

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 5<sup>th</sup> 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 8<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 5<sup>th</sup> 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 8<sup>th</sup> 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 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township  
COMMENTS:            None

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

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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

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

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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 5<sup>th</sup> 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

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

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**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

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**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 5<sup>th</sup> 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:

Permit Number: CUP-2022-86

# 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 Bed &amp; Breakfast / Short-term Rental

Request:

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 11/09/2022 6:05 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

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

Check #: 201333539      Receipt #:

Receipt #:

Mary Washington

Date:

Signature: \_\_\_\_\_ 09/27/2022

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Marty Rose Washington

09/27/2022

# Site Map



Parcel Number: 01.021.300.210

Site Description: PR1: 3-Bedroom Cabin / Proposed Bed & Breakfast  
PR2: 1-Bedroom Residence / Owner Occupied  
AS1: 2-Car Garage  
AS2: 1-Stall Garage & Shop Area

**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
4. Big Bucks LLC 7
5. Reichert, Sheri 6

**SECTION 8**

1. VanOsdal, Ben etal 14

**SECTION 25****SECTION 10****SECTION 11N**

1. Barnes Hay & Feed 9
2. Gayville-Volin School 11
3. Town of Gayville 14

**SECTION 15**

1. Lansdowne, Beverly etal 5

**SECTION 19**

1. RH&SH Farms 10

**SECTION 21**

1. Zach Trust, Helen etal 9
2. Merkwan, Gary etux 13

**SECTION 28**

1. Ryken Trust, Marvin 150

**SECTION 34**

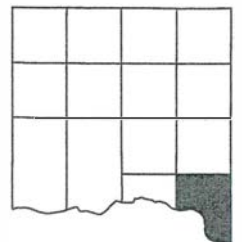
1. Haas Family Trust 7

**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

|  |  |
|--|--|
| Are the requirements of Section 1723 met?<br>(signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,   | Yes  |
| Are the requirements of Section 1729 met?<br>(all fees paid at time of application)  | Yes  |
| Section 1805:  |  |
| 1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested  | <i>Applicant wishes to have a Bed and Breakfast/short term rentals in an Agriculture District per Article 5 Section 507.</i> |
| 2. Was notice of public hearing given per Section 1803 (3-5)?  | Mailed –<br>Published –  |
| 3. Attend the public hearing   |  |
| 4. Planning Commission: Make a recommendation to include:<br><br>a. Granting of conditional use;<br>b. Granting with conditions; or<br>c. Denial of conditional use  |  |
| 5. Planning Commission must make written findings certifying compliance with specific rules including:<br><br>a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe: |  |
| b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;  |  |
| c. Refuse and service areas, with particular reference to the items in (A) and (B) above;  |  |
| d. Utilities, with reference to locations, availability, and compatibility;  |  |
| e. Screening and buffering with reference to type, dimensions, and character;  |  |
| f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;   |  |
| g. Required yards and other open spaces; and   |  |
| h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.   |  |



Variance, Conditional  
Use and Rezoning

Fees Paid  
\$300.00

Application  
CUP-2022-86

Applicant  
Marty Rose

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](mailto: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

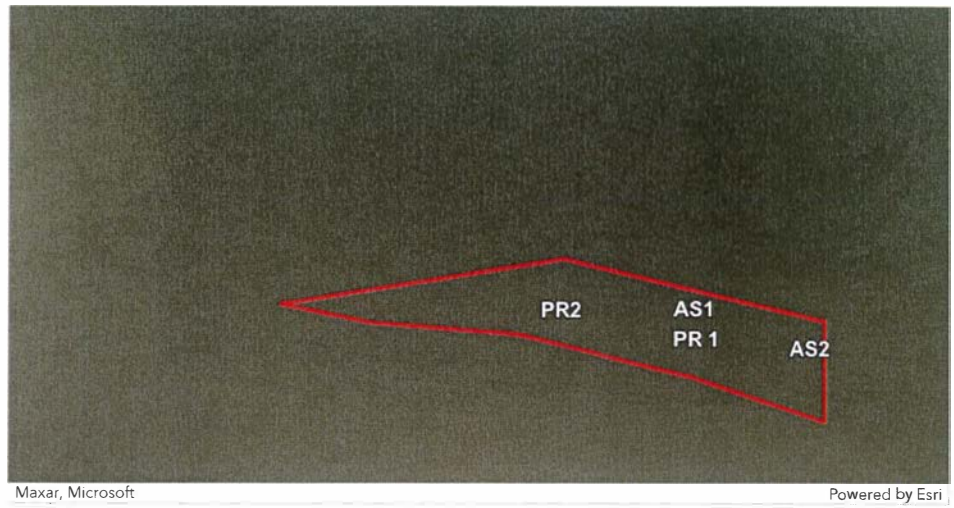
[Generate Draft Building Permit](#)

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





#### Describe the location and use of adjacent structures

PR1: 3-Bedroom Cabin / Proposed Bed & Breakfast

PR2: 1-Bedroom Residence / Owner Occupied

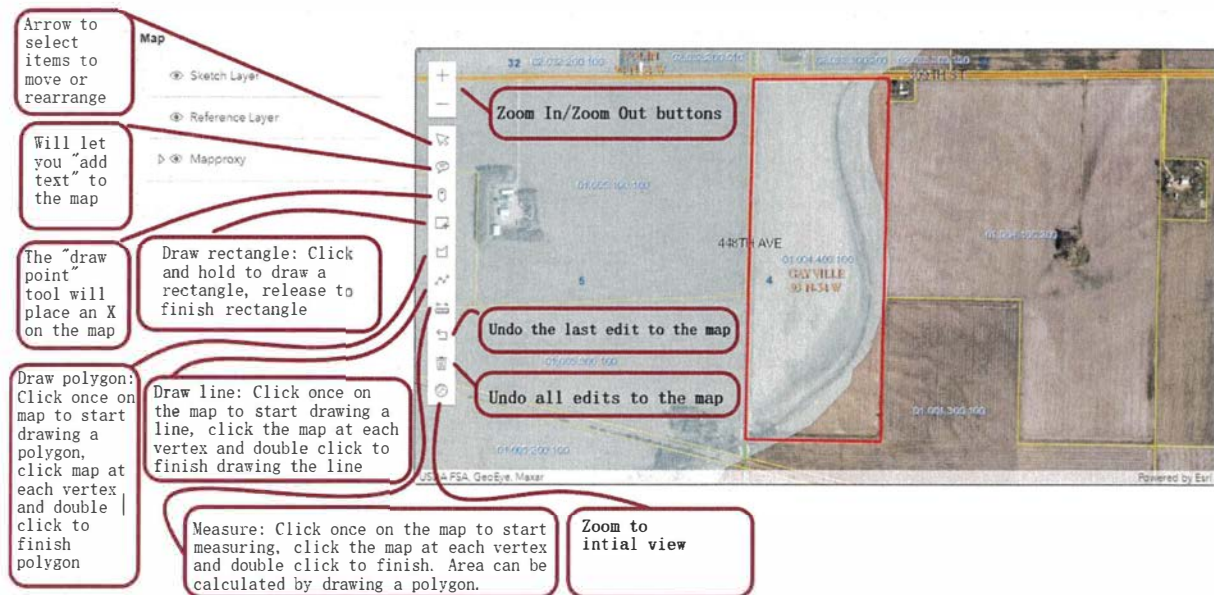
AS1: 2-Car Garage

AS2: 1-Stall Garage & Shop Area

#### Upload Site Plan and/or additional plans and documents

[Aerial Sketch.jpg](#)

[Aerial Overlay.jpg](#)



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

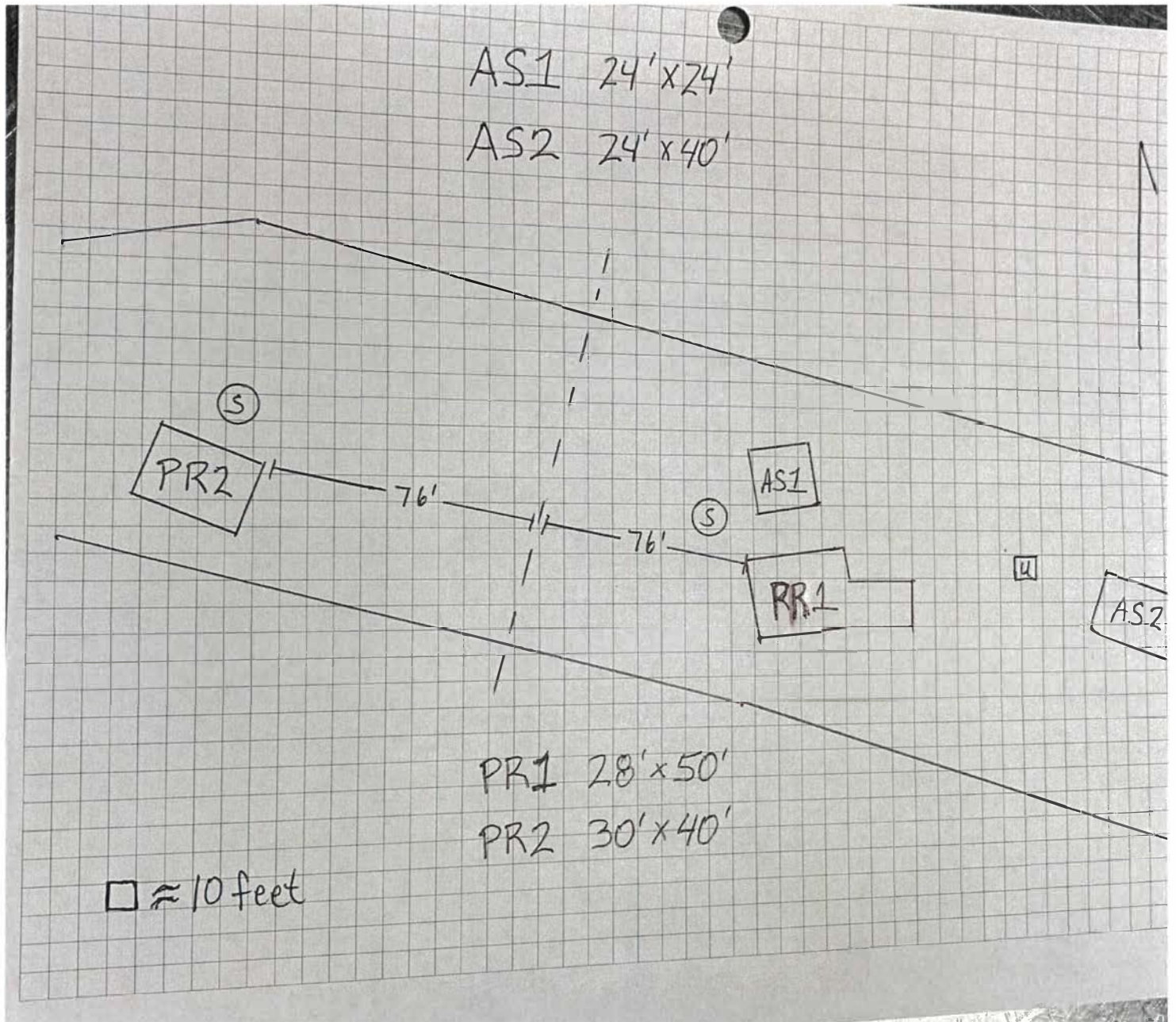
External Notes

Documents

Internal Notes

Documents









AFFIDAVIT OF MAILING

I, Marty Rose Washington, hereby certify that on the 25<sup>th</sup> 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.

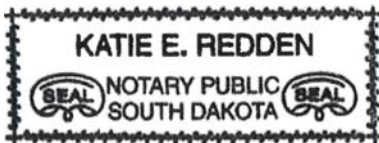
Dated the 25<sup>th</sup> day of October, 2022.

Marty Rose Washington  
(Name)  
Affiant

Subscribed and sworn to before me this 25<sup>th</sup> 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 5<sup>th</sup> 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 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.

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(tion)

Dated this 18th day of October, 2022.

Cheri Loest, Yankton County Commission Vice-Chair

ATTEST:

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MAYFIELD STORE - 44398 SD HWY 46, IRENE

LESTERVILLE FIRE HALL - 212 MAIN ST., LESTERVILLE

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

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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](http://www.sd-publicnotices.com).

Published October 28, 2022.

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| November 8, 2022  | South Dakota  | Yankton County   |
|---|---|--|
| <b>OFFICIAL GENERAL ELECTION BALLOT</b>   |   |  |
| <b>INSTRUCTIONS TO THE VOTER:</b><br>To vote for a person <b>FILL IN</b> the oval (●) next to the name.<br><br>Use only a pencil or pen.<br><br>If you make a mistake, give the ballot back and get a new one.<br><br>DO NOT cast more votes than are allowed in each race.   | <b>For State Auditor</b><br>You may vote for <u>one</u> or leave it blank.<br><br><input type="radio"/> <b>Stephanie Marty</b><br>Democratic Party<br><br><input type="radio"/> <b>Rene Meyer</b><br>Libertarian Party<br><br><input type="radio"/> <b>Richard Sattgast</b><br>Republican Party<br><br><b>For State Treasurer</b><br>You may vote for <u>one</u> or leave it blank.<br><br><input type="radio"/> <b>John Cunningham</b><br>Democratic Party<br><br><input type="radio"/> <b>Josh Haeder</b><br>Republican Party<br><br><b>For Commissioner of School and Public Lands</b><br>You may vote for <u>one</u> or leave it blank.<br><br><input type="radio"/> <b>Timothy Azure</b><br>Democratic Party<br><br><input type="radio"/> <b>Brock Greenfield</b><br>Republican Party<br><br><b>For Public Utilities Commissioner</b><br>You may vote for <u>one</u> or leave it blank.<br><br><input type="radio"/> <b>Jeffrey Barth</b><br>Democratic Party<br><br><input type="radio"/> <b>Chris Nelson</b><br>Republican Party<br><br><b>For State Senator, District 18</b><br>You may vote for <u>one</u> or leave it blank.<br><br><input type="radio"/> <b>Fredrick Bender</b><br>Democratic Party<br><br><input type="radio"/> <b>Jean M. Hunhoff</b><br>Republican Party<br><br><b>For State Representative, District 18</b><br>You may vote for up to <u>two</u> or leave it blank.<br><br><input type="radio"/> <b>Ryan D. Cwach</b><br>Democratic Party<br><br><input type="radio"/> <b>Jay Williams</b><br>Democratic Party<br><br><input type="radio"/> <b>Julie Auch</b><br>Republican Party<br><br><input type="radio"/> <b>Mike Stevens</b><br>Republican Party | <b>For County Commissioner At Large</b><br>You may vote for up to <u>three</u> or leave it blank.<br><br><input type="radio"/> <b>John R. Marquardt</b><br>Republican Party<br><br><input type="radio"/> <b>Ryan Heine</b><br>Republican Party<br><br><input type="radio"/> <b>Dan Klimisch</b><br>Republican Party<br><br><input type="radio"/> <b>Cheri Loest</b><br>Independent<br><br><input type="radio"/> <b>Matt Evans</b><br>Independent<br><br><b>NONPOLITICAL BALLOT</b><br><br><b>Supreme Court Justice Retention</b><br>Shall the justice of the Supreme Court named on this ballot, whose term expires January 1, 2023, be retained in office?<br><br><b>Justice Patricia J. DeVaney</b><br>representing the Third Supreme Court District<br><br><input type="radio"/> Yes<br><br><input type="radio"/> No<br><br><b>Supreme Court Justice Retention</b><br>Shall the justice of the Supreme Court named on this ballot, whose term expires January 1, 2023, be retained in office?<br><br><b>Justice Mark E. Salter</b><br>representing the Second Supreme Court District<br><br><input type="radio"/> Yes<br><br><input type="radio"/> No |
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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

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# Yankton County, South Dakota

**Paid by**  
Marty Rose  
mrwashin25@gmail.com

**Payment number**  
**Date paid**  
**Payment method**

## Receipt

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 8<sup>th</sup> 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: Neal

Neal

09/19/2022

This aerial map displays a residential neighborhood with property boundaries and lot numbers. A red outline highlights a specific lot, and a blue rectangle is marked on another lot. Street names include Deer Blvd, W 11th St, and Spruce Ave. Lot numbers are visible throughout the map.

Site Description:

CENTRAL TWP.

**UTICA TOWNSHIP****SECTION 1N**

1. Siebrandt, Jacob etux 5

**SECTION 2N**

1. Kralicek, Melissa 11

**SECTION 2S**

1. Holdahl, Robert etux 5

**SECTION 3N**

1. Grate, Leo etux 11

**SECTION 3S**

1. Holtzmann Family Trust 7

**SECTION 4N**

1. Nedved, Mark 7

**SECTION 4S**

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

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

**SECTION 5S**

1. Batcheller, Jay 8

**SECTION 6N**

1. Town of Utica 6

**SECTION 6S**

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

**SECTION 7N**

1. Anthony, Craig etux 10

**SECTION 7S**

1. 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**

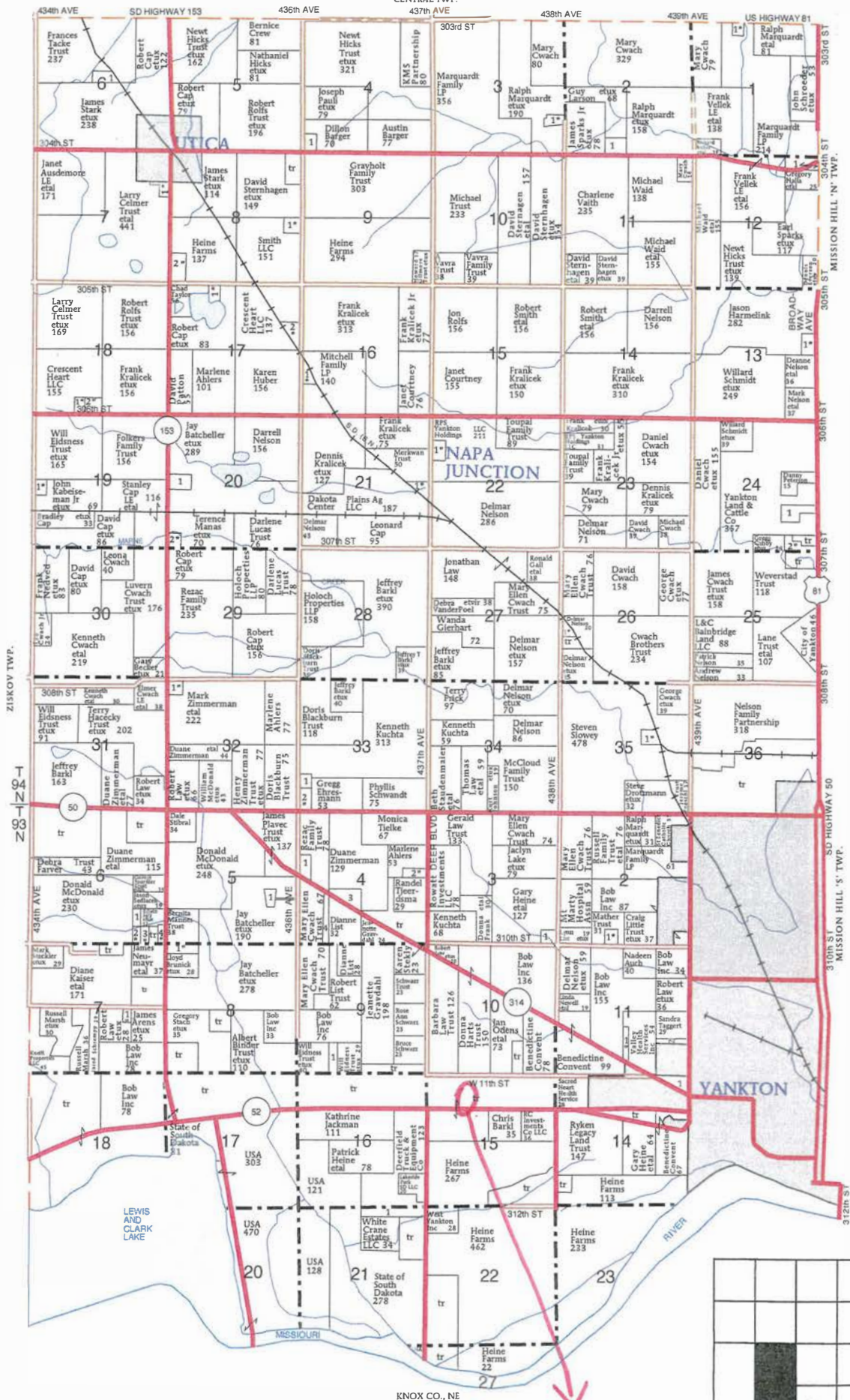
1. Zimmerman Trust, Henry etal 12

**SECTION 33**

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

**SECTION 35**

1. Slowey, Steven etux 14



KNOX CO., NE

location



# FINDINGS OF FACT – CONDITIONAL USE PERMIT

Lange– CUP-2022-85

|  |  |
|--|--|
| Are the requirements of Section 1723 met?<br>(signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,   | Yes  |
| Are the requirements of Section 1729 met?<br>(all fees paid at time of application)  | Yes  |
| Section 1805:  |  |
| 1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested  | Applicant is requesting a Conditional Use Permit to build a self-storage facility in a Lakeside Commercial District (LC) per Article 11 Section 1107 |
| 2. Was notice of public hearing given per Section 1803 (3-5)?  | Mailed –<br>Published –  |
| 3. Attend the public hearing   |  |
| 4. Planning Commission: Make a recommendation to include:<br><br>a. Granting of conditional use;<br>b. Granting with conditions; or<br>c. Denial of conditional use  |  |
| 5. Planning Commission must make written findings certifying compliance with specific rules including:<br><br>a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; |  |
| b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;  |  |
| c. Refuse and service areas, with particular reference to the items in (A) and (B) above;  |  |
| d. Utilities, with reference to locations, availability, and compatibility;  |  |
| e. Screening and buffering with reference to type, dimensions, and character;  |  |
| f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;   |  |
| g. Required yards and other open spaces; and   |  |
| h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional  |  |

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

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 5<sup>th</sup> 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 8<sup>th</sup> 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 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township

COMMENTS:

None

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MOTION:

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

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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

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MOTION:

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

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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

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

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

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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 5<sup>th</sup> P.M., Yankton County, South Dakota -Utica South  
COMMENTS: None

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MOTION: Approve as presented

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

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

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MOTION: No action taken

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

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

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MOTION: **Adjourn**  
**Passed 7-0**

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

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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MOTION:

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APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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MOTION:

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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 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

Variance, Conditional  
Use and Rezoning

Fees Paid  
\$300.00

Application  
CUP-2022-85

Applicant  
Neal Lange

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](mailto: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



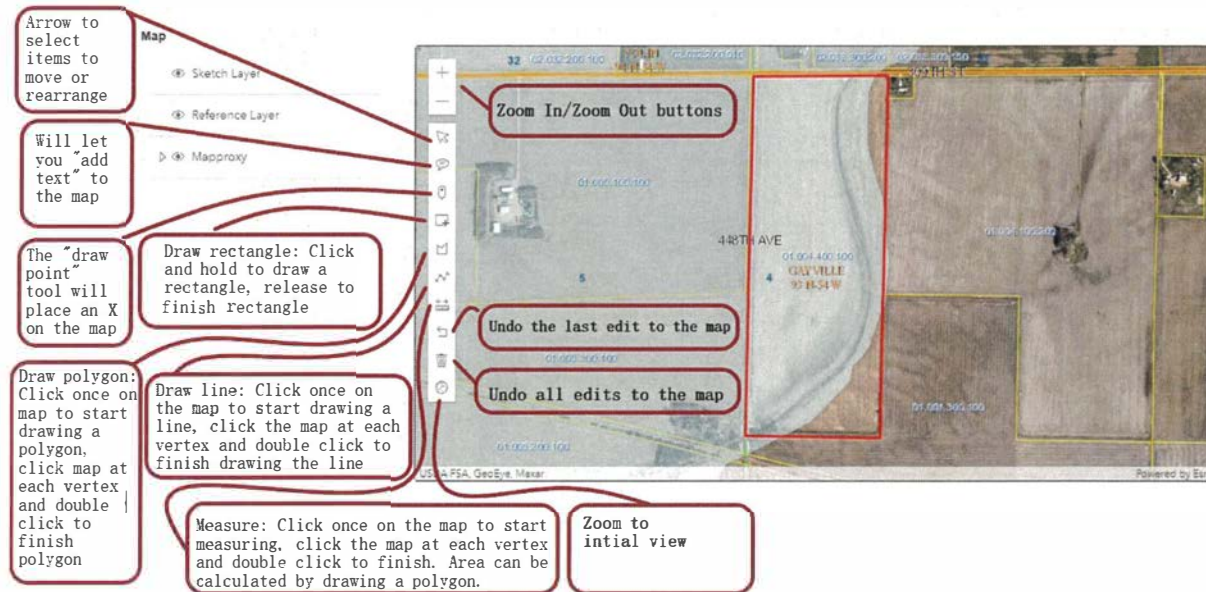
Maxar, Microsoft

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

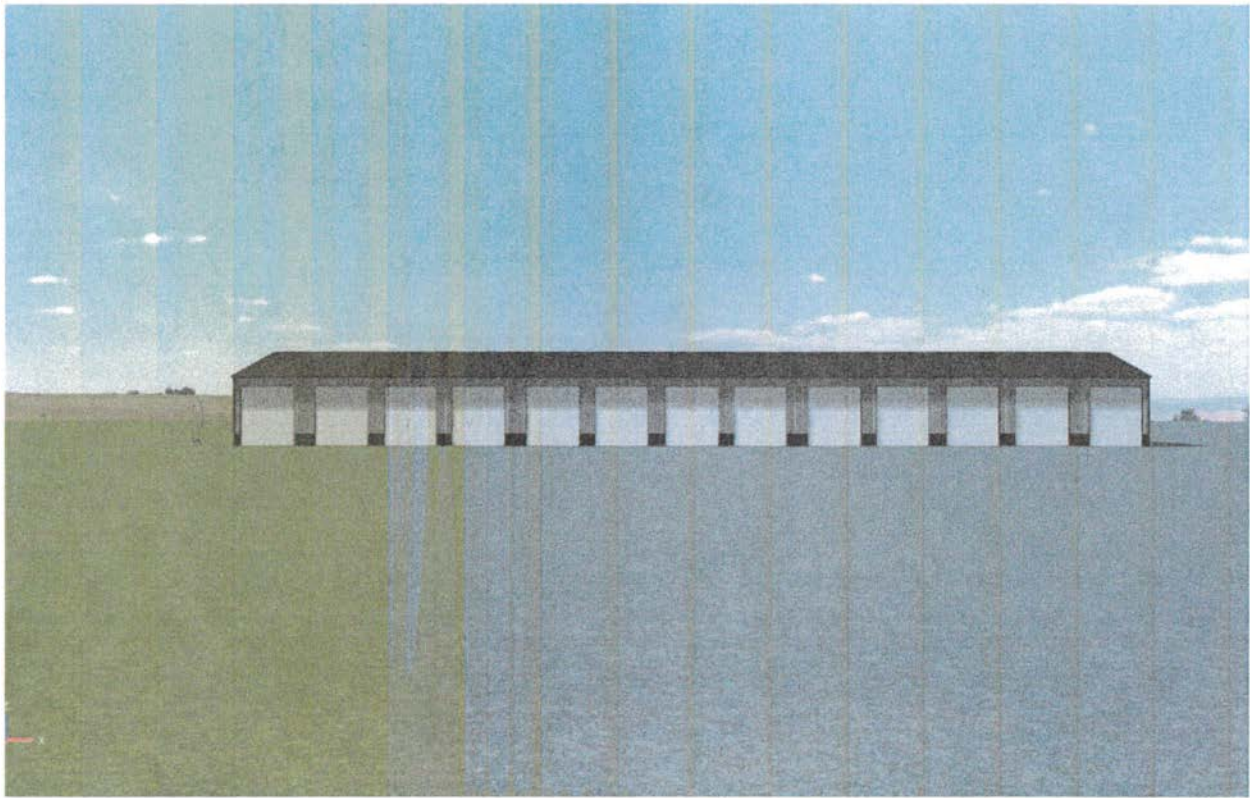
[PC App Form](#)

External Notes

Documents

Internal Notes

Documents





AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 28  
day of Oct, 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 28 day of Oct, 20 22

Neal Lange  
(Name)  
Affiant

Subscribed and sworn to before me this 28<sup>th</sup> day of  
October, 20 22.

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 8<sup>th</sup> 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 (C)  
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 30<sup>th</sup> 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.

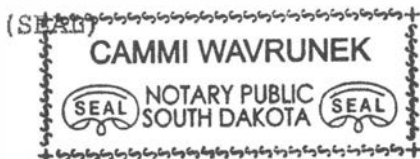
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 30<sup>th</sup> day of September, 20 22.

Neal Lange  
(Name)  
Affiant

Subscribed and sworn to before me this 30<sup>th</sup> 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 8<sup>th</sup> 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





# 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  
402-360-0756

## 1210 Trucks

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

## 1310 Construction

**NOW HIRING CONSTRUCTION WORKERS**  
Poured Concrete Foundations  
Offering On The Job Training  
Healthcare Benefits Available  
Will Need To Present Valid  
Driver's 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

## 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 competi-  
tive benefits package. Position  
open until filled.  
Call 402-388-2440 or email  
clock@croftonwarriors.org to  
request an application.

## 1435 Carpentry

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

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

## 1500 Moving - Storage

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

## 1335 Other Employment

## 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

## 1555 Dogs - Puppies



**AKC Golden Retrievers, Golden  
Doodles and Poodles.** \$600.  
Ready to go. Shots, dewormed,  
claws clipped, trait tested, beau-  
tiful puppies. References avail-  
able. Tripp, SD. 605-505-0007  
Will send Text pictures.

Please Recycle!

## We've Got News For YOU

Subscribe To The  
Press & Dakotan  
Today!  
319 Walnut St, Yankton  
605-665-7811  
www.yankton.net

## 1335 Other Employment

## 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 adver-  
tise any preference, limitation,  
or discrimination based on  
race, color, religion, sex handi-  
cap, familial status or national  
origin. In the sale, rental or fi-  
nancing of housing or an inten-  
tion to make any such prefer-  
ence, limitation or discrimina-  
tion. 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 dis-  
crimination 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 ad-  
vertised are available on a  
equal opportunity basis. If you  
believe you have been discrimi-  
nated against in connection  
with the sale, rental or financ-  
ing of housing, call the South  
Dakota Fair Housing ombuds-  
man at 877-832-0161.

## 1605 Apartment For Rent

**1 & 2 Bedroom Orchard  
Square, 418 W. 15<sup>th</sup>.** Yankton.  
Rent based on income and in-  
cludes 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 in-  
come. Non-smoking units. 605-  
664-8866 or Skogen Company  
605-263-3941.

**1 BD Apts., Memory Lane.**  
Ground level for elderly or per-  
sons with disabilities. No Smok-  
ing, close to The Center. Rent  
based on income. Non-smoking  
units. Equal Housing Opportunity.  
605-760-4711 or Skogen Compa-  
ny 605-263-3941.

**1 bedroom apartments. MEAD-  
OW PARK,** \$575.00 per month,  
plus electricity with the heat be-  
ing electric. Water, sewer, and  
garbage included with rent. Se-  
curity Deposit of one months rent  
required. Initial six month lease,  
then month to month. Non-smok-  
ing units. 605-760-4711 or Sko-  
gen Company, 605-263-3941.

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

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

## 1650 Houses For Sale



**1900 & 1902 Dakota**  
Now building! 3 or 4 bedroom, 3-  
bath, 3-car garage, zero step en-

## 1705 Items \$100 or Less

**5 Angel wing house plants** that  
bloom \$3.50/each call 605-689-  
0555.

**5 Comemorable numbered  
Budwaiser** steals some holiday.  
Choice \$24/each. 605-889-0555.

**Handy Smith Corona Mark VI**  
portable electric typewriter from  
the 80's, ribbon works fine, excel-  
lent 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.

**Rifle rack 24" x 36"** solid wood  
ammo storage looks 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  
2XL 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 refrigera-  
tor, vintage sewing notions, but-  
tons, lace, zippers, women's  
clothing, coats, McCoy flower-  
pots, aloe plants, jewelry, small  
Christmas trees, Workbasket  
booklets.

**1105 Maple  
Friday, 9/30, 8am-2pm  
Saturday, 10/1, 8am-2pm**  
Antique/ Moving Sale: Furniture,  
antiques, clothing, foot mas-  
sager. Glassware and much,  
much more! Cash only.

**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.

**2834 MARY ST.  
Friday, 9/30, 9 am - 5-lsh  
Saturday, 10/1, 9 am - 2-lsh**

**Lots of miscellaneous and  
interesting vintage items.**  
Household, crafts, Christmas  
decor, books, dishes,  
games, pictures,  
rocking horses. Star Quilt,  
garden decor, and much  
more. Cash only.

**2907 Masters Avenue  
Yankton  
(behind Walmart)  
Friday, 9/30, 8am-3pm  
Saturday, 10/1, 8am-12pm**  
Kitchen, household, holiday,  
much miscellaneous! Name  
brand (Nike, AEO) Boys (Youth),  
Mens, Womens clothing size  
medium-18, shoes, coats. All in  
clean, excellent condition! Soccer  
goal, charcoal grill, Maytag dryer.  
You don't want to miss this one!

**410 W. Riverside Dr.  
Saturday 10/1 8am-4pm**

## 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 begin-  
ning at 6:45 P.M. and on the 18th  
day of October, 2022 beginning at  
6:40 P.M. in the Commission Cham-  
bers 321 West Third Street, Yank-  
ton, South Dakota, to consider the  
recommendation to Adopt Yankton  
County Ordinance 2020 Amend-  
ment to Yankton County Ordinance  
2020 Definitions, Article 14 Sign  
Regulations, Article 15 Supplemen-  
tary District Regulations, and Ar-  
ticle 17 Administrative Procedure  
and Enforcement per Ordinance 22-  
ZN-11.

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, re-  
viewed, or examined by any inter-  
ested 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 Admini-  
strative Procedure and Enforce-  
ment per Ordinance 22-ZN-11.

Dated this 23rd day of September,  
2022

ATTEST: Gary Vetter Develop-  
ment Services Director

Published twice at the total approxi-  
mate cost of \$38.30 and can be  
viewed free of charge at [www.sd-  
publicnotices.com](http://www.sd-<br/>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

A public hearing will be held before  
the Yankton County Commission on  
the 4th day of October, 2022 begin-  
ning at 6:40 P.M. and on the 18th  
day of October, 2022 beginning at  
6:35 P.M. in the Commission Cham-  
bers 321 West Third Street, Yank-  
ton, South Dakota, to consider the  
recommendation to Adopt Yankton  
County E911 Rural Addressing Or-  
dinance 1995 Amendment to Yank-  
ton County E911 Rural Addressing  
Ordinance 1995 per Ordinance 22-  
ZN-10.

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, re-  
viewed, or examined by any inter-  
ested 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 E911 Rural Addressing Or-  
dinance 1995 Amendment to Yank-  
ton County E911 Rural Addressing  
Ordinance 1995 per Ordinance 22-  
ZN-10.

Dated this 23rd day of September,  
2022

## 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, Com-  
missioners 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 Residen-  
tial (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 South-  
west Quarter of the Southwest Quar-  
ter of Section 15 and in the North-  
west Quarter of the Northwest Quar-  
ter of Section 22, Township 93  
North, Range 56 West of the 5th  
Principal Meridian, Yankton Coun-  
ty, South Dakota. Containing 3.00  
Acres more or less

Published twice at the total approxi-  
mate cost of \$36.29 and can be  
viewed free of charge at [www.sd-  
publicnotices.com](http://www.sd-<br/>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 Commis-  
sion, Yankton County, South Dako-  
ta, at 7:05 P.M. on the 11th day of  
October, 2022 at the Yankton Coun-  
ty Government Center, Commis-  
sioners Chambers, 321 West Third  
St., Yankton, South Dakota. Appli-  
cant is requesting a Conditional Use  
Permit to construct an accessory  
structure that is 3072 square feet in a  
Moderate Density Residential Dis-  
trict 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 Sec-  
tion 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 Wil-  
lowdale Rd., Yankton, SD 57078

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public  
hearing will be held before the  
Yankton County Planning Commis-  
sion, Yankton County, South Dako-  
ta, at 7:10 P.M. on the 11th day of  
October, 2022 at the Yankton Coun-  
ty Government Center, Commis-  
sioners Chambers, 321 West Third  
St., Yankton, South Dakota. Appli-  
cant 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 Subdivi-  
sion, 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 approxi-  
mate cost of \$33.41 and can be  
viewed free of charge at [www.sd-  
publicnotices.com](http://www.sd-<br/>publicnotices.com).

Published September 30 & Octo-  
ber 7, 2022.

## NOTICE TO BIDDERS

Sealed bids will be received for the  
City Commission of the City of  
Yankton, South Dakota, at the office  
of the City Finance Officer of the  
City until 3:00 PM or may be hand-

**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/](http://www.yanktonbenedictines.org/jobs/)



## 1210 Trucks

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

## 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](mailto:clock@croftonwarriors.org) to request an application.

## 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 5 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 Andersen 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

any person, including, but not limited to, 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.

## 1605 Apartment For Rent

**1 & 2 Bedroom Orchard Square,** 418 W. 15<sup>th</sup>, 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, C/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

**TBD 2<sup>nd</sup> & Pine,** Springfield \$30,000  
Build your dream home! 5 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.

**1411 W. 26<sup>th</sup>**  
**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. 15<sup>th</sup> St.**  
**Thursday, 10/6, 8am-6pm**  
**Friday, 10/7, 8am-6pm**  
**Saturday, 10/8, 8am-5pm**  
**HUGE TOOL / RUMMAGE SALE**  
Lots of DeWalt & Stihl 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 & décor! Too many things to list!

## 1870 Ag Equipment

**7<sup>th</sup> 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

Motion "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,

tenants 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 by 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 one ounce are kept at one 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 at least 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 acts is subject to a civil penalty not exceeding the amount specified:

- (1) Violates section 4(2)(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 4(2)(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 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](http://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 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 Plats, on page 472, E911 address is 1904 Willowdale Rd., Yankton, SD 57078

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 11th day of October, 2022 at the Yankton County Government Center, Commis-

## 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/](http://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 parcel 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](http://www.sd-publicnotices.com).

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 Childrens 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 Tjahrt at [Raleigh.Tjahrt@usd.edu](mailto:Raleigh.Tjahrt@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](http://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 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](mailto:mikes@co.yankton.sd.us) or download them from our website [www.co.yankton.sd.us](http://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](http://www.sd-publicnotices.com).

Published October 7 & 15, 2022.

## Loest

From Page 1

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.

• **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 would 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

## 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 Saunsoci, 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 Saunsoci'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."

Saunsoci 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 Saunsoci not been drinking, things may have been different, and Saunsoci 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.

Saunsoci 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" Saunsoci and complied with the trooper's request to sit in the patrol car. Nutsch asked Saunsoci 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" Saunsoci had a record of gang activity, jail booking photos from 2018 and 2019, and photos to confirm his identity. Saunsoci was not currently wanted.

When asked about the proper spelling of his first name, Saunsoci maintained the original spelling. Nutsch informed him of the photos and information, detaining him for false reporting. Saunsoci 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, Saunsoci reiterated the same information he gave on scene. Saunsoci was placed into custody of the Cedar County sheriff's office.

Cedar County Chief Deputy Chad Clausen 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 Saunsoci approached the parking lot and alteration 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.

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

At this point, Saunsoci 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.

Saunsoci 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.

## CROSSWORD

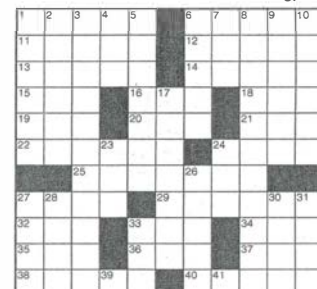
By THOMAS JOSEPH

### ACROSS

- 1 Part
- 6 Goya
- 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
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- 24 Livens
- 25 Buda-pest's nation
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- 29 Threatening sounds
- 32 Deli meat
- 33 Ran into
- 34 Quarrel
- 35 Music booster
- 36 Lyric poem

### DOWN

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- 42 Undermine
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- 9 Pay to play
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- 17 Moved through mud
- 23 Ump's call
- 24 Old hand
- 26 Goddess of the hunt
- 27 Humiliates
- 28 Phone feature
- 30 Scottish singer
- 31 Workout wear
- 33 Exodus figure
- 39 Throw in
- 41 Dr.'s gp.



### Yesterday's answer

DECKS C ZARS  
ETHIC HADAT  
CHEWY AGONY  
SITARS  
MES HIT PH  
ARTIER IRAN  
DRESSMAKERS  
ROAM ADESTE  
ELM LIV SET  
HOLLIER  
ALOOF SCOOP  
ROAST ERODE  
CUTIE SUMER

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| e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))   | 380   | 396   |
| f. Total Distribution (Sum of 15c and 15e)  | 5,748   | 5,736   |
| g. Copies not Distributed (See Instructions to Publishers #4 (page #3))   | 506   | 475   |
| h. Total (Sum of 15f and g)   | 6,254   | 6,211   |
| i. Percent Paid (15c divided by 15f and times 100)  | 92%   | 92%   |



**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.sdpublicnotices.com](http://www.sdpublicnotices.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/ Ryan D. Cwach  
Ryan D. Cwach  
BIRMINGHAM & CWAHL LAW  
OFFICES, PROF LLC  
202 W. 2nd Street  
Yankton, SD 57078  
605-260-4747  
[ryan@birmcwaahl.com](mailto:ryan@birmcwaahl.com)  
Attorney for Personal Representative

Published three times at the total approximate cost of \$46.58 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

Published October 14, 21 & 28, 2022.

Please Recycle!

**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-

**2010 Legal and Public Notices**

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;

**2010 Legal and Public Notices**

motion carried, 3-0.

**Rezoning:** 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 SW4, 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.

Jerar Wire representing East River Electric and Stephanie Horst from B-Y Electric spoke on the rezoning. 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 Rezoning 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.

**2010 Legal and Public Notices**

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 Utica 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 Utica 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 Utica 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  |
|--|---|---|
| <b>INSTRUCTIONS TO THE VOTER:</b><br>To vote for a person FILL IN the oval (●) next to the name.<br><b>DO NOT</b> cast more votes than are allowed in each race. | <b>INSTRUCTIONS TO THE VOTER:</b><br>To vote on a ballot question FILL IN the oval (●) next to "yes" or "no".<br><b>DO NOT</b> cast more votes than are allowed in each race.   | <b>Initiated Measure</b><br>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.<br><br><b>In itated Measure Z</b><br><b>Title:</b> An initiated measure legalizing the possession, use, and distribution of marijuana.<br><b>Attorney General Explanation:</b> 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.<br><b>Fiscal Note</b><br>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. |
| <b>Judge of the Circuit Court</b><br><b>For First Circuit, Position A,</b><br>You may vote for <u>one</u> or leave it blank.                                     | <b>Constitutional Amendment</b><br>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.<br><br><b>Constitutional Amendment D</b><br><b>Title:</b> An initiated amendment to the South Dakota Constitution expanding Medicaid eligibility.<br><b>Attorney General Explanation:</b> 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.<br><b>Fiscal Note</b><br>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. | <b>○ Yes</b> Vote "Yes" to adopt the initiated measure.<br><br><b>○ No</b> Vote "No" to leave South Dakota law as it is.  |
| <b>○ Chris S. Giles</b>  |   |   |
| <b>For First Circuit, Position B,</b><br>You may vote for <u>one</u> or leave it blank.  |   |   |
| <b>○ David Knoff</b>   |   |   |
| <b>For First Circuit, Position C,</b><br>You may vote for <u>one</u> or leave it blank.  |   |   |
| <b>○ Bruce V. Anderson</b>   |   |   |
| <b>For First Circuit, Position D,</b><br>You may vote for <u>one</u> or leave it blank.  |   |   |
| <b>○ Cheryle W. Gering</b>   |   |   |
| <b>For First Circuit, Position E,</b><br>You may vote for <u>one</u> or leave it blank.  |   |   |
| <b>○ Patrick T. Smith</b>  |   |   |
| <b>For First Circuit, Position F,</b><br>You may vote for <u>one</u> or leave it blank.  |   |   |
| <b>○ Tami A. Bern</b>  |   |   |
|  | <b>○ Yes</b> Vote "Yes" to adopt the amendment.<br><br><b>○ No</b> Vote "No" to leave the Constitution 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: ~~10/4/2022~~

Board of Adjustment date: ~~11/1/2022~~

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.

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 et ux 5

**SECTION 2N**

1. Kralicek, Melissa 11

**SECTION 2S**

1. Holdahl, Robert et ux 5

**SECTION 3N**

1. Grate, Leo et ux 11

**SECTION 3S**

1. Holtzmann Family Trust 7

**SECTION 4N**

1. Nedved, Mark 7

**SECTION 4S**

1. Larson, Robert 8

2. Brandt Trust, Merle et ux 11

3. Zimmerman, Steve 20

4. List Trust, Robert 18

**SECTION 5S**

1. Batcheller, Jay 8

**SECTION 6N**

1. Town of Utica 6

**SECTION 6S**

1. Maska, Leann 5

2. Olivier, Curtis et ux 6

3. Loecker, Mark et ux 5

4. Blaha, Jon et ux 5

**SECTION 7N**

1. Anthony, Craig et ux 10

**SECTION 7S**

1. Phillips, Timothy et ux 5

**SECTION 8N**

1. Christianson, David et ux 6

2. Hughes, Scott et ux 13

**SECTION 8S**

1. Fanta, Timothy et ux 9

**SECTION 9S**

1. Rokahr, Steven 9

**SECTION 11S**

1. Heceky Trust, Terrance et ux 11

2. Affordable Self Storage LLC 8

**SECTION 12N**

1. Marquardt Family LP 6

**SECTION 13N**

1. Cotton, Jeffrey et ux 8

**SECTION 14S**

1. Yankton Medical Clinic PC 12

**SECTION 16N**

1. Anstine, Rodney et ux 7

**SECTION 17N**

1. Schenkel, Darrell et ux 8

**SECTION 18N**

1. Tacke, WM et ux 13

**SECTION 18S**

1. Cap LE, Stanley et ux 5

**SECTION 19**

1. Cap, Robert et ux 7

**SECTION 19**

1. Schenkel, Daniel et ux 7

**SECTION 20N**

1. Yankton Co

2. Sharpshooters Assn 12

**SECTION 20S**

2. Johnson, Michael et ux 9

**SECTION 21N**

1. Kralicek, Frank et ux 5

**SECTION 21S**

1. White Crane Estates LLC 18

**SECTION 22N**

1. Taggart, William et ux 9

**SECTION 24**

1. Marquardt, Doug 13

2. Keller, Dallas et ux 10

**SECTION 26**

1. Barnes, David et ux 7

**SECTION 32**

1. Zimmerman Trust, Henry et ux 12

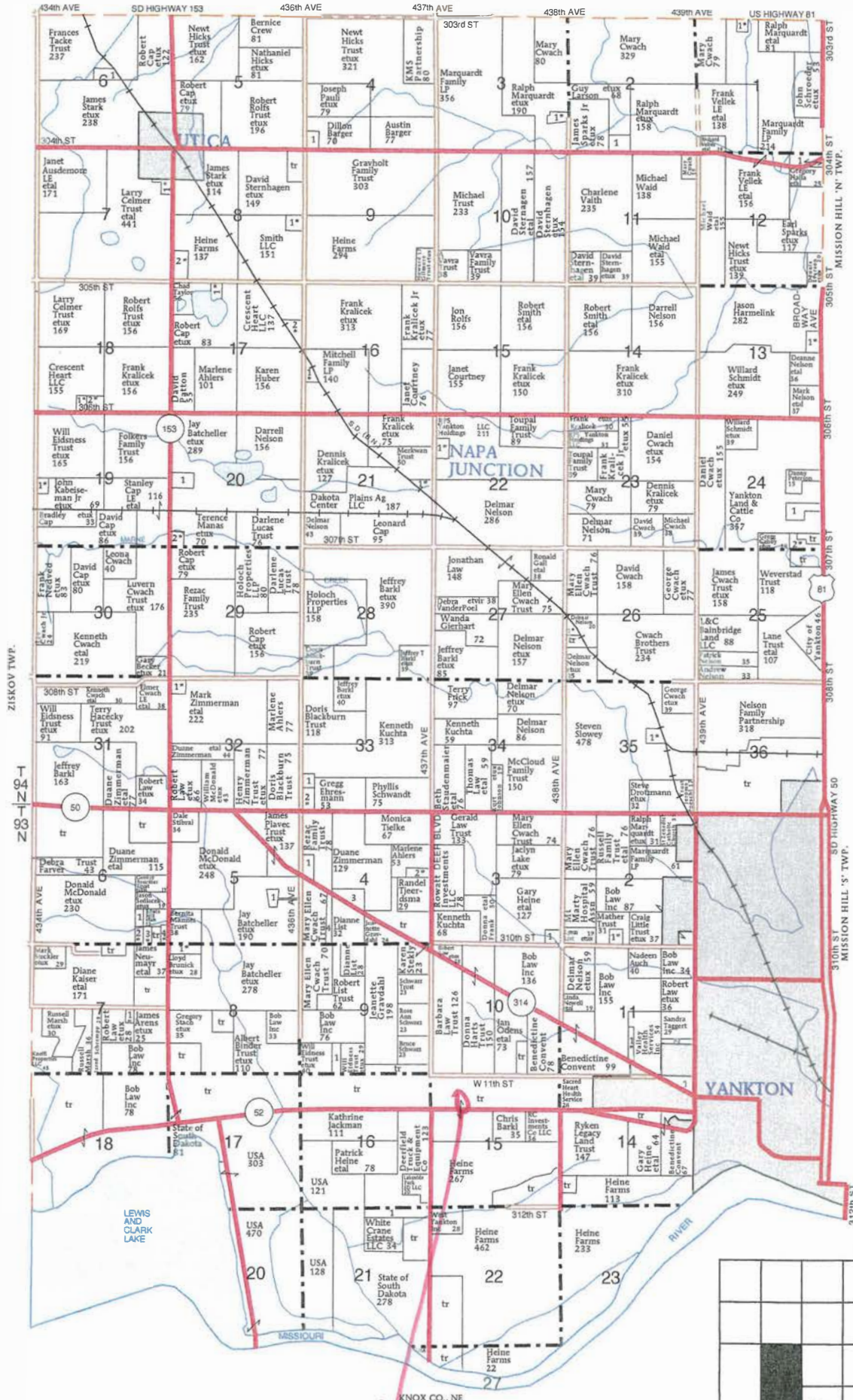
**SECTION 33**

1. Delozier, Darrik 6

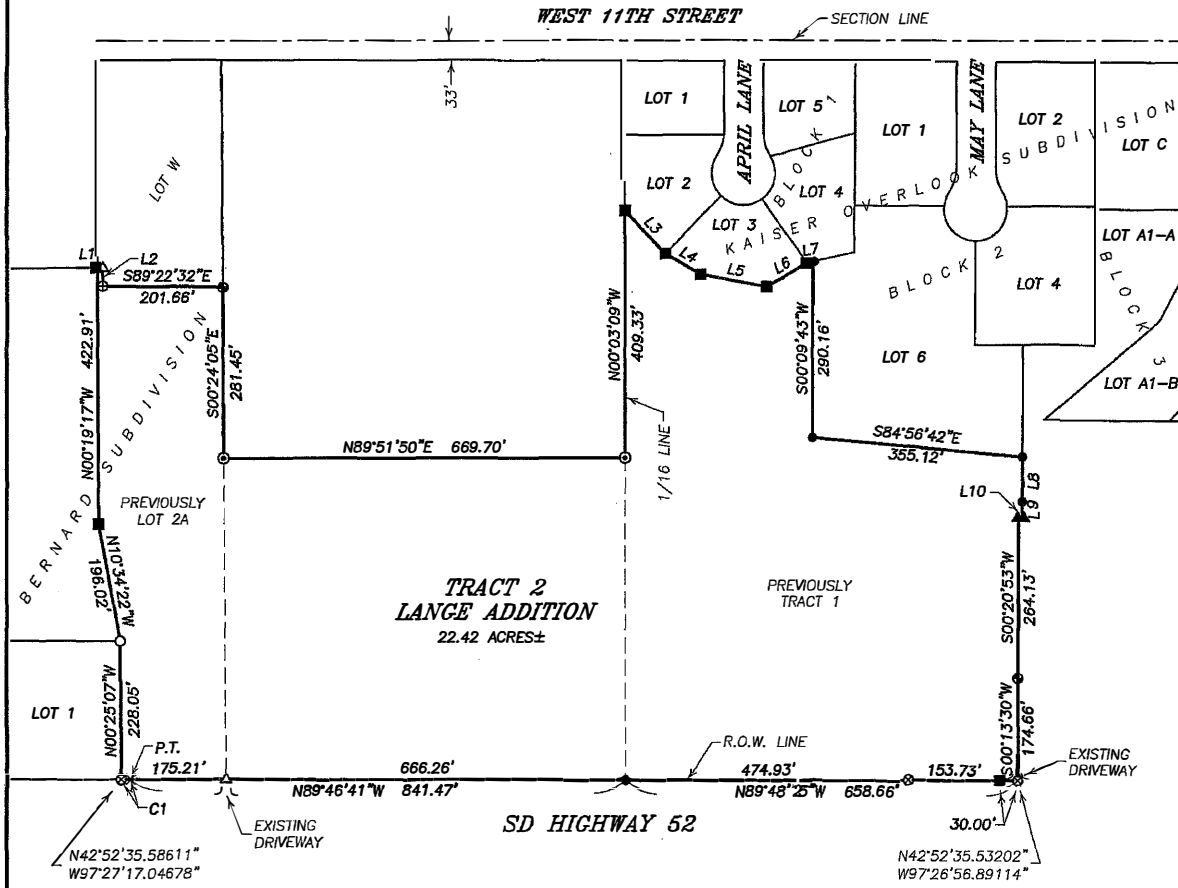
2. Waddell, Edward et ux 8

**SECTION 35**

1. Slowey, Steven et ux 14

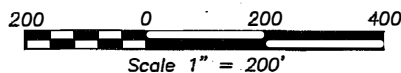


REPLAT OF TRACT 1, LANGE ADDITION, IN THE NE1/4 OF THE NW1/4;  
 LOT 2A, BERNARD SUBDIVISION; AND THE E1/2 OF THE W1/2 OF THE N1/2 OF THE NW1/4  
 EXCEPT THE NORTH 690 FEET AND EXCEPT THE HIGHWAY RIGHT-OF-WAY THEREOF; ALL IN  
 SECTION 15, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA;  
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

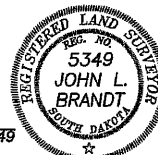
## SURVEYOR'S CERTIFICATE

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 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 \_\_\_\_\_ A.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,<br>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 Bill Testing 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 Ray*

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 5<sup>th</sup> 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 8<sup>th</sup> 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 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota, Containing 1,666,935 S.F. (38.27 Acres more or less) – Mayfield Township

COMMENTS:      None

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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

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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

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

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

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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 5<sup>th</sup> P.M., Yankton County, South Dakota -Utica South  
COMMENTS:       None

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MOTION:           Approve as presented

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

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

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MOTION:           No action taken

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APPROVAL:       MOTION BY:   \_\_\_\_\_   SECOND BY:   \_\_\_\_\_  
PLANNING:       ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

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

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MOTION:           **Adjourn**  
                      **Passed 7-0**

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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:

|   |
|---|
| <input checked="" type="checkbox"/> 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 3N**

1. Holdahl, Robert etux 5

**SECTION 3S**

1. Grate, Leo etux 11

**SECTION 3S**

1. Holtzmann Family Trust

**SECTION 4N**

1. Nedved, Mark 7

**SECTION 4S**

1. Larson, Robert 8

2. Brandt Trust, Merle etal

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

2. Hughes, Scott etux 13

**SECTION 8S**

1. Fanta, Timothy etux 9

**SECTION 9S**

1. Rokahr, Steven 9

**SECTION 11S**

1. Heceky Trust, Terrance

**SECTION 11S**

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

**SECTION 14S**

- PC 12

**SECTION 16N**

1. Anstine, Rodney etux 7

**SECTION 17N**

1. Schenkel, Darrell etux 8

**SECTION 18N**

2. Tacke, WM etux 13

**SECTION 18N**

1. Cap LE, Stanley etal 5

**SECTION 19**

2. Cap, Robert etux 7

**SECTION 19**

1. Schenkel, Daniel etux 7

**SECTION 20N**

1. Yankton Co

- Sharpshooters Assn 12

**SECTION 20N**

2. Johnson, Michael etux

**SECTION 21N**

1. Kralicek, Frank etux 5

**SECTION 21S**

1. White Crane Estates

**SECTION 21S**

- 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**

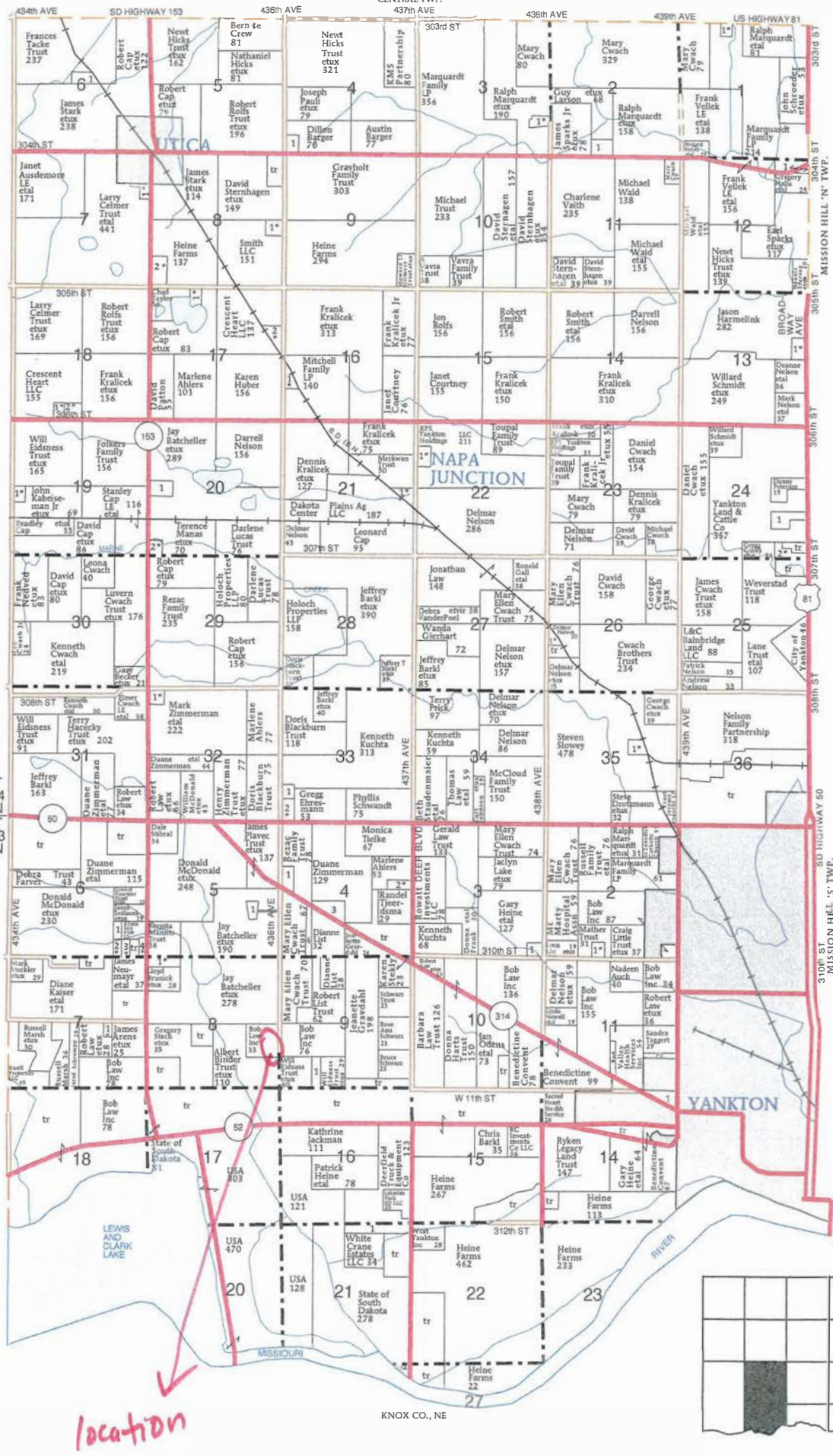
1. Delozier, Darrik 6

**SECTION 35**

1. Waddell, Edward etux 8

**SECTION 35**

1. Slowey, Steven etux 14



TRACT C

LOT 2

LOT 1

TRACT A

DEER RIDGE

CEDAR LANE

EXISTING 40' ROAD EASEMENT

EXISTING 33' ROAD EASEMENT

TRACT E

TRACT F  
1.54 ACRES±

TRACT D

TRACT B

30' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF TRACT F AS RECORDED IN BOOK 567, PAGE 171.

1/16 LINE

Measurements and bearings include:

- TRACT C: N89°54'59"E 335.70'
- LOT 2: N00°02'56"W 274.71'
- LOT 1: N00°02'56"W 330.34'
- TRACT A: N00°02'56"W 394.80'
- DEER RIDGE: N71°58'47"E 151.81'
- CEDAR LANE: N71°58'47"E 151.81', N42°53'07.77932" W97°28'46.00982"
- EXISTING 40' ROAD EASEMENT: S37°28'28"E 903.20'
- EXISTING 33' ROAD EASEMENT: S37°28'28"E 885.96'
- TRACT E: S00°52'00"E 216.79', N42°53'07.77932" W97°28'46.00982"
- TRACT F: N01°09'52"E 287.50', S89°27'55"W 1042.42', 186.35', S16°01'58"W 158.96', S15°23'50"E 192.56', S15°23'50"E 108.96', S16°01'58"W 265.92', S76°01'35"W 147.05', N89°13'22"E 396.68', N42°53'03.83256" W97°28'40.68201"
- TRACT D: S37°28'28"E 284.38', S73°56'49"E 269.94', 384.66', 30'

PAGE 1 OF 2

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  
Application  
70157  
Applicant  
Bill Testing  
Fees Paid  
\$100.00  
Created  
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

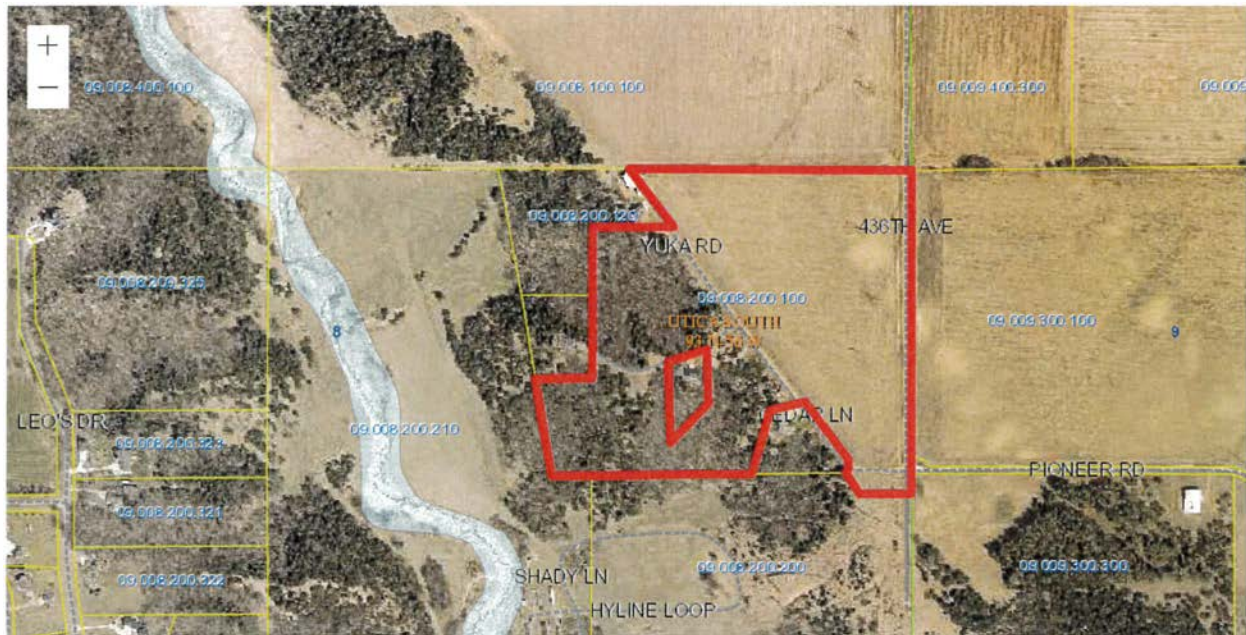


## Applicant

Bill Testing

[test@test.com](mailto: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





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

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

0d2733308ad64414a5fd847bb81ecc9b  
October 17, 2022 09:53 AM  
Cash

## Receipt

**\$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 5<sup>th</sup> P.M., Yankton County, South Dakota

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

Board of Adjustment date: ~~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**

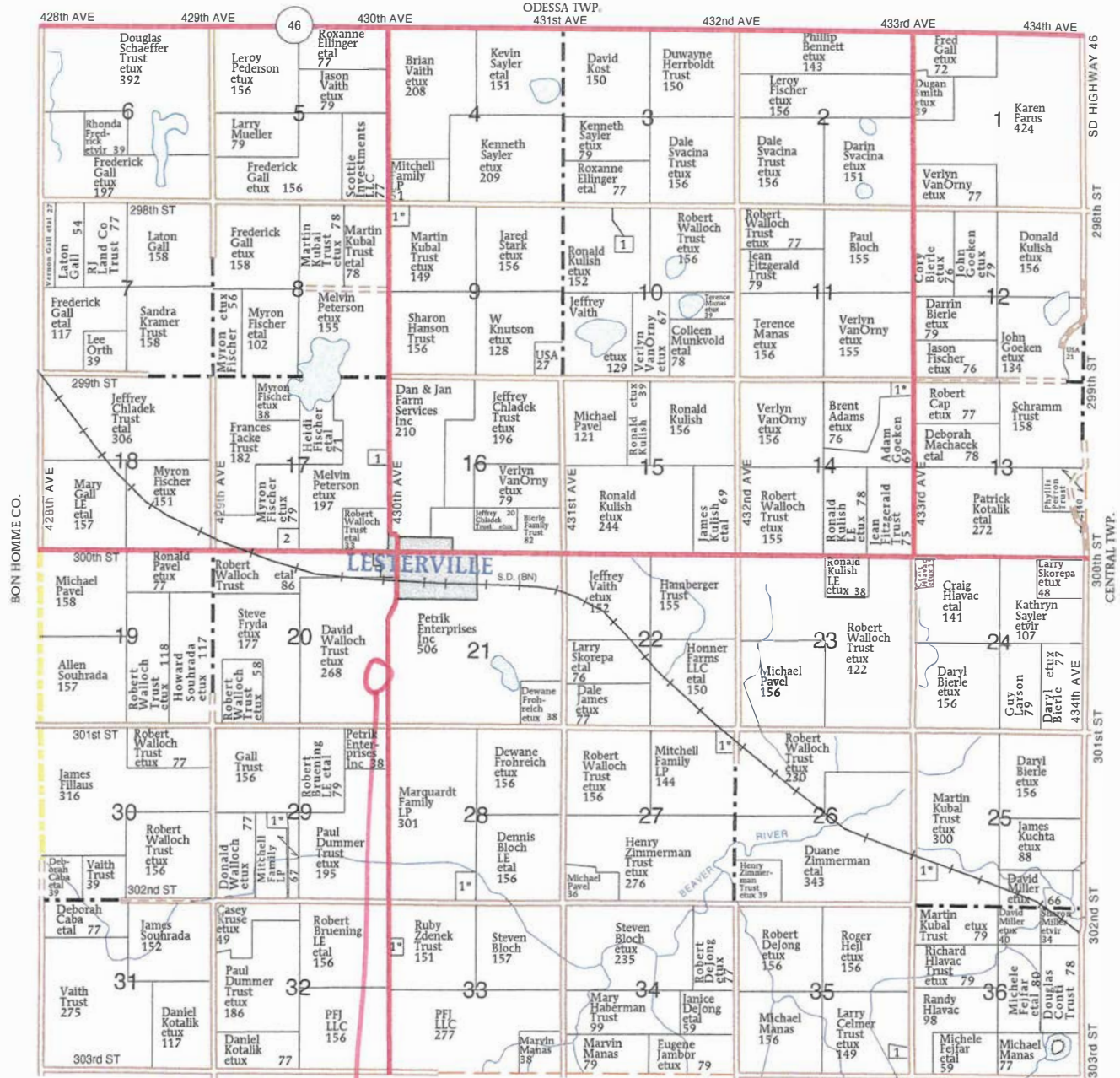
In order to insure prompt approval of your plat, please follow these steps:

|   |
|---|
| <input checked="" type="checkbox"/> 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)



ZISKOV TWP.

**LESTERVILLE TOWNSHIP****SECTION 9**

1. Pommerville, Michael

etux 7

**SECTION 10**

1. Gartze, Melvin 5

**SECTION 14**

1. Svec, Denise etal 9

**SECTION 17**

1. Peterson, George 5

**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

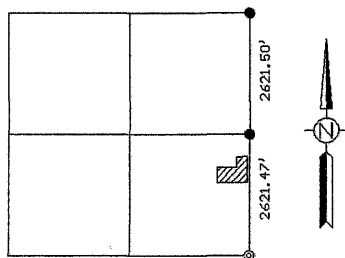
**SECTION 33**

1. Tesch, Wiatt etux 5

**SECTION 35**

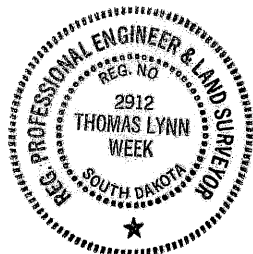
1. Pullen, Lorinda 6

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



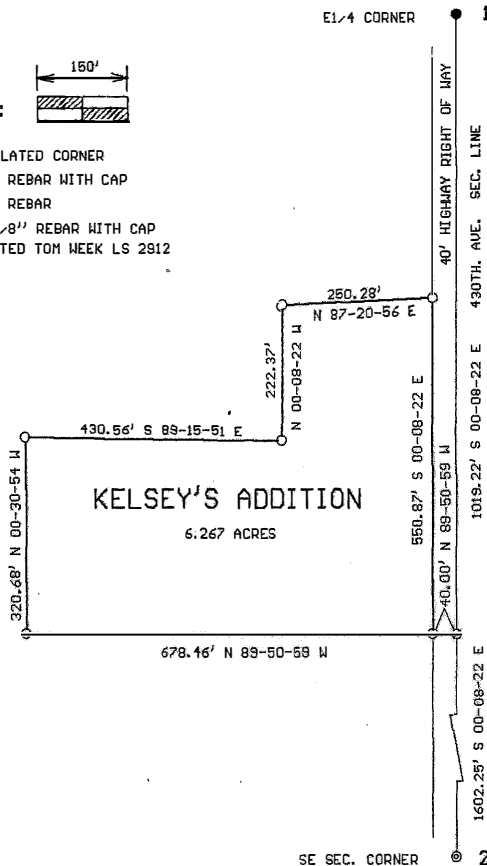
SECTION 20, T95N, R57W

1, LAT. = 43-01-54.77250 N LAT. = 97-35-47.01926 W  
2, LAT. = 43-01-28.88180 N LAT. = 97-35-46.83105 W



SCALE : 150'

- ⊙ 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  
Application  
70175  
Applicant  
Bill Testing

Fees Paid  
\$100.00  
Created  
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](mailto:test@test.com)

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



| 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

Paid by. \_\_\_\_\_  
Bill Testing  
test@test.com

Payment number  
Date paid  
Payment method

## Receipt

8671  
October 24, 2022 09:41 AM  
Check

\$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:

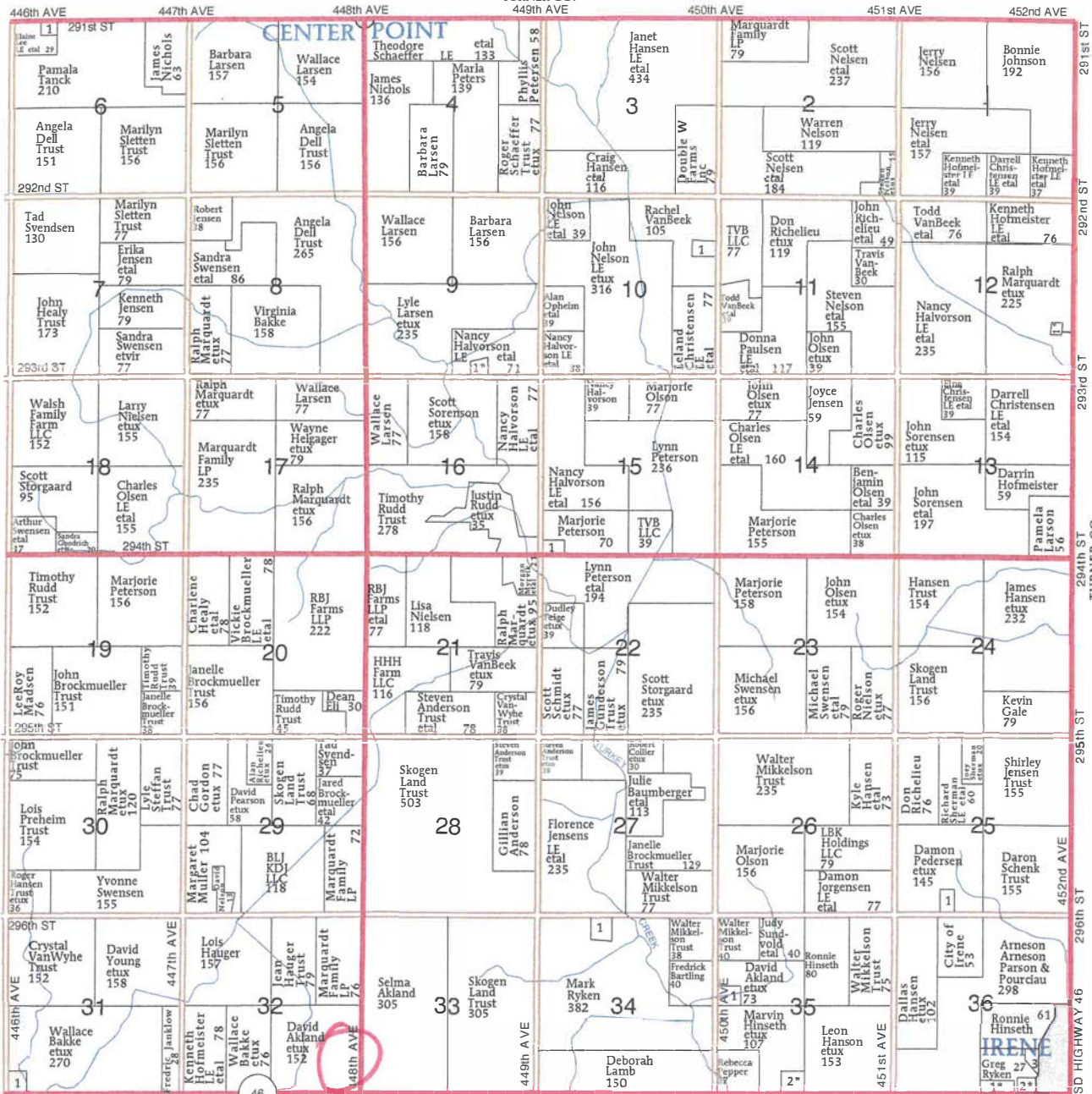
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 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: \_\_\_\_\_

(Landowners)

TURNER CO.



MARINDAHL TWP.

# **TURKEY VALLEY TOWNSHIP**

## **SECTION 6**

1. Lee, Brenda 6

## **SECTION 9**

1. Sathé, Daniel etux 6

## **SECTION 10**

1. Goetz, Reta 11

## **SECTION 12**

1. Rasmussen, Robert etal

## **SECTION 15**

1. Rudd, David 6

## **SECTION 25**

1. Glenridge Golf Club Inc

## **SECTION 31**

7

## **SECTION 31**

1. Brockmueller Trust,

John 5

## **SECTION 34**

1. Buckmiller, Janet 10

## **SECTION 35**

1. Rudd, Jack 6

2. Hinseth, Charlotte etal 10

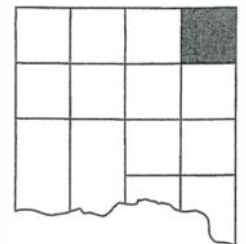
## **SECTION 36**

1. Aggergaard Memorial

Cemetery 10

2. Hansen, Kyle etal 6

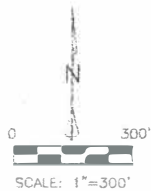
3. Barker, Debbie 5





# 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.**

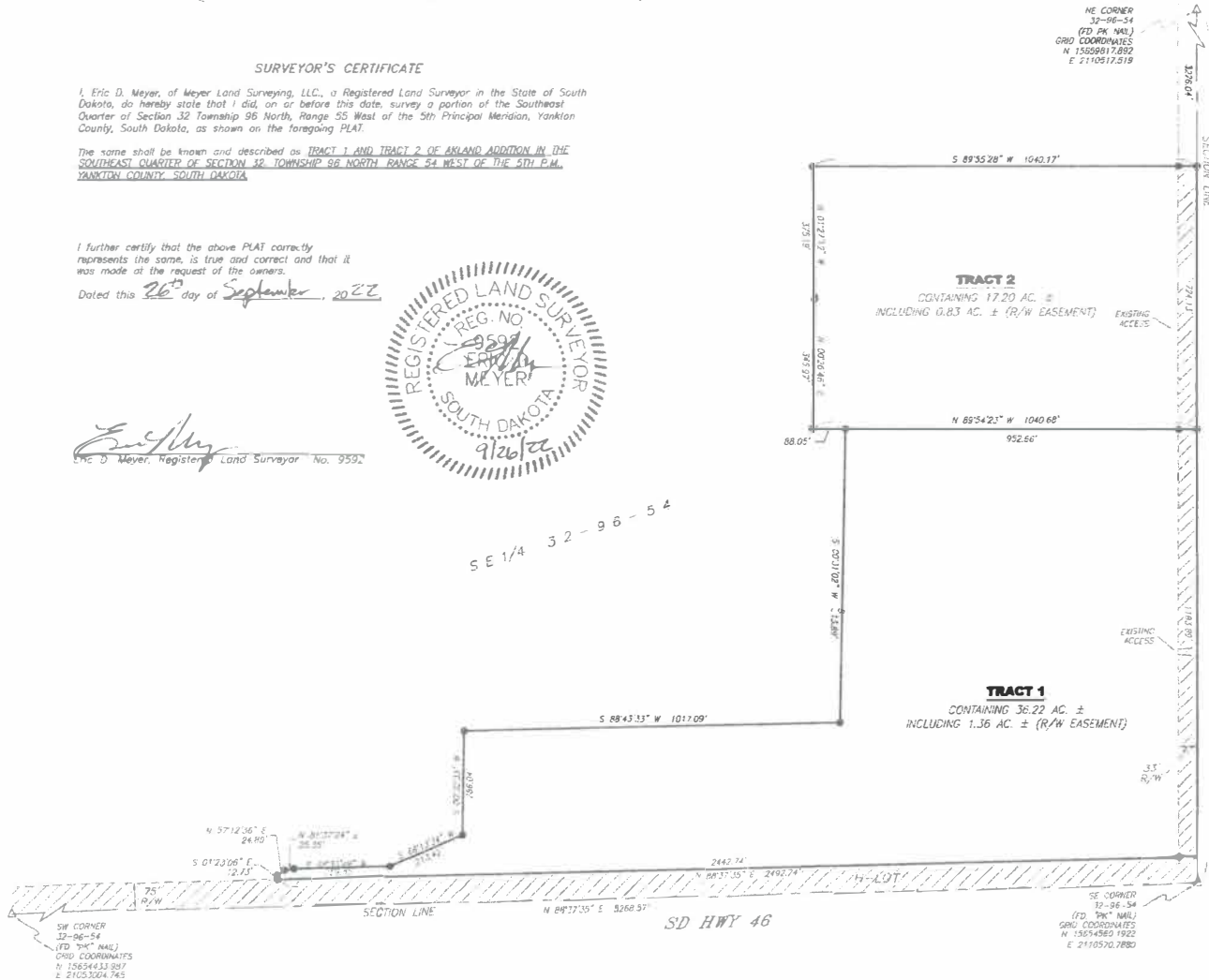
I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.

Dated this 26<sup>th</sup> day of September, 2022

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

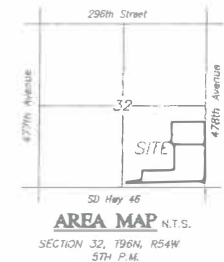


SE 1/4 32-96-54



## 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



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, hereunto set my hand and official seal.  
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 (Farmstead 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  
45245 Hwy 44  
Parker, SD 57053  
Phone: (605) 310-9401

Plat Approval  
Application  
72244

Applicant  
Bill Testing

Fees Paid  
\$100.00  
  
Created  
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

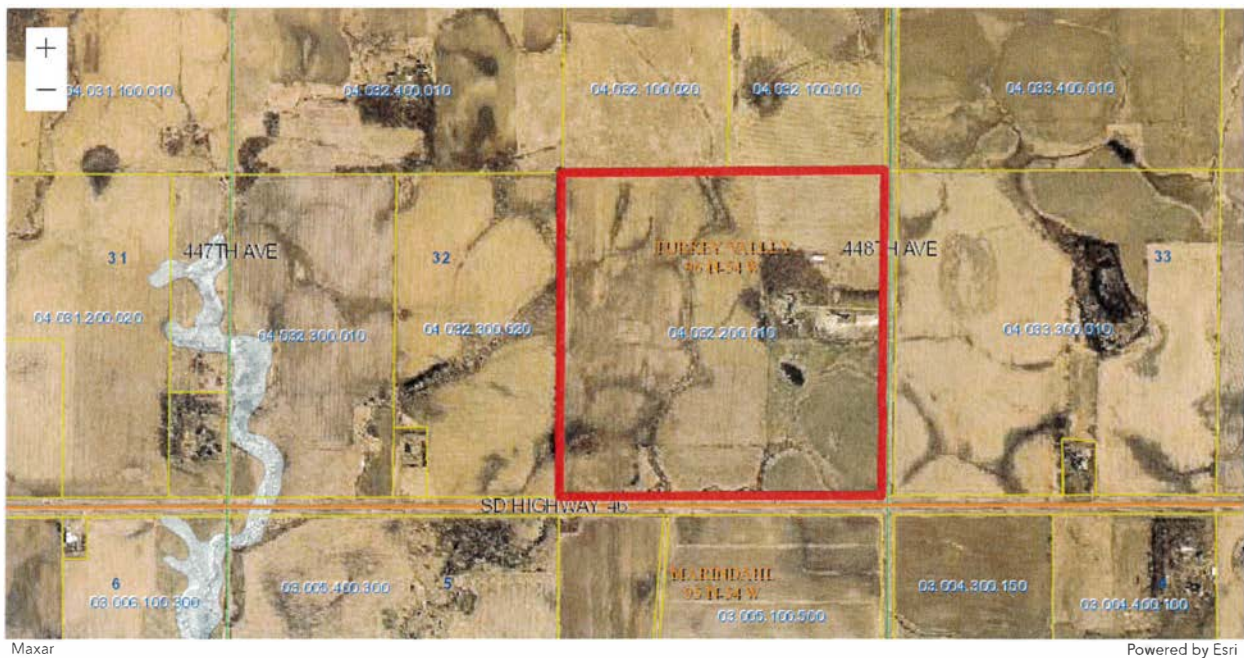


## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

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



| 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

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

## Receipt

58426  
October 31, 2022 09:21 AM  
Check

**\$100.00 paid on October 31, 2022**

**Plat Approval Application**

**Application ID: 72244**

| <b>Description</b> | <b>Amount</b>   |
|--------------------|-----------------|
| <b>Fee</b>         | <b>\$100.00</b> |

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:

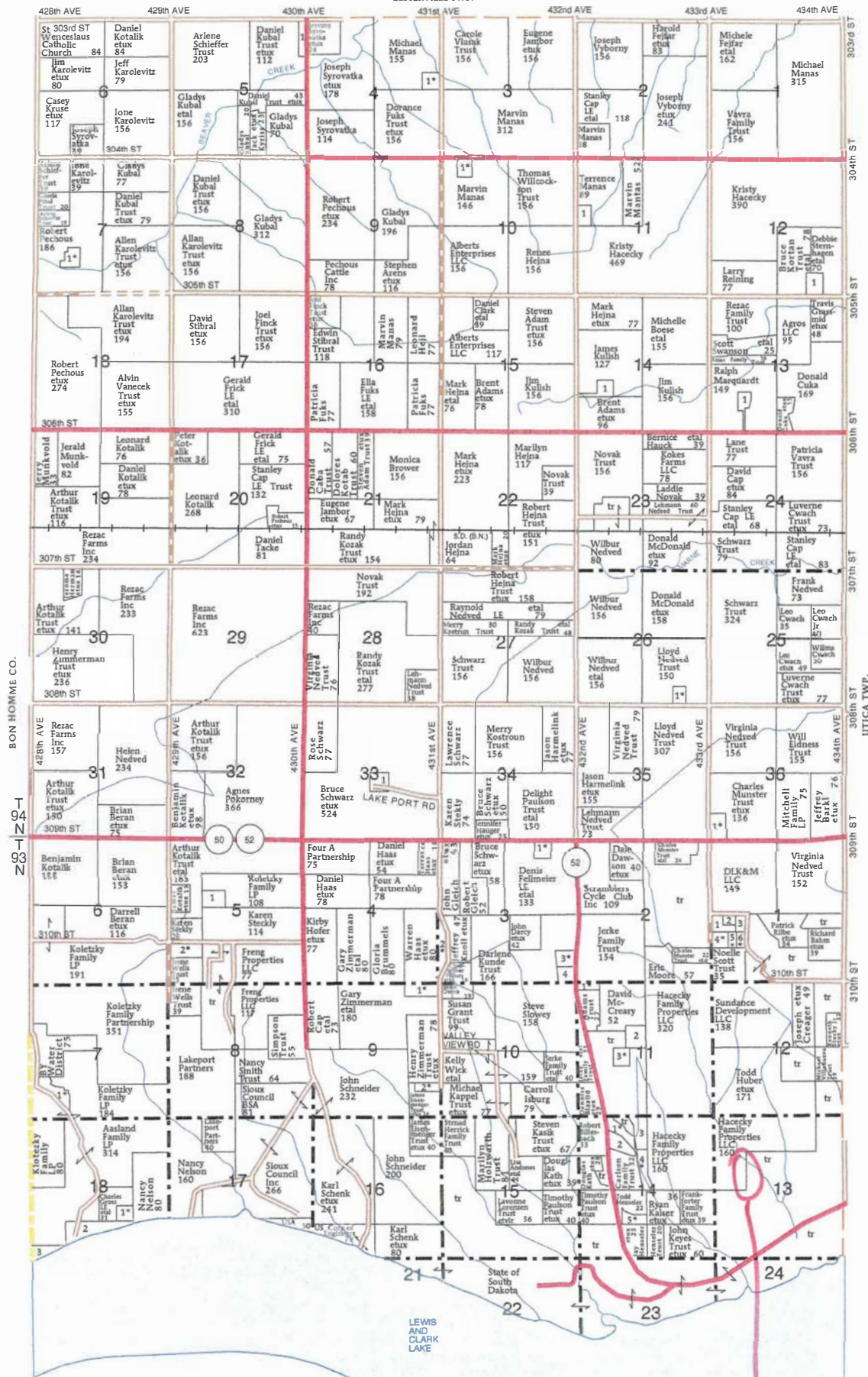
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 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. Willisie, Carol 11
2. Sedlacek, Kenneth etux 12

**SECTION 7N**

1. Pechous, Robert etux 10

**SECTION 7S**

1. Koletzky, Ione etal 17

**SECTION 9S**

1. Jungemann, Jerry etux 15
2. Westrel, Eldon 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**

1. Lyons, Sean etal 10

**SECTION 12N**

1. Hejna, Marilyn 9

**SECTION 13N**

1. Manas, Dylan 6

**SECTION 14N**

1. Sudbeck, Charlene 12
2. Peterson, Corey etal 9
3. Feimer Family Protection Trust 9

**SECTION 14S**

1. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

**SECTION 18S**

1. Lynch, Daniel etux 9

**SECTION 26**

1. Martin, Nathan etux 6

**SECTION 33**

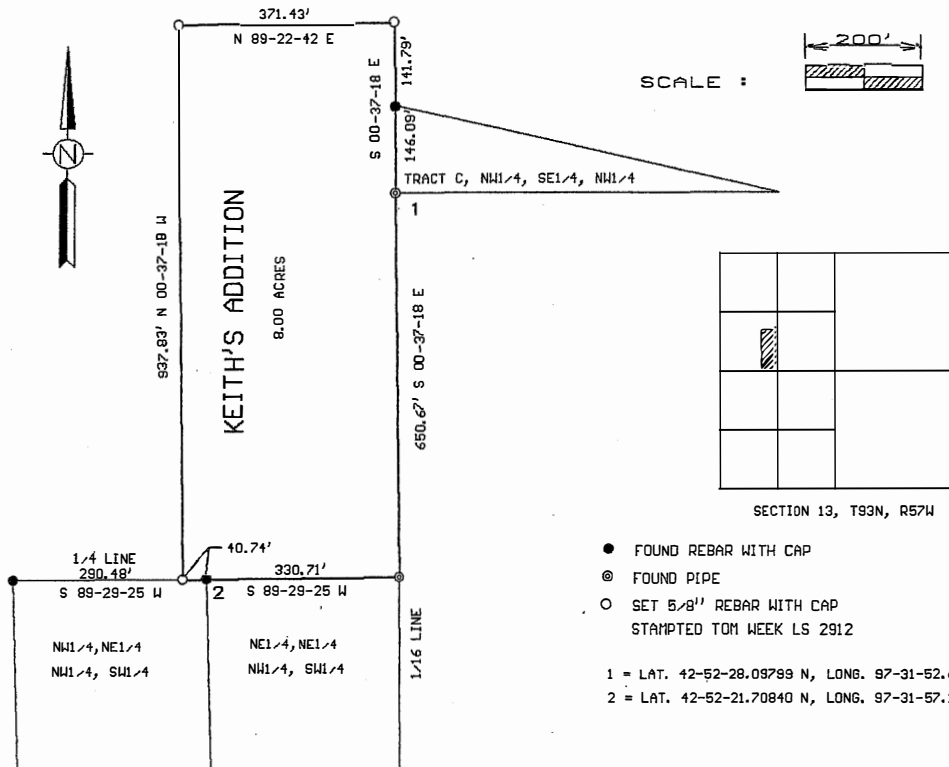
1. St Wenceslaus Roman Catholic Church 10

**SECTION 36**

1. Koletzky, David etux 8

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

Applicant  
Bill Testing

Fees Paid  
\$100.00

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

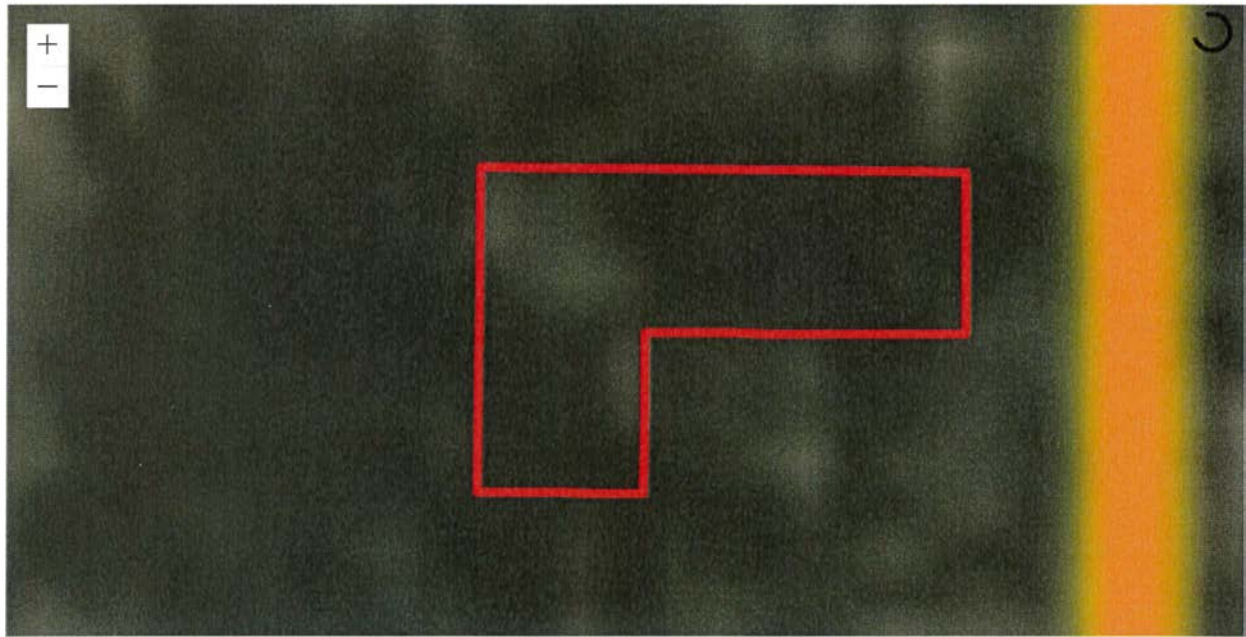


## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 10/24/2022 11:07 AM EST by bconkling



| 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

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

**Receipt**  
1111  
October 31, 2022 03:21 PM  
Check

\$100.00 paid on October 31, 2022

Plat Approval Application  
Application ID: 71395

Description

Amount

Fee

\$100.00