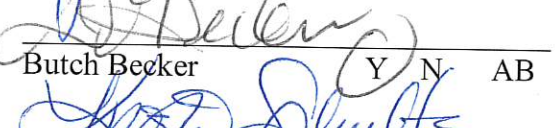
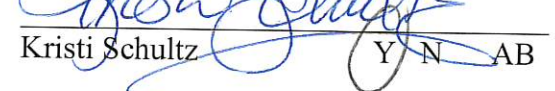
The Yankton County Planning Commission recommends that the following be approved / denied by the Yankton County Commission or the Board of Adjustment.

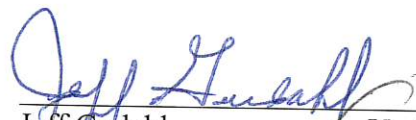
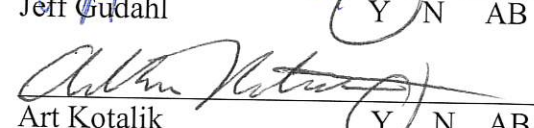
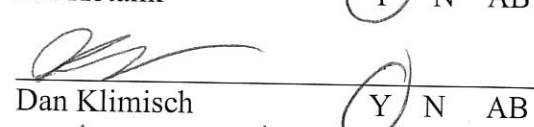
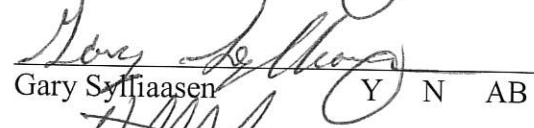
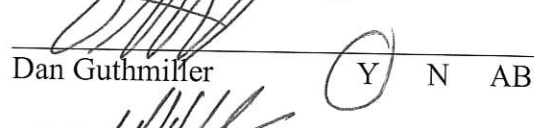
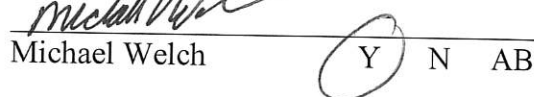
Applicant: Neal Lange
Address: 3312 W 8th St Yankton
Hearing date: 6-14-16
Description: CUP 60 Unit Campground.

Action 61416J: Moved by Bodenstedt, second by Gudahl to recommend a continuance to July 12, 2016 Planning Commission meeting.

By roll call vote, all members present voted aye.

Motion carried.

	<u>Carl Kretsinger</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Don Kettering</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Debra Bodenstedt</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Steve Pietila</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Josh Svatos</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Butch Becker</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Kristi Schultz</u>	<u>Y</u>	<u>N</u>	<u>AB</u>

	<u>Jeff Gudahl</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Art Kotalik</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Dan Klimisch</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Gary Syllaasen</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Dan Guthmiller</u>	<u>Y</u>	<u>N</u>	<u>AB</u>
	<u>Michael Welch</u>	<u>Y</u>	<u>N</u>	<u>AB</u>

Motion: Bodenstedt
Second: Gudahl

NORTH



Approved 8.16.16
BOA

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 5-24-2016

Applicant:

Neal Lange

District type: ☐ AG ☐ R1-Low ☐ R2-Moderate ☐ R3-High ☐ C-Comm.
☒ LC - Lakeside Commercial ☐ RT-Rural Transitional

Conditional Use Permit(s) needed:

☐ Section 513 ☐ Section 519 ☒ Section 605 ☐ Section 705 ☐ Section 805
☒ Other Article 11, Section 1107 (2)

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: _____ sq. ft. Side wall: _____

Proposed building size: _____

Proposed sidewall height: _____

Affects Section: _____

NOTE:

Conditional Use Permit for 60 unit Campground in Lakeside Commercial

PC: Article 18, Section 1805 (1-5)

BOA: Section 1905 (1-6)

Planning Commission date:	6-14-2016 (continuance)	Time:	8:00 PM
	7-12-2016		7:15 PM
Board of Adjustment date:	8-16-2016	Time:	4:15 PM

CAMPGROUND RULES

- **OBSERVE SPEED LIMITS**
- **NO UNATTENDED FIRES. FIRES ONLY IN DESIGNATED AREAS**
- **NO EXCESSIVE NOISE OR LOUD MUSIC**
- **PARKING IN DESIGNATED AREAS ONLY**
- **PETS MUST BE ON A LEASH AT ALL TIMES**
- **NO LITTERING**
- **NO FIREWORKS OR FIREARMS**
- **QUIET TIME IS 11:00PM-6:00AM**
- **NO ATV/UTV's**
- **BE A COURTEOUS NEIGHBOR AND FRINEDLY TO MY PROPERTY AND WE WILL ALL HAVE A GREAT TIME**





DEPARTMENT of ENVIRONMENT
and NATURAL RESOURCES

JOE FOSS BUILDING
523 EAST CAPITOL
PIERRE, SOUTH DAKOTA 57501-3182

denr.sd.gov

June 10, 2016

Neal Lange
118 Lake Shore Drive
Utica, SD 57067

RE: Six separate wastewater systems each servicing 10 full service RV pads at a campground to be located in the NE ¼ NW ¼, Sec 15, T93N, R56W, Yankton County, SD

Dear Mr. Lange:

The South Dakota Department of Environment and Natural Resources is in receipt of one set of plans and specifications for six separate wastewater systems to be located in the Northeast ¼ Northwest ¼, Section 15, Township 93 North, Range 56 West, Yankton County, South Dakota. The plans have been reviewed for compliance with South Dakota's "Individual and Small On-Site Wastewater Systems" regulations.

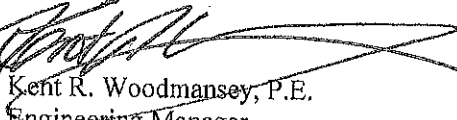
The results of the review process indicate that 6 wastewater systems will service 10 full RV pads each system is designed for a maximum daily flow of 1,000 gallons. These designs will meet the minimum design requirements and is hereby approved with the following conditions.

1. All collection system piping prior to the septic tank shall be installed in accordance with South Dakota Plumbing Code.
2. The drainfield lines shall not be located under the RV driveways or in any other location where there may be vehicle traffic.

Please be advised that any on-site system that has the capacity to serve 20 or more people per day or receives wastewater that is not consistent with domestic strengths may also have to be authorized by the U.S. Environmental Protection Agency. For more details about EPA's requirements, please contact Douglas Minter at (303) 312-6079 or Craig Boomgaard (303) 312-6794.

The lifetime of this system is dependent upon proper construction and regularly scheduled maintenance. Please feel free to contact this office if you have any questions.

Sincerely,



Kent R. Woodmansey, P.E.
Engineering Manager
(605) 773-3351

cc: ✓ Pat Garrity, Yankton County
Douglas Minter, U.S. EPA
Bill Chalcraft, Administrator DOH, Robert Hayes bldg.
Kevin Kuhl, Yankton Public Works Director
Marlin LaCroix, LaCroix Construction, 1303 W 9th St., Unit #4, Yankton, SD 57078

Campground Plan Review Questionnaire

Establishment Name		E-mail	
Owner's Name	NEAL LANGE	Phone #	402 340 5576
Physical Address			
Mailing Address			
City, State, Zip			

Please complete and submit this form along with a scaled drawing of the campground at least 30 days prior to construction

Estimated Completion Date: 2018

1. Site Design

Total Number of Individual Sites: 60 sites

Individual Water Hookups: # of sites 60

Electrical Hookups: # of sites 60

Individual Sewer Hookups: # of sites 60

Are caps provided for sewer risers? Yes ☐ No ☐

2. Water Source

Watering Station(s): # of
(at least one must be provided)

Water Supply: ☐ Public ☐ Private ☒ Rural Water

Note: Private water systems must be analyzed for bacteriological and nitrate contamination. Please attach a copy of the laboratory results.

3. Sewer Source

Sanitary Dump Stations: # of 0

Is a concrete apron provided for the dump station drain? Yes ☐ No ☐

Is a water hydrant provided at the dump station? Yes ☐ No ☐

Note: All dump station water hydrants must be protected by backflow preventers and must be identified as Non-Potable Water.

4. Pools and Spas

Swimming Pools: # of 0

Spas or Hot Tubs: # of 0

Note: Please enclose construction plans.

5. Fire Extinguishers

Is a 2A10BC fire extinguisher provided? Yes ☐ No ☒

Note: Portable fire extinguishers shall be provided in an accessible area.

6. Service Buildings

Number of Service Buildings Provided: # of 0

Note: The campground may provide toilets, showers, and lavatories in one or more service buildings for patron use. Floor, wall and ceiling shall be constructed of smooth, nonabsorbent, durable and easily cleanable material. Toilet and bathing facilities must meet the uniform plumbing code as adopted by the state Plumbing Commission.

7. Camping Cabins

Does the facility have camping cabins?

Yes ☐

No ☒

If so, how many cabins?

of

Is each sleeping room properly equipped with an approved accessible means of egress?

Yes ☐

No ☐

Note: Please reference the Egress Window Requirement handout for detailed requirements.

Do you provide bedding and linens for overnight guests?

Yes ☐

No ☐

Are laundry facilities located on site?

Yes ☐

No ☒

A. If yes, what type of ventilation is provided?

B. If no, where will laundry be done?

Is there a smoke detector in each cabin?

Yes ☐

No ☐

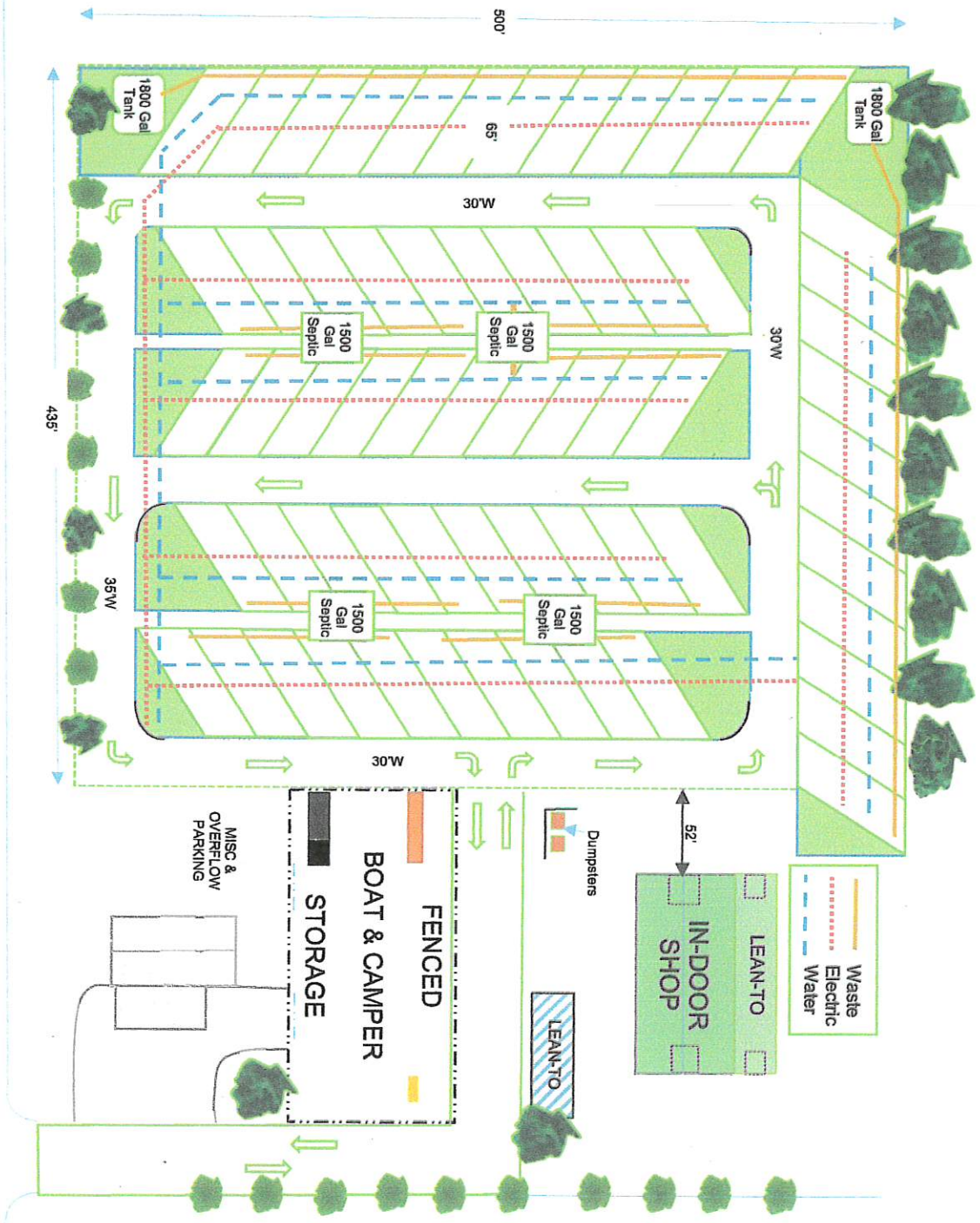
Note: Cabins may be no more than two rooms.

Please note the American's with Disabilities Act (ADA) regulations are to be followed for all facilities. ADA requirements are regulated and enforced by the US Department of Justice. For more information, please call the ADA hotline at 1-800-514-0301 or visit their website at <http://www.ada.gov/>

Please Send Your Completed Questionnaire to:

South Dakota Department of Health
Office of Health Protection
600 E Capitol Ave
Pierre SD 57501-1700
(605) 773-4945
Fax (605) 773-5683
www.doh.sd.gov

Revised 7-16 not per app gr



HWY 52

YANKTON COUNTY
APPLICATION # 2797

(Type or Print)

OWNER: Neal Lange

OWNERS ADDRESS: 118 Lakeshore Dr

OWNERS DAYTIME PHONE#: 402-340-5576

DATE OF BUILDING PERMIT REQUEST: 5-24-16

DESCRIPTION OF BUILDING PERMIT: Campground Permit

REASON FOR BUILDING PERMIT DENIAL: CUF required

DATE OF DENIAL: 5-24-2016

JOB ADDRESS: 3312 West 8th Street Yankton

LEGAL: NE 1/4, NW 1/4, SE 1/4, SW 1/4, NE 1/4, NW 1/4, SE 1/4, SW 1/4, NE 1/4, NW 1/4, SE 1/4, SW 1/4, NE 1/4, NW 1/4, SE 1/4, SW 1/4

TOWNSHIP: Union South SECTION: 15

EXISTING USE OF PROPERTY: Open lot

PRESENT ZONING CLASSIFICATION: Lakeside Commercial

PROPOSED ZONING CLASSIFICATION: Lakeside Commercial

AFFECTED SECTION OF ZONING ORDINANCE: Article 11, Section 1107(2)

REASON FOR REQUEST: Build 60 unit campground

LIST SPECIFIC HARDSHIPS: CUF required for campgrounds

Applications will not be accepted nor acted upon until the following information has been provided by the applicant:

- A) Detailed Site Plan (Refer to handout)
- B) Location and Use of Adjacent Structures
- C) Application Fee(s)

SCHEDULED FOR PLANNING COMMISSION ACTION (Date):

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (Date):

*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

APPLICATION FEE: 100⁰⁰

CHECK #: 1703

RECEIPT #: 1703

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the legal description is not delinquent.

Neal Lange
Name of Applicant

5/24/16
Date

Neal Lange
Signature of Applicant/Owner

5/24/16
Date

Parcel Number: 09.015.400.100 Type: RE Year: 2016

Deed:
LANGE, JOAN
LANGE, NEAL W

Mailing:
LANGE, JOAN
118 LAKE SHORE DR
UTICA SD 57067

Location: 3312 WEST 8 ST **Section/Town/Range:** 15/ 93/ 56

Township: TOWNSHIP 93-56 **Addition/Block/Lot:** 15-93-56 **Acres:** 0.00

Legal Description: NE4 NW4 EXC PARC A & EXC LTS H-2 THRU H-6 & EXC LTS 1-5 BLK 1,
LTS 1-5 BLK 2, LT A1-A, A1-B, A1-C, B&C BLK 3 KAISER
OVERLOOK N2 NE4 NW4

Class	Description	Assessed	Equalized	Exempt
NACC	PLATTED LOTS AND ACREAGES W/O COMMERCIAL	165,800	155,189	0
NACC2	STRUCTURES ON PLATTED LOTS AND ACREAGES	76,800	71,885	0
TOTAL		242,600		

NOTIFICATION

Exhibit #1

June 1, 2016

Neal Lange
118 Lakeshore Dr.
Utica, SD 57067

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.

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 8:00 P.M. on the 14th day of June, 2016, 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 a Conditional Use Permit to build sixty (60) unit campground in a Lakeside Commercial District (LC) in Yankton County. Said property is legally described as NE1/4, NW1/4 exc Parcel A & exc Lots H-2 thru H-6 & exc Lots 1 - 5, Block 1, Lots 1 - 5, Block 2, Lot A1-A, A1-B, A1-C, B & C, Block 3, Kaiser Overlook, N1/2, NE1/4, NW1/4, S15-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 3312 West 8th Street, Yankton, SD.

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

Sincerely,

Neal Lange
Petitioner

OwnerAddress1
 ASPS LLC
 BALENTINE, IONE M
 BARKL, CHRIS
 BINDER, TIMOTHY
 BLOM, JOSHUA
 CATON, REBECCA
 CHRISTENSEN, BARBARA L REV TRU
 DAHLIN DRYWALL INC
 DOERING, HENRY L
 FEIMER, MICHAEL P
 G & W PROPERTIES; Scott Stevens
 GRAFF, GUY REVOCABLE TRUST
 HANSON, STEVE
 HARTS, RODGER J
 HOFER, DAVID J
 INHOFER, RICK
 JIM TRAMP CONSTRUCTION INC
 KIRCHNER, ORVILLE (LE)
 LACROIX, MARLIN
 LANGE, JOAN
 LARSON, BARRETT P
 LARSON, BARRETT P TRUST
 LAW, BARBARA M LIVING TRUST
 LEET, LARRY REVOCABLE TRUST
 LEFEBVERE, JACOB W
 LOCKWOOD LEASING LLC
 LUKEN CONSTRUCTION LLC
 MACY, ROBERT M
 MANDEL, TERI
 MCHENRY, CRYSTAL
 MILLER, DONALD D
 MR K TRUCK CENTER
 MUELLER, MARY C
 MUELLER, STEVEN
 MUHMEL, KIM J
 NEDVED, FRANK
 ODENS, JAN J
 PHIL SPADY CHRYSLER-JEEP-DODGE
 PIETILA, MICHAEL PAUL
 PREMIER VENTURES LLC
 REZAC FAMILY REVOCABLE TRUST
 RYKEN LEGACY LAND TRUST
 SAT ENTERPRISES LLC
 SCS PROPERTY MANAGEMENT CORP
 SIMONSEN, THOMAS L
 SPRINGWATER LLC

OwnerAddress2
 3609 WEST 8 ST
 3102 WEST 11 ST
 43422 SD HWY 50
 146 SCENIC DR
 407 GREEN ST
 105 WAYNE ST
 3005 WEST 11 ST
 3703 WEST 7 ST
 902 BEEMER AVE
 1004 MAY LN
 PO BOX 2047
 1007 APRIL LN
 14355 SW ROCHESTER DR
 3412 SD HWY 314
 1009 APRIL LN
 1426 WILDWOOD RD
 2513 BURLEIGH ST
 3108 WEST 11 ST
 1303 WEST 19 ST #4
 118 LAKE SHORE DR
 161 SLEEPY HOLLOW DR
 PO BOX 372
 3004 DEER BLVD
 1011 APRIL LN
 308 EAST 21 ST
 PO BOX 561
 605 DOUGLAS AVE
 3701 WEST 11 ST
 3111 WEST 8 ST
 604 DEER BLVD
 3609 WEST 7 ST
 103 SOUTH RIDGEWAY DR
 3204 WEST 8 ST
 3204 WEST 8 ST
 89459 HWY 81
 1007 JUNE LN
 1209 WEST 17 ST
 316 CAPITOL ST
 2901 WEST 11 ST
 1010 MAY LN
 30776 435 AVE
 427 WEST 35 ST
 2001 BRADLEY ST
 3702 LEADER LN
 3702 LEADER LN
 263 KNIEST AVE

OwnerAddress3
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 NORFOLK NE 68702
 YANKTON SD 57078
 BEAVERTON OR 97008
 YANKTON SD 57078
 YANKTON SD 57078
 FORT COLLINS CO 80521
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 UTICA SD 57067
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 VIBORG SD 57070
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 CROFTON NE 68730
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 SIOUX CITY IA 51104
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078

Exhibit #1

STEVENS, SCOTT D
TERESHINSKI FAMILY TRUST
THOMAS, DAVID L
THON, RONALD A
UHING, WILLIAM J
WALLBAUM, JUDITH A REV TRUST
WESNER REV LIV TRUST
WOERNER, BRADLEY S
WYSUPH, WILLIAM B
YEAGER, RICHARD G

PO BOX 2047
1005 JUNE LN
508 EAST 3 ST
1010 MAY LN
1010 APRIL LN
2911 WEST 11 ST
3210 WEST 11 ST
1407 ST BENEDICT DR
3206 WEST 11 ST
3703 WEST 11 ST

NORFOLK NE 68702
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078

Exhibit #1 A

AFFIDAVIT OF MAILING

I, JOAN LANGE, hereby certify that on the 3rd day of June, 2016, 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 3 mile mile 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 3 day of June, 2016.

Joan Lange
(Name)
Affiant

Subscribed and sworn to before me this 3rd day of June, 2016.



Kortney Loecker
Notary Public - South Dakota
My commission expires: 10-28-17

NOTIFICATION

August 2, 2016

Exhibit #2

Neal Lange
118 Lakeshore Dr.
Utica, SD 57067

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.

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 Board of Adjustment, Yankton County South Dakota, at 4:15 P.M. on the 16th day of August, 2016, 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 a Conditional Use Permit to build sixty (60) unit campground in a Lakeside Commercial District (LC) in Yankton County. Said property is legally described as NE1/4, NW1/4 exc Parcel A & exc Lots H-2 thru H-6 & exc Lots 1 – 5, Block 1, Lots 1 – 5, Block 2, Lot A1-A, A1-B, A1-C, B & C, Block 3, Kaiser Overlook, N1/2, NE1/4, NW1/4, S15-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 3312 West 8th Street, Yankton, SD.

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

Sincerely,

Neal Lange
Petitioner

OwnerAddress1
 ASPS LLC
 BALENTINE, IONE M
 BARKL, CHRIS
 BINDER, TIMOTHY
 BLOM, JOSHUA
 CATON, REBECCA
 CHRISTENSEN, BARBARA L REV TRU
 DAHLIN DRYWALL INC
 DOERING, HENRY L
 FEIMER, MICHAEL P
 G & W PROPERTIES; Scott Stevens
 GRAFF, GUY REVOCABLE TRUST
 HANSON, STEVE
 HARTS, RODGER J
 HOFER, DAVID J
 INHOFFER, RICK
 JIM TRAMP CONSTRUCTION INC
 KIRCHNER, ORVILLE (LE)
 LACROIX, MARLIN
 LANGE, JOAN
 LARSON, BARRETT P
 LARSON, BARRETT P TRUST
 LAW, BARBARA M LIVING TRUST
 LEET, LARRY REVOCABLE TRUST
 LEFEBVERE, JACOB W
 LOCKWOOD LEASING LLC
 LUKEN CONSTRUCTION LLC
 MACY, ROBERT M
 MANDEL, TERI
 MCHENRY, CRYSTAL
 MILLER, DONALD D
 MR K TRUCK CENTER
 MUELLER, MARY C
 MUELLER, STEVEN
 MUHMEL, KIM J
 NEDVED, FRANK
 ODENS, JAN J
 PHIL SPADY CHRYSLER-JEEP-DODGE
 PIETILA, MICHAEL PAUL
 PREMIER VENTURES LLC
 REZAC FAMILY REVOCABLE TRUST
 RYKEN LEGACY LAND TRUST
 SAT ENTERPRISES LLC
 SCS PROPERTY MANAGEMENT CORP
 SIMONSEN, THOMAS L
 SPRINGWATER LLC

OwnerAddress2
 3609 WEST 8 ST
 3102 WEST 11 ST
 43422 SD HWY 50
 146 SCENIC DR
 407 GREEN ST
 105 WAYNE ST
 3005 WEST 11 ST
 3703 WEST 7 ST
 902 BEEMER AVE
 1004 MAY LN
 PO BOX 2047
 1007 APRIL LN
 14355 SW ROCHESTER DR
 3412 SD HWY 314
 1009 APRIL LN
 1426 WILDWOOD RD
 2513 BURLEIGH ST
 3108 WEST 11 ST
 1303 WEST 19 ST #4
 118 LAKE SHORE DR
 161 SLEEPY HOLLOW DR
 PO BOX 372
 3004 DEER BLVD
 1011 APRIL LN
 308 EAST 21 ST
 PO BOX 561
 605 DOUGLAS AVE
 3701 WEST 11 ST
 3111 WEST 8 ST
 604 DEER BLVD
 3609 WEST 7 ST
 103 SOUTH RIDGEWAY DR
 3204 WEST 8 ST
 3204 WEST 8 ST
 89459 HWY 81
 1007 JUNE LN
 1209 WEST 17 ST
 316 CAPITOL ST
 2901 WEST 11 ST
 1010 MAY LN
 30776 435 AVE
 427 WEST 35 ST
 2001 BRADLEY ST
 3702 LEADER LN
 3702 LEADER LN
 263 KNIEST AVE

OwnerAddress3
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 NORFOLK NE 68702
 YANKTON SD 57078
 BEAVERTON OR 97008
 YANKTON SD 57078
 YANKTON SD 57078
 FORT COLLINS CO 80521
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 UTICA SD 57067
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 VIBORG SD 57070
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 CROFTON NE 68730
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 SIOUX CITY IA 51104
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078
 YANKTON SD 57078

Exhibit #2A

STEVENS, SCOTT D
TERESHINSKI FAMILY TRUST
THOMAS, DAVID L
THON, RONALD A
UHING, WILLIAM J
WALLBAUM, JUDITH A REV TRUST
WESNER REV LIV TRUST
WOERNER, BRADLEY S
WYSUPH, WILLIAM B
YEAGER, RICHARD G

PO BOX 2047
1005 JUNE LN
508 EAST 3 ST
1010 MAY LN
1010 APRIL LN
2911 WEST 11 ST
3210 WEST 11 ST
1407 ST BENEDICT DR
3206 WEST 11 ST
3703 WEST 11 ST

NORFOLK NE 68702
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078
YANKTON SD 57078

Exhibit #2A

AFFIDAVIT OF MAILING

I, JOAN LANGE, hereby certify that on the 5 day of Aug., 2016, 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 _____ mile 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.

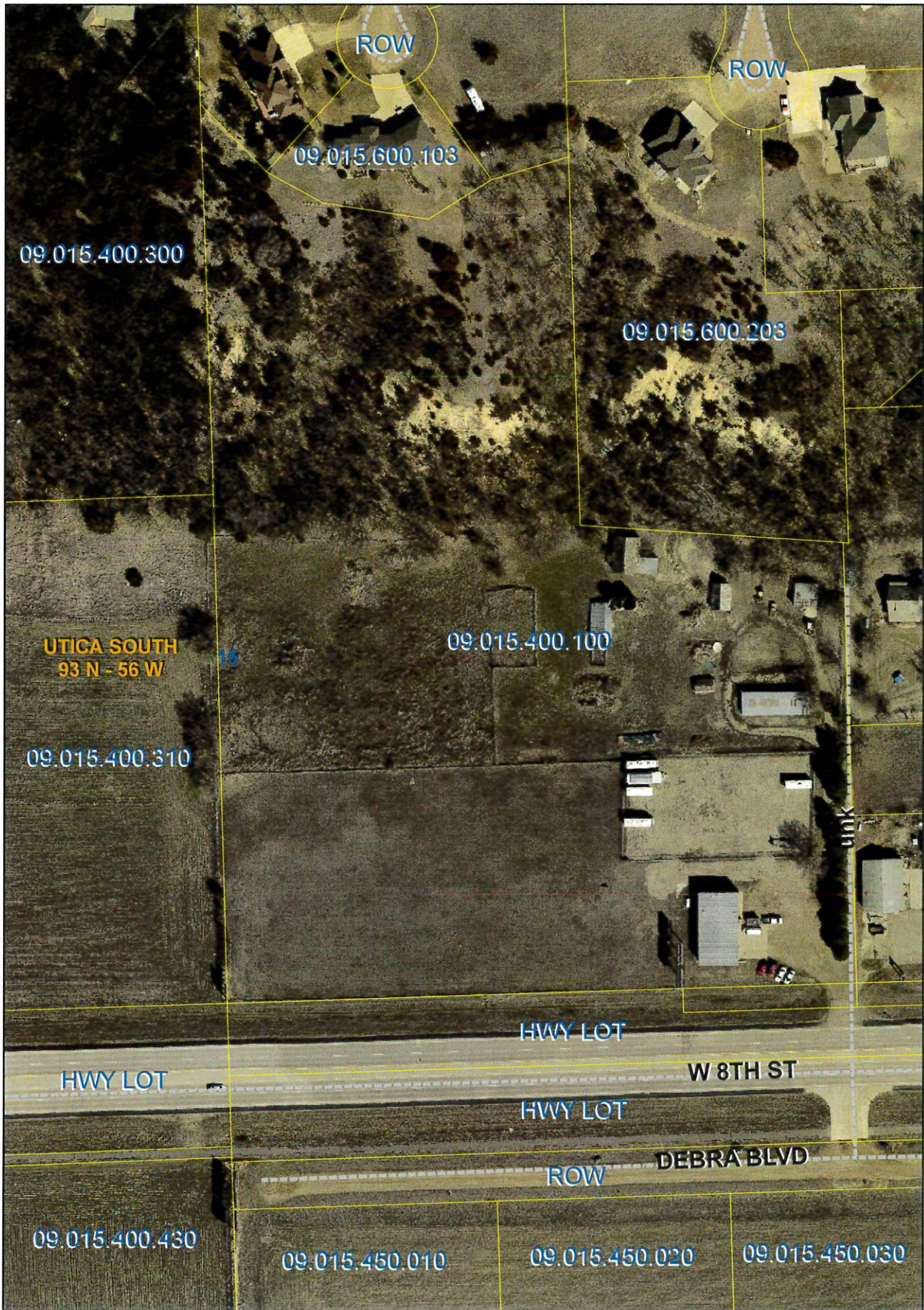
Dated the 5 day of August, 2016.

X Joan Lange
(Name)
Affiant

Subscribed and sworn to before me this 5 day of Aug., 2016.

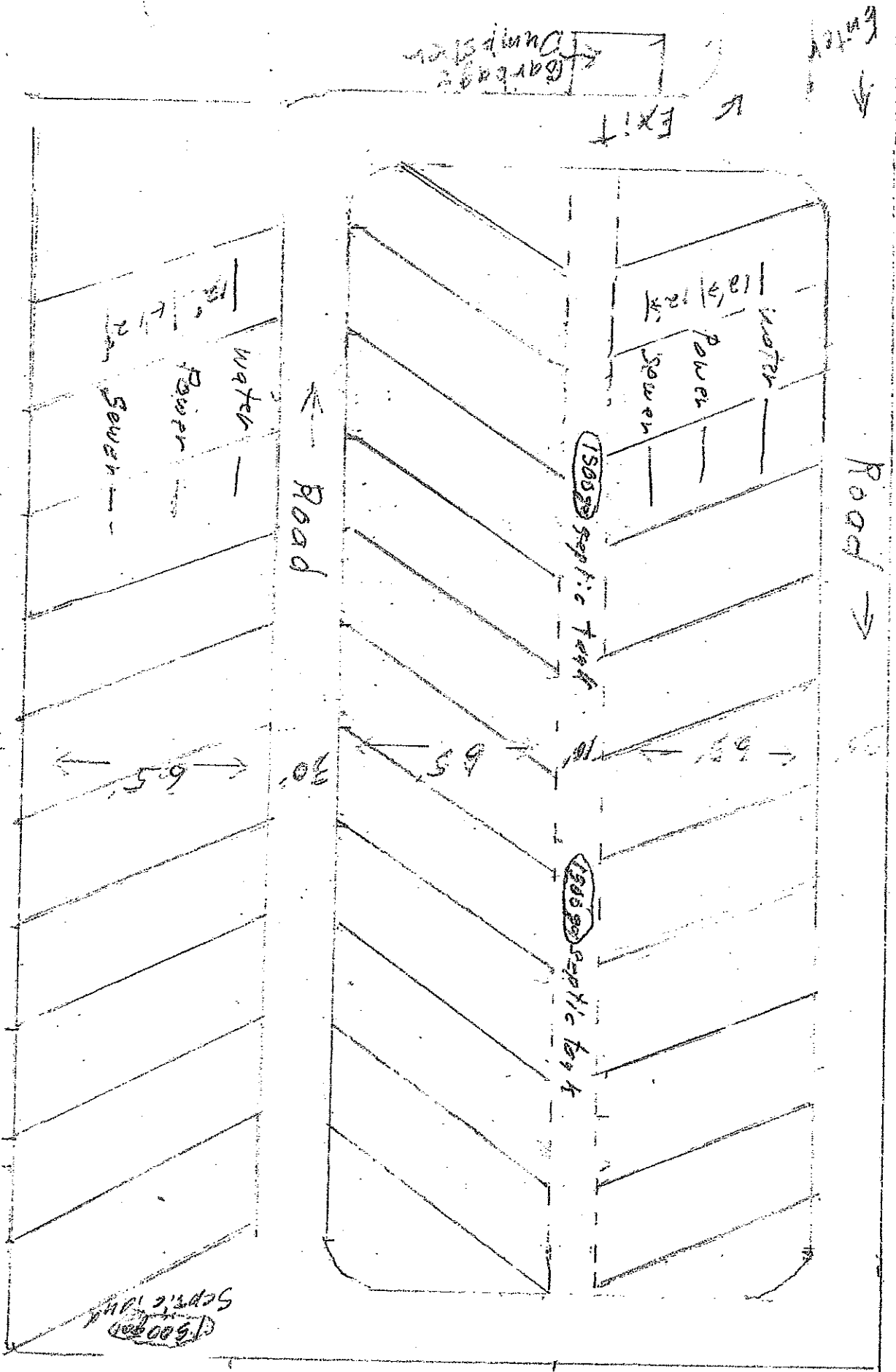
Denise L. Webber
Notary Public - South Dakota
My commission expires: July 1, 2017

(SEAL)



2001/11

Vacant Lots



Phase I

10-21

30-sites

250'

33117

WILSON

Highway 30

Ditch

1500 gal
septic
tank

Road

30'

65'

Exit

Water ---
Power ---
Sewer ---

12'
12'
12'
12'

1500 gal
septic
tank

1500 gal
septic
tank

10'

65'

65'

Enter

→

Road

400'

4250'

Phase II

West

30' sites

+ 250'

Driveway

Parking Lot

Inter Stairway

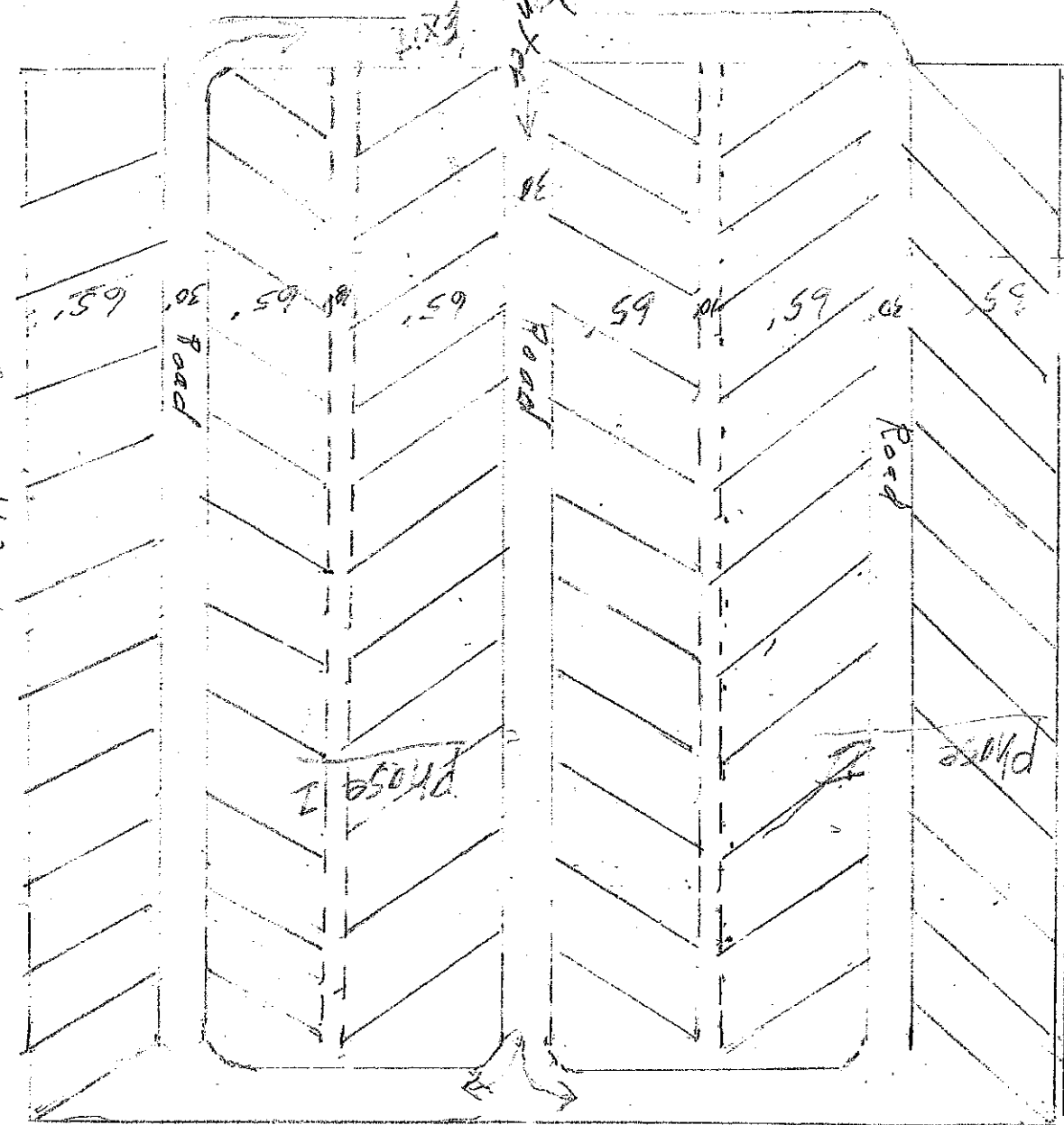
Boat +
Cannon
Storage

Parking Lot

New Building

Storm Water

Entrance



Ditch

Phase II

Phase I

Road

Road

Road

400

33112

60' Sites

150M

Water