

November 10, 2022

AGENDA

YANKTON COUNTY PLANNING COMMISSION

Cherie Hoffman
 Cathy Weiss
 Don Kettering

Dennis Michael
 Chris Barkl
 Matt Evans

Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M. – Washington - Conditional Use Permit

Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstad's Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) west of the 5th PM, Yankton County, South Dakota, according to the duly recorded plat thereof in Books S13, Page 20. E911 address is 44873 River Rat Rd, Gayville, SD

7:10 P.M. – Lange -Conditional Use Permit

Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota – Utica South

7:15 P.M.

Plats

Lange - Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. – Utica South

Law - Plat of Tract F, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota – Utica South

Walloch - Plat of Kelsey's Addition in the SE1/4 of Section 20, T95N, R57W of the 5th P.M., Yankton County, South Dakota - Lesterville

Akland – Plat of Tract 1 and 2 of Akland Addition, an addition in the Southeast Quarter of Section 32, Township 96 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Schenk – Plat of Keith's Addition, in the SW1/4 of the NW1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota

7:20 P.M.
Public Comment

7:25 P.M.
Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 10/11/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/ Vetter

ROLL BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

CALL:

APPROVAL OF MINUTES: MOTION BY: Hoffman SECOND BY: Evans

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

APPROVAL OF AGENDA: MOTION BY: Hoffman SECOND BY: Evans

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Reade – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078 – Mission Hill South

COMMENTS: Grant Reade - Applicant

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

APPROVAL: MOTION BY: Evans SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Lange – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota – Utica South

COMMENTS: None

MOTION: **Tabled to November meeting**
Passed 7-0

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Healy Plat**
ADDRESS/LEGAL: Plat of Healy’s Conservation Easement Tract 1 in the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township
COMMENTS: None

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

APPROVAL: MOTION BY: Michael SECOND BY: Nelson
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Olivier Plat**
ADDRESS/LEGAL: Plat of Lots 12 and 13, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South
COMMENTS: None

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

APPROVAL: MOTION BY: Evans SECOND BY: Kettering
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Lange Plat**
ADDRESS/LEGAL: Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. – Utica South
COMMENTS: None

APPROVAL: MOTION BY: Evans SECOND BY: Hoffman
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant **Washington – Conditional Use Permit** 9/27/2022

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 1805 Section 1905

NOTE:

Conditional Use Permit

Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstad's Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) west of the 5th PM, Yankton County, South Dakota, according to the duly recorded plat thereof in Books S13, Page 20. E911 address is 44873 River Rat Rd, Gayville, SD

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
11/10/2022

Board of Adjustment date:
12/6/2022

Time:

Time:

Yankton County

 Variance X Conditional Use Rezoning

Owner: Marty Rose Washington

Owners Address: 44873 River Rat Road

Owners Phone: 605-376-8942

Applicants Name,
if different from

Owner: Marty Rose Washington

Applicants

Address: 44873 River Rat Road

Job Address: 44873 RIVER RAT RD

Legal: LOT A OF PARCEL C WEVERSTAD'S ADDN S2

Section,
Township, Range: 21-93-54

Zoning
Classification: AG

Affected Zoning
Ordinance: Section 507Section 507

Reason for
Request: Bed & Breakfast / Short-term Rental

List Specific
Hardships: _____

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 11/10/2022 6:05 PM CDT

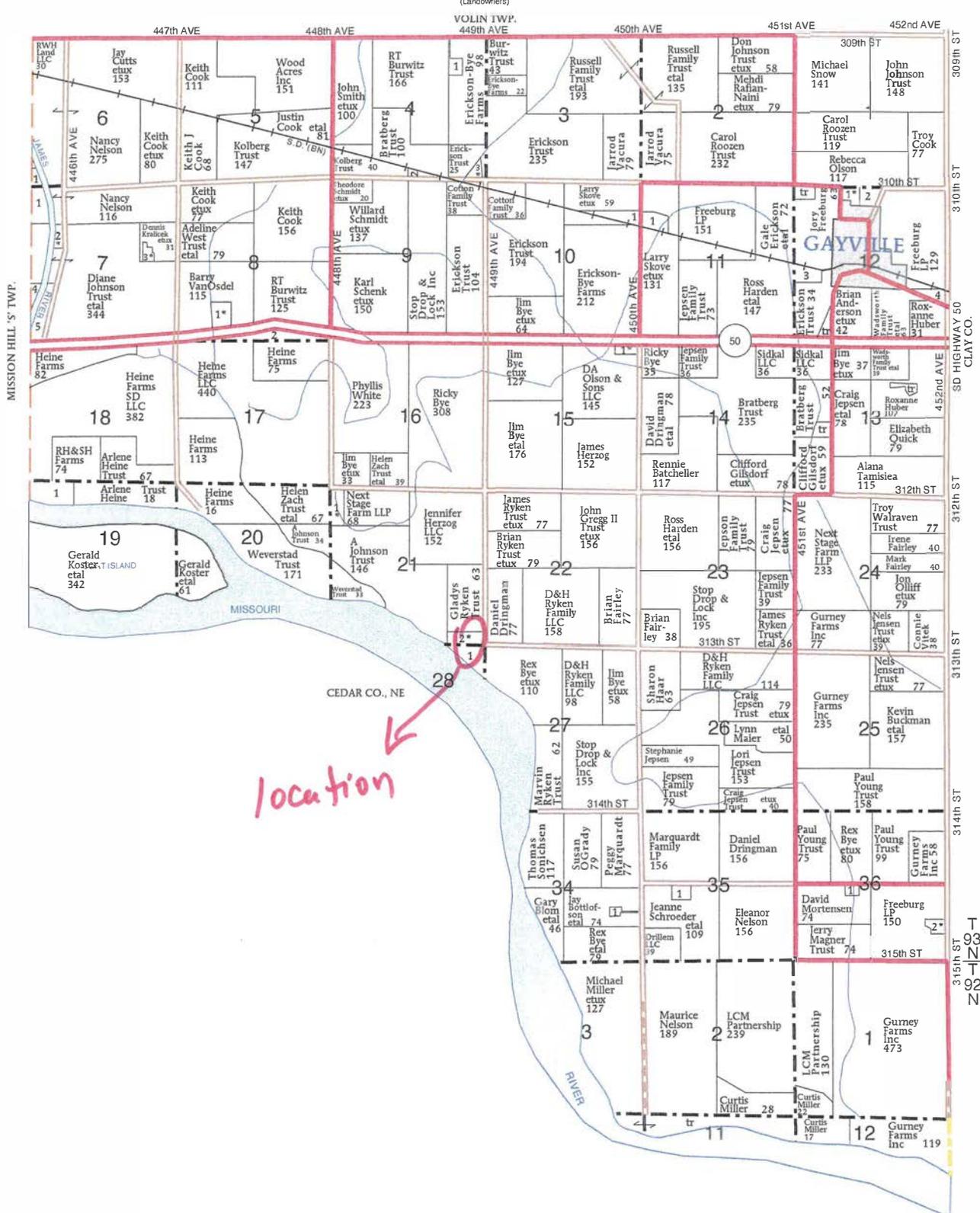
SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

Application Fee: \$300.00 Check #: 201333539 Receipt #: _____



Signature: Marty Rose Washington

Date: 09/27/2022



Location

GAYVILLE TOWNSHIP

SECTION 4

1. Kotalik, Heather 7
2. Stop Drop & Lock Inc 6
3. Schoenberger, Mark etux 12

SECTION 6

1. J&J Farming Company LLC 12

SECTION 7

1. J&J Farming Company LLC 23

2. Johnson, Jeffrey etal 7
3. Thorkildsen, Chris etux 8

SECTION 8

4. Big Bucks LLC 7
5. Reichert, Sheri 6
1. VanOsdel, Ben etal 14

SECTION 25

2. Heine Farms 25

SECTION 10

1. RRJ Enterprises LLC 9

SECTION 11N

1. Barnes Hay & Feed 9

SECTION 12N

1. Bye, Jim etux 5
2. Gayville-Volin School 11
3. Town of Gayville 14

SECTION 15

4. Valley Ag Supply Inc 14

SECTION 19

1. Lansdowne, Beverly etal 5

SECTION 21

1. RH&SH Farms 10
1. Zach Trust, Helen etal 9
2. Merkwan, Gary etux 13

SECTION 28

1. Ryken Trust, Marvin 150

SECTION 34

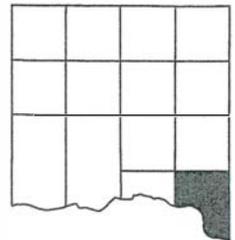
1. Haas Family Trust 7

SECTION 35

1. Dringman, Daniel 8

SECTION 36

1. Deblauw, Christine 5
2. Nodding, Stephen etal 6



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Washington– CUP-2022-86

<p>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,</p>	<p>Yes</p>
<p>Are the requirements of Section 1729 met? (all fees paid at time of application)</p>	<p>Yes</p>
<p>Section 1805:</p>	
<p>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</p>	<p><i>Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507.</i></p>
<p>2. Was notice of public hearing given per Section 1803 (3-5)?</p>	<p>Mailed – Published –</p>
<p>3. Attend the public hearing</p>	
<p>4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use</p>	
<p>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:</p>	
<p>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;</p>	
<p>c. Refuse and service areas, with particular reference to the items in (A) and (B) above;</p>	
<p>d. Utilities, with reference to locations, availability, and compatibility;</p>	
<p>e. Screening and buffering with reference to type, dimensions, and character;</p>	
<p>f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;</p>	
<p>g. Required yards and other open spaces; and</p>	
<p>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.</p>	

Variance, Conditional Use and Rezoning Application CUP-2022-86
 Applicant Marty Rose
 Fees Paid \$300.00
 Created September 26, 2022

Number CUP-2022-86
 01.021.300.210 | Marty Rose Washington | 44873 RIVER RAT RD, GAYVILLE, SD, 57031
 Submitted by Washington on 9/26/2022



Applicant

Marty Rose

mrwashin25@gmail.com

Parcel search Completed On 9/26/2022 6:14 PM EST by Washington



Earthstar Geographics

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
01.021.300.210	44873 RIVER RAT RD	GAYVILLE	REILAND RIVER RAT CABIN LLC (D) WEVERSTAD, RICHARD (D)	0.000

Draft Building Permit Completed On 9/26/2022 7:10 PM EST by Washington

Upload Draft Building Permit

Draft Building Permit Form Completed On 9/26/2022 7:10 PM EST by Washington

Job Address

44873 RIVER RAT RD

Legal Description of Construction Site

LOT A OF PARCEL C WEVERSTAD'S ADDN S2

Owner Name

REILAND RIVER RAT CABIN LLC (D) || WEVERSTAD, RICHARD (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 9/26/2022 7:10 PM EST by Washington

[Generate Draft Building Permit](#)

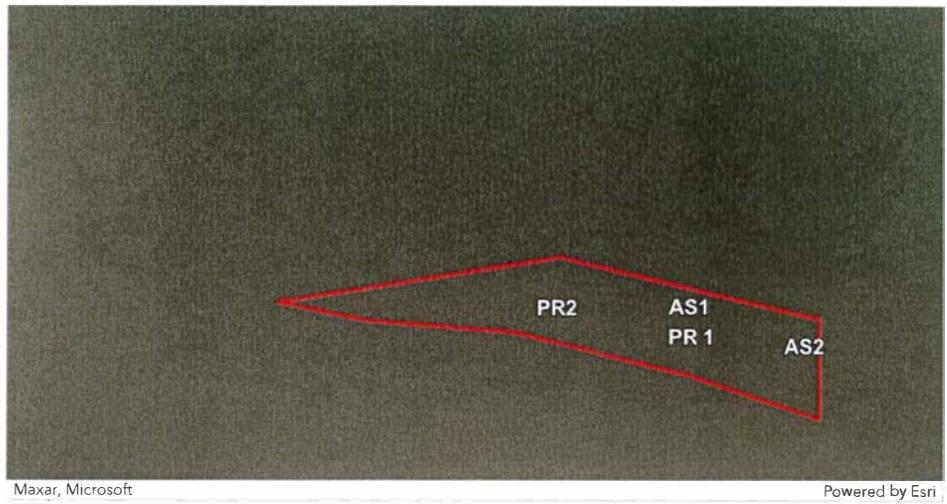
Site Plan Completed On 9/26/2022 7:11 PM EST by Washington

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

Sketch Layer

Reference Layer





Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

PR1: 3-Bedroom Cabin / Proposed Bed & Breakfast

PR2: 1-Bedroom Residence / Owner Occupied

AS1: 2-Car Garage

AS2: 1-Stall Garage & Shop Area

Upload Site Plan and/or additional plans and documents

[Aerial Sketch.jpg](#)

[Aerial Overlay.jpg](#)

Map

- Sketch Layer
- Reference Layer
- Mapproxy

Arrow to select items to move or rearrange

Will let you "add text" to the map

The "draw point" tool will place an X on the map

Draw rectangle: Click and hold to draw a rectangle, release to finish rectangle

Draw polygon: Click once on map to start drawing a polygon, click map at each vertex and double click to finish polygon

Draw line: Click once on the map to start drawing a line, click the map at each vertex and double click to finish drawing the line

Measure: Click once on the map to start measuring, click the map at each vertex and double click to finish. Area can be calculated by drawing a polygon.

Zoom In/Zoom Out buttons

Undo the last edit to the map

Undo all edits to the map

Zoom to initial view

Request Information Completed On 9/26/2022 7:13 PM EST by Washington

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Bed & Breakfast / Short-term Rental

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Marty Rose Washington

Applicant Address

44873 River Rat Road

Applicant Phone

605-376-8942

Owner Information

Owner Name

Marty Rose Washington

Owner Address

44873 River Rat Road

Owner Phone Number

605-376-8942

Property Information

Parcel ID Number

01.021.300.210

Legal Description

LOT A OF PARCEL C WEVERSTAD'S ADDN S2

Site Address

44873 RIVER RAT RD

City

GAYVILLE

Zip

57031

Section-Township-Range

21-93-54

Zoning District

AG

Zoning Description

AG

Existing Use of Property

Residential

Submit Completed On 9/26/2022 7:20 PM EST by Washington

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

9/27/2022

Application Submitted Successfully Completed On 9/26/2022 7:20 PM EST by Washington

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 9/27/2022 8:54 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wants to have a Bed and Breakfast/ short term rentals in an Agriculture District

Planning Commission Code Reference

Section 507

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 507

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 ⓘ

AG

Wave Fee

Notes ⓘ

Director Review Completed On 9/27/2022 9:12 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 9/27/2022 9:44 AM EST by Washington

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method Online

Confirmation Number 201333539

Amount Paid

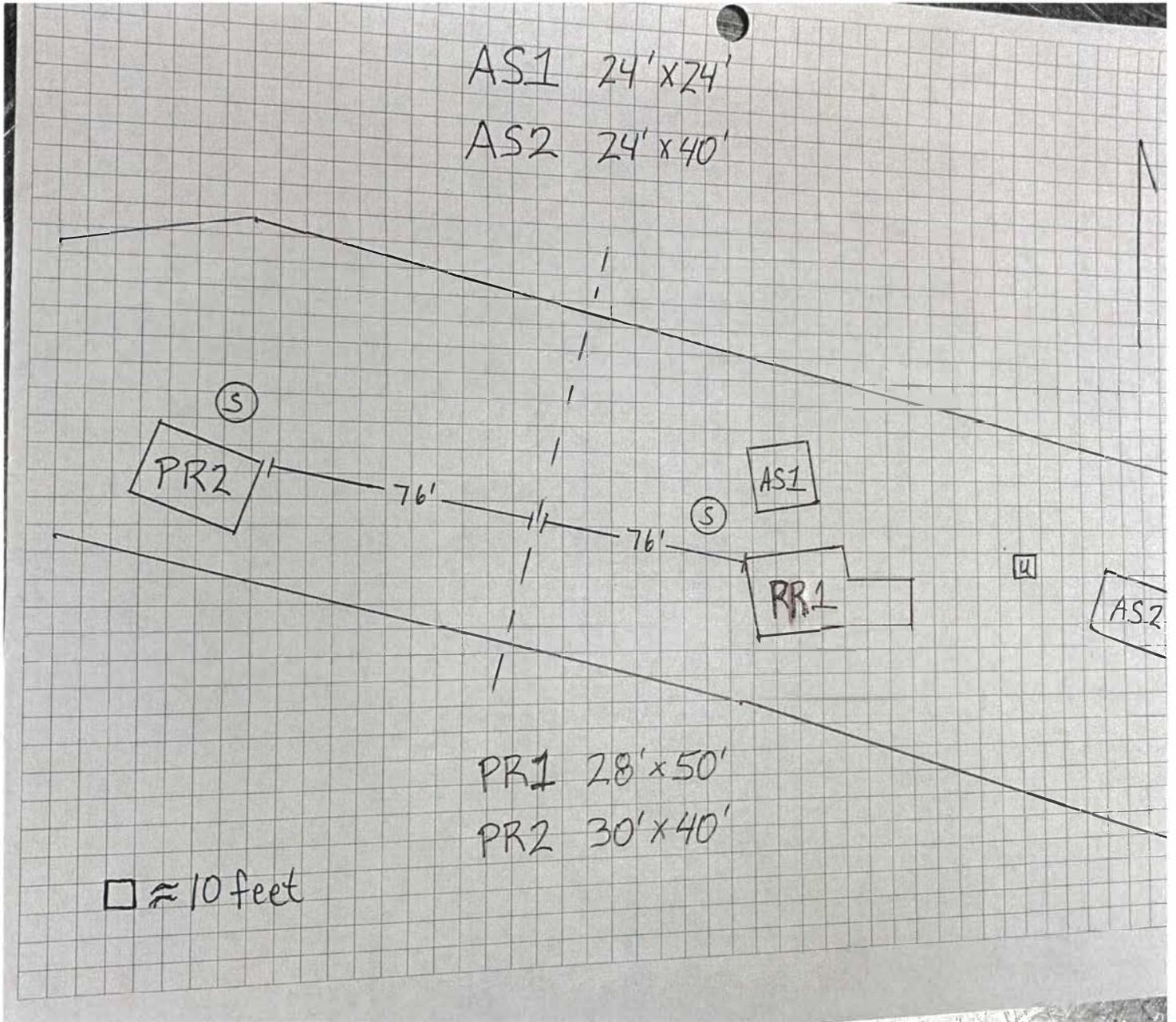
\$300.00

External Notes

Documents

Internal Notes

Documents





AFFIDAVIT OF MAILING

I, Marty Rose Washington, hereby certify that on the 25th day of October, 2022, 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 2640 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.

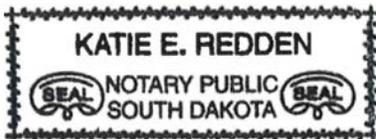
Dated the 25th day of October, 2022.

Marty Rose Washington
(Name)
Affiant

Subscribed and sworn to before me this 25th day of October, 2022.

Katie E. Redden
Notary Public - South Dakota
My commission expires: 10-14-27

(SEAL)



NOTIFICATION

October 24, 2022

Marty Washington
146 Homestead Ln
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 2640 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 10th day of November, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstad's Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) west of the 5th PM, Yankton County, South Dakota, according to the duly recorded plat thereof in Books S13, Page 20. E911 address is 44873 River Rat Rd, Gayville, SD

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,
Marty Washington
Petitioner

BELLETERRE I LLC (D)
44352 308 ST
MISSION HILL SD 57046

BYE, REXD (D)
45142 UNION SCHOOL RD
GAYVILLE SD 57031

DRINGMAN, DANIEL L (D)
45078 UNION SCHOOL RD
GAYVILLE SD 57031

JENNIFER HERZOG LLC (D)
5707 S 216 ST
ELKHORN NE 68022

JOHNSON, A BURNELL TRUST B (D)
PO BOX 7072
YANKTON SD 57078

MERKWAN, GARY A (D)
2708 SD HWY 50
YANKTON SD 57078

REILAND RIVER RAT CABIN LLC (D)
44873 RIVER RAT RD
GAYVILLE SD 57031

RYKEN, BRIAN REVOCABLE TRUST (D)
PO BOX 262
GAYVILLE SD 57031

RYKEN, GLADYS E TRUST (D)
6101E N SHERIDAN RD UNIT 26D
CHICAGO IL 60660

VLAHAKIS, CHRISTINE C (D)
44945 313 ST
GAYVILLE SD 57031

WEVERSTAD REVOCABLE TRUST (D)
2810 DOUGLAS AVE
YANKTON SD 57078

Published once at the total approximate cost of \$22.56 and can be viewed free of charge at www.sd-publicnotices.com

Published October 28, 2022.



lic health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 18th day of October, 2022, and will become effective on the 17th day of November, 2022.

First Reading: October 4, 2022

Second Reading: October 18, 2022

Publication Date: October 28, 2022 (Second Notice of Adoption)

Effective Date: November 17, 2022

TABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY, SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 22-ZN-12 establishing permanent zoning regulations for Yankton County, South Dakota, with such regulations being set forth

(tion)
Dated this 18th day of October, 2022.

Cheri Loest, Yankton County Commission Vice-Chair
ATTEST:

GAYVILLE COMMUNITY CENTER - 404 WASHINGTON STREET, GAYVILLE

MAYFIELD STORE - 44398 SD HWY 46, IRENE

LESTERVILLE FIRE HALL - 212 MAIN ST., LESTERVILLE

LEWIS & CLARK RECREATION AREA - 43349 SD HWY 52, YANKTON

Any voter who needs assistance, pursuant to the Americans with Dis-

Executive Director), 900 Whiting Drive, Yankton, South Dakota.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, November 14th, 2022 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 24th day of October, 2022.

Al Viereck
FINANCE OFFICER

Published once at the total approximate cost of \$14.24 and can be viewed free of charge at www.sd-publicnotices.com.

Published October 28, 2022.

NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Events Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for 1 day, December 17th, 2022, from The Center (Kris Thury, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, November 14th, 2022 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 24th day of October, 2022.

Al Viereck
FINANCE OFFICER

Published once at the total approximate cost of \$14.24 and can be viewed free of charge at www.sd-publicnotices.com

Published October 28, 2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 1st day of November, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet with 16 foot sidewalls in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Wilowdale Rd., Yankton, SD 57078

Published once at the total approximate cost of \$20.44 and can be viewed free of charge at www.sd-publicnotices.com

Published October 21 & 28 2022.

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 10th day of November, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstads Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) west of the 5th P.M., Yankton County, South Dakota, according to the duly recorded plat thereof in Books S13, Page 20. E911 address

November 8, 2022	South Dakota	Yankton County
OFFICIAL GENERAL ELECTION BALLOT		
<p>INSTRUCTIONS TO THE VOTER: To vote for a person FILL IN the oval (●) next to the name. Use only a pencil or pen. If you make a mistake, give the ballot back and get a new one. DO NOT cast more votes than are allowed in each race.</p>		
<p>For United States Senator You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Brian L. Bengs Democratic Party</p> <p><input type="radio"/> Tamara J Lesnar Libertarian Party</p> <p><input type="radio"/> John R. Thune Republican Party</p>	<p>For State Auditor You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Stephanie Marty Democratic Party</p> <p><input type="radio"/> Rene Meyer Libertarian Party</p> <p><input type="radio"/> Richard Sattgast Republican Party</p>	<p>For County Commissioner At Large You may vote for up to <u>three</u> or leave it blank.</p> <p><input type="radio"/> John R. Marquardt Republican Party</p> <p><input type="radio"/> Ryan Heine Republican Party</p> <p><input type="radio"/> Dan Klimisch Republican Party</p> <p><input type="radio"/> Cheri Loest Independent</p> <p><input type="radio"/> Matt Evans Independent</p>
<p>For United States Representative You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Collin Duprel Libertarian Party</p> <p><input type="radio"/> Dusty Johnson Republican Party</p>	<p>For State Treasurer You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> John Cunningham Democratic Party</p> <p><input type="radio"/> Josh Haeder Republican Party</p>	<p>NONPOLITICAL BALLOT</p>
<p>For Governor and Lieutenant Governor To be elected as a team, you may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Jamie Smith for Governor and Jennifer Keintz for Lieutenant Governor Democratic Party</p> <p><input type="radio"/> Tracey Quint for Governor and Ashley Strand for Lieutenant Governor Libertarian Party</p> <p><input type="radio"/> Kristi Noem for Governor and Larry Rhoden for Lieutenant Governor Republican Party</p>	<p>For Commissioner of School and Public Lands You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Timothy Azure Democratic Party</p> <p><input type="radio"/> Brock Greenfield Republican Party</p>	<p>Supreme Court Justice Retention Shall the justice of the Supreme Court named on this ballot, whose term expires January 1, 2023, be retained in office?</p> <p>Justice Patricia J. DeVaney representing the Third Supreme Court District</p> <p><input type="radio"/> Yes</p> <p><input type="radio"/> No</p>
<p>For Secretary of State You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Thomas A Cool Democratic Party</p> <p><input type="radio"/> Monae Johnson Republican Party</p>	<p>For Public Utilities Commissioner You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Jeffrey Barth Democratic Party</p> <p><input type="radio"/> Chris Nelson Republican Party</p>	<p>Supreme Court Justice Retention Shall the justice of the Supreme Court named on this ballot, whose term expires January 1, 2023, be retained in office?</p> <p>Justice Mark E. Salter representing the Second Supreme Court District</p> <p><input type="radio"/> Yes</p> <p><input type="radio"/> No</p>
<p>For Attorney General You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Marty J. Jackley Republican Party</p>	<p>For State Senator, District 18 You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Fredrick Bender Democratic Party</p> <p><input type="radio"/> Jean M. Hunhoff Republican Party</p>	<p>For State Representative, District 18 You may vote for up to <u>two</u> or leave it blank.</p> <p><input type="radio"/> Ryan D. Cwach Democratic Party</p> <p><input type="radio"/> Jay Williams Democratic Party</p> <p><input type="radio"/> Julie Auch Republican Party</p> <p><input type="radio"/> Mike Stevens Republican Party</p>
<p>Go to top of next column</p>	<p>Go to top of next column</p>	<p>Turn page</p> <p>Typ:01 Seq:0001 Spl:01</p>

continued on next page

Published October 28, 2022.



lic health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 18th day of October, 2022, and will become effective on the 17th day of November, 2022.

First Reading: October 4, 2022

Second Reading: October 18, 2022

Publication Date: October 28, 2022 (Second Notice of Adoption)

Effective Date: November 17, 2022

TABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY, SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 22-ZN-12 establishing permanent zoning regulations for Yankton County, South Dakota, with such regulations being set forth

Dated this 18th day of October, 2022.

Cheri Loest, Yankton County Commission Vice-Chair
ATTEST:

GAYVILLE COMMUNITY CENTER ~ 404 WASHINGTON STREET, GAYVILLE

MAYFIELD STORE ~ 44398 SD HWY 46, IRENE

LESTERVILLE FIRE HALL ~ 212 MAIN ST., LESTERVILLE

LEWIS & CLARK RECREATION AREA ~43349 SD HWY 52, YANKTON

Any voter who needs assistance, pursuant to the Americans with Dis-

Executive Director), 900 Whiting Drive, Yankton, South Dakota.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, November 14th, 2022 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 24th day of October, 2022.

Al Viereck
FINANCE OFFICER

Published once at the total approximate cost of \$14.24 and can be viewed free of charge at www.sd-publicnotices.com.

Published October 28, 2022.

NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Events Malt Beverage (on-sale) Retailers License and a Special (on-sale) Wine Retailers License for 1 day, December 17th, 2022, from The Center (Krisz Thury, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, November 14th, 2022 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 24th day of October, 2022.

Al Viereck
FINANCE OFFICER

Published once at the total approximate cost of \$14.24 and can be viewed free of charge at www.sd-publicnotices.com

Published October 28, 2022.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 1st day of November, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet with 16 foot sidewalls in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Wilowdale Rd., Yankton, SD 57078

Published once at the total approximate cost of \$20.44 and can be viewed free of charge at www.sd-publicnotices.com

Published October 21 & 28 2022.

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 10th day of November, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507. Said property is legally described as Lot A of Parcel C in Weverstads Addition, located in the Southeast Quarter (SE1/4), section Twenty-one (21), Township Ninety-three (93) North, Range Fifty-four (54) west of the 5th P.M., Yankton County, South Dakota, according to the duly recorded plat thereof in Books S13, Page 20. E911 address

November 8, 2022	South Dakota	Yankton County
OFFICIAL GENERAL ELECTION BALLOT		
<p>INSTRUCTIONS TO THE VOTER: To vote for a person FILL IN the oval (●) next to the name.</p> <p>Use only a pencil or pen.</p> <p>If you make a mistake, give the ballot back and get a new one.</p> <p>DO NOT cast more votes than are allowed in each race.</p>	<p>For State Auditor You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Stephanie Marty Democratic Party</p> <p><input type="radio"/> Rene Meyer Libertarian Party</p> <p><input type="radio"/> Richard Sattgast Republican Party</p>	<p>For County Commissioner At Large You may vote for up to <u>three</u> or leave it blank.</p> <p><input type="radio"/> John R. Marquardt Republican Party</p> <p><input type="radio"/> Ryan Heine Republican Party</p> <p><input type="radio"/> Dan Klimisch Republican Party</p> <p><input type="radio"/> Cheri Loest Independent</p> <p><input type="radio"/> Matt Evans Independent</p>
<p>For United States Senator You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Brian L. Bengs Democratic Party</p> <p><input type="radio"/> Tamara J Lesnar Libertarian Party</p> <p><input type="radio"/> John R. Thune Republican Party</p>	<p>For State Treasurer You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> John Cunningham Democratic Party</p> <p><input type="radio"/> Josh Haeder Republican Party</p>	<p>NONPOLITICAL BALLOT</p>
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<p>For Attorney General You may vote for <u>one</u> or leave it blank.</p> <p><input type="radio"/> Marty J. Jackley Republican Party</p>	<p>Election Official Ballot Stamp</p> <div style="border: 2px solid black; padding: 10px; font-size: 48px; font-weight: bold; text-align: center;">SAMPLE</div>	
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Yankton County, South Dakota

Receipt

Paid by
Marty Rose
mrwashin25@gmail.com

Payment number
Date paid
Payment method

201333539
September 27, 2022 09:44 AM
Online

\$300.00 paid on September 27, 2022

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2022-86

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant **Neal Lange – Conditional Use Permit 9/21/2022**

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 a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota

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

Planning Commission date:
10/10/2022
Board of Adjustment
date: 12/6/2022

Time: 7:10 PM

Time:

Permit Number: CUP-2022-85

Yankton County

 Variance X Conditional Use Rezoning

Owner: Neal

Owners Address: 827 HEMI DR

Owners Phone: 14023405576

Applicants Name,
if different from

Owner: Neal Lange

Applicants

Address: 827 HEMI DR

Job Address: 3700 WEST 8 ST

Legal: LOT 2A BERNARD S/D N2 W2 W2 NW4

Section,

Township, Range: 15-93 -56

Zoning

Classification: LC

Affected Zoning

Ordinance: Section 1107Section 1107

Reason for

Request: Required by Zoning document for Storage Bldg

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 10/11/2022 7:10 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 200807951 Receipt #:

Date:

Signature:  09/19/2022
Neal

Site Map



Parcel Number: 09.015.400.499

Site Description:

(Landsowners)

UTICA TOWNSHIP

SECTION 1N

- 1. Siebrandt, Jacob etux 5

SECTION 2N

- 1. Kralicek, Melissa 11

SECTION 2S

- 1. Holdahl, Robert etux 5

SECTION 3N

- 1. Grate, Leo etux 11

SECTION 3S

- 1. Holtzmann Family Trust 7

SECTION 4N

- 1. Nedved, Mark 7

SECTION 4S

- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11

- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18

SECTION 5S

- 1. Batcheller, Jay 8

SECTION 6N

- 1. Town of Utica 6

SECTION 6S

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

SECTION 7N

- 1. Anthony, Craig etux 10

SECTION 7S

- 1. Phillips, Timothy etux 5

SECTION 8N

- 1. Christianson, David etux 6

- 2. Hughes, Scott etux 13

SECTION 8S

- 1. Fanta, Timothy etux 9

SECTION 9S

- 1. Rokahr, Steven 9

SECTION 11S

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

SECTION 12N

- 1. Marquardt Family LP 6

SECTION 13N

- 1. Cotton, Jeffrey etux 8

SECTION 14S

- 1. Yankton Medical Clinic PC 12

SECTION 16N

- 1. Anstine, Rodney etux 7

SECTION 17N

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

SECTION 18N

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

SECTION 19

- 1. Schenkel, Daniel etux 7

SECTION 20N

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

SECTION 21N

- 1. Kralicek, Frank etux 5

SECTION 21S

- 1. White Crane Estates LLC 18

SECTION 22N

- 1. Taggart, William etux 9

SECTION 24

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

SECTION 26

- 1. Barnes, David etux 7

SECTION 32

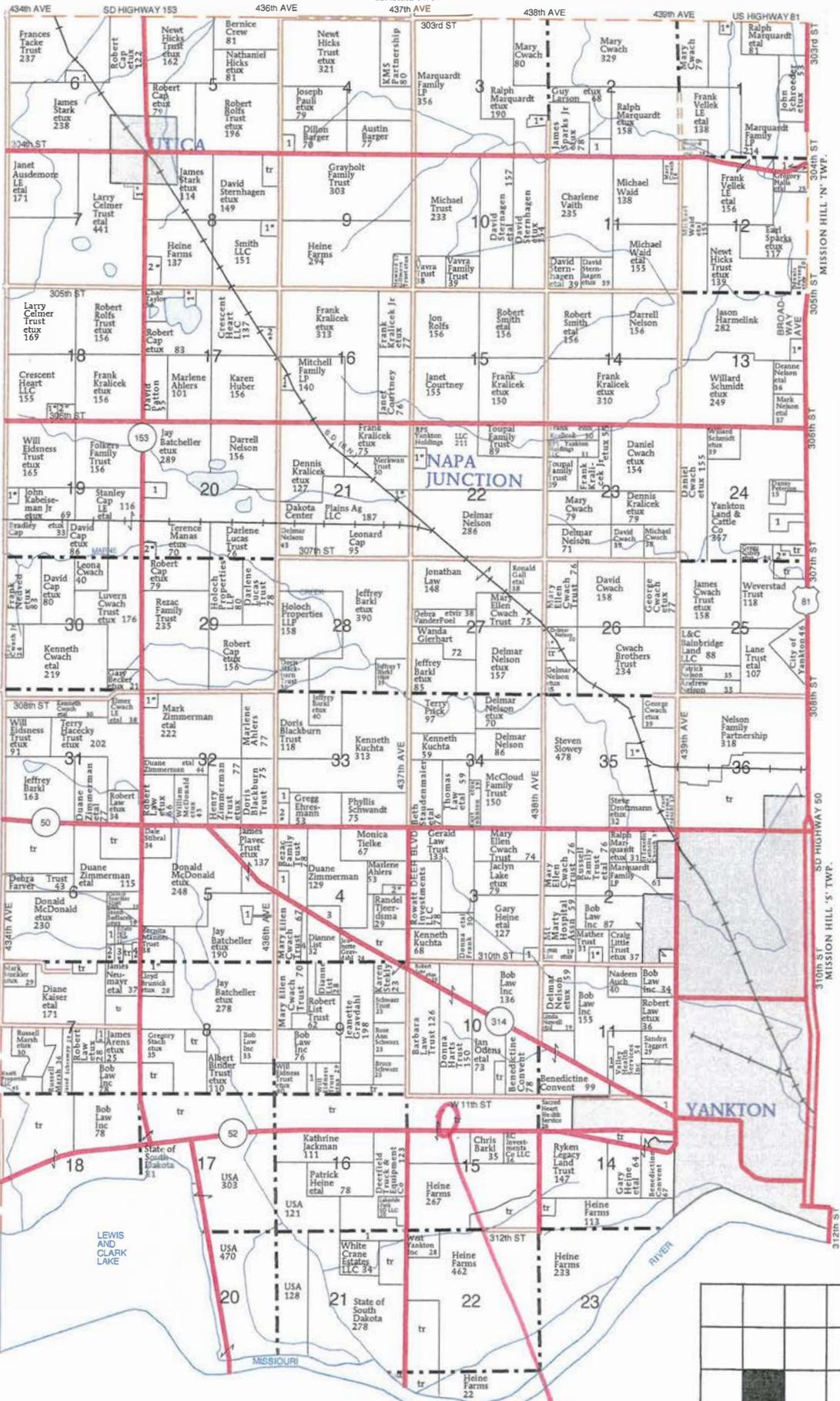
- 1. Zimmerman Trust, Henry etal 12

SECTION 33

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

SECTION 35

- 1. Slowey, Steven etux 14



location

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Lange– CUP-2022-85

<p>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,</p>	<p>Yes</p>
<p>Are the requirements of Section 1729 met? (all fees paid at time of application)</p>	<p>Yes</p>
<p>Section 1805:</p>	
<p>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</p>	<p>Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107</p>
<p>2. Was notice of public hearing given per Section 1803 (3-5)?</p>	<p>Mailed – Published –</p>
<p>3. Attend the public hearing</p>	
<p>4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use</p>	
<p>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:</p>	
<p>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;</p>	
<p>c. Refuse and service areas, with particular reference to the items in (A) and (B) above;</p>	
<p>d. Utilities, with reference to locations, availability, and compatibility;</p>	
<p>e. Screening and buffering with reference to type, dimensions, and character;</p>	
<p>f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;</p>	
<p>g. Required yards and other open spaces; and</p>	
<p>h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional</p>	

use will not adversely affect the public interest.	
--	--

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 10/11/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/ Vetter

ROLL BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

CALL:

APPROVAL OF MINUTES: MOTION BY: Hoffman SECOND BY: Evans

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

APPROVAL OF AGENDA: MOTION BY: Hoffman SECOND BY: Evans

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Reade – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078 – Mission Hill South

COMMENTS: Grant Reade - Applicant

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

APPROVAL: MOTION BY: Evans SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Lange – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota – Utica South

COMMENTS: None

MOTION: **Tabled to November meeting
Passed 7-0**

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Healy Plat**

ADDRESS/LEGAL: Plat of Healy's Conservation Easement Tract 1 in the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township

COMMENTS: None

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

APPROVAL: MOTION BY: Michael SECOND BY: Nelson

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Olivier Plat**

ADDRESS/LEGAL: Plat of Lots 12 and 13, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South

COMMENTS: None

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

APPROVAL: MOTION BY: Evans SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Lange Plat**

ADDRESS/LEGAL: Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. – Utica South

COMMENTS: None

MOTION: **Tabled until November meeting**
Passed 7-0

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Kramer Plat**
ADDRESS/LEGAL: Plat of Tracts 1 and 2 of Lot 2 Except the North 110 Feet Thereof, Binder's Subdivision in the N1/2 of the N1/2 of the NE1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South
COMMENTS: None

MOTION: Approve as presented

APPROVAL: MOTION BY: Michael SECOND BY: Weiss
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Variance Discussion**
ADDRESS/LEGAL:
COMMENTS: Gary Vetter
Butch Becker

MOTION: No action taken

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Evans SECOND BY: Hoffman
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION:

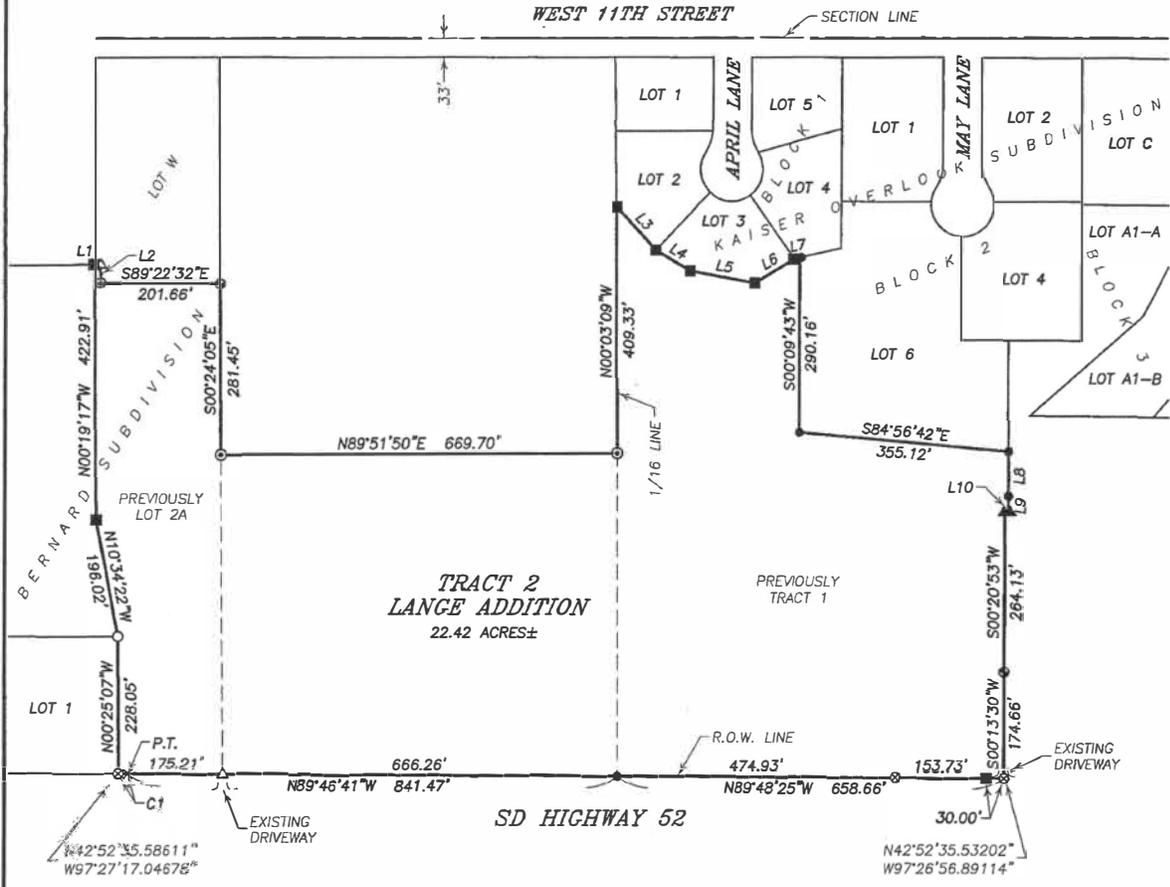
APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION:

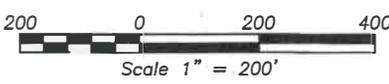
APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
 LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
 SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
 HEREAFTER TO BE KNOWN AS:
 TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
 YANKTON COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N89°02'22"E	8.29'
L2	S00°16'26"E	30.55'
L3	S43°06'45"E	98.84'
L4	S59°53'35"E	68.10'
L5	S79°47'26"E	112.02'
L6	N59°45'32"E	79.25'
L7	N77°38'22"E	10.38'
L8	S00°13'05"W	74.51'
L9	S00°13'05"W	26.92'
L10	S87°06'43"W	6.05'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	68829.83'	0.77'	0°00'02"	0.38'



NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

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

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "T.J.K. R.L.S. 6841"
- ⊗ FOUND ALUMINUM DOT CAP
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK L.S. 2912"
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "JOHNSON LS 2919"
- ▲ FOUND IRON PIPE
- △ FOUND L.S. CAP ILLEGIBLE
- ⊕ FOUND 5/8" SMOOTH BAR
- × CALCULATED CORNER

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4; LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 27TH DAY OF SEPTEMBER, 2022.

JOHN L. BRANDT REG. NO. 5349



REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
 LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
 SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
 HEREAFTER TO BE KNOWN AS:
 TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
 YANKTON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

WE, NEAL W. LANGE, JR. AND BROCK A. LANGE, TRUSTEES OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, DO HEREBY CERTIFY THAT THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 302, AND LOT 2A, BERNARD SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S19 OF PLATS, PAGE 19.

DATED THIS _____ DAY OF _____, 20____.

NEAL W. LANGE, JR.
 TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEAL W. LANGE, JR. WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

DATED THIS _____ DAY OF _____, 20____.

BROCK A. LANGE
 TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BROCK A. LANGE, WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS _____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR,
 CITY OF YANKTON, SOUTH DAKOTA

FINANCE OFFICER'S CERTIFICATE

I, FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20____.

FINANCE OFFICER, CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

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

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 52 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

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

REGISTER OF DEEDS

Variance, Conditional Use and Rezoning Application CUP-2022-85

Fees Paid \$300.00
Created September 19, 2022

Number CUP-2022-85

09.015.400.499 | Neal | 3700 WEST 8 ST, YANKTON, SD, 57078
Submitted by nlange1948 on 9/19/2022



Applicant

Neal Lange

14023405576

hemi69gtx@yahoo.com

Parcel search Completed On 9/19/2022 2:54 PM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.400.499	3700 WEST 8 ST	YANKTON	LANGE FAMILY PROTECTION TRUST (D)	0.000

Request Information Completed On 9/19/2022 3:06 PM EST by nlange1948

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Required by Zoning document for Storage Bldg

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

Owner Address

827 HEMI DR

Owner Phone Number

14023405576

Property Information

Parcel ID Number

09.015.400.499

Legal Description

LOT 2A BERNARD S/D N2 W2 W2 NW4

Site Address

3700 WEST 8 ST

City

YANKTON

Zip

57078

Section-Township-Range

15-93-56

Zoning District

DZ

Zoning Description

LC

Existing Use of Property

Outside Storage

Draft Building Permit Completed On 9/19/2022 3:37 PM EST by nlange1948

Upload Draft Building Permit 

Draft Building Permit Form Completed On 9/19/2022 4:01 PM EST by bconkling

Job Address

3700 WEST 8 ST

Legal Description of Construction Site

LOT 2A BERNARD S/D N2 W2 W2 NW4

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 9/19/2022 4:01 PM EST by bconkling

[Generate Draft Building Permit](#)

Site Plan Completed On 9/19/2022 4:20 PM EST by nlange1948

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

- Sketch Layer
- Reference Layer
- Mapproxy



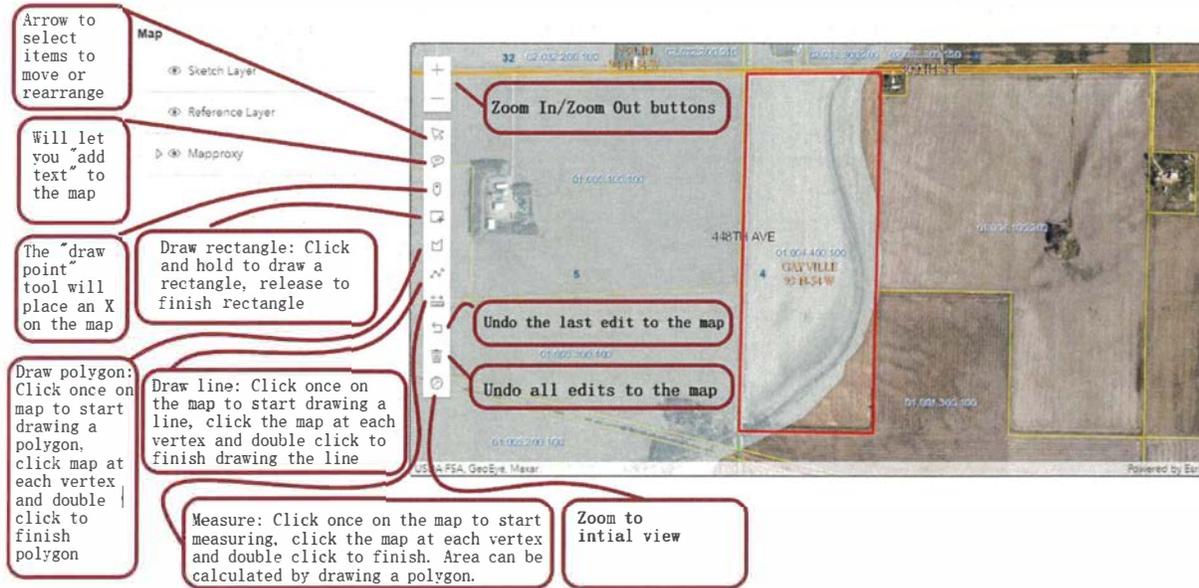
Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

barn lot north storage building.jpg



Submit Completed On 9/19/2022 4:21 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

Neal Lange

Date

9/19/2022

Application Submitted Successfully Completed On 9/19/2022 4:21 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 9/19/2022 4:33 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to build a self-storage building on his property

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 ⓘ

LC

Wave Fee

Notes ⓘ

Director Review Completed On 9/19/2022 4:40 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 9/21/2022 10:02 AM EST by nlange1948

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method

Online

Confirmation Number

200807951

Amount Paid

\$300.00

PC Prep Completed On 9/21/2022 10:22 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

October 11th 2022, 7:10 pm CDT

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

10/01/2022 7:10 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

10/03/2022 7:10 PM

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

10/04/2022 7:10 PM

Date to send email to applicant

09/26/2022

Upload PC Mailing Labels

[Lange labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 10-11-2022.pdf](#)

Permit Number

CUP-2022-85

Receipt Number

PC App Form Completed On 9/21/2022 10:22 AM EST by bconkling

[PC App Form](#)

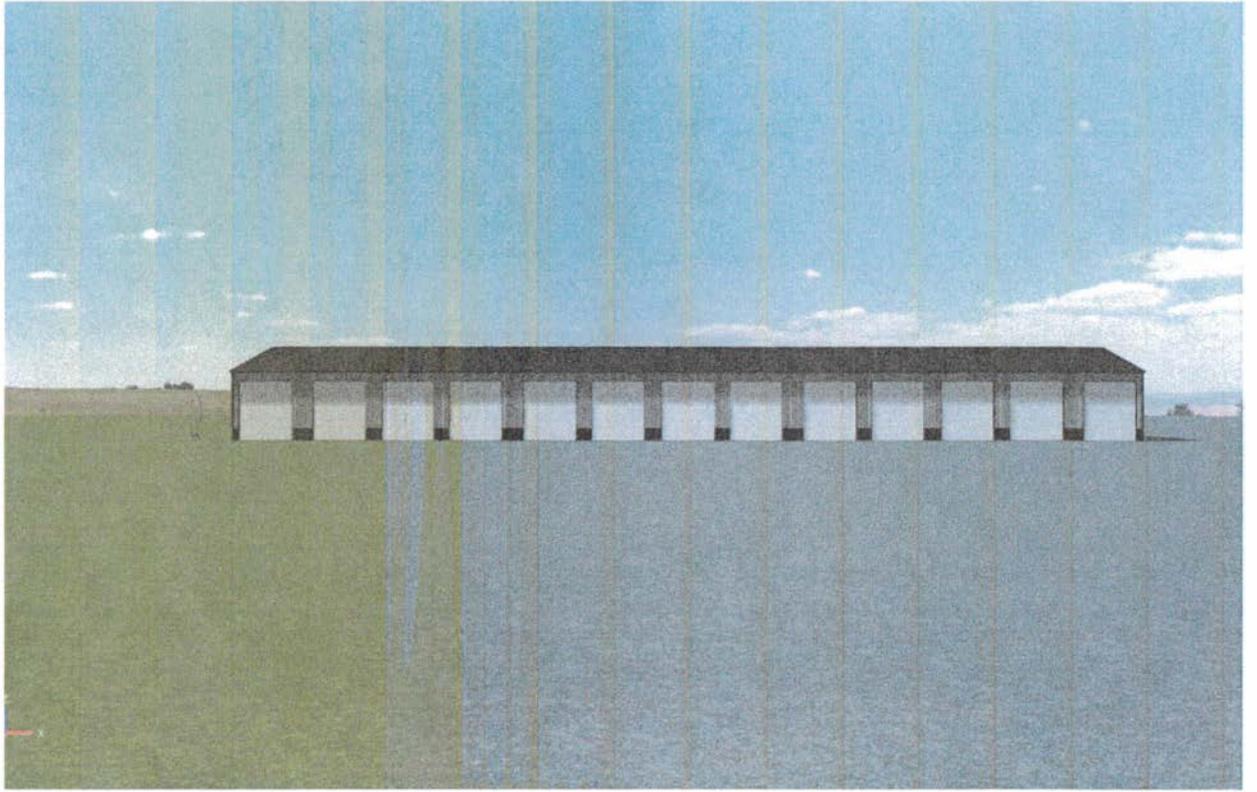
External Notes

Documents

Internal Notes

Documents

258



AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 28 day of Oct, 2022, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 28 day of Oct, 2022

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 28th day of October, 2022.

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



NOTIFICATION

October 24, 2022

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 10th day of November, 2022 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 a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 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

5A BOAT & RV STORAGE LLC (D)
180 OAK HILLS DR
YANKTON SD 57078

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

BLOM, COLE S (D)
517 LOCUST 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

FEAR, JAMES R (D)
1007 APRIL LN
YANKTON SD 57078

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

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

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

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

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, ROBERT G (D)
601 MAPLE 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)
115 BROADWAY SUITE 1
YANKTON SD 57078

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

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

MCHENRY, CRYSTAL (D)
600 DEER BLVD
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

NEU, JOHN (C)
3706 KRISTI 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 LLC (D)
3702 LEADER LN
YANKTON SD 57078

SD DEPT OF TRANSPORTATION (D)
700 EAST 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

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

TJEERDSMA, JEREMY (D)
406 S DEER BLVD
YANKTON SD 57078

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

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

WRIGHT, RICHARD A (D)
31111 434 AVE
YANKTON SD 57078

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

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

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

ZAVADIL, KEVIN M (D)
PO BOX 1062
YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 30th day of September, 20 22, 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.

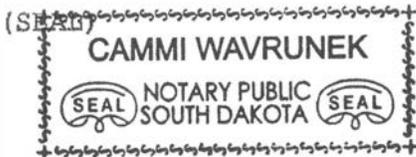
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 30th day of September, 20 22.

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 30th day of September, 20 22.

Cammi Wavrunek
Notary Public - South Dakota
My commission expires: 2-24-2028



NOTIFICATION

September 26, 2022

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 11th day of October, 2022 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 a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 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

5A BOAT & RV STORAGE LLC (D)
180 OAK HILLS DR
YANKTON SD 57078

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

BLOM, COLE S (D)
517 LOCUST 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

FEAR, JAMES R (D)
1007 APRIL LN
YANKTON SD 57078

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

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

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

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

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827 HEMI DR
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LAW, BARBARA M LIVING TRUST (D)
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LEADER, LARRY F (D)
43459 KAISER RD
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LEET, LARRY REVOCABLE TRUST (D)
1011 APRIL LN
YANKTON SD 57078

LEFEBVERE, ROBERT G (D)
601 MAPLE 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

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115 BROADWAY SUITE 1
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MAU, ANTHONY LIVING TRUST (D)
3701 WEST 11 ST
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MCHENRY, CRYSTAL (D)
600 DEER BLVD
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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

NEU, JOHN (C)
3706 KRISTI 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
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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 LLC (D)
3702 LEADER LN
YANKTON SD 57078

SD DEPT OF TRANSPORTATION (D)
700 EAST 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

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

TJEERDSMA, JEREMY (D)
406 S DEER BLVD
YANKTON SD 57078

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

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

WRIGHT, RICHARD A (D)
31111 434 AVE
YANKTON SD 57078

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

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

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

ZAVADIL, KEVIN M (D)
PO BOX 1062
YANKTON SD 57078



YANKTON DAILY PRESS & DAKOTAN

www.yankton.net/classifieds

CLASSIFIEDS

to place an ad call 605-665-7811 fax 605-665-0288 toll free 800-743-2968 email classifieds@yankton.net

1200 Cars
*All junk cars, pickups, vans, running or not WE BUY!
FREE PICKUP
McLean Auto Salvage
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1530 Roofing - Siding
* H & W ROOFING *
(605) 857-1472
We install/Repair
Roofs of all kinds
FREE
Inspections/Estimates
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton
Justus & Team have
20 Years Experience
References Available

1600 Other Real Estate
EQUAL HOUSING OPPORTUNITY
All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex handicap, familial status or national origin. In the sale, rental or financing of housing or an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under the age of 18. In addition, South Dakota State Law also prohibits discrimination based on ancestry and creed. This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe you have been discriminated against in connection with the sale, rental or financing of housing, call the South Dakota Fair Housing ombudsman at 877-832-0161.

1705 Items \$100 or Less
5 Angel wing house plants that bloom \$3.50/each call 605-689-0555.
5 Comemorable numbered Budwaiser steins some holiday. Choice \$24/each. 605-889-0555.

2010 Legal and Public Notices
NOTICE OF HEARING OF THE THE YANKTON COUNTY COMMISSION ADOPTION OF PROPOSED AMENDMENTS TO YANKTON COUNTY DEFINITIONS, ARTICLE 14, ARTICLE 15, and ARTICLE 17
A public hearing will be held before the Yankton County Commission on the 4th day of October, 2022 beginning at 6:45 P.M. and on the 18th day of October, 2022 beginning at 6:40 P.M. in the Commission Chambers 321 West Third Street, Yankton, South Dakota, to consider the recommendation to Adopt Yankton County Ordinance 2020 Amendment to Yankton County Ordinance 2020 Definitions, Article 14 Sign Regulations, Article 15 Supplementary District Regulations, and Article 17 Administrative Procedure and Enforcement per Ordinance 22-ZN-11.

2010 Legal and Public Notices
Book S20, page 1, Yankton County, South Dakota, less highways and roads, E911 address is 43354 310 St, Yankton, South Dakota
NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held before the Yankton County Commission, Yankton County, South Dakota, at 6:35 P.M. on the 4th day of October, 2022 and at 6:30 P.M. on the 18th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the North West Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less
Published twice at the total approximate cost of \$36.29 and can be viewed free of charge at www.sd-publicnotices.com.

1210 Trucks
1939 Chevy Master truck complete \$1,400. Call 605-660-5584.

1555 Dogs - Puppies
AKC Golden Retrievers, Golden Doodles and Poodles. \$600. Ready to go. Shots, dewormed, claws clipped, trait tested, beautiful puppies. References available. Tripp, SD. 605-505-0007. Will send Text pictures.

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

Handy Smith Corona Mark VI portable electric typewriter from the 80's, ribbon works fine, excellent condition \$30. Call 605-760-2634.
New never used Class C Gold Shield camper cover 29-32' from Car cover \$100. 605-661-8017

New UGLY stick with spinning reel \$65. Call 808-636-7361, Yankton.
Queen size mattress & box spring great condition \$100/cash. 605-660-6173.

The complete text of this proposed ordinance amendment referred to above is on file with the Yankton County Auditor office and Yankton County Planning and Zoning Office. The document may be inspected, reviewed, or examined by any interested party by contacting (605) 260-4447.
The public is invited to attend the hearing and to present comments and testimony regarding the proposed amendments to Yankton County Ordinance 2020 Definitions, Article 15 Supplementary District Regulations, and Article 17 Administrative Procedure and Enforcement per Ordinance 22-ZN-11.

1310 Construction
NOW HIRING CONSTRUCTION WORKERS
Poured Concrete Foundations Offering On The Job Training Healthcare Benefits Available Will Need To Present Valid Drivers License
40+ YEARS IN BUSINESS SPECIALIZING IN RESIDENTIAL CONCRETE GIVE US A CALL TO SET UP AN INTERVIEW TODAY!
LANCE ANDERSON CONSTRUCTION INC.
605-665-3551
laconst@iw.net



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

Rifle rack 24" x 36" solid wood ammo storage locks with two keys \$40. Call 808-636-7361, Yankton.
Telescoping flag pole from Mr. Ed's Flag Pole Company, like new, \$85. Call 605-660-5566.

1830 Rummage Sales
1002 Mulberry (in alley) Friday, 9/30, 2pm-6pm Saturday, 10/1, 8am-12pm
Bedsprad, books, cookbooks, purses, jewelry, seasonal decor, printer, handicap supplies, mens XLT 46-50, craft supplies. Come take a look!
1008 Willow Lane Friday, 9/30, 1pm-5pm Saturday, 10/1, 9am-5pm
Saturday Bag sale after 2pm
Garage sale: Bike, dorm refrigerator, vintage sewing notions, buttons, lace, zippers, women's clothing, coats, McCoy flower pots, also plants, jewelry, small Christmas trees, Workbasket booklets.
1105 Maple Friday, 9/30, 8:30am-5pm Saturday, 10/1, 8am-2pm
Antique/ Moving Sale: Furniture, antiques, clothing, foot messenger. Glassware and much, much more! Cash only.

Published twice at the total approximate cost of \$36.29 and can be viewed free of charge at www.sd-publicnotices.com.
Published September 23 & 30, 2022.
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 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Tract One(1). Reads Addition, in the Southeast Quarter of the North-east Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plots, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078

1320 Education
Crofton Community School is seeking an elementary school secretary for immediate hire. Starting pay between \$15.00-16.75 per hour, based on experience, plus competitive benefits package. Position open until filled. Call 402-388-2440 or email clock@croftonwarriors.org to request an application.



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

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Published September 23 & 30, 2022.
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1435 Carpentry
A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-8651.

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1605 Apartment For Rent
1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-664-8886 or Skogen Company 605-263-3941.

1105 Maple Friday, 9/30, 8:30am-5pm Saturday, 10/1, 8am-2pm
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Garage sale: Bike, dorm refrigerator, vintage sewing notions, buttons, lace, zippers, women's clothing, coats, McCoy flower pots, also plants, jewelry, small Christmas trees, Workbasket booklets.

Published twice at the total approximate cost of \$38.30 and can be viewed free of charge at www.sd-publicnotices.com.
Published September 23 & 30, 2022.
NOTICE OF HEARING OF THE THE YANKTON COUNTY COMMISSION ADOPTION OF PROPOSED AMENDMENTS TO YANKTON COUNTY E911 RURAL ADDRESSING ORDINANCE

For All of Your Carpentry Needs: Custom Built Windows, Siding, Garages, Additions, Patios and More. Call Anders Carpentry at 605-661-1190.

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

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

1609 Pine Friday, 9/30, 8:30am-5pm Saturday, 10/1, 8am-2pm
Boy's & girl's clothing, newborn through size 8-9. Adult clothing, baby equipment, meat saw and miscellaneous.

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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 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota
Published once at the total approximate cost of \$33.41 and can be viewed free of charge at www.sd-publicnotices.com.

1500 Moving - Storage
For Rent: 10x20 Storage Unit. East Hwy 50. Call 605-655-4521.

1335 Other Employment

1605 Apartment For Rent
1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-664-8886 or Skogen Company 605-263-3941.

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1335 Other Employment

CNA/NA:
Full time, evenings or nights
We are looking for someone to provide nursing care in our private long-term care center. No computer charting. Shift differential. Includes rotating weekends and holidays.
Housekeeper: Part time
We are looking for someone to do daily, weekly, monthly and yearly housekeeping duties. Monday-Friday, 20 hrs/wk
Come join us in a calm, caring work atmosphere!
Benefits available.
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www.yanktonbenedictines.org/jobs/

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Full time, evenings or nights
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Housekeeper: Part time
We are looking for someone to do daily, weekly, monthly and yearly housekeeping duties. Monday-Friday, 20 hrs/wk
Come join us in a calm, caring work atmosphere!
Benefits available.
Sacred Heart Monastery
1005 W 8th St., Yankton, SD 57078 • (605) 668-6284
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1500 Moving - Storage
For Rent: 10x20 Storage Unit. East Hwy 50. Call 605-655-4521.

1335 Other Employment

1605 Houses For Sale
1900 & 1902 Dakota
Now building! 3 or 4 bedroom, 3-bath, 3-car garage, zero step entry

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1939 Chevy Master truck complete \$1,400. Call 605-660-5584.

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1335 Other Employment

WANTED: Mechanic

Full-time position to maintain, diagnose, repair, and manage the Cedar-Knox PPD fleet of vehicles and special purpose equipment, including aerial devices.

Associate degree or equivalent in diesel mechanics from community college or technical school and 3 years experience or equivalent combination of education and experience preferred. Applicant must have a valid Commercial Drivers License.

Cedar-Knox offers competitive wages and a great benefit package. Please send resume by October 20th to be considered for this position.

Cedar-Knox PPD
Attn: Troy, PO Box 947
Hartington, NE 68739

1435 Carpentry

A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-665-8651.

Please Recycle!

For All of Your Carpentry Needs: Custom Built Windows, Siding, Garages, Additions, Patios and More. Call Andrew Carpentry at 605-661-1190.

HOME REPAIRS

Carpentry, Drywall, Painting. Call Scott for a Free Estimate! 605-660-0277

1500 Moving - Storage

For Rent: 10x20 Storage Unit. East Hwy 50. Call 605-655-4521.

1530 Roofing - Siding

*** H & H ROOFING ***
(605) 857-1472
We Install/Repair
Roofs of all kinds
FREE
Inspections/Estimates
Licensed/Bonded/Insured
Locally Owned & Operated in
Yankton
Justus & Team have
20 Years Experience
References Available

TBD 2nd & Pine, Springfield \$30,000

Build your dream home! 6 Lots in great location! Jolene, C21, 605-464-9634.

1705 Items \$100 or Less

Emerson DVD Player. Works fine \$15. Call 605-668-9520.

1790 Lawn - Garden

Walk behind self-propelled Leaf vacuum with on board chipper, large collection bag, excellent condition, new \$2,400 asking \$1,100. 605-660-0137.

1830 Rummage Sales

1217 Walnut St. (Inside sale)
Saturday, 10/8, 8am-5pm
Sunday, 10/9, 8am-5pm

China hutch, armoires, nightstands, lamps, household goods and décor, patio table and outdoor accessories, gas firepit, Weber grill, new powerwasher, snowblower, lots of miscellaneous. Cash only.

1605 Apartment For Rent

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

1 & 2 Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. Non-smoking units. 605-664-8886 or Skogen Company 605-263-3941.

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

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

1-bedroom for elderly or persons with disabilities. CANYON RIDGE, 1700 Locust. Rent based on income. Non-smoking unit. Equal Housing Opportunity. 605-760-4711 or Skogen Company, 605-263-3941.

2-Bedroom, no stairs, water/heat included, garage, dishwasher, washer/dryer, O/A, NO PETS/smoking Contact 605-660-1271 or 605-660-1115.

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

1625 Mobile Homes For Rent

2 Bedroom, Appliances, \$750/month. Includes lot rent, water & garbage. No pets/smoking. 605-665-9778.

1335 Other Employment

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Saturday, 10/8, 8am-5pm
Sunday, 10/9, 8am-5pm

China hutch, armoires, nightstands, lamps, household goods and décor, patio table and outdoor accessories, gas firepit, Weber grill, new powerwasher, snowblower, lots of miscellaneous. Cash only.

1411 W. 25th
Thursday, 10/6, 8am-5pm
Friday, 10/7, 8am-5pm
Saturday, 10/8, 8am-1pm

Clothes, lots of Christmas stuff. Wooden planters, sewing machine cabinet, lots of craft items. Knick-knacks, religious crosses, homemade jewelry, silver. Welcome sign benches, end tables, plants, golf clubs. Lean Mean grilling machine.

1717 College
Saturday, 10/8, 8am-1pm
Garage Sale

Women's and men's clothing, glassware, Precious Moments, collectibles, porcelain dolls. Camping/fishing, toys, girls dress up clothes. MK purse, furniture.

1905 Bradley
Thursday, 10/6, 9am-5pm
Friday, 10/7, 9am-5pm

Young girls and women's-plus size clothing, coats, shoes, sewing machine, mixers, food processor, albums, movies, books, antique dolls, bedding. Priced to sell!

211 W. 15th St.
Thursday, 10/6, 8am-6pm
Friday, 10/7, 8am-6pm
Saturday, 10/8, 8am-5pm

RUMMAGE SALE

Lots of DeWalt & Sthl power tools, standing table saw, 6" stainless steel toolbox on wheels with eleven drawers & butcher block top. Weed eater, blower vac, shop vacuum, hedge trimmer, chainsaw. Lots of hand tools, garden tools, yard ornaments & MANY household items & decor!! Too many things to list!

1870 Ag Equipment

7' Farm King finish mower \$4,000 new, used one season \$3,000/OBO. Call 605-660-5584.

2010 Legal and Public Notices

2022 Statewide Ballot Measures

Constitutional Amendment D

Title: An initiated amendment to the South Dakota Constitution expanding Medicaid eligibility.

Attorney General Explanation: Medicaid is a program, funded by the State and the federal government, to provide medical coverage for low-income people who are in certain designated categories. This constitutional amendment expands Medicaid eligibility in South Dakota. It requires the State to provide Medicaid benefits to any person over age 18 and under 65 whose income is at or below 133% of the federal poverty level, plus 5% of the federal poverty level for the applicable family size, as provided in federal law. For people who qualify under this amendment, the State may not impose burdens or restrictions that are greater than those imposed on any other person eligible for Medicaid benefits under South Dakota law.

The South Dakota Department of Social Services must submit to the federal government all documentation required to implement this

Vote "No" to leave the Constitution as it is.

Fiscal Note: The proposed expansion of Medicaid could cover an additional 42,500 eligible individuals, with a total estimated cost over the first five years of \$1,515,214,000. For the first five years under current federal law, the state's share of expenses could be \$166,244,000 with the state recognizing additional general fund savings of \$162,473,000.

That Article XXI of the Constitution of South Dakota be amended by adding a NEW SECTION to read:

§10 Beginning July 1, 2023, the State of South Dakota shall provide Medicaid benefits to any person over eighteen and under sixty-five whose income is at or below one hundred thirty-three percent of the federal poverty level plus five percent of the federal poverty level for the applicable family size, as authorized by federal law as of January 1, 2021. Such person shall receive coverage that meets or exceeds the benchmark or benchmark-equivalent coverage requirements, as such terms are defined by federal law as of January 1, 2021.

The State of South Dakota may not impose greater or additional burdens or restrictions on eligibility or enrollment standards, methodologies, or practices on any person eligible under this section than on any person otherwise eligible for Medicaid under South Dakota law.

No later than March 1, 2023, the Department of Social Services shall submit all state plan amendments necessary to implement this section to the United States Department of Health and Human Services, Centers for Medicare and Medicaid Services.

The State of South Dakota shall take all actions necessary to maximize the federal financial medical assistance percentage in funding medical assistance pursuant to this section.

This section shall be broadly construed to accomplish its purposes and intents. If any provision in this section or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of the section that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this section are severable.

Initiative Measure 27

Title: An initiated measure legalizing the possession, use, and distribution of marijuana.

Attorney General Explanation: This initiated measure legalizes the possession, use, and distribution of marijuana and marijuana paraphernalia by people age 21 and older. Individuals may possess one ounce or less of marijuana. They may also distribute one ounce or less of marijuana without payment or other consideration.

Marijuana plants, and the marijuana produced from those plants, may be possessed under specific conditions. Marijuana plants may only be grown, and the marijuana from those plants may only be possessed, in counties or cities where no licensed retail marijuana store is available or where allowed by county or city ordinances.

Certain violations of the restrictions the measure places on the possession, use, and distribution of marijuana and marijuana paraphernalia are subject to various civil penalties. Individuals under age 21 can attend drug education or counseling instead of paying a civil penalty.

The measure legalizes substances considered felony-controlled substances under State law. Marijuana remains illegal under Federal law.

Judicial or legislative clarification of the measure may be necessary.

Vote "Yes" to adopt the initiated measure.

Vote "No" to leave South Dakota law as it is.

Fiscal Note: The State and counties could see a minimal decrease in expenses due to decreased incarceration for marijuana-related offenses, and the State could see marginal additional revenue in the form of new civil penalty fines.

Section 1. That title 34 be amended by adding a NEW SECTION to read:

Terms used in this chapter mean: (1) "Hemp," the plant of the genus cannabis, and any part of that plant, tenths of one percent on a dry weight basis;

(2) "Local government," means a county, municipality, town, or township;

(3) "Marijuana," the plant of the genus cannabis, and any part of that plant, including, the seeds, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including hash and marijuana concentrate. The term includes an altered state of marijuana absorbed into the human body. The term does not include hemp, or fiber produced from the stalks, oil or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products;

(4) "Marijuana accessory," any equipment, product, material, which is specifically designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, ingesting, inhaling, or otherwise introducing marijuana into the human body.

Section 2. That title 34 be amended by adding a NEW SECTION to read:

This chapter does not affect laws that otherwise regulate:

(1) Delivery or distribution of marijuana or marijuana accessories, with or without consideration, to a person younger than twenty-one years of age;

(2) Purchase, possession, use, or transport of marijuana or marijuana accessories by a person younger than twenty-one years of age;

(3) Consumption of marijuana by a person younger than twenty-one years of age;

(4) Operating or being in physical control of any motor vehicle, train, aircraft, motorboat, or other motorized form of transport while under the influence of marijuana;

(5) Consumption of marijuana while operating or being in physical control of a motor vehicle, train, aircraft, motorboat, or other motorized form of transport, while it is being operated;

(6) Smoking marijuana within a motor vehicle, aircraft, motorboat, or other motorized form of transport, while it is being operated;

(7) Possession or consumption of marijuana or possession of marijuana accessories on the grounds of a public or private preschool, elementary school, or high school, in a school bus, or on the grounds of any correctional facility;

(8) Smoking marijuana in a location where smoking tobacco is prohibited;

(9) Consumption of marijuana in a public place, unless permitted by statute;

(10) Consumption of marijuana as part of a criminal penalty or a diversion program;

(11) Conduct that endangers others;

(12) Undertaking any task under the influence of marijuana, if doing so would constitute negligence or professional malpractice; or

(13) Performing solvent-based extractions on marijuana using solvents other than water, glycerin, propylene glycol, vegetable oil, or food grade ethanol, unless permitted by statute.

Section 3. That title 34 be amended by adding a NEW SECTION to read:

This chapter does not:

(1) Require that an employer permit or accommodate an employee to engage in conduct allowed by this chapter;

(2) Affect an employer's ability to restrict the use of marijuana by employees;

(3) Limit the right of a person who occupies, owns, or controls private property from prohibiting or otherwise regulating conduct permitted by this chapter on or in that property; or

(4) Limit the ability of the state or a local government to prohibit or restrict any conduct otherwise permitted under this chapter within a building owned, leased, or occupied by the state or the local government.

Section 4. That title 34 be amended by adding a NEW SECTION to read:

Subject to the limitations in this chapter, and notwithstanding any other law, the following acts, if done by a person at least twenty-one years of age, may not be an offense under state or local law, regulation, or ordinance, be subject to a civil fine, penalty, or sanction; be a basis for detention, search, or arrest; be a ba-

distributed without consideration one ounce or less of marijuana, except that not more than eight grams of marijuana may be in a concentrated form;

(2) Possessing, planting, cultivating, harvesting, drying, processing, or manufacturing not more than three marijuana plants and possessing the marijuana produced by the plants, if:

(a) The plants and any marijuana produced by the plants in excess of the amount permitted in a private residence, are in a locked space, and are not visible by normal, unaided vision from a public place;

(b) Not more than six plants are kept in or on the grounds of a private residence at one time; and

(c) The private residence is located within the jurisdiction of a local government where there is no licensed retail store where marijuana is available for purchase pursuant to this chapter.

(3) Assisting another person who is less than twenty-one years of age, or allowing property to be used, in any of the acts permitted by this section; and

(4) Possessing, using, delivering, distributing, manufacturing, transferring, or selling to persons twenty-one years of age or older marijuana accessories.

Section 5. That title 34 be amended by adding a NEW SECTION to read:

A person who commits the following act is subject to a civil penalty not exceeding the amount specified:

(1) Violates section 42(a) of this chapter by cultivating marijuana plants that are visible by normal, unaided vision from a public place, two hundred and fifty dollars.

(2) Violates section 42(a) of this chapter by cultivating marijuana plants that are not kept in a locked space, two hundred and fifty dollars.

(3) Smokes marijuana in a public place, other than in an area licensed for such activity by the department, one hundred dollars.

(4) Is under twenty-one years of age and possesses, uses, ingests, inhales, transports, delivers without consideration or distributes without consideration one ounce or less of marijuana or possesses, delivers without consideration, or distributes without consideration marijuana accessories, one hundred dollars. The person shall be provided the option of attending up to four hours of drug education or counseling in lieu of the civil penalty.

Section 6. That title 34 be amended by adding a NEW SECTION to read:

This chapter must be broadly construed to accomplish its purposes and intents. Nothing in this chapter purports to supersede any applicable federal law, except where allowed by federal law. If any provision in this chapter or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality may not affect other provisions or applications of the chapter that can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this chapter are severable.

Published once at the total approximate cost of \$137.60 and can be viewed free of charge at www.sd-publicnotices.com.

Published October 7, 2022.

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 11th day of October, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E914 address is 1904 Willowdale Rd., Yankton, SD 57078

NOTICE OF PUBLIC HEARING

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CNA/NA:
Full time, evenings or nights

We are looking for someone to provide nursing care in our private long-term care center. No computer charting. Shift differential. Includes rotating weekends and holidays.

Housekeeper:
Part time

We are looking for someone to do daily, weekly, monthly and yearly housekeeping duties. Monday-Friday, 20 hrs/wk.

Come join us in a calm, caring work atmosphere!
Benefits available.

Apply at: **Sacred Heart Monastery**
1005 W 8th St, Yankton, SD 57078 • (605) 668-6284
www.yanktonbenedictines.org/jobs/

2010 Legal and Public Notices

sioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plan recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota

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Published September 30 & October 7, 2022.

The University of South Dakota will be having their Surplus Sale out at the Quonset on Highway 50 here in Vermillion by the Yucurevich Children Center, just North of the Dome, on October 14th starting at 9 AM, until 3 PM that day. It is a cash only sale. If you have any questions, please contact Raleigh Tiaht at Raleigh.Tiaht@usd.edu, or call at

2010 Legal and Public Notices

605-658-3634. Published three times at the total approximate cost of \$15.81 and can be viewed free of charge at www.sd-publicnotices.com.

Published September 23, 30 and October 7, 2022.

YANKTON COUNTY NOTICE TO BIDDERS

Sealed bids will be received by the Board of Yankton County Commissioners of Yankton County, South Dakota. These bids will be received no later than 11:00 am on Thursday, October 20th, 2022. At that time, the sealed bids will be opened and publicly read at the Planning and Zoning Meeting Room on the 2nd floor of the Yankton County Government Center, 321 W 3rd Street, Yankton, South Dakota.

Crushed Gravel

Each bid must used be completed on forms provided by the Yankton County Highway Department and enclosed in plain sealed envelopes addressed to Yankton County Audi-

2010 Legal and Public Notices

tor, 321 W 3rd Street, Yankton, SD 57078. Mark as to the type of bid enclosed. No bid checks or bid deposits will be required in the bidding process. Any bid documents not received by the Auditor by 11:00 AM or unsealed will not be opened or considered. You may request these bid forms by contacting 605-260-4473, emailing mikes@co.yankton.sd.us or download them from our website www.co.yankton.sd.us under Notices and Bid Documents Tab.

Dated: October 4th, 2022

Patty Hojem Yankton County Auditor Yankton

Mike Sedlacek County Highway Superintendent

Published twice at the total approximate cost of \$30.81 and can be viewed free of charge at www.sd-publicnotices.com.

Published October 7 & 15, 2022.

Sentence

From Page 1

He admitted to being intoxicated, and the incident involved another person who fired a gun.

Authorities note the size difference between Saunsoi, listed as about 6 feet tall and 240 pounds, and the 19-year-old female victim, listed as approximately 5-foot-5 and 150 pounds.

At the sentencing, defense attorney Nathan Stratton sought probation in order for this client to turn his life around. The attorney noted everyone at the incident was intoxicated. He also noted Saunsoi's family background, which included alcoholism, and the defendant's own efforts to seek a right path in life.

"I believe, if Skyler was sober, we wouldn't be here today," Stratton said. "If he hadn't been drinking, if he was sober, then this wouldn't have happened."

Saunsoi took full responsibility for his role in that night's events and was sorry for the outcome, Stratton said. In addition, the attorney noted his client had already served 177 days and, with a felony on his record, would face difficult prospects ahead of him.

Judge Bryan Meisner said, in passing sentence, he took into account the defendant's age, experience and criminal background. The judge agreed, had Saunsoi not been drinking, things may have been different, and Saunsoi didn't start the fight and didn't possess the gun.

"But to give less (of a sentence) would show disrespect for the law," the judge said, noting the defendant's multiple physical attacks and the extensive injuries suffered by the victim.

Trooper Dustin Nutsch, with the Nebraska State Patrol (NSP) in Norfolk, provided his report on the incident in court papers.

On April 1, he was contacted at 4:50 a.m. by NSP dispatch and called in to work, assisting the Cedar County sheriff's office with an emergency. Gunshots had been fired at Shop EZ store and plaza, located at South Yankton in Cedar County.

The shooter had left the scene in a white Ford Taurus and had last been seen turning west onto Highway 121 from Highway 81.

Nutsch arrived at Shop EZ at 5:20 a.m., where Cedar County authorities were already on scene. Sheriff Larry Koranda contacted

Nutsch and directed the trooper to the residence directly west of the gas station business.

Nutsch went to the residence, where he and deputies had contact with the occupants, who indicated they had been involved in an altercation with multiple parties with one person using a firearm. The occupants indicated the firearm had been a handgun possessed by a male.

The occupants indicated the man fired the handgun multiple times into the air before leaving the residence in a white Taurus. The occupants reiterated the man was gone and was last seen westbound on Highway 121.

Saunsoi and the man with the gun, later identified as Arthur Denny, provided their versions—including some conflicting details—about the incident and the assault on the woman.

While on scene, Nutsch requested that one of the occupants exit the home and speak with him. The person identified himself as "SKYLAR" Saunsoi and complied with the trooper's request to sit in the patrol car. Nutsch asked Saunsoi about the incident involving the shooting as well as incidents before and after the shooting.

Troopers, including Sgt. Scott Rutten, began searching the Knox County area and completing record checks to locate persons and vehicles matching the descriptions for follow-up interviews.

Officers on scene searched the area but were unable to locate spent bullet casings.

Nutsch conducted a further check, learning "SKYLAR" Saunsoi had a record of gang activity, jail booking photos from 2018 and 2019, and photos to confirm his identity. Saunsoi was not currently wanted.

When asked about the proper spelling of his first name, Saunsoi maintained the original spelling. Nutsch informed him of the photos and information, detaining him for false reporting. Saunsoi said he lied because he had warrants in Santee and was avoiding jail.

Nutsch arrested him for false reporting and transported him to the Cedar County Jail.

Rutten, the other trooper, located Arthur Denny, 18, of Santee who admitted to being involved in an incident at the residence near Shop EZ with this 19-year-old girlfriend (the Press & Dakotan is using her initials J.J. because she is an assault victim).

Authorities had contact with J.J. at Santee, where she was found with serious injuries

requiring medical attention. Rutten indicated her visible injuries included a swollen bump on the right side of her head, a swollen right eye including a cut in the skin below the eyes, abrasions to the right and left elbow, abrasions on the back of the right shoulder, significant skin missing from the right kneecap, which was bloody, along with visible bruising to the left shoulder.

Rutten also indicated the woman's family was arranging to transport her to the hospital in Yankton for a CT scan. Rutten took photos of the woman's visible injuries and relayed them to Nutsch.

At the jail, Saunsoi reiterated the same information he gave on scene. Saunsoi was placed into custody of the Cedar County sheriff's office.

Cedar County Chief Deputy Chad Claussen retrieved security camera video footage from the north side of the business, with Nutsch securing a copy as evidence.

The video footage (no audio) showed the altercation began in the driveway and moved toward the Shop EZ parking lot. During the altercation, a significant amount of body language including aggressive posturing by J.J. and others was observed.

The video shows Denny attempted to pull J.J. away from the group of people whom Nutsch recognized from the residence that morning. During this time, J.J. was physically assaulted by another female before Denny pulled her away again.

During the altercation, a man recognized as Saunsoi approached the parking lot and altercation from the residence. He was seen striking J.J. in the face with a closed fist, knocking her to the ground. At this point, J.J. fell backward and onto the ground, where she is seen lying in the parking lot.

Saunsoi was observed approaching J.J. again and standing over where she was lying.

At this point, Saunsoi was seen striking the woman three additional times with a closed fist, while the woman was lying on her back and later rolled onto her left side.

Saunsoi was shown placing himself between Denny and his vehicle, while aggressively posturing. Denny eventually retrieved his vehicle, loaded J.J. into it and left the scene.

Follow @RDockendorf on Twitter.

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decisions based on success for the entire project, not just one segment. I believe in researching beyond what is presented and that a point-counterpoint discussion makes for a better decision. A great deal of my time is invested in reading laws, reviewing regulations and posing questions to a variety of folks at both the local and state level. And of course my "to do" list still has a few items on it that I would like to check off as achieved.

Loest From Page 1

How will you approach medical cannabis permits and what, if anything, do you believe the County Commission should be doing to prepare for prospective passage of recreational marijuana either in November or beyond? The licensing process and zoning regulations for medical cannabis are already in place. The County Commission voted to allow up to 10 licenses for each area, with five dispensary, four cultivation, two manufacture, and no testing applications already approved at the county level. The initiated measure for recreational use leaves much of the regulation up to the state Legislature, thus we have no idea how much regulation our county is allowed and whether we will receive any funding to address the potential concerns that follow. The commission has already discussed how the current medical cannabis language could be used as a guide if counties are given the authority to regulate in a similar fashion as medical use.

What is your philosophy on agricultural operations in Yankton County?

Agriculture is an important part of our community and comprises the largest zoned area of the county. I grew up on a family farm with cattle, sheep and hogs (both outside and confined), so I am aware of the advantages and challenges that come with both types of operations. When I took office in 2019, there was a great deal of controversy over confinement operations and how they should fit into our county. The commission passed changes that recognized smaller operators should be allowed to function with basic requirements, but that larger operators and liquid confinements should have more review of their proposed site and operational plan. One "side" did not win, and we all walked away a little skinned up.

How will you approach infrastructure, especially roads and bridges?

The same way I've approached infrastructure over the past four years: develop a plan and follow it through. The 2019 task force served an important role as it laid out where to invest

Crash

From Page 1

maintenance work on the gyrocopter several days prior to the accident. The maintenance records showed that at the last work entry on September 24, 2022, the gyrocopter had accumulated 37.8 flight hours." It also notes that "the gyrocopter was equipped with a Rotax Aircraft Engines 915 series engine."

The preliminary report also contains weather information from the time of the accident but no information on a cause—potential or established—of the accident. No further details were released in the NTSB's preliminary report.

A final NTSB report could take up to one to two years for final publication.

Last week, the Press & Dakotan reported that, according to an eyewitness, the gyrocopter appeared to be struggling in mid-air before crashing. The Federal Aviation Administration's (FAA) preliminary Accident and Incident Notification noted that the "aircraft crashed under unknown circumstances and appeared to be on fire while descending and burned on impact."

The AG-915 Spartan is a gyrocopter produced by Airgyro Aviation, L.L.C. which has its headquarters in Rockledge, Florida, and a factory in Europe, according to its website.

CROSSWORD

By THOMAS JOSEPH

- ACROSS 38 Monument 1 Part player 6 Goya subjects 11 On that spot 12 Action setting 13 Studio stand 14 Swell 15 Solution: Abbr. 16 Slalom shape 18 Tina of "30 Rock" 19 Mermaid's home 20 Heady brew 21 Deplore anew 22 Matador's foe 24 Livens (up) 25 Buda-pest's nation 27 Glasgow native 29 Threatening sounds 32 Deli meat 33 Ran into 34 Quarrel 35 Music booster 36 Lyric poem

Crossword grid with letters: DECKS, CZARS, ETHIC, HADAT, CHEWY, AGONY, SITARS, MESHIT, PHI, ARTIER, IRAN, DRESSMAKERS, ROAM, ADESTE, ELM, LIV, SET, HOLLIER, ALOOF, SCOOP, ROAST, ERODER, CUTIEY, SUMMER

Yesterday's answer

- 7 Onassis nickname 26 Goddess of the hunt 8 "West-world" 27 Humiliates 9 Pay to play 28 Phone feature 10 Be agreeable 30 Scottish singer Donegan 17 Moved through mud 31 Workout wear 19 Pay to play 30 Scottish singer Donegan 23 Ump's call 33 Exodus figure 24 Old hand 41 Dr.'s in.

Empty crossword grid for today's puzzle.

2010 Legal and Public Notices

is 44873 River Rat Rd, Gayville, SD
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 10th day of November, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, Section 15, T93N, R56W of the 5th P.M., County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19, E911 address is 3700 West 8th St, Yankton, South Dakota

Published twice at the total approximate cost of \$33.41 and can be viewed free of charge at www.sd-publicnotices.com.

Published October 28 & November 4, 2022.

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

IN CIRCUIT COURT FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE ESTATE OF

BRIDGET RAMOLD, Deceased.

2010 Legal and Public Notices

66PRO22-000053
NOTICE TO CREDITORS

Notice is given that on 7th day of October 2022, Theresa Kramer, whose address is 44016 SD Hwy 46, Irene, SD 57037, was appointed as Personal Representative of the Estate of Bridget Ramold.

Creditors of Decedent must present their claims within four months after the date of the first publication of this notice or their claims may be barred.

Claims may be delivered or mailed to the Personal Representative or may be filed with the Clerk with a copy of the claim mailed to the Personal Representative.

/s/ Evan D. Cwach
Ryan D. Cwach
BIRMINGHAM & CWACH LAW OFFICES, PROF LLC
202 W. 2nd Street
Yankton, SD 57078
605-260-4747
ryan@birmcwachlaw.com
Attorney for Personal Representative

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Published October 14, 21 & 28, 2022.

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2010 Legal and Public Notices

YANKTON COUNTY COMMISSION MEETING
October 18, 2022

The regular meeting of the Yankton County Commission was called to order by Vice-Chair Cheri Loest at 6:00 p.m. on Tuesday, October 18, 2022.

Roll call was taken with the following Commissioners present: Don Kettering, Dan Klimisch and Cheri Loest; absent: Joe Healy and Wanda Howey-Fox.

There were no conflicts of interest reported by Commissioners.

Action 22402C: A motion was made by Klimisch and seconded by Kettering to approve the meeting agenda with removal of Auditor/Treasurer and Pooled Cash Reports. All present voted aye; motion carried, 3-0.

There was one public comment from Cheri Johnson. Vice-Chair Loest closed public comment.

County Health Insurance: Julie Auch, representative from Wellmark Blue Cross Blue Shield Insurance for Yankton County employees, discussed quotes from Blue Cross Blue Shield. No action was taken.

Ambulance Administrator Steve Hawkins appeared before the board for approval of his 2022 third quarter report. Hawkins also asked for board approval to change two employee job titles to Deputy Ambulance Administrator and Field Train-

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ing Officer Supervisor with no increase in the wage. The board asked the Ambulance Administrator to present the job description for approval.

Troy Cowman asked for board approval to hire two full time EMT staff to help with filling shifts during the week.

Action 22403AMB: A motion was made by Klimisch and seconded by Kettering to approve the third quarter report for 2022. All present voted aye; motion carried, 3-0.

Action 22404AMB: A motion was made by Kettering and seconded by Loest to allow the Ambulance Department to hire two EMTs at grade three. All present voted aye; motion carried, 3-0.

Highway Superintendent Mike Sedlacek appeared to discuss bids received for Stone Church Bridge replacement. Bids received were: Grangaard Construction, Inc. \$8,756,100.05; SFC Civil Constructors \$10,499,888.50; and Kea Constructors LLC \$12,333,336.20. Sedlacek said the BIG grant limit was \$4,000,000 this year, but the state government has raised the BIG grant maximum to 8,000,000 for 2023. Sedlacek suggested the board reject all bids and reapply in January of 2023.

Action 22405Hwy: A motion was made by Kettering and seconded by Klimisch to reject all bids submitted for the Stone Church Bridge replacement. All present voted aye;

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motion carried, 3-0.

Rezone: There was a second reading on the request from East River Electric to rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 1809 and Article 20 Section 203. Said property is legally described as Lots 1 and Lots 2 Lewis' and Clark Substation Addition in the SW1/4, SW1/4 of Section 15 and the NW1/4, NW1/4 of Section 22-T93-R56 West of 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less.

Commissioner Howey-Fox joined the meeting at 6:55 p.m.

Jerae Wire representing East River Electric and Stephanie Horst from B-Y Electric spoke on the rezone. Greg Henderson, Amy Neu, John Neu, Tim Kellen and Ryan Heine commented on the request.

Action 22406C: A motion was made by Kettering and seconded by Fox to approve the Rezone request from East River Electric based on Findings of Fact from the June 14, 2022 Yankton County Planning Commission meeting, pursuant to Article 18, Section 1809 and Article 20 2003 of the Yankton County Zoning Ordinance. Roll call vote was taken with Kettering, Fox, Klimisch and Loest voting aye; motion carried, 4-0.

Zoning changes: There was a second reading of the adoption of proposed changes to the E911 Ordinance.

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nance 11 Amendment to the Yankton County Zoning Ordinance.

There were no public comments. Vice-Chair Loest closed public comment.

Action 22407C: A motion was made by Fox and seconded by Klimisch to adopt the changes to the E911 Ordinance 11. Roll call vote was taken with Fox, Klimisch, Kettering and Loest voting aye; motion carried, 4-0.

Zoning: There was a second reading of the Definitions, Article 14, Article 15 and Article 17 Amendment of the Yankton County Zoning Ordinance.

There were no public comments. Vice-Chair Loest closed public comment.

Action 22408C: A motion was made by Fox and seconded by Kettering to adopt the Definitions, Article 14, Article 15 and Article 17 of the Zoning Ordinance. Roll call vote was taken with Fox, Kettering, Klimisch and Loest voting aye; motion carried, 4-0.

Action 22409Z: A motion was made by Kettering and seconded by Fox to adopt the following resolution: Whereas it appears Lucille Healy, owner of record, has caused a plat to be made of the following real property: Tract 1, SW1/4, SE1/4, S28-T96N-R55W, hereinafter referred to as Mayfield Township, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried, 4-0.

Action 22410Z: A motion was made by Kettering and seconded by Fox to adopt the following resolution: Whereas it appears East River Electric, owners of record, has caused a plat to be made of the following real property: Lots 1 and 2 Lewis and Clark Substation Addition, SW1/4, SW1/4 S15-T93N-R56W, and NW1/4, NW1/4 S22-T93N-R56W hereinafter referred to as Ulica South Township, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried, 4-0.

Action 22411Z: A motion was made by Kettering and seconded by Klimisch to adopt the following resolution: Whereas it appears Curt Olivier, owner of record, has caused a plat to be made of the following real property: Lots 12 and 13 Block 3, Law Overlook Subdivision, NE1/4, S18-T93N-R56W, hereinafter referred to as Ulica South Township, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. All present voted aye; motion carried, 4-0.

Action 22412Z: A motion was made by Kettering and seconded by Klimisch to adopt the following resolution: Whereas it appears Norman Kramer, owner of record, has caused a plat to be made of the following real property: Tracts 1 and 2 Lot 1, exc North 110 feet thereof, Binders Subdivision, N1/2, N1/2, NE1/4 S17-T93N-R56W, hereinafter referred to as Ulica South Township, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and

continued from previous page

November 8, 2022	South Dakota	Yankton County
INSTRUCTIONS TO THE VOTER: To vote for a person FILL IN the oval (●) next to the name. DO NOT cast more votes than are allowed in each race.	INSTRUCTIONS TO THE VOTER: To vote on a ballot question FILL IN the oval (●) next to "yes" or "no". DO NOT cast more votes than are allowed in each race.	Initiated Measure The following initiated measure was proposed by petition for submission to the voters. This initiated measure will not become effective unless approved by majority vote. In itated Measure Z Title: An initiated measure legalizing the possession, use, and distribution of marijuana. Attorney General Explanation: This initiated measure legalizes the possession, use, and distribution of marijuana and marijuana paraphernalia by people age 21 and older. Individuals may possess one ounce or less of marijuana. They may also distribute one ounce or less of marijuana without payment or other consideration. Marijuana plants, and the marijuana produced from those plants, may be possessed under specific conditions. Marijuana plants may only be grown, and the marijuana from those plants may only be possessed, in counties or cities where no licensed retail marijuana store is available or where allowed by county or city ordinances. Certain violations of the restrictions on the possession, use, and distribution of marijuana and marijuana paraphernalia are subject to various civil penalties. Individuals under age 21 can attend drug education or counseling instead of paying a civil penalty. The measure legalizes substances considered felony-controlled substances under State law. Marijuana remains illegal under Federal law. Judicial or legislative clarification of the measure may be necessary.
Judge of the Circuit Court For First Circuit, Position A, You may vote for <u>one</u> or leave it blank.	Constitutional Amendment The following amendment to the State Constitution is submitted to the voters by petition. The amendment will not become effective unless approved by majority vote.	
<input type="radio"/> Chris S. Giles	Constitutional Amendment D Title: An initiated amendment to the South Dakota Constitution expanding Medicaid eligibility. Attorney General Explanation: Medicaid is a program, funded by the State and the federal government, to provide medical coverage for low-income people who are in certain designated categories. This constitutional amendment expands Medicaid eligibility in South Dakota. It requires the State to provide Medicaid benefits to any person over age 18 and under 65 whose income is at or below 133% of the federal poverty level, plus 5% of the federal poverty level for the applicable family size, as provided in federal law. For people who qualify under this amendment, the State may not impose burdens or restrictions that are greater than those imposed on any other person eligible for Medicaid benefits under South Dakota law. The South Dakota Department of Social Services must submit to the federal government all documentation required to implement this amendment and must take all actions necessary to maximize federal funding for this expansion.	
For First Circuit, Position B, You may vote for <u>one</u> or leave it blank.		
<input type="radio"/> David Knoff		
For First Circuit, Position C, You may vote for <u>one</u> or leave it blank.		
<input type="radio"/> Bruce V. Anderson		
For First Circuit, Position D, You may vote for <u>one</u> or leave it blank.		
<input type="radio"/> Cheryle W. Gering		
For First Circuit, Position E, You may vote for <u>one</u> or leave it blank.		
<input type="radio"/> Patrick T. Smith		
For First Circuit, Position F, You may vote for <u>one</u> or leave it blank.	Fiscal Note The proposed expansion of Medicaid could cover an additional 42,500 eligible individuals, with a total estimated cost over the first five years of \$1,515,214,000. For the first five years under current federal law, the state's share of expenses could be \$166,244,000 with the state recognizing additional general fund savings of \$162,473,000.	
<input type="radio"/> Tami A. Bern		
	<input type="radio"/> Yes Vote "Yes" to adopt the amendment.	<input type="radio"/> Yes Vote "Yes" to adopt the initiated measure.
	<input type="radio"/> No Vote "No" to leave the Constitution as it is.	<input type="radio"/> No Vote "No" to leave South Dakota law as it is.

Yankton County, South Dakota

Paid by
Neal Lange
hemi69gtx@yahoo.com

Payment number
Date paid
Payment method

Receipt

200807951
September 21, 2022 10:02 AM
Online

\$300.00 paid on September 21, 2022

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2022-85

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 9/28/2022

Applicant

Neal Lange- PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Planning Commission date: ~~10/14/22~~ 11/10/22

Board of Adjustment date: ~~11/1/22~~ 12/6/22

Time:

Time:

Please Check Plat Type:

Final Amended Preliminary Revision

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

Plat Name: Replat of Tract 1, Lange Addition, in

Section No: 15 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 22.42

How is the property currently being used? Lakeside Commercial

What is the proposed use of the property? lakeside Commercial

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

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

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

Name: LANGE FAMILY PROTECTION

Address: 827 Hemi Dr

City: Yankton State: Sd Zip: 57078

Contact person: Neal Lange

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 22.42 Acres

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

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

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

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

If yes : self storage facility

Name, address and phone number of contractor(s)

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

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

Neal Lange

Owner Signature

Owner Signature

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

Agent Signature

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

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

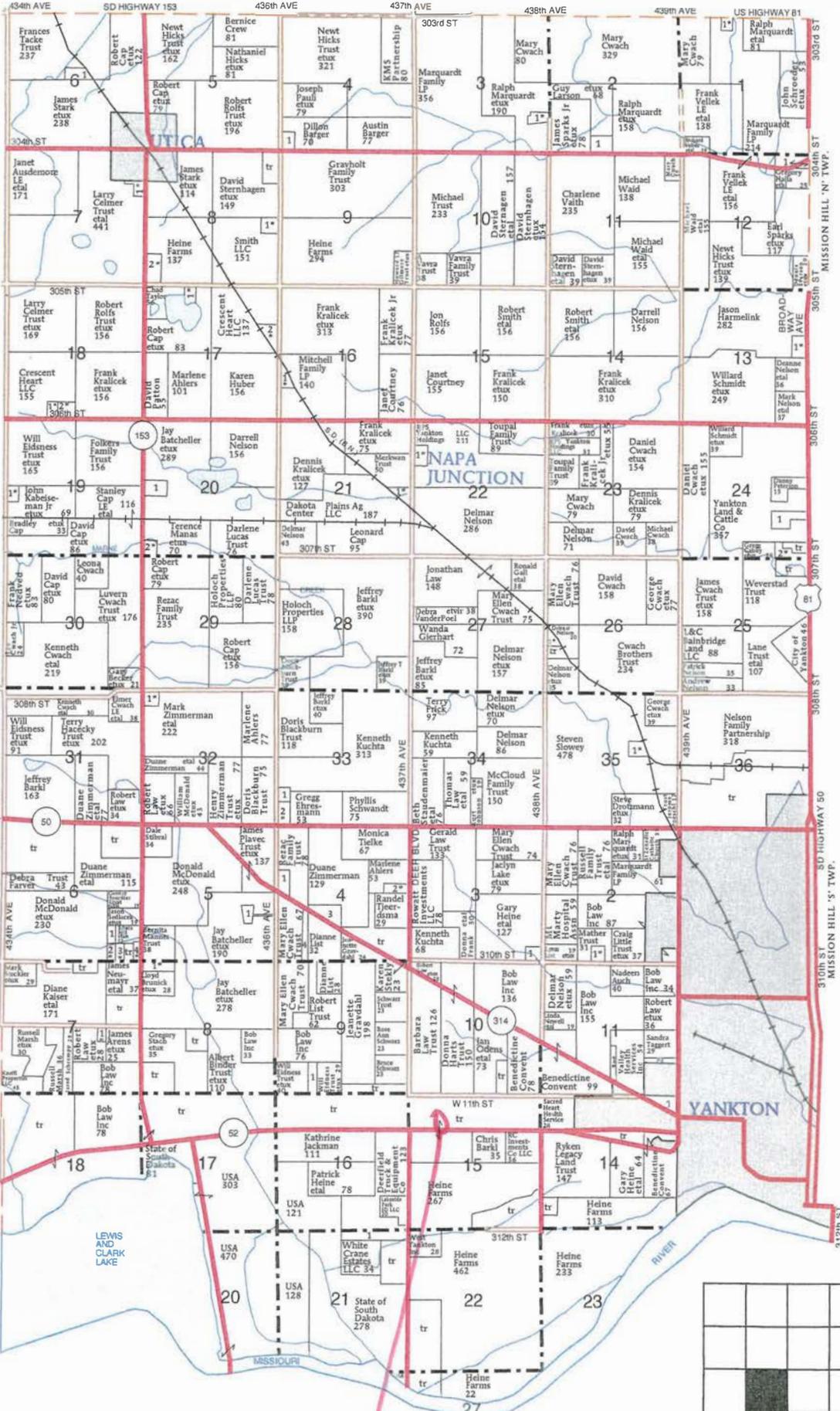
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 10/10/2022

Board of Adjustment date: 12/6/2022

CENTRAL TWP.



UTICA TOWNSHIP

SECTION 1N

- 1. Siebrandt, Jacob etux 5

SECTION 2N

- 1. Kralicek, Melissa 11

SECTION 2S

- 1. Holdahl, Robert etux 5

SECTION 3N

- 1. Grate, Leo etux 11

SECTION 3S

- 1. Holtzmann Family Trust 7

SECTION 4N

- 1. Nedved, Mark 7

SECTION 4S

- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11

- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18

SECTION 5S

- 1. Batcheller, Jay 8

SECTION 6N

- 1. Town of Utica 6

SECTION 6S

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

SECTION 7N

- 1. Anthony, Craig etux 10

SECTION 7S

- 1. Phillips, Timothy etux 5

SECTION 8N

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

SECTION 8S

- 1. Fanta, Timothy etux 9

SECTION 9S

- 1. Rokahr, Steven 9

SECTION 11S

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

SECTION 12N

- 1. Marquardt Family LP 6

SECTION 13N

- 1. Cotton, Jeffrey etux 8

SECTION 14S

- 1. Yankton Medical Clinic PC 12

SECTION 16N

- 1. Anstine, Rodney etux 7

SECTION 17N

- 1. Schenkel, Darrell etux 8

SECTION 18N

- 1. Tacke, WM etux 13

SECTION 18S

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

SECTION 19

- 1. Schenkel, Daniel etux 7

SECTION 20N

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

SECTION 21N

- 1. Kralicek, Frank etux 5

SECTION 21S

- 1. White Crane Estates LLC 18

SECTION 22N

- 1. Taggart, William etux 9

SECTION 24

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

SECTION 26

- 1. Barnes, David etux 7

SECTION 32

- 1. Zimmerman Trust, Henry etal 12

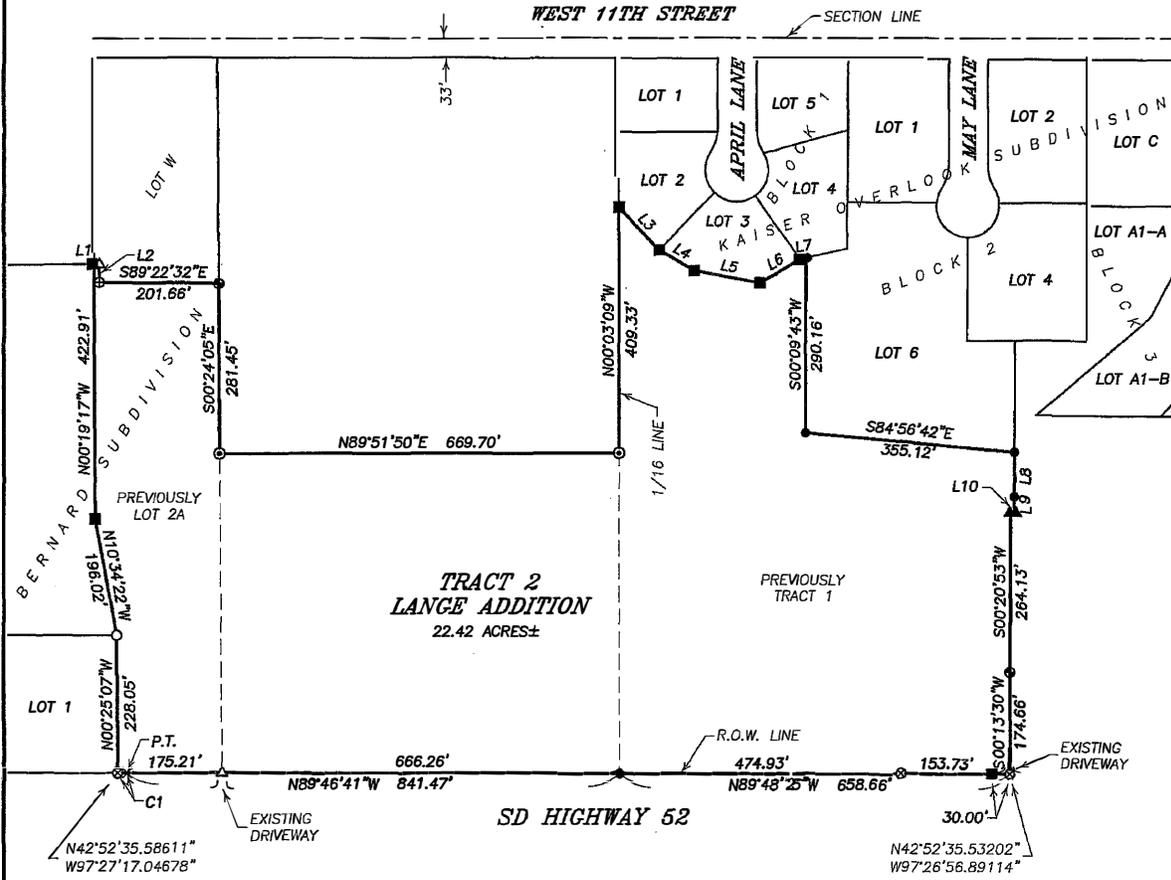
SECTION 33

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

SECTION 35

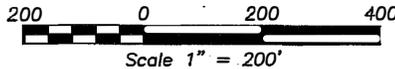
- 1. Stowey, Steven etux 14

REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
 LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
 SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
 HEREAFTER TO BE KNOWN AS:
 TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
 YANKTON COUNTY, SOUTH DAKOTA.



LINE	BEARING	DISTANCE
L1	N89°02'22"E	8.29'
L2	S00°16'26"E	30.55'
L3	S43°06'45"E	98.84'
L4	S59°53'35"E	68.10'
L5	S79°47'26"E	112.02'
L6	N59°45'32"E	79.25'
L7	N77°38'22"E	10.38'
L8	S00°13'05"W	74.51'
L9	S00°13'05"W	26.92'
L10	S87°06'43"W	6.05'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	68829.83'	0.77'	0°00'02"	0.38'



NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

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

LEGEND

- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J.K. R.L.S. 6841"
- ⊙ FOUND ALUMINUM DOT CAP
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK L.S. 2912"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "JOHNSON LS 2919"
- ▲ FOUND IRON PIPE
- △ FOUND L.S. CAP ILLEGIBLE
- ⊕ FOUND 5/8" SMOOTH BAR
- × CALCULATED CORNER

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4; LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 27TH DAY OF SEPTEMBER, 2022.

JOHN L. BRANDT REG. NO. 5349

**REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;
 LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4
 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN
 SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;
 HEREAFTER TO BE KNOWN AS:
 TRACT 2, LANGE ADDITION, IN THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M.,
 YANKTON COUNTY, SOUTH DAKOTA.**

OWNER'S CERTIFICATE

WE, NEAL W. LANGE, JR. AND BROCK A. LANGE, TRUSTEES OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, DO HEREBY CERTIFY THAT THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, IS THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND REPLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4 OF SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S20 OF PLATS, PAGE 302, AND LOT 2A, BERNARD SUBDIVISION, YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S19 OF PLATS, PAGE 19.

DATED THIS _____ DAY OF _____, 20__.

 NEAL W. LANGE, JR.
 TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED NEAL W. LANGE, JR. WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

DATED THIS _____ DAY OF _____, 20__.

 BROCK A. LANGE
 TRUSTEE

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BROCK A. LANGE, WHO ACKNOWLEDGED HIMSELF TO BE A TRUSTEE OF THE LANGE FAMILY PROTECTION TRUST DATED MARCH 3, 2017, AND THAT HE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR'S CERTIFICATE

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS _____ DAY OF _____, 20__.

 COMMUNITY DEVELOPMENT DIRECTOR,
 CITY OF YANKTON, SOUTH DAKOTA

FINANCE OFFICER'S CERTIFICATE

I, FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS _____ DAY OF _____, 20__.

 FINANCE OFFICER, CITY OF YANKTON, SOUTH DAKOTA

COUNTY PLANNING COMMISSION

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

DATED THIS _____ DAY OF _____, 20__.

 CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20__.

 CHAIRMAN, COUNTY COMMISSIONERS

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

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

 COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 52 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

 HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

 COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

 DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

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

 REGISTER OF DEEDS

Plat Approval Fees Paid
 Application \$100.00
 64420
 Applicant Created
 Bill Testing September 28,
 2022

Number
 64420

Final | Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. | LANGE FAMILY PROTECTION TRUST | 827 Hemi Dr | 09.015.400.310
 Submitted by BillTesting on 9/28/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 9/28/2022 9:01 AM EST by bconkling



Maxar, Microsoft

Powered by Esri

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

Requested Information Completed On 9/28/2022 9:08 AM EST by bconkling

Fee
 \$100.00

Plat Type
 Final

Development Information

Plat Name

Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Section No:

15

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

22.42

How is this property currently being used?

Lakeside Commercial

What is the proposed use of the property?

lakeside Commercial

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

LANGE FAMILY PROTECTION TRUST

Address

827 Hemi Dr

City

Yankton

State

Sd

Zip

57078

Owner Phone

4023405576

Contact Person

Neal Lange

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

22.42 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

self storage facility

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

Plat Approval Items Completed On 9/30/2022 2:57 PM EST by bconkling

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

Upload Copy of Plat

[Lange plat.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 9/30/2022 2:57 PM EST by bconkling

Owner Certification

Owner(s)

Neal Lange

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

Owner Signature

Neil Day

Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 9/30/2022 2:58 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	3271
Amount Paid	\$100.00

Planning Commission Review Completed On 9/30/2022 2:58 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

10/11/2022

Plat Approval Application (Planning Commission) Completed On 9/30/2022 2:59 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 10/11/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/ Vetter

ROLL BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

CALL:

APPROVAL OF MINUTES: MOTION BY: Hoffman SECOND BY: Evans

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

APPROVAL OF AGENDA: MOTION BY: Hoffman SECOND BY: Evans

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Reade – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to construct an accessory structure that is 3072 square feet in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as: Tract One (1), Reade Addition, in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section Ten (10), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S20 of Plats, on page 472. E911 address is 1904 Willowdale Rd., Yankton, SD 57078 – Mission Hill South

COMMENTS: Grant Reade - Applicant

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

APPROVAL: MOTION BY: Evans SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Lange – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot Two A (2A), Bernard Subdivision, County of Yankton, South Dakota, as per plat recorded in Book S19, Page 19. E911 address is 3700 West 8th St, Yankton, South Dakota – Utica South

COMMENTS: None

MOTION: **Tabled to November meeting
Passed 7-0**

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering

PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Healy Plat**

ADDRESS/LEGAL: Plat of Healy's Conservation Easement Tract 1 in the Southwest Quarter of the Southeast Quarter of Section 28, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township

COMMENTS: None

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

APPROVAL: MOTION BY: Michael SECOND BY: Nelson
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Olivier Plat**

ADDRESS/LEGAL: Plat of Lots 12 and 13, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South

COMMENTS: None

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

APPROVAL: MOTION BY: Evans SECOND BY: Kettering
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Lange Plat**

ADDRESS/LEGAL: Replat of Tract 1, Lange Addition, in the NE1/4 of the NW1/4; Lot 2A, Bernard Subdivision; And the E1/2 of the W1/2 of the N1/2 of the NW1/4 Except the North 690 feet and except the Highway Right-of-way thereof; all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota; Hereafter to be known as: Tract 2, Lange Addition, in the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. – Utica South

COMMENTS: None

MOTION: **Tabled until November meeting**
Passed 7-0

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Kramer Plat**
ADDRESS/LEGAL: Plat of Tracts 1 and 2 of Lot 2 Except the North 110 Feet Thereof, Binder's Subdivision in the N1/2 of the N1/2 of the NE1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, South Dakota -Utica South
COMMENTS: None

MOTION: Approve as presented

APPROVAL: MOTION BY: Michael SECOND BY: Weiss
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: **Variance Discussion**
ADDRESS/LEGAL: _____
COMMENTS: Gary Vetter
Butch Becker

MOTION: No action taken

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

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

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Evans SECOND BY: Hoffman
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL EVANS KETTERING MICHAEL NELSON WEISS HOFFMAN

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

3271
September 30, 2022 02:58 PM
Check

\$100.00 paid on September 30, 2022

Plat Approval Application

Application ID: 64420

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/17/2022

Applicant

Law - PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract F, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

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

Plat Name: Plat of Tract F, Deer Ridge, in the

Section No: 8 Township No: 93

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 1.54

How is the property currently being used? MD

What is the proposed use of the property? MD

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

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

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

Name: Bob Law

Address: 3812 SD Hwy 314

City: Yankton State: SD Zip: 57078

Contact person: John Brandt

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 1.54 acres

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

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

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

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

If yes : Shouse

Name, address and phone number of contractor(s)

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

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

Bob Law

Owner Signature

Owner Signature

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

Agent Signature

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

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

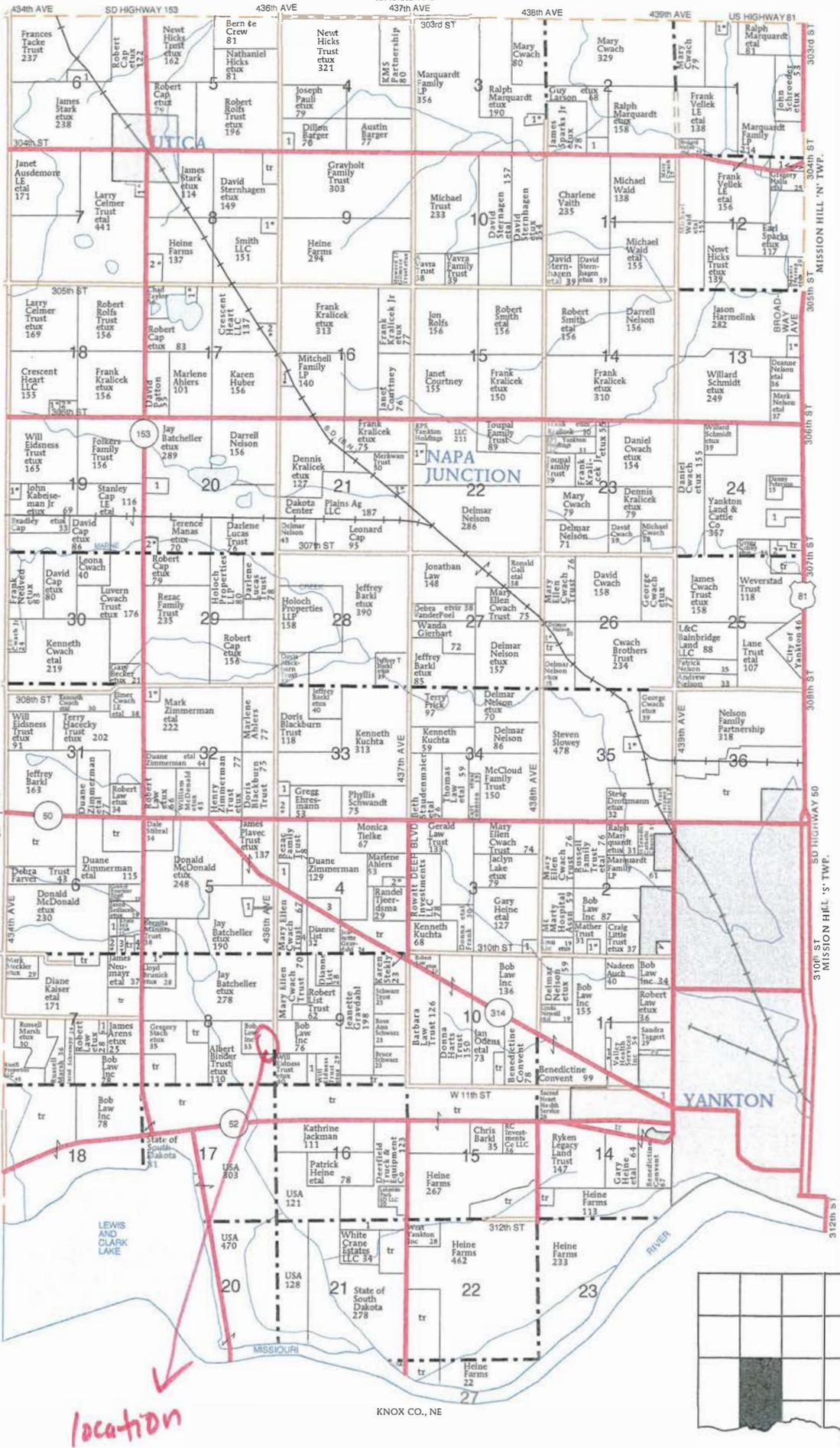
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 11/10/2022

Board of Adjustment date: _____

(Landowners)
CENTRAL TWP.



UTICA TOWNSHIP

SECTION 1N

- 1. Siebrandt, Jacob etux 5

SECTION 2N

- 1. Kralicek, Melissa 11

SECTION 2S

- 1. Holdahl, Robert etux 5

SECTION 3N

- 1. Grate, Leo etux 11

SECTION 3S

- 1. Holtzmann Family Trust 7

SECTION 4N

- 1. Nedved, Mark 7

SECTION 4S

- 1. Larson, Robert 8
- 2. Brandt Trust, Merle etal 11

- 3. Zimmerman, Steve 20
- 4. List Trust, Robert 18

SECTION 5S

- 1. Batcheller, Jay 8

SECTION 6N

- 1. Town of Utica 6

SECTION 6S

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

SECTION 7N

- 1. Anthony, Craig etux 10

SECTION 7S

- 1. Philips, Timothy etux 5

SECTION 8N

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

SECTION 8S

- 1. Fanta, Timothy etux 9

SECTION 9S

- 1. Rokahr, Steven 9

SECTION 11S

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

SECTION 12N

- 1. Marquardt Family LP 6

SECTION 13N

- 1. Cotton, Jeffrey etux 8

SECTION 14S

- 1. Yankton Medical Clinic PC 12

SECTION 16N

- 1. Anstine, Rodney etux 7

SECTION 17N

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

SECTION 18N

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

SECTION 19

- 1. Schenkel, Daniel etux 7

SECTION 20N

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

SECTION 21N

- 1. Kralicek, Frank etux 5

SECTION 21S

- 1. White Crane Estates LLC 18

SECTION 22N

- 1. Taggart, William etux 9

SECTION 24

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

SECTION 26

- 1. Barnes, David etux 7

SECTION 32

- 1. Zimmerman Trust, Henry etal 12

SECTION 33

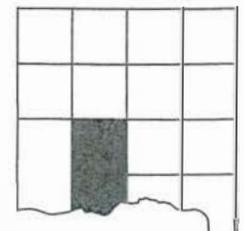
- 1. DeLozier, Darrik 6
- 2. Waddell, Edward etux 8

SECTION 35

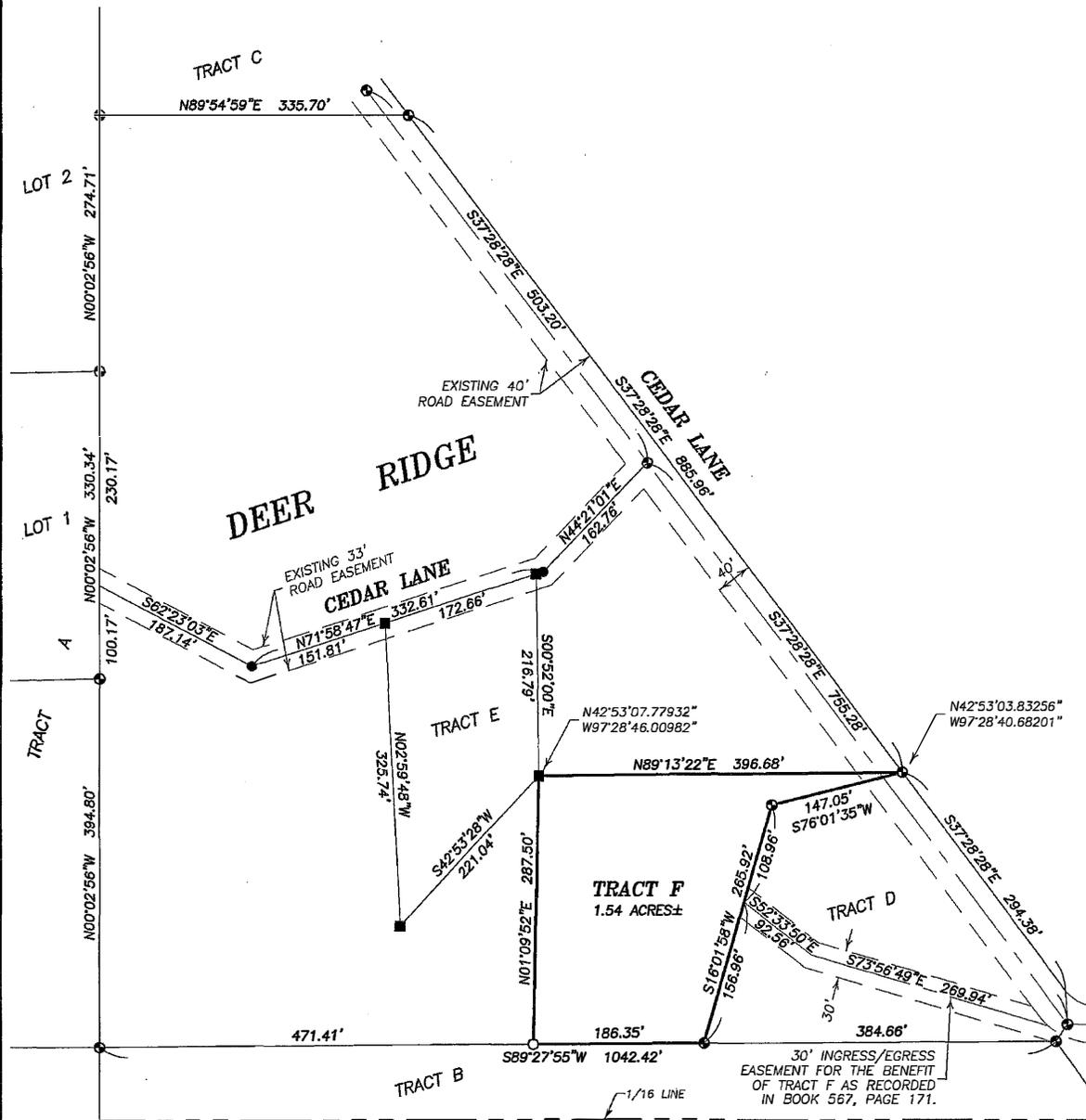
- 1. Slowey, Steven etux 14

location

KNOX CO., NE



PLAT OF TRACT F, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8,
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

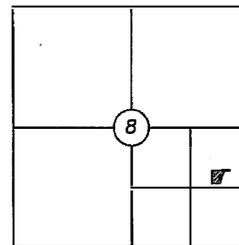


LEGEND

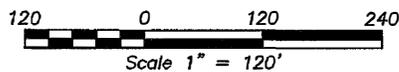
- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK PELS 2912"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



LOCATION (N.T.S.)
SECTION 8-93-56



PLAT OF TRACT F, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8,
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT F, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH DAY OF JULY, 2022.

JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, ROBERT LAW, MANAGING MEMBER OF BOB LAW LLC, A TEXAS LIMITED LIABILITY COMPANY, DO HEREBY CERTIFY THAT BOB LAW LLC, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACT F, DEER RIDGE, IN THE NE1/4 OF THE SE1/4 OF SECTION 8, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, 20__.

ROBERT LAW
MANAGING MEMBER, BOB LAW LLC

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT LAW, WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGING MEMBER OF BOB LAW LLC, AND THAT HE, AS MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE LIMITED LIABILITY CORPORATION BY HIMSELF AS MANAGING MEMBER. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ZONING ADMINISTRATOR'S CERTIFICATE

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 601 OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND HAS BEEN APPROVED.

ZONING ADMINISTRATOR

COUNTY AUDITOR CERTIFICATE

I, THE UNDERSIGNED, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ABOVE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT, INCLUDING THE SIGNATURE THEREON.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

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

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

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

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

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

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

REGISTER OF DEEDS

Plat Approval Fees Paid
 Application \$100.00
 70157
 Applicant Created
 Bill Testing October 17, 2022

Number
70157

Final | Plat of Tract F, Deer
 Ridge, in the NE1/4 of the
 SE1/4 of Section 8, T93N,
 R56W of the 5th P.M., Yankton
 County, South Dakota | Bob Law
 | 3812 SD Hwy 314 |
 09.008.200.100
 Submitted by BillTesting on
 10/17/2022

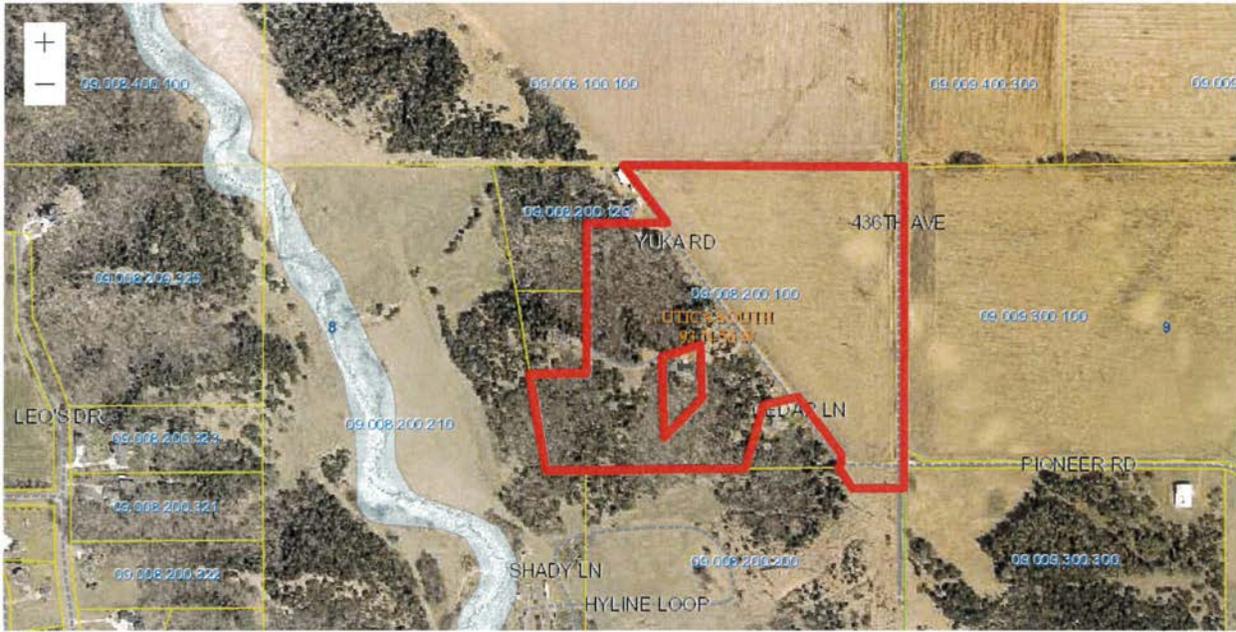


Applicant

Bill Testing

test@test.com

Parcel search Completed On 10/17/2022 9:44 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.008.200.100	136 CEDAR LN	YANKTON	BOB LAW LLC (D)	34.360

Requested Information Completed On 10/17/2022 9:52 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

8

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

1.54

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Bob Law

Address

3812 SD Hwy 314

City

Yanktonq

State

SD

Zip

57078

Owner Phone

6056658455

Contact Person

John Brandt

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

1.54 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Shouse

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

Plat Approval Items Completed On 10/17/2022 9:53 AM EST by bconkling

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

Upload Copy of Plat

[LaCroix.pdf](#)

Plat Approval Applicant Checklist 

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 10/17/2022 9:53 AM EST by bconkling

Owner Certification

Owner(s)

Bob Law Inc

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

Owner Signature



12/01/2022

Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 10/17/2022 9:53 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Cash
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 10/17/2022 9:53 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

11/10/2022

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Testing
test@test.com

Payment number	0d2733308ad64414a5fd847bb81ecc9b
Date paid	October 17, 2022 09:53 AM
Payment method	Cash

\$100.00 paid on October 17, 2022

Plat Approval Application

Application ID: 70157

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/17/2022

Applicant

Walloch - PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Kelsey's Addition in the SE1/4 of Section 20, T95N, R57W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: ~~4/15/2022~~ 11/10/22

Board of Adjustment date: ~~11/15/2022~~ 11/15/22

Time:

Time:

Please Check Plat Type:

Final Amended Preliminary Revision

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

Plat Name: Plat of Kelsey's Addition in the

Section No: 20 Township No: 95

Range : 57 Number of Lots/Tracts: 1

Number of Acres: 6.267

How is the property currently being used? Ag

What is the proposed use of the property? Ag

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

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip 57078

Contact Person: Tom Week

Phone: 6056658333

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

Name: WALLOCH, DAVID LIVING TRUST

Address: 30122 427 AVE

City: Lesterville State: SD Zip: 57040

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 6.267

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

4. If a farmstead, how many acres are surrounding it? 6.267

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

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

If yes :

Name, address and phone number of contractor(s)

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

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

David Walloch

Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

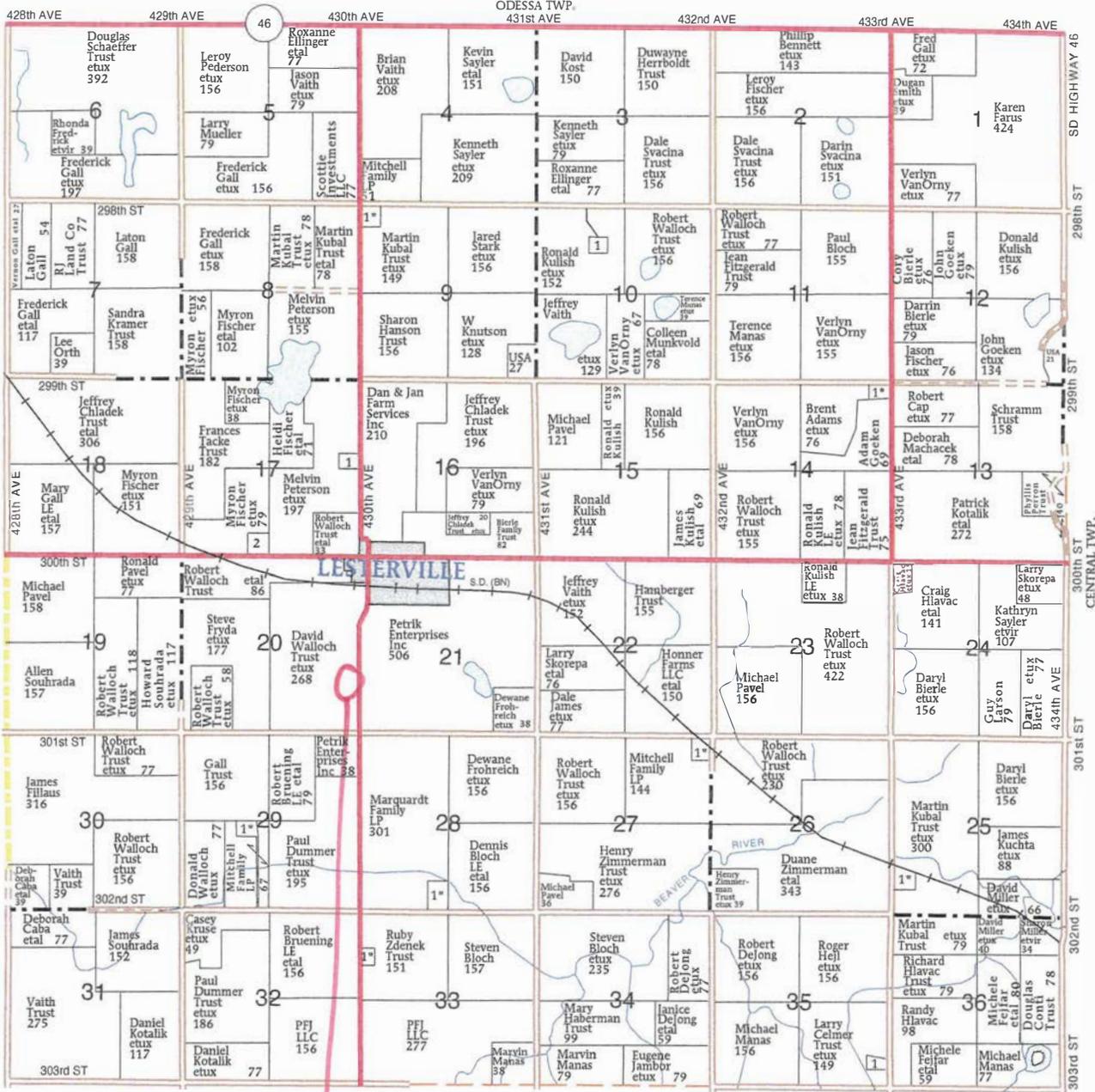
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 11/10/2022

Board of Adjustment date: _____

(Landowners)



ZISKOW TWP.

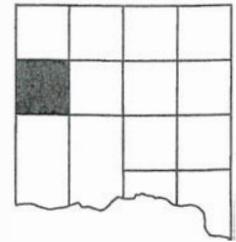
location

LESTERVILLE TOWNSHIP

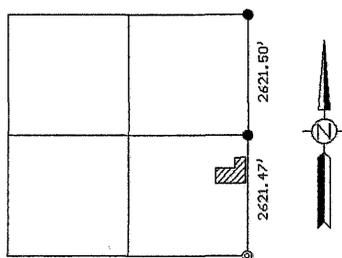
- SECTION 9**
- 1. Pommerville, Michael etux 7
- SECTION 10**
- 1. Gartzke, Melvin 5
- SECTION 14**
- 1. Svec, Denise etal 9
- SECTION 17**
- 1. Peterson, George 5

- 2. Auch, Douglas etux 9
- SECTION 25**
- 1. Schanche, Kenneth etux 7
- SECTION 27**
- 1. Lawrence, Robert etux 9
- SECTION 28**
- 1. Marquardt, Ralph etux 11

- SECTION 29**
- 1. Kruse, Casey etux 12
- SECTION 33**
- 1. Tesch, Wiatt etux 5
- SECTION 35**
- 1. Pullen, Lorinda 6

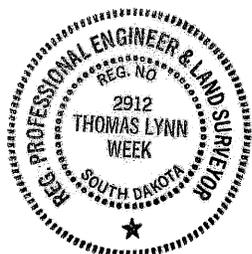


PLAT OF KELSEY'S ADDITION IN THE SE1/4 OF SECTION 20, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



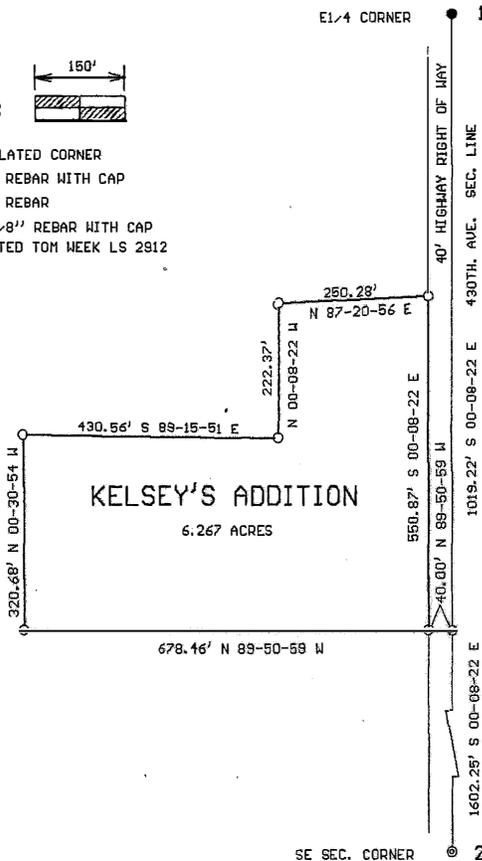
SECTION 20, T95N, R57W

1, LAT. = 43-01-54.77260 N LAT. = 97-35-47.01926 W
 2, LAT. = 43-01-28.88180 N LAT. = 97-35-46.83105 W



SCALE :

- ⊙ CALCULATED CORNER
- ⊙ FOUND REBAR WITH CAP
- FOUND REBAR
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF KELSEY'S ADDITION IN THE SE1/4 OF SECTION 20, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 13TH. DAY OF OCTOBER, 2022.

Thomas Lynn Week
 THOMAS LYNN WEEK
 REGISTERED LAND SURVEYOR
 REG. NO. 2912

OWNERS CERTIFICATE

WE, DAVID WALLOCH AND PEGGY LOU WALLOCH, AS TRUSTEES OF THE DAVID & PEGGY LOU WALLOCH LIVING TRUST, DATED MARCH 29, 2007, DO HEREBY CERTIFY THAT THE DAVID & PEGGY LOU WALLOCH LIVING TRUST, DATED MARCH 29, 2007, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: KELSEY'S ADDITION IN THE SE1/4 OF SECTION 20, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

DAVID WALLOCH, TRUSTEE

PEGGY LOU WALLOCH, TRUSTEE

STATE OF SOUTH DAKOTA
 COUNTY OF YANKTON

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DAVID WALLOCH AND PEGGY LOU WALLOCH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS TRUSTEES, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLAT OF KELSEY'S ADDITION IN THE SE1/4 OF SECTION 20, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

ZONING ADMINISTRATOR

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 513 (FARMSTEAD, MINIMUM LOT REQUIREMENTS) OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND KELSEY'S ADDITION DOES QUALIFY AS A FARMSTEAD.

ZONING ADMINISTRATOR

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING KELSEY'S ADDITION IN THE SE1/4 OF SECTION 20, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: KELSEY'S ADDITION IN THE SE1/4 OF SECTION 20, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, ____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

ACCESS TO THIS PLATTED ADDITION, WILL BE FROM THE SECTION LINE ROAD (430TH. AVE.). ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS ____ DAY OF _____, ____.

TOWNSHIP/COUNTY AUTHORITY

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, ____.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ____ DAY OF _____, ____ , ____ O'CLOCK ____ .M., AND DULY RECORDED IN BOOK _____, PAGE _____.

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

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval Fees Paid
 Application \$100.00
 70175
 Applicant Created
 Bill Testing October 17, 2022

Number
70175

Final | Plat of Kelsey's Addition
 in the SE1/4 of Section 20,
 T95N, R57W of the 5th P.M.,
 Yankton County, South Dakota |
 WALLOCH, DAVID LIVING
 TRUST | 30122 427 AVE |
 15.020.200.100
 Submitted by BillTesting on
 10/17/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 10/17/2022 10:05 AM EST by bconkling



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
15.020.200.100	30025 430 AVE	LESTERVILLE	WALLOCH, DAVID LIVING TRUST (D) WALLOCH, PEGGY LOU LIV TRUST (D)	156.000

Requested Information Completed On 10/17/2022 10:11 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

20

Township No:

95

Range

57

Number of Lots/Tracts

1

Number of Acres

6.267

How is this property currently being used?

Ag

What is the proposed use of the property?

Ag

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

WALLOCH, DAVID LIVING TRUST

Address

30122 427 AVE

City

Lesterville

State

SD

Zip

57040

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

6.267

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

6.267

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 10/24/2022 9:40 AM EST by bconkling

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

Upload Copy of Plat

[Walloch.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 10/24/2022 9:41 AM EST by bconkling

Owner Certification

Owner(s)

David Walloch

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

Owner Signature



✓ ✓

Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 10/24/2022 9:41 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	8671
Amount Paid	\$100.00

Planning Commission Review Completed On 10/24/2022 9:41 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

11/10/2022

Plat Approval Application (Planning Commission) Completed On 10/24/2022 9:42 AM EST by bconkling

External Notes

Documents

Internal Notes

Documents

Yankton County,
South Dakota

Receipt

Payment number
Date paid
Payment method

8671
October 24, 2022 09:41 AM
Check

Paid by. _____
Bill Testing
test@test.com

\$100.00 paid on October 24, 2022

Plat Approval Application

Application ID: 70175

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/27/2022

Applicant

Akland- PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1 and 2 of Akland Addition, an addition in the Southeast Quarter of Section 32, Township 96 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

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

Plat Name: Plat of Tract 1 and 2 of Akland

Section No: 32 Township No: 96

Range: 54 Number of Lots/Tracts: 2

Number of Acres: 53.42

How is the property currently being used? AG

What is the proposed use of the property? AG

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

Firm Name: Meyer Land Surveying

Address: _____

City: Parker State: SD Zip: 57053

Contact Person: Eric Meyer

Phone: 6053109401

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

Name: David Akland

Address: 29667 448 AVE

City: Irene State: SD Zip: 57037

Contact person: Eric Meyer

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 17.20 and 36.22 acres

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

4. If a farmstead, how many acres are surrounding it? 17.20

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

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

If yes :

Name, address and phone number of contractor(s)

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

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

David Akland

Owner Signature

Owner Signature

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

Agent Signature

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

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

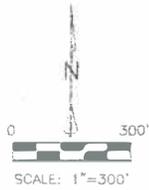
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 11/10/2022
Board of Adjustment date: _____

PLAT OF TRACT 1 AND TRACT 2 OF AKLAND ADDITION

AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 96 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.



SURVEYOR'S CERTIFICATE

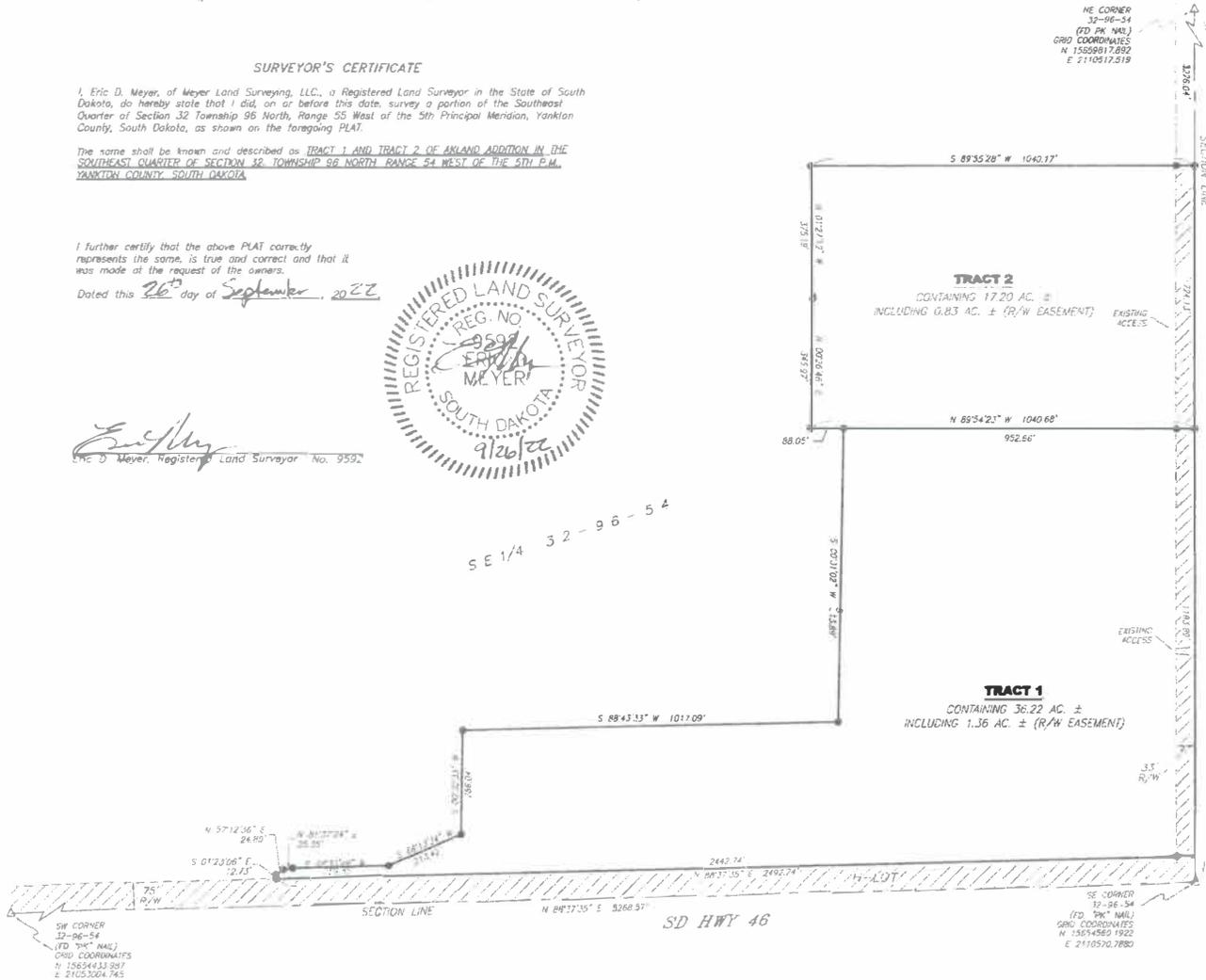
I, Eric D. Meyer, of Meyer Land Surveying, LLC, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey a portion of the Southeast Quarter of Section 32 Township 96 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota, as shown on the foregoing PLAT.

The same shall be known and described as TRACT 1 AND TRACT 2 OF AKLAND ADDITION IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 96 NORTH, RANGE 54 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 26th day of September, 2022

Eric D. Meyer
Eric D. Meyer, Registered Land Surveyor No. 9592



LEGEND:

- SET 5/8" REBAR W/CAP #9592
- FD. MONUMENT
- △ SECTION CORNER (AS NOTED)
- (M) MEASURED DISTANCE
- (R) RECORD INFORMATION
- AC. ACRES
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- N.T.S. NOT TO SCALE
- PREVIOUSLY PLATTED LINE
- RIGHT OF WAY LINE
- - - SECTION LINE



AREA MAP N.T.S.
SECTION 32, 196N, R54W
5TH P.M.

NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EASEMENTS OF RECORD WERE NOT RESEARCHED AND ARE NOT SHOWN ON THE PLAT.



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

PLAT OF TRACT 1 AND TRACT 2 OF AKLAND ADDITION

AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 96 NORTH, RANGE 54 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

OWNER'S CERTIFICATE

We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.

We do hereby certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation, or law including but not limited to zoning, building, subdivision, and flood prevention.

Dated this 6 Day of Oct, 2022.

David C. Akland
David C. Akland

Sharon F. Akland
Sharon F. Akland

State of South Dakota
County of Yankton

On this the 6 day of Oct, 2022, before me, the undersigned officer, personally appeared David C. Akland and Sharon F. Akland, known to me or satisfactorily proven to be, the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public - State of SD
My Commission Expires: 7/7/26



COUNTY COMMISSIONER'S APPROVAL

Be it resolved by the County Board of Commissioners of Yankton County, South Dakota, that the above survey and plat be approved and the County Auditor of Yankton County, South Dakota is hereby authorized and directed to endorse on such plat a copy of the resolution and certify the same.

Dated this _____ day of _____, 20____.

Chairman, Board of County Commissioners
Yankton County, South Dakota

ZONING ADMINISTRATOR

I, the undersigned, County Zoning Administrator of Yankton County, South Dakota, hereby certifies that this plat has been reviewed by me or my authorized agent in accordance with Section 513 (Formerly Minimum Lot Requirements) of the Yankton County Subdivision Regulations, and TRACT 1 AND TRACT 2 AKLAND ADDITION, AN ADDITION IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 96 NORTH, RANGE 54 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, does qualify as a Farmstead.

Zoning Administrator
Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

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

Dated this _____ Day of _____, 20____.

County Auditor
Yankton County, South Dakota

COUNTY TREASURER'S CERTIFICATE

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

Dated this _____ Day of _____, 20____.

TREASURER
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.

Dated this _____ Day of _____, 20____.

DIRECTOR OF EQUALIZATION
Yankton County, South Dakota

REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____, at _____ o'clock, _____ m., and recorded in Book _____ of Plats on Page _____.

REGISTER OF DEEDS
Yankton County, South Dakota

CERTIFICATE OF ROAD AUTHORITY

I, _____ (Name), _____ (Title) of the _____ (Agency), do hereby certify that this plat and access to location has been reviewed by me or my authorized agent and that this plat is recommended for approval.

By: _____ Date: _____

TITLE: _____

CERTIFICATE OF ROAD AUTHORITY

I, _____ (Name), _____ (Title) of the _____ (Agency), do hereby certify that this plat and access to location has been reviewed by me or my authorized agent and that this plat is recommended for approval.

By: _____ Date: _____

TITLE: _____

COUNTY PLANNING COMMISSION APPROVAL

Be it resolved by the Yankton County, South Dakota, Planning Commission that the above survey and plat is approved and the same be certified to the Yankton County Board of County Commissioners with the recommendation that said survey and plat be approved.

Dated this _____ day of _____, 20____.

Planning Commission Chair
Yankton County, South Dakota



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

Plat Approval Fees Paid
 Application \$100.00
 72244
 Applicant Created
 Bill Testing October 28, 2022

Number
72244

Final | Plat of Tract 1 and 2 of Akland Addition, an addition in the Southeast Quarter of Section 32, Township 96 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota | David Akland | 29667 448 AVE | 04.032.200.010
 Submitted by BillTesting on 10/28/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 10/28/2022 9:04 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
04.032.200.010	29667 448 AVE	IRENE	AKLAND, DAVID (D) AKLAND, SHARON F (D)	152.450

Requested Information Completed On 10/28/2022 9:11 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tract 1 and 2 of Akland Addition, an addition in the Southeast Quarter of Section 32, Township 96 North, Range 54 West of the 5th Principal Meridian, Yankton County, South Dakota

Section No:

32

Township No:

96

Range

54

Number of Lots/Tracts

2

Number of Acres

53.42

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Meyer Land Surveying

Address

45246 HWY 44

City

Parker

State

SD

Zip

57053

Contact Person

Eric Meyer

Phone

6053109401

Property Owner Information

Owner Name

David Akland

Address

29667 448 AVE

City

Irene

State

SD

Zip

57037

Owner Phone

6053109401

Contact Person

Eric Meyer

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

17.20 and 36.22 acres

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

17.20

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 10/31/2022 9:20 AM EST by bconkling

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

Upload Copy of Plat

[Akland Plat.pdf](#)

Plat Approval Applicant Checklist 

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 10/31/2022 9:21 AM EST by bconkling

Owner Certification

Owner(s)

David Akland

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 10/31/2022 9:21 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	58426
Amount Paid	\$100.00

Planning Commission Review Completed On 10/31/2022 9:21 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

11/10/2022

Plat Approval Application (Planning Commission) Completed On 10/31/2022 9:22 AM EST by bconkling

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

58426
October 31, 2022 09:21 AM
Check

\$100.00 paid on October 31, 2022

Plat Approval Application

Application ID: 72244

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 10/27/2022

Applicant

Schenk - PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Keith's Addition, in the SW1/4 of the NW1/4 of Section 13, T93N, R57W of the 5th P.M.,
Yankton County, South Dakota

Please Check Plat Type:

Final Amended Preliminary Revision

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

Plat Name: Plat of Keith's Addition, in the

Section No: 13 Township No: 93

Range : 57 Number of Lots/Tracts: 1

Number of Acres: 8

How is the property currently being used? MD

What is the proposed use of the property? MD

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

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

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

Name: Karl Schenk

Address: 407 Reagl Dr

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? Yes No

2. What is/are the lot size(s) 8 acres

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

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

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

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

If yes :
Name, address and phone number of contractor(s)

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

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

Karl Schenk

Owner Signature

Owner Signature

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

Agent Signature

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

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

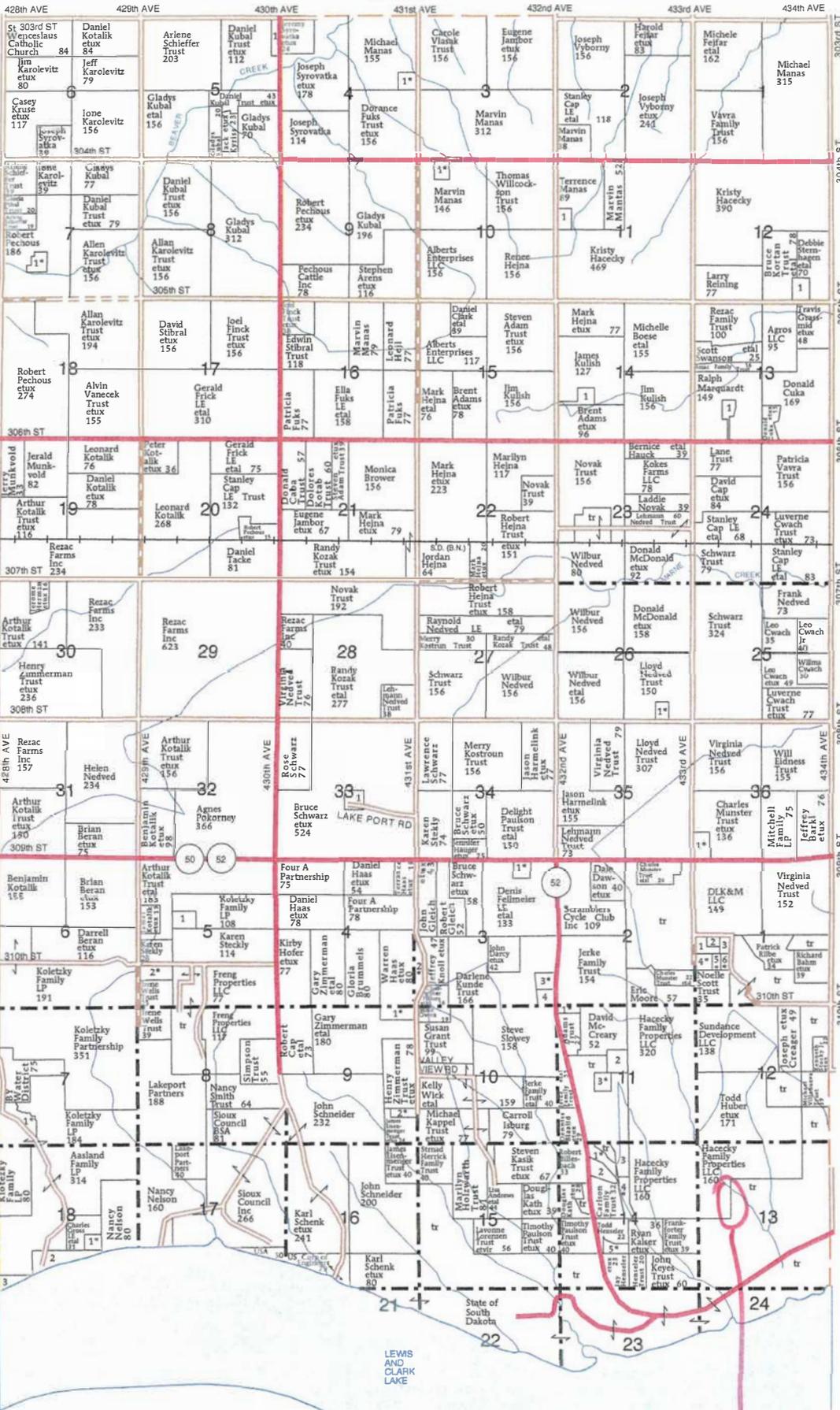
Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 11/10/2022

Board of Adjustment date: _____

LESTERVILLE TWP.



ZISKOV TOWNSHIP

SECTION 1S

- 1. Barth, Chad 9
- 2. Fischer, Katrina 5
- 3. Gause, Janell 5
- 4. Taylor, Lynn etux 9
- 5. Scott, Bjaye etux 5
- 6. Kramer, Francis etal 5

SECTION 3S

- 1. Ausdemore, Robert etal 9
- 2. Haas, Warren etux 10
- 3. Mueller, James etux 8
- 4. Kunde, Darlene 8

SECTION 4N

- 1. Hoffman, RC etux 10

SECTION 5N

- 1. Polish Catholic Congregation 9

SECTION 5S

- 1. Wiillsie, Carol 11
- 2. Sedlacek, Kenneth etux 12

SECTION 7N

- 1. Pechous, Robert etux 10

SECTION 7S

- 1. Koletzky, lone etal 17

SECTION 9S

- 1. Jungemann, Jerry etux 15

SECTION 10N

- 1. Manas, Terence etux 10

SECTION 11N

- 1. Cap, Daniel 11

SECTION 11S

- 1. Haberman, Adam etux 10
- 2. Konopasek Family Trust 10

SECTION 12N

- 3. Lyons, Sean etal 10

SECTION 12N

- 1. Hejna, Marilyn 9

SECTION 13N

- 1. Manas, Dylan 6

SECTION 14N

- 1. Sudbeck, Charlene 12

SECTION 14S

- 1. Peterson, Corey etal 9
- 2. Feimer Family Protection Trust 9
- 3. Colby, David 13
- 4. VanDeKop, Dale etux 10
- 5. Henseler, Kevin etux 9

SECTION 18S

- 1. Lynch, Daniel etux 9
- 2. State of South Dakota Game Fish & Parks 66

SECTION 26

- 3. Yonke Trust, Mark 5

SECTION 26

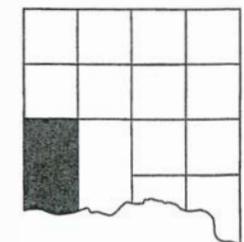
- 1. Martin, Nathan etux 6

SECTION 33

- 1. St Wenceslaus Roman Catholic Church 10

SECTION 36

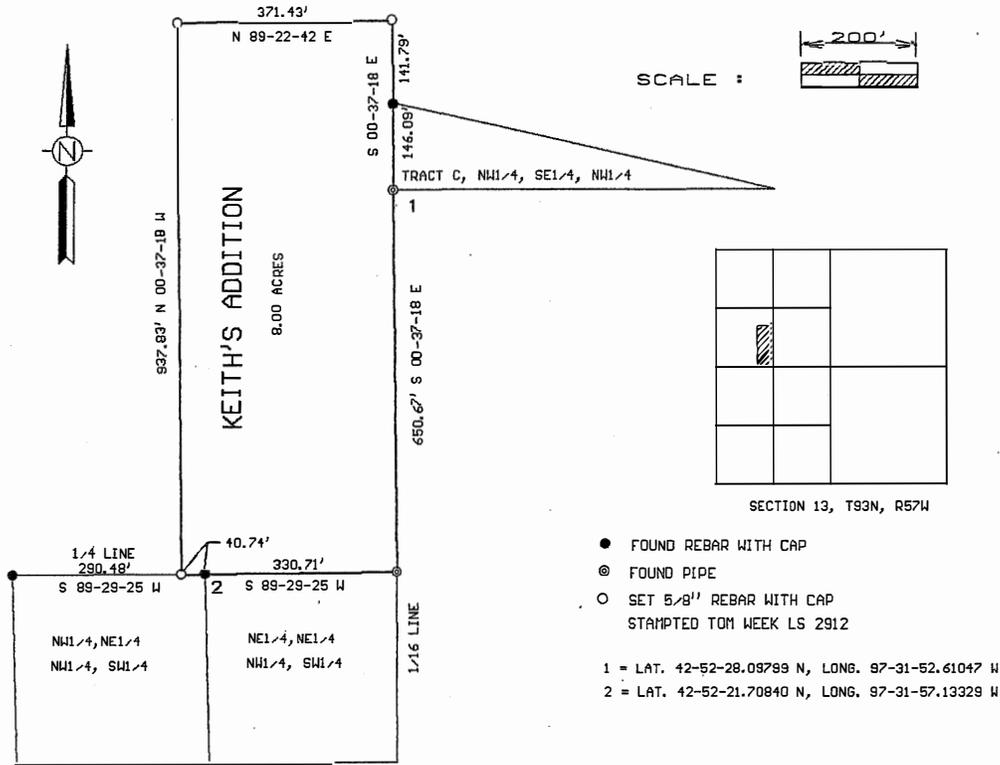
- 1. Koletzky, David etux 8



Location

KNOX CO., NE

PLAT OF KEITH'S ADDITION, IN THE SW1/4 OF THE NW1/4 OF SECTION 13,
T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF KEITH'S ADDITION, IN THE SW1/4 OF THE NW1/4 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 19TH. DAY OF OCTOBER, 2022.

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

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING KEITH'S ADDITION, IN THE SW1/4 OF THE NW1/4 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

ACCESS TO KEITH'S ADDITION WILL BE FROM PROPERTY THAT I OWN, WHICH LIES ADJACENT KEITH'S ADDITION.

DATED THIS _____ DAY OF _____, _____.

KEITH TOCZEK

PLAT OF KEITH'S ADDITION, IN THE SW1/4 OF THE NW1/4 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, KARL M. SCHENK AND NANCY SCHENK, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: KEITH'S ADDITION, IN THE SW1/4 OF THE NW1/4 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

KARL M. SCHENK

NANCY SCHENK

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KARL M. SCHENK AND NANCY SCHENK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: KEITH'S ADDITION, IN THE SW1/4 OF THE NW1/4 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, _____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval Application 71395
Fees Paid \$100.00
Applicant Bill Testing
Created October 24, 2022

Number 71395

Final | Plat of Keith's Addition, in the SW1/4 of the NW1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota | Karl Schenk | 407 Reagl Dr | 13.013.400.010
Submitted by BillTesting on 10/24/2022

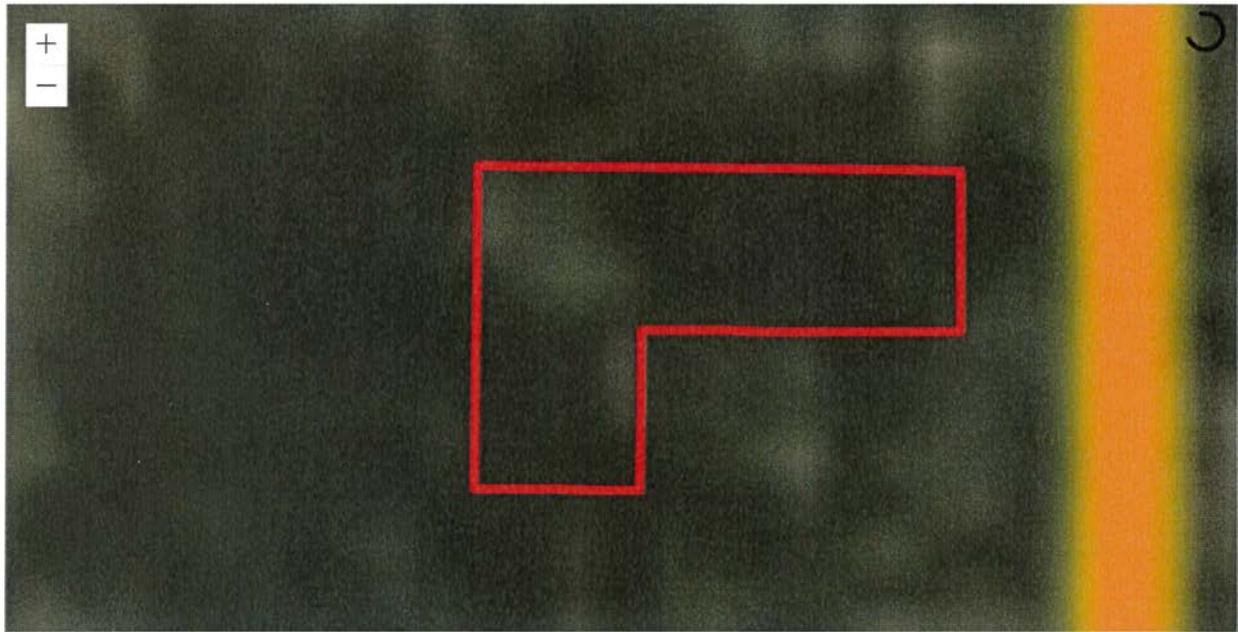


Applicant

Bill Testing

test@test.com

Parcel search Completed On 10/24/2022 11:07 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.013.400.010			SCHENK, KARL M (D) SCHENK, NANCY (D)	160.000

Plat Approval Items Completed On 10/31/2022 3:21 PM EST by bconkling

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

Upload Copy of Plat

[toczek.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 10/31/2022 3:21 PM EST by bconkling

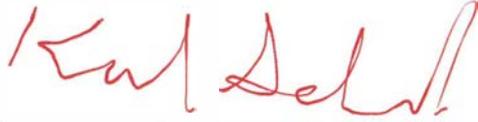
Owner Certification

Owner(s)

Karl Schenk

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 10/31/2022 3:21 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	1111
Amount Paid	\$100.00

Planning Commission Review Completed On 10/31/2022 3:21 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

11/10/2022

Requested Information Completed On 10/31/2022 3:22 PM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Plat of Keith's Addition, in the SW1/4 of the NW1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota

Section No:

13

Township No:

93

Range

57

Number of Lots/Tracts

1

Number of Acres

8

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Karl Schenk

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Owner Phone
6056658333

Contact Person
Tom Week

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

Agent's name

Agent's Title

Plat Information

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

What is/are the lot size(s)
8 acres

Is this plat an existing farmstead
No

If a farmstead, how many acres are surrounding it

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

Is this property to have construction on it
No

If Yes:

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

Plat Approval Application (Planning Commission) Completed On 10/31/2022 3:23 PM EST by bconkling

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Payment number
Date paid
Payment method

1111
October 31, 2022 03:21 PM
Check

Paid by
Bill Testing
test@test.com

\$100.00 paid on October 31, 2022

Plat Approval Application

Application ID: 71395

Description	Amount
Fee	\$100.00