

<h1>Agenda</h1>		<h1>Yankton County Commission</h1> <p>6:00 PM, Tuesday, September 7, 2021 Commission Chamber Yankton County Government Center</p> <p>DOCUMENTS WILL BE AVAILABLE AT AUDITOR’S OFFICE FOR REVIEW BEGINNING SEPTEMBER 3RD. COPIES AVAILABLE FOR \$1.00 PER PAGE</p>	
<p>Meeting chaired by: Cheri Loest, Chair</p> <p>01 Call to order: 6:00 PM PLEDGE OF ALLEGIANCE</p> <p>02 Roll Call: _____ Don Kettering _____ Joseph Healy</p> <p>_____ Wanda Howey-Fox _____ Dan Klimisch _____ Cheri Loest</p>			
<h2>AGENDA ITEMS</h2>			
No.	Time	Item Description	Presenter
03	6:00 PM	Abstain Financial Conflict of Interest (SDCL 6-1-17) Non-Financial Interest-Must State Reason for Abstaining	Commissioner Loest
04	6:05 PM	Approval of Agenda Public comment is a time for persons to address this body on any subject. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Each person has up to three minutes to speak. There shall be no personal attacks against the members of this body, county staff, individual, or organizations. The Chair has the authority to enforce this policy. Failure to adhere to these rules may result in forfeiture of the remaining speaking time.	Public Comment
05	6:10 PM	Approve Director of Equalization Salaries Approve Updated Job Descriptions Director of Equalization- Oath of Office	Jessica Atkinson
06	6:15 PM	Approve Provisional Budget	Auditor
07	6:20 PM	Approve Gravel Bid Transfer Designated to Highway Budget Fleeg’s Bridge Load Rating	Mike Sedlacek
08	6:25 PM	Vehicle Acquisition	Paul Scherschligt

		Board of Adjustment	
09	6:30 PM	Concrete Materials- CUP	Gary Vetter
10	6:40 PM	Cheryl Boeckman- CUP	Gary Vetter
11	6:45 PM	Keith Eickoff- CUP	Gary Vetter
		Regular Session	
12	6:50 PM	Department of Health Agreement- Ambulance	Steve Hawkins
13	7:00 PM	Appoint Veteran's Service Officer	Commissioners
14	7:05 PM	Marijuana Licensing Ordinance	Commissioners
15	7:10 PM	Claims	Auditor
		August Payroll	
		Unanticipated Revenue	
		Approve Part-Time Nurse Secretary	
16	7:15 PM	Approval of August 17, 2021, August 31, 2021 Joint County/Planning Commission and August 31, 2021 Special Meeting Minutes	Commissioners
17	7:20 PM	Government Center Bids for Basement	Dan Klimisch
18	7:25 PM	Public Comments	
19	7:30 PM	Commissioner Updates	
20	7:35 PM	Executive Session/Poor Relief Issues Pursuant to SDCL 1-25-2 & 28-13 and 28-13-1.3	State's Attorney
		Executive Session/Litigation Pursuant to SDCL 1-25-2(3)	
		Items for Next Meeting	

YANKTON COUNTY

JOB DESCRIPTION

Job Title:	Administrative Assistant
Reports To:	Director of Equalization
Classification:	Non-Exempt
Grade:	3
Probationary Period:	6 months

General Statement of Duties:

- Operates computer to enter data from property files on transfers, splits, and replatting of property.
- Maintains list of current sales by class, legal description, and assessment to sales ratio.
- Maintains current sales maps and ownership maps.
- Calculates new property values for property splits by referring to appropriate schedules.
- Prepares new digital files & parcel numbers for property splits, transfers, and combinations.
- Maintains property record files & addresses.
- Responsible for sales ratio reports to SD Department of Revenue; verifies all sales by proper investigation of parties involved.
- Retrieves and interprets information from computer; operates printer.
- Provides assistance and information to other agencies and the public through direct, telephone, and mail contact.
- Manages several office / application programs within the office
- Maintains and orders appropriate office supplies
- Assists with maintaining of office equipment.
- Attends training sessions and meetings as required.
- Performs work in a manner consistent with safe practices.
- Develops and maintains positive professional relationships with the general public and other employees.
- Performs other such duties and functions as assigned and necessary to the proper performance of the position.

Supervisory Responsibilities:

- NONE

Minimum Qualifications:

- High School diploma or GED
- Must be able to operate office machines
- Must have good typing and communications skills
- Must have basic computer keyboarding and office program operation skills

Other Requirements:

- Must be able to work with confidential information
- Must be able to meet and deal with the public in a friendly, helpful manner

Physical Requirements

In a regular workday, employee may be required to:

	Rarely 0-5%	Occasionally 6-20%	Frequently 21-50%	Regularly 51-80%
Lift < 25 lbs				X
Lift 25-50 lbs	X			
Lift > 50 lbs	X			
Bending				X
Pushing or pulling				X
Reaching overhead				X
Kneeling or crouching				X
Perform duties in a stationary position				X
Move about office to access files, machinery, etc.				X
Mobility to perform off-site duties		X		

Certification:

I hereby certify that I have read and accept the duties and obligations associated with this position.

Signature of Employee

Date

YANKTON COUNTY

JOB DESCRIPTION

Job Title:	Field Appraiser/Deputy
Reports To:	Director of Equalization
Classification:	Non-Exempt
Grade:	9
Probationary Period:	6 months

General Statement of Duties

- Performs duties as assigned by the Director of Equalization
- Performs technical appraising work in establishing real property values
- Identifies property to be appraised on maps
- Appraises property
- Prepares maps and other records
- Maintains files
- Answers inquiries from the public
- Performs clerical activities associated with record keeping
- Coordinates and maintains Equalization GIS system as assigned

Supervisory Responsibilities

- Assumes the responsibility for the operation of the office in the Director of Equalization's absence
- Responsible for overseeing appraisal staff

Minimum Qualifications

- High School Diploma or G.E.D.
- Must have or be able to obtain an Assessor's Certificate from the South Dakota Department of Revenue within one (1) year of employment
- Must be able to interpret maps and blueprints
- Must be able to understand and explain the county taxing system

Other Requirements

- Must be able to deal with the public in a friendly manner
- Must have a valid South Dakota Driver's License
- Must maintain certification through continual education
- Knowledge of GIS systems preferred

Physical Requirements

- In a regular workday, employee may be required to:

	Rarely 0-5%	Occasionally 6-20%	Frequently 21-50%	Regularly 51-80%
Lift < 25 lbs				X
Lift 25-50 lbs	X			
Lift > 50 lbs	X			
Bending				X
Pushing or pulling				X
Reaching overhead				X
Kneeling or crouching				X
Perform duties in a stationary position				X
Move about office to access files, machinery, etc.				X
Mobility to perform off-site duties				X

Certification

I hereby certify that I have read and accept the duties and obligations associated with this position.

Signature of Employee

Date



YANKTON COUNTY HIGHWAY DEPARTMENT

3302 W City Limits Road • Yankton, SD 57078

Ph: 605-260-4473 • Fax: 605-260-4492

NOTICE TO RECEIVE BIDS ON CRUSHED SURFACING GRAVEL

Sealed bids will be received by the Yankton County Board of Commissioners in the Yankton Government Center in Yankton, South Dakota 57078, until **11:00 am on Wednesday August 25th, 2021.**

SPECIFICATIONS

1. Bidder shall furnish all royalty, materials, equipment, tools, and labor necessary to strip overburden, crush, weigh and test stockpiled 1" Crushed Gravel surfacing materials.
2. 1" Crushed Gravel surfacing material shall conform to Section 882 of the South Dakota Department of Transportation Standard Specifications for Roads & Bridges, 2015 Edition, for Gravel Surfacing.
3. Stockpiled 1" Crushed Gravel material will remain at the Pit Site until removed by county forces also with the availability to access the material when needed.
4. Location of the Pit to be located West of US HWY 81 and South of SD HWY 46.

The undersigned, being familiar with all of the conditions and requirements of Yankton County, hereby proposes to furnish Crushed Surfacing Gravel in the amount of 30,000 tons (more or less), to be stored for Yankton County and removed as needed by the Highway Department.

TONS AVAILABLE 30,000 PRICE PER TON \$7.40

Surface gravel test results shall be included with the bid blank. Failure to provide test results will result in the bid being rejected. Bid proposal shall acknowledge and include Yankton County's privilege to store such gravel at the site and remove it as needed at no extra cost to Yankton County. All bid prices to include any applicable taxes and or fees.

The Board of Yankton County Commissioners reserves the right to accept or reject any or all bids. Each bid must be enclosed in plain envelopes addressed to Yankton County Auditor, 321 W 3rd Street, Yankton, SD 57078. Mark as to the type of bid enclosed.

Patty Hojem
Yankton County Auditor

Mike Sedlacek
Yankton County Highway Superintendent

BIDDER'S INFORMATION

Name: Ralph J. Marquardt

Company: Utica Gravel, Inc.

Address: PO Box 1040

City, State, Zip: Yankton, SD 57078

Phone/Email: 605 664-4900 daveh@marqcompanies.com

ACCEPTED:

By: _____

Date: _____

REJECTED:

By: _____

Date: _____

YANKTON COUNTY

GENERAL FUND
SURPLUS CASH COMPUTATION
31-Dec-20

Actual Cash Balance, December 31, 2019	6,049,041.94
Less:	
December 31, 2016 Encumbrances	0.00
Cash Available to Finance Next Year's Budget	<u>6,049,041.94</u>
Less:	
Assigned - Amount Applied to Finance Next Year's Budget	(3,484,358.00)
Assigned for Road & Bridge	(1,397,989.84)
Assigned for Jail Improvements	(36,000.00)
Assigned for Government Center Improvements	
Assigned for Warning Sirens	
Assigned for James River Bridges	(1,000,000.00)
Assigned for COVID RESPONSE	(50,000.00)
Assigned for States Attorney	(50,000.00)
Assigned for Security System Government Center	
Unapplied Cash Balance	<u>30,694.10</u>
Total CY 2021 General Fund Budget	<u>12,348,886.00</u>
40% of Next Year's General Fund Budget	<u>4,939,554.40</u>
Actual Fund Balance Percent (Unapplied Cash Balance/Total Next Year's GF Budget)	<u>0.2%</u>

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant **Concrete Materials (Brooke Muhlack) – Conditional Use Permit** 5/19/2021

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:

~~7/13/2021~~ 8/10/2021

Board of Adjustment date:

~~8/3/2021~~ 9/7/2021

Time:

Time:

Yankton County

 Variance X Conditional Use Rezoning

Owner: Chris Frick

Owners Address: 44154 306th St Yankton, SD

Owners Phone: (605)661-8154

Applicants Name,
if different from

Owner: Concrete Materials

Applicants

Address: 1500 N Sweetman Pl Sioux Falls, SD

Job Address:

Legal: NE4 & SE4

Section,
Township, Range: 18-94-55

Zoning

Classification: AG

Affected Zoning

Ordinance: Section 507Section 507

Reason for Request: Mining sand and gravel

List Specific Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 8/10/2021

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): 9/7/2021

Application Fee: \$300.00

Check #:

Receipt #:

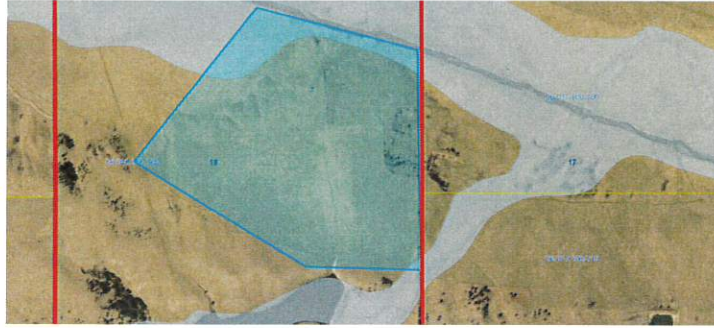
Date:

05/19/2021

Signature:

Concrete Materials

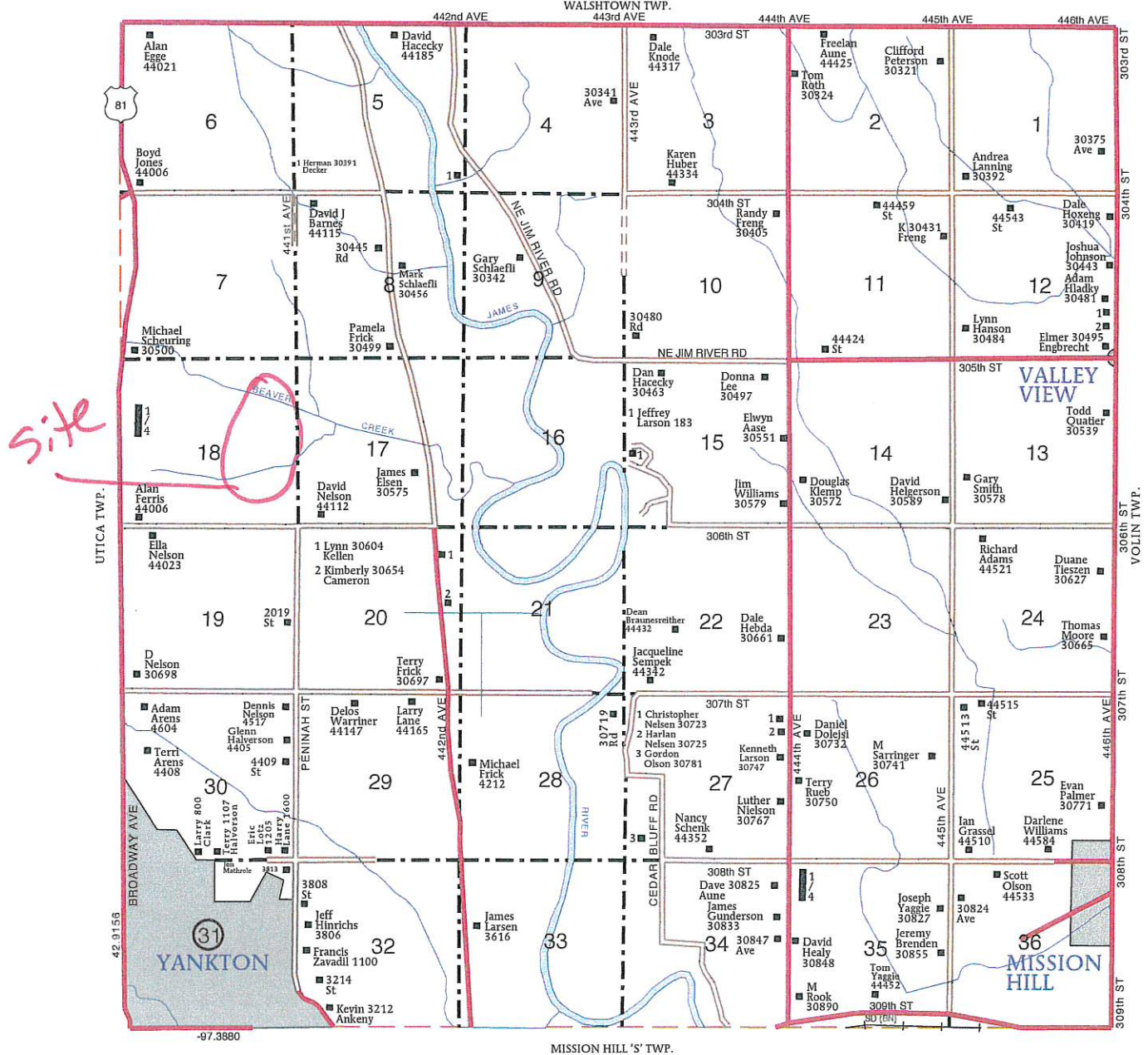
Site Map



Parcel Number: 06.018.100.100

Site Description:

(Residents - Owners or Renters)

**MISSION HILL 'N'****TOWNSHIP****SECTION 12**

- 1 Morgan, Tyler 30487
- 2 Koomich, Joshua 30491

SECTION 18

- 1 Mueller, Kenneth 30540
- 2 30544
- 3 Borchard, Evan 30546
- 4 Jones, Frank 30548

SECTION 35

- 1 Auch, J 44407
- 2 Clough, Nathan 30814
- 3 Novak, David 30818
- 4 Bovero, Mike 30822

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Concrete Materials (Brooke Muhlack)– CUP-2021-47

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit to mine gravel from an Agriculture District per Article 5, Section 507
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – 7/26/2021 Published – 7/30, 8/26/2021
3. Attend the public hearing	Yes
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	Approve the permit to mine gravel from an Agriculture District per Article 5, Section 507 with the conditions that the road haul agreement be honored by the applicant, moving the entrance to 441 north vacated and use the old entrance and the other things mentioned in the maintenance agreement with the township, and that we (Township) provide a stop sign to stop west bound traffic on 441 and a stop sign on 306 St to stop northbound traffic for safety reasons on the condition that this is legal and if not legal then they will remove the stop sign condition at the county commission meeting that this will appear at next. Passed 5-0
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	Ingress/Egress exists. Stop signs requested on 441 and 306 to stop westbound traffic and northbound traffic
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;	Culvert will be replaced and entrance widened
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	Refuse service available

d. Utilities, with reference to locations, availability, and compatibility;	Utilities present
e. Screening and buffering with reference to type, dimensions, and character;	None required
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	Signs will be placed where required
g. Required yards and other open spaces; and	None required
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.	Generally compatible as other gravel pits exist in the area



A DIVISION OF KNIFE RIVER CORPORATION
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57117-4140

Concrete Materials is hereby requesting use of a haul road from its pit as named and located as follows:
Frick Pit – SE1/4 NE1/4 Section 18 – T94N – R55W, County of Yankton, State of South Dakota

The road authority having jurisdiction over the haul road is:
Mission Hill Township North

The haul road under consideration is described as follows:
***Approximately 2.1 miles of 306th Street (aka Tabor Road)
from SW Jim River Rd West to Highway 81***

The intended use of the haul road is:
To haul aggregate products from the subject gravel source as needed

PROVISIONS AND/OR CONSIDERATIONS FOR COMPLIANT USAGE OF NOTED HAUL ROAD:

Pre project visual haul road inspection with Concrete Materials and agent of governing body.

Post project visual haul road inspection with Concrete Materials and agent of governing body.

Truck weight restricted to legal gross vehicle weight, unless restricted by seasonal road restrictions.

Truck speed restricted to 35 miles per hour.

Dust control at specific locations: Concrete Materials to mitigate dust in the area of the homes along the haul road with water or a dust mitigation chemical at its discretion.

Water will be applied to the balance of haul road as needed:

If gravel is needed for this haul road it will be supplied by Concrete Materials at no cost. In this event, Concrete Materials will be responsible to place the gravel if necessary.

Installing an approach to enter Frick Property build to Township Specifications at no cost to Township.

It is the intent of Concrete Materials to accurately relay these provisions and/or considerations for use of the subject haul road to others who may elect to utilize Concrete Material's gravel source. Although Concrete Materials is making the request for this usage, all parties understand and acknowledge that other parties, agents and/or related business partners will also be granted approval to utilize this haul road for the intended use, provided any and all provisions and/or considerations set forth above are followed.

Concrete Materials

Justin Foss
(Print Name)

Justin Foss
(Sign Name)

Date: 7-29-21

Mission Hill Road Authority

Dan Haczeky
(Print Name)

D Haczeky
(Sign Name)

Date: 7-29-21



Bon Homme Yankton Electric Association, Inc.

PO Box 158 • 134 South Lidice St

Tabor, South Dakota 57063

www.byelectric.coop • www.facebook.com/BonHommeYanktonElectric/

Phone 605-463-2507 • SD Toll Free 1-800-925-2929 • Fax 605-463-2419

Aug. 5th, 2021

Andy Haas
Concrete Materials
PO Box 84140
Sioux Falls, SD 57118

To Whom It May Concern,

In regard to the question you asked about the line buried in and along 306th Street, East of SD Highway 81.
(What is the depth of power cables and the safety of driving on this gravel road with large trucks and equipment?)

Bon Homme Yankton Electric has located this line and electronically measured the depth to find it is at NESC code depth of 36" or deeper the entire length of the area in question.

I feel confident saying your equipment will not damage the line under the road. Over the years of traffic from the local farm equipment and other truck traffic that has been traveling this route already we have had no issues with this in the past.

Sincerely,

Kenneth Carda
Operations Manager

Bill Conkling

From: Mike Sedlacek
Sent: Tuesday, August 10, 2021 2:57 PM
To: Bill Conkling
Subject: Mission Hill TWP 306th St Entrance

I visited the area of where Concrete Materials would like to enter 306th St with the new gravel pit. There is a hill and a valley where they would like to place the entrance. My recommendation is to have the entrance as close to the vacated section line as possible due to it being the highest point of the hill side without going into the neighboring property. I do not recommend placing the entrance in the bottom of the valley due to visibility with the traffic coming from the east or traffic from the south.

Mike Sedlacek
Superintendent
Yankton County Highway



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

To address Sections 1805(5)a-h and 1905(6)a-h of the Yankton County Zoning Ordinance adopted February 18, 2020, the following statements are being provided by Concrete Materials:

- A. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - i. *A township road maintenance agreement has been solidified between Concrete Materials and the township.*
- 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;
 - i. *Parking for the site will occur on the site and will not affect adjoining landowners of the property. This parking will take place near the operations in a designated area. Concrete Materials will operate in accordance with current permits from the SDDANR pertaining to air, dust, and water. Berms and stockpiles will serve to control noise and dust. Concrete Materials will meet all noise level requirements as laid out by the Code of Federal Regulations 30 CFR part 62: Occupational Noise Exposure. Currently, there are no known regulations in the State of South Dakota for noise applicable to Sand, Gravel, and Construction Aggregate mining.*
- C. Refuse and service areas, with particular reference to the items in (A) and (B) above;
 - i. *Wastes generated at the Frick Pit operations generated by the employees on site will be collected in trash containers. At the completion of the mining operations on site, all equipment is removed from the site and no waste will remain.*
- D. Utilities, with reference to locations, availability, and compatibility;
 - i. *The site location will need power to the scale on the site. Currently, Concrete Materials has no need for water to the site. Portable refuse facilities will be located on site, meaning septic systems will not be installed on site.*
- E. Screening and buffering with reference to type, dimensions, and character;
 - i. *If needed, proper barriers will be established for the safety of the active area. Screening will be accomplished with stockpiles, existing vegetation, and berms.*
- F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;
 - i. *Identification and contact information for the site will be located by the pit entrance.*

G. Required yards and other open spaces; and

i. *From the SDCL 45-6, there are not requirements for yard and open spaces.*

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.

i. *Approximately 1.1 miles from the driveway of the mine site, there is another mine. Within the ½ mile of the property boundary, there are 2 residential structures. This site will be operational and providing the area with gravel and construction aggregate. The area is zoned as an agricultural district. This project will provide aggregate materials for use in local construction projects both public and private.*

Mining will involve site preparation by stripping topsoil overburden with earth moving equipment to expose the gravel material. Site preparation will occur only as needed for that mining season. Overburden will be placed in berms surrounding the mining area. All aggregate production equipment is portable and only remains on site while production is occurring.

There are no permanent structures in the project area, and none are planned.

Final restoration of the site will return the land to agricultural production.

Mining will commence once necessary permitting has been completed. Reclamation of the site will occur once all materials are extracted and stockpiled materials are depleted.



A DIVISION OF SWEETMAN CONST. CO.

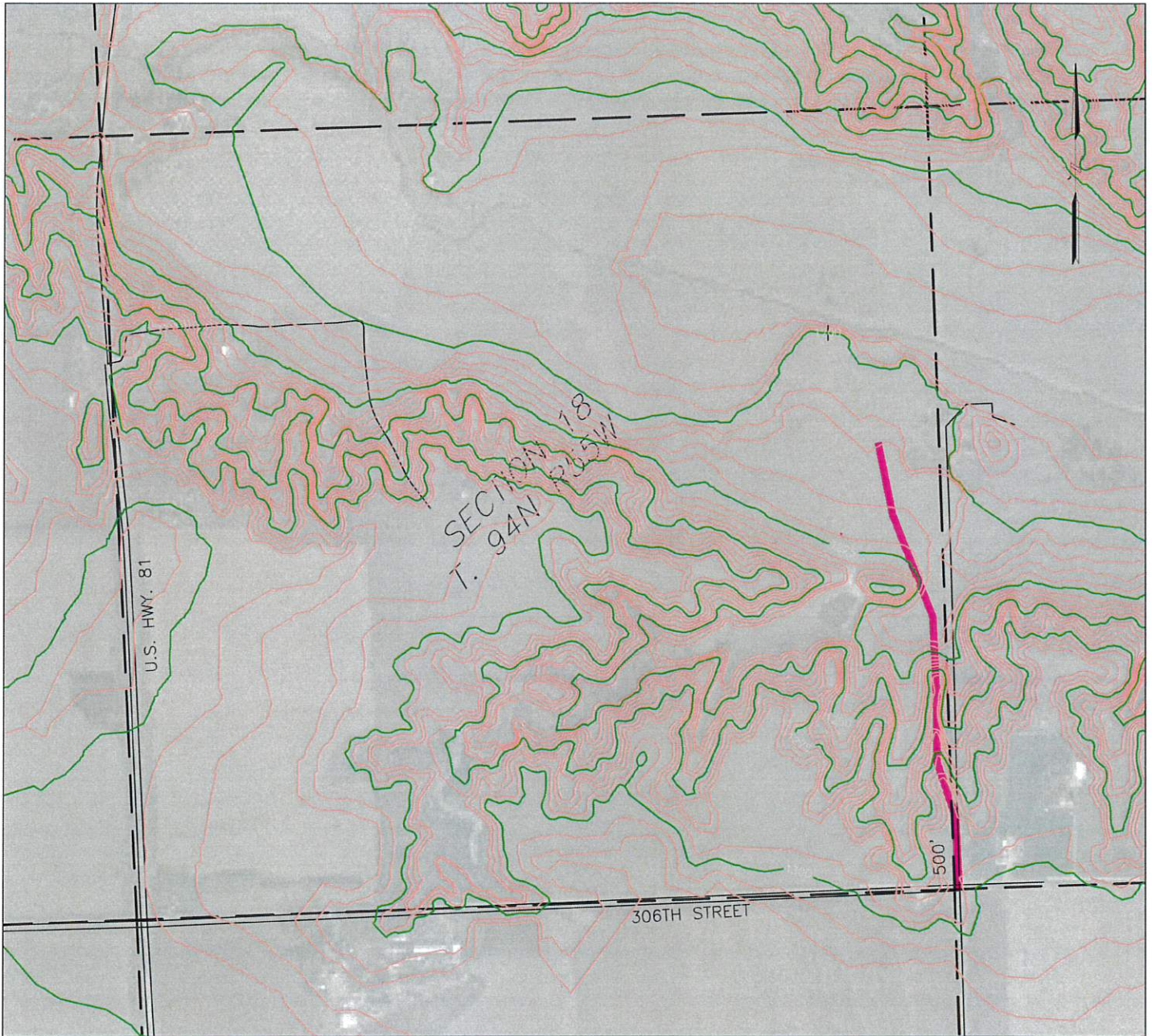
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

Date: July 13, 2021

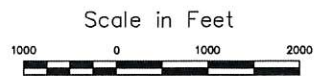
MEMO: Frick Pit Environmental Permitting Requirements

The following is required for opening a Sand, Gravel, and Construction Aggregate mine with the intent to sell product from it in the State of South Dakota:

- 1) Mining License
 - a. An application and certification of applicant form must be submitted prior to the opening of the mine. This is then sent to various government agencies in South Dakota to verify the information given and to look over impacts this activity may or will have on the environment. An annual report must be submitted with acres disturbed, amount mined, and acres reclaimed. All mine sites are required to have a reclamation bond. This is required by SDCL 45-6.
- 2) Industrial Stormwater Permit
 - a. The South Dakota General Permit for Storm Water Discharges Associated with Industrial Activities authorizes all new and existing discharges of storm water associated with industrial activity within the State of South Dakota if it meets the Standard Industrial Classification as listed in it. This permit requires a notification of intent to be filed, a stormwater pollution prevention plan to be written, and training provided to all employees. This permit lists out the covered discharges and illicit discharges. It is the operator of the site's responsibility to apply for a new general permit once available. This is following ARSD Chapters 74:52:01 – 74:52:11.
- 3) Air Quality and Surface Water Discharge Permit for Crushers
 - a. Crushers are to have the South Dakota General Permit to Operate under the Air Quality Operating Permit Program and Surface Water Discharge System for Nonmetallic Mineral Processing Plants. This combined air and water permit gives limits on production, hours, opacity, fuel usage, and monitoring requirements as well as a stormwater pollution prevention plan and employee training. This follows ARSD Chapters 74:52:01 – 74:52:11 and SDCL 34A-1-56.
- 4) Spill Prevention, Control and Countermeasure
 - a. If Concrete Materials were to have fuel on site that is over 1,320 gallons of petroleum based products in 55 gallon containers or larger of 42,000 gallons in underground storage tanks, we are required by the 40 CFR Part 112: Oil Pollution Prevention, Oil Pollution Act, and the Clean Water Act to have a Professional Engineered certified Spill Prevention, Control and Countermeasure Plant for that site. All tanks and containers will need to have secondary containment, inspections, and provide training to all employees for spill response.



- PROPOSED HAUL ROAD
- 25 EXISTING GROUND
- 5



TOPO MAP
YANKTON PIT
NCR-ESD



	DATE	NAME
DRAWN BY:	7/14/21	RINGSTAD
SURVEYED BY:		
DATUM/SPC:		SD-NORTH.JF
FILENAME:		NCR-ESD Yankton Prop 210713.dwg

Frick Trust

MINING COVER PAGE

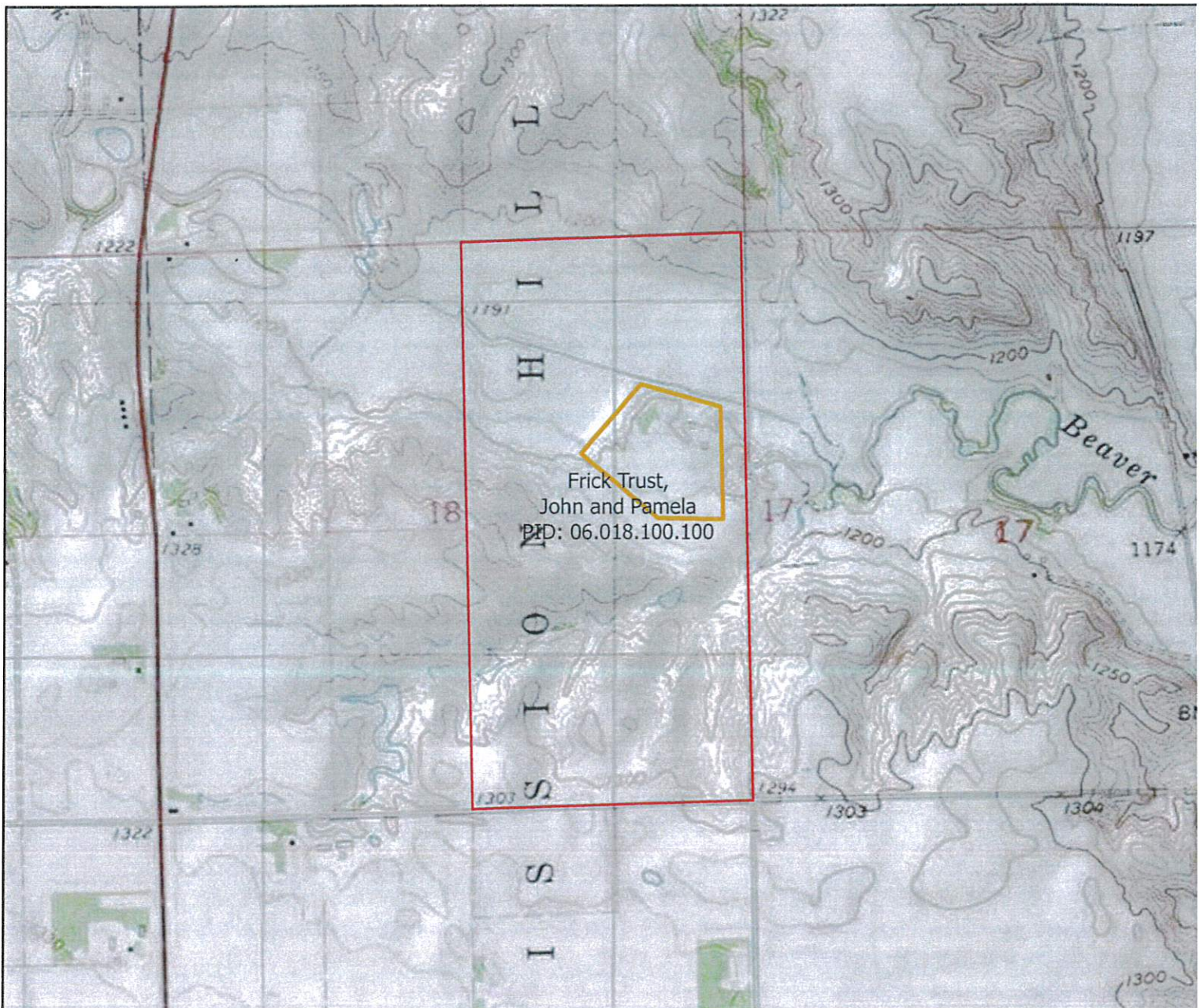
Proposed mining area to be located in
the SE1/4 of NE1/4 Section 18

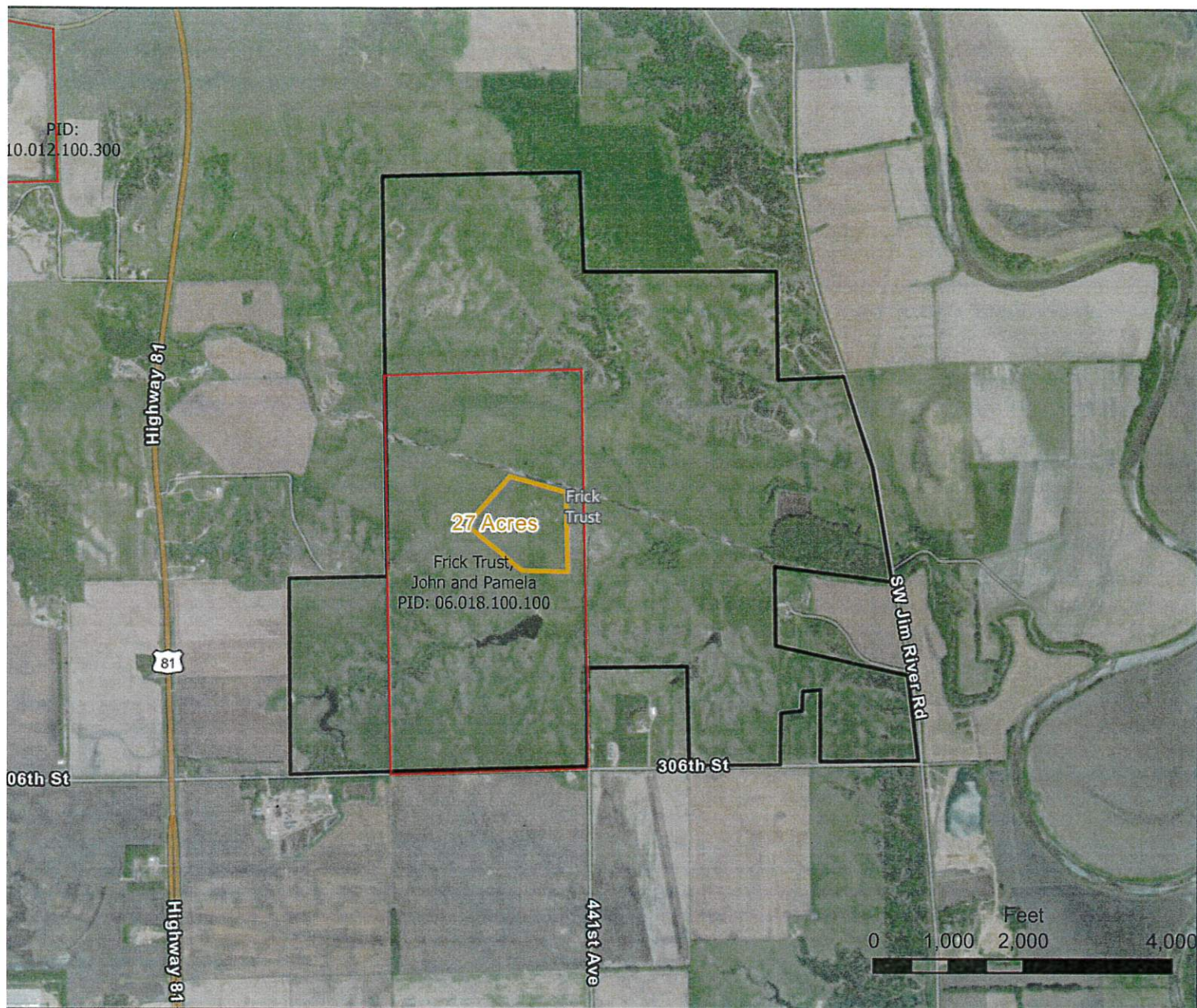
T94N, R55W

Yankton County, South Dakota

Legend

-  Land Parcel Boundaries
-  Mining Area
-  Frick Trust Land






Purpose

An operations and processing report regarding the aforementioned site location.
From Knife River Corporation

Map Author: Jordan Keller

Service Layer Credits: World Street Map: South Dakota Game Fish and Parks, Esri Canada, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS
World Imagery: Maxar
USA_Topo_Maps:  This work is licensed under the Esri Master License Agreement. [View Summary](https://go.to.arcgis.com/terms/usage/viewsummary) | [View Terms of Use](https://go.to.arcgis.com/terms/usage/viewsummary) | [View Terms of Use](https://go.to.arcgis.com/terms/usage/viewsummary)
Important Note: This item is in mature support as of March 2019. For more information, see [Basemaps Life Cycle Support Status](https://go.to.arcgis.com/lifecycle/basemaps)

Date: 5/21/2021



Frick Trust

MINING COVER PAGE

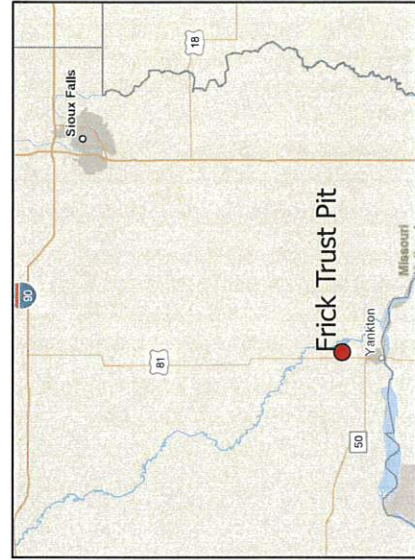
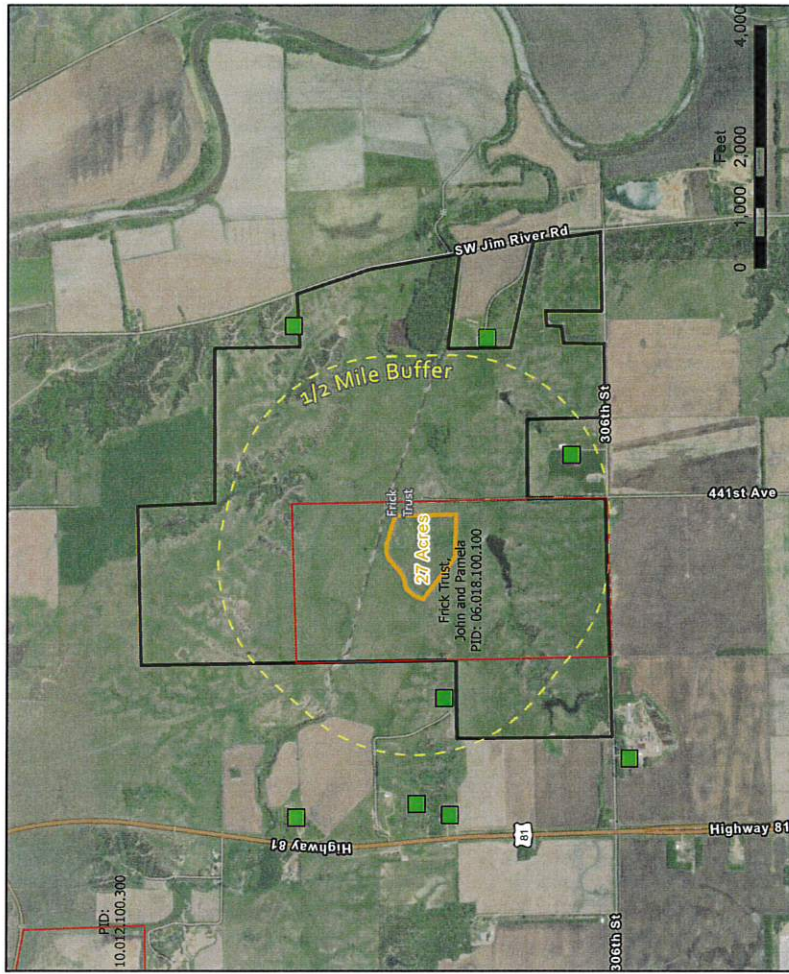
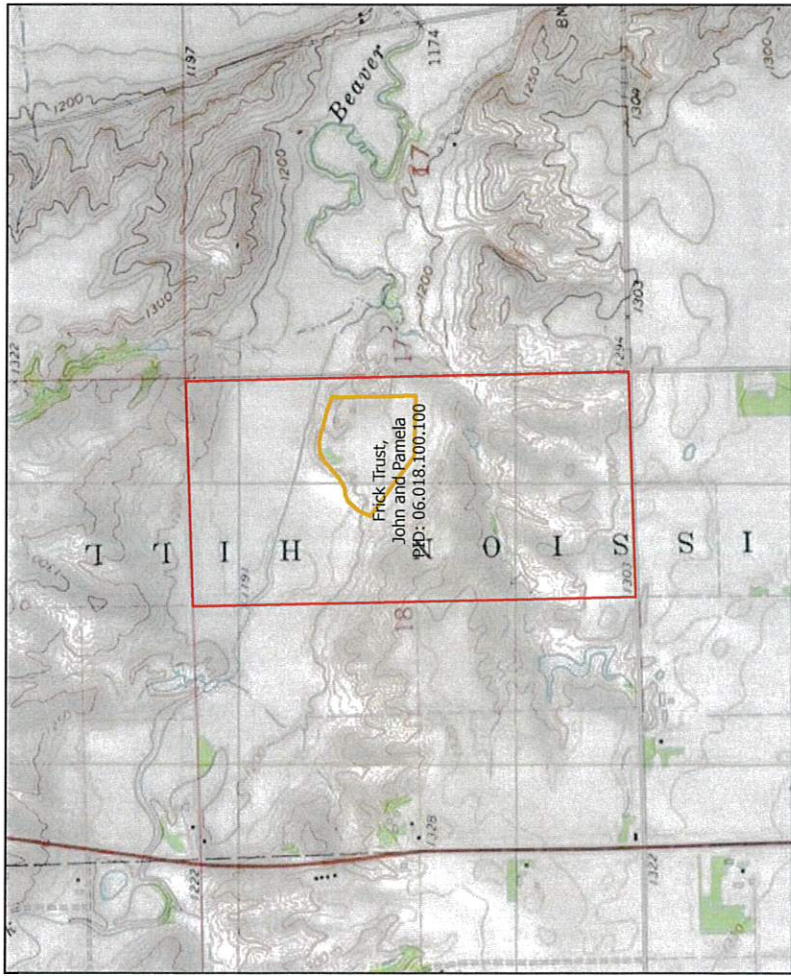
Legend

- Land Parcel Boundaries
Mining Area
Frick Trust Land
Residential Structures

Proposed mining area to be located in the SE1/4 of NE1/4 Section 18

T94N, R55W

Yankton County, South Dakota



Purpose
An operations and processing report regarding the aforementioned site location.
From Knife River Corporation

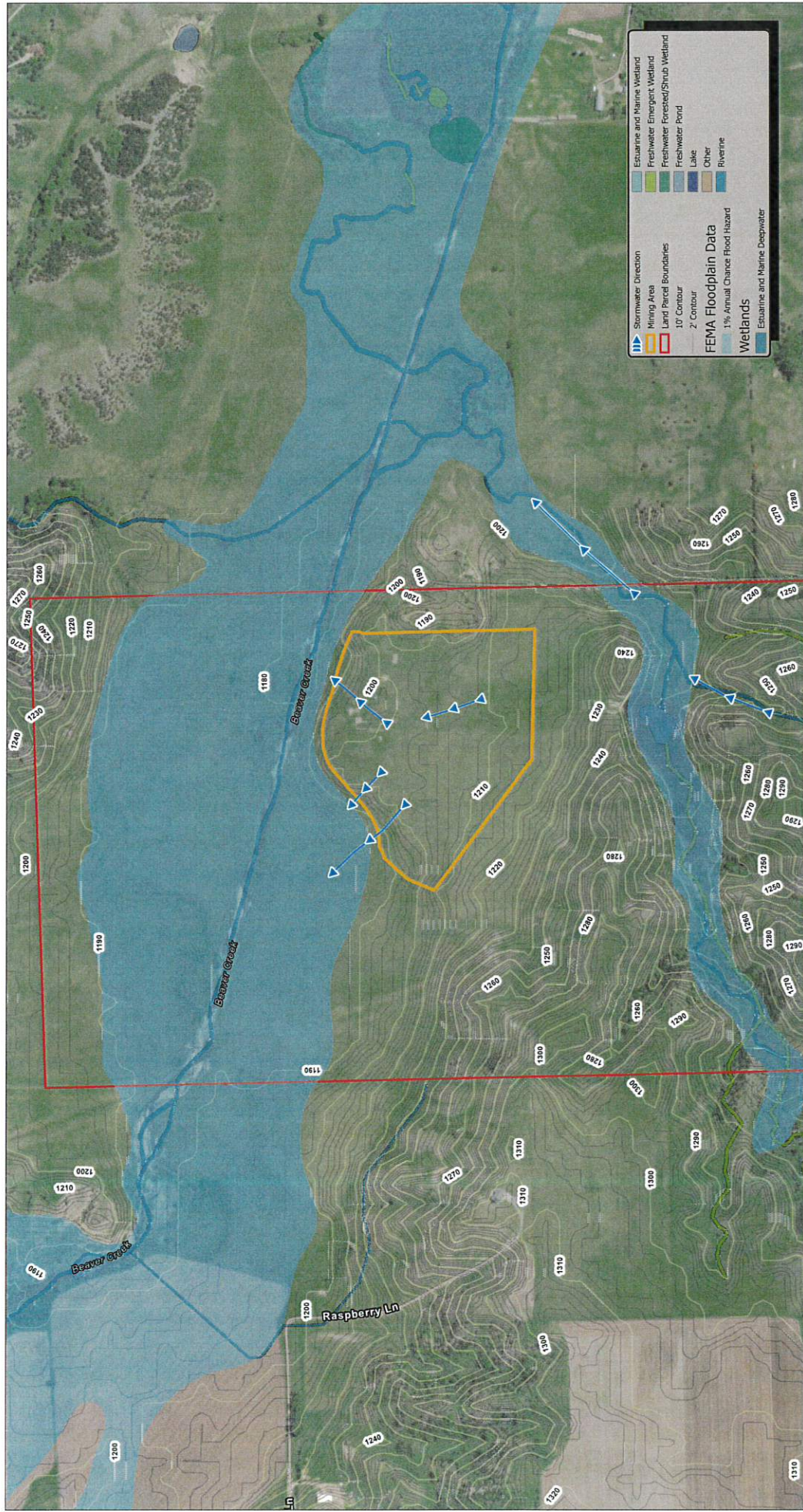
Map Author: Jordan Keller

Service Layer Credits: World Street Map; South Dakota Game Fish and Parks, Eli Chausa, EdE, HERE, Garmin, FPO, NOAA, USGS, EPA, NPS
 Credit: Imagery: Microsoft

`ServiceLayerCredits = "World Street Map; South Dakota Game Fish and Parks, Eli Chausa, EdE, HERE, Garmin, FPO, NOAA, USGS, EPA, NPS";`

`Credit = "Imagery: Microsoft";`

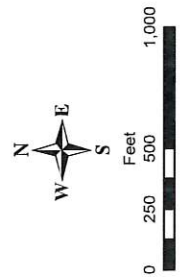
Date: 7/8/2021



Map Author: Jordan Keller

Frick Trust Pit **Existing Conditions (Stormwater)**

18-94N-55W
 Yankton County, SD





Variance, Conditional
Use and Rezoning
Application
CUP-2021-47
Applicant
Brooke Muhlack
Fees Paid
\$300.00
Created
May 19, 2021

Number
CUP-2021-
47

06.018.100.100 | Chris Frick | ,
SD,
Submitted by muhlackb on
5/19/2021



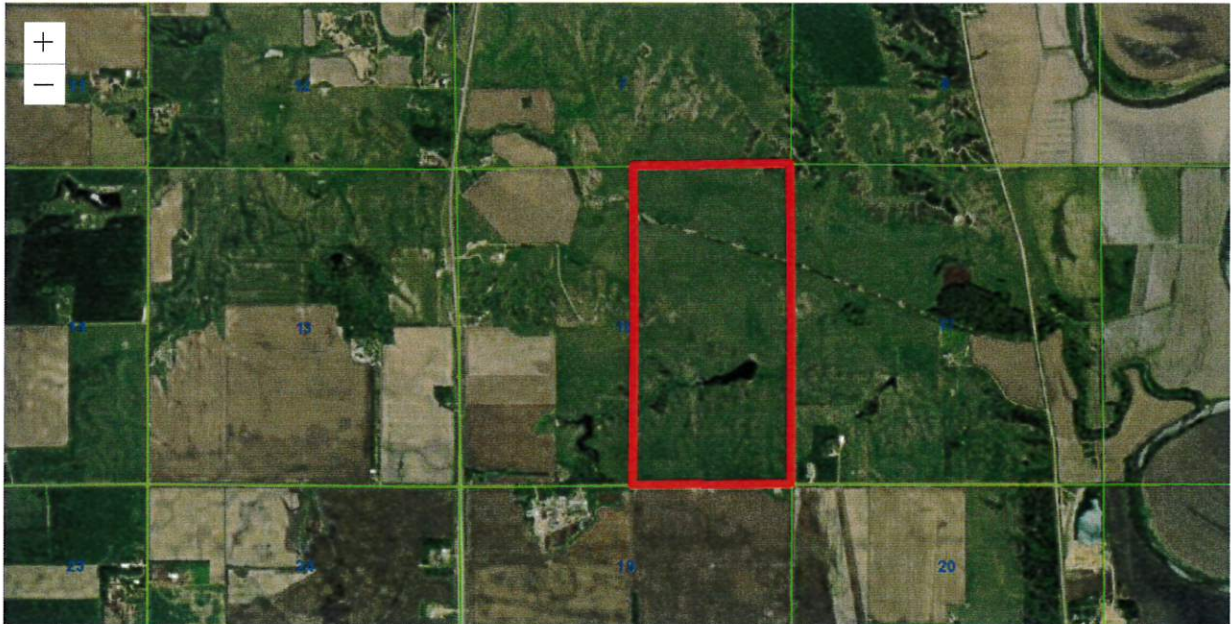
Applicant

Brooke Muhlack

7125776757

brooke.muhlack@kniferiver.com

Parcel search Completed On 5/19/2021 12:45 PM EST by Anonymous



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
06.018.100.100			FRICK, JOHN G REV TRUST (D) FRICK, PAMELA J REV TRUST (D)	320.000

Request Information Completed On 5/19/2021 12:47 PM EST by muhlackb

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Mining sand and gravel

List Specific Hardships

Applicant Information

Are you the owner of the property?

No

Applicant Name

Concrete Materials

Applicant Address

1500 N Sweetman Pl Sioux Falls, SD

Applicant Phone

(712)279-7570

Owner Information

Owner Name

Chris Frick

Owner Address

44154 306th St Yankton, SD

Owner Phone Number

(605)661-8154

Property Information

Parcel ID Number

06.018.100.100

Legal Description

NE4 & SE4

Site Address

City

Zip

Section-Township-Range

18-94-55

Zoning District

AG

Zoning Description

AG

Existing Use of Property

Property Owner Verification of Approval Completed On 5/19/2021 12:48 PM EST by muhlackb

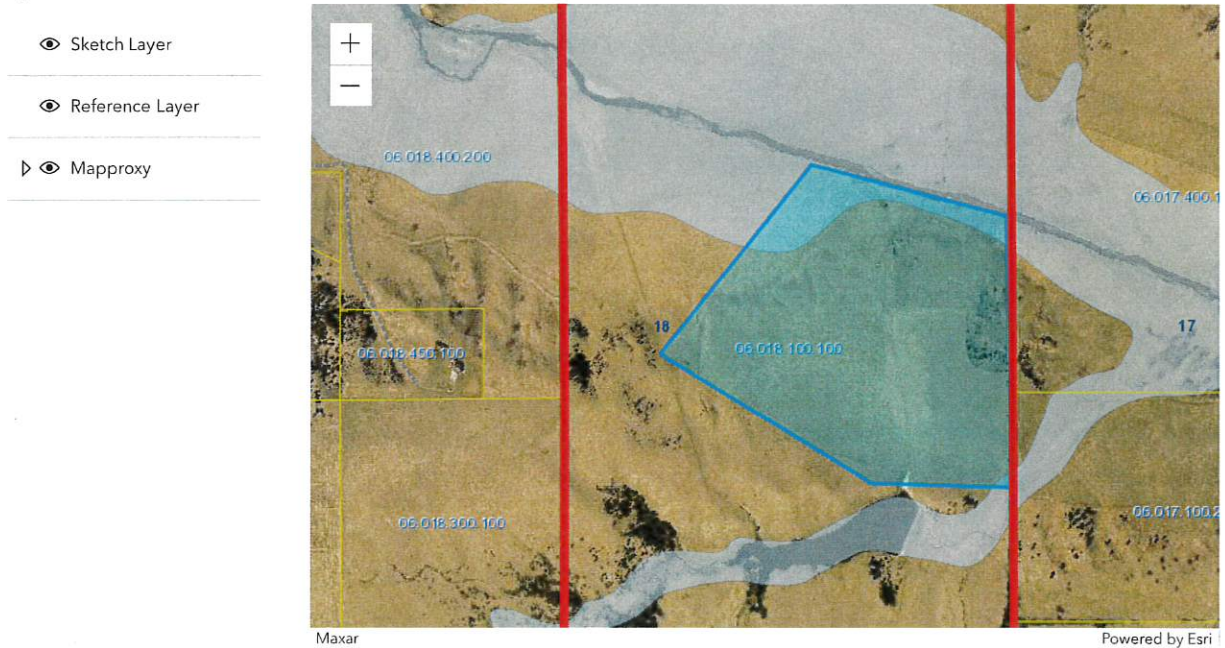
Applicants who are not the property owner must provide consent by the owner for the proposed request. Please download/print the [Verification of Approval](#) document here. Fill out the form and attach below.

Upload signed document here

[Frick Signature.pdf](#)

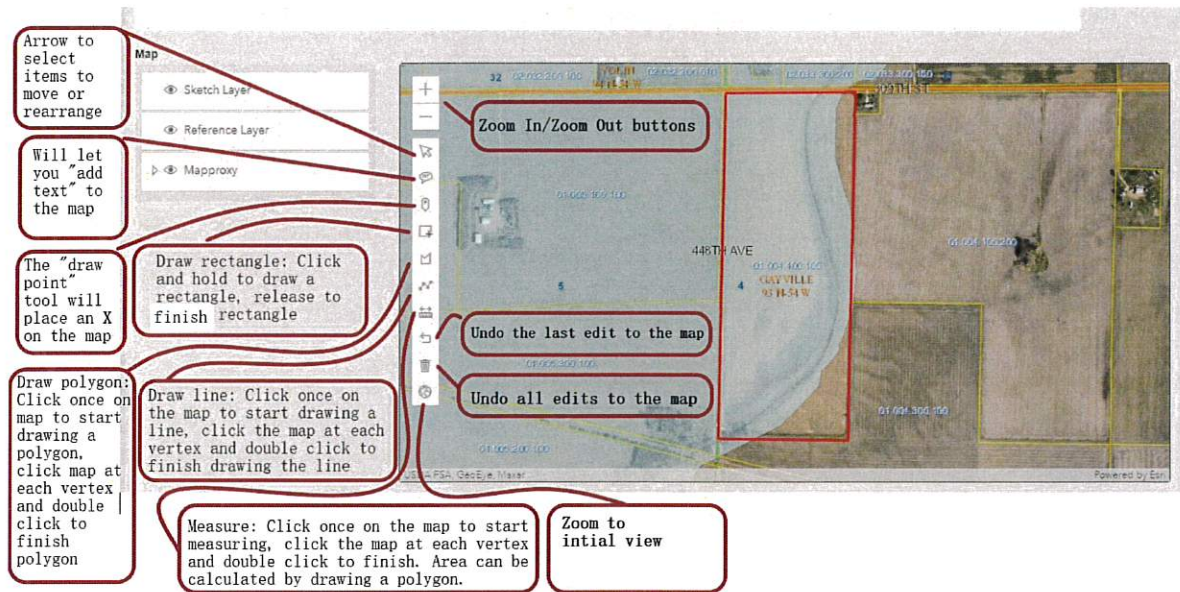
Site Plan Completed On 5/19/2021 12:49 PM EST by muhlackb

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



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 5/19/2021 12:49 PM EST by muhlackb

Upload Draft Building Permit 

Draft Building Permit Form Completed On 5/19/2021 12:50 PM EST by muhlackb

Job Address

Legal Description of Construction Site

NE4 & SE4

Owner Name

FRICK, JOHN G REV TRUST (D) || FRICK, PAMELA J REV 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 5/19/2021 12:50 PM EST by muhlackb

[Generate Draft Building Permit](#)

Submit Completed On 5/19/2021 12:50 PM EST by muhlackb

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

5/19/2021

Application Submitted Successfully Completed On 5/19/2021 12:50 PM EST by muhlackb

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 5/19/2021 1:13 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Quarry to mine sand and gravel

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 ⓘ**

A portion of the area identified for mining is in the flood plain. A Floodplain Development permit will be required for that work.

Director Review Completed On 5/20/2021 10:06 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 5/20/2021 1:27 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
----------	-----------	--------

Confirmation Data

Payment Method	Online
----------------	--------

Confirmation Number	
---------------------	--

Amount Paid	\$0.00
-------------	--------

External Notes

Documents

.....

Internal Notes

Documents

.....

VERIFICATION OF APPROVAL
YANKTON COUNTY, SOUTH DAKOTA

I, Chris Fries date this 17th day of May, 2021 am aware of the
proposed Variance/CUP/Rezone being proposed by Concrete Materials at the property legally
described as SE 1/4 NE 1/4 SECTION 18 - T94N-RSSW,
County of Yankton, State of South Dakota

Chris Fries

Signature

44154 306

Address

Yankton, S.D. 57078

City/State, Zip

605-668-8154

Phone

AFFIDAVIT OF MAILING

I, Brody Muhleck hereby certify that on the 19 day of August, 2021, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 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.

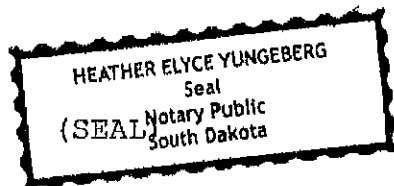
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 17 day of August, 2021.

[Signature]
(Name)
Affiant

Subscribed and sworn to before me this 19 day of August, 2021.

[Signature]
Notary Public - South Dakota
My commission expires: 10-22-2025



My Commission Expires
10-22-2025

NOTIFICATION

August 19, 2021

John Frick
PO Box 661
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 Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 7th day of September, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in an Agriculture District. Applicant wishes to mine gravel per Article 5, Section 507. Said property is legally described The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota.

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

Sincerely,
John Frick

Petitioner

BARNES, DAVID J (D)
44115 304 ST
YANKTON SD 57078

BOGATZ, STEVE JOSEPH (C)
PO BOX 484
YANKTON SD 57078

BORCHARD, EVAN C (D)
30546 US HWY 81
YANKTON SD 57078

ELSEN, JAMES E (D)
30575 SW JIM RIVER RD
YANKTON SD 57078

FERRIS, ALAN R (D)
44006 306 ST
YANKTON SD 57078

FRICK, CHRISTOPHER J (D)
44154 306 ST
YANKTON SD 57078

FRICK, JOHN G REV TRUST (D)
PO BOX 661
YANKTON SD 57078

FRICK, PAMELA J REV TRUST (D)
30499 SW JIM RIVER RD
YANKTON SD 57078

FRICK, TERRY LEE (D)
30697 SW JIM RIVER RD
YANKTON SD 57078

HALLA, GRANT (D)
2900 OAKSIDE DR
BRYAN TX 77802

HALLA, GREGORY (D)
415 COLORADO AVE #C
CHULA VISTA CA 91910

JONES, FRANK D (D)
30548 US HWY 81
YANKTON SD 57078

LIKNESS, MICAH (D)
44054 RASPBERRY LN
YANKTON SD 57078

LIKNESS, MICAH M (D)
44054 RASPBERRY LN
YANKTON SD 57078

MUELLER, KENNETH (D)
30540 US HWY 81
YANKTON SD 57078

NELSON AG HOLDINGS LLC (D)
44023 306 ST
YANKTON SD 57078

NELSON FAMILY PARTNERSHIP (D)
44023 306 ST
YANKTON SD 57078

NELSON, DELMAR F (C)
43742 307 ST
YANKTON SD 57078

NELSON, ELLA E (D)
44023 306 ST
YANKTON SD 57078

RYKEN FAMILY LIMITED PARTNRSHP (D)
PO BOX 603
YANKTON SD 57078

SCHEURING, MICHAEL L (D)
30500 US HWY 81
YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Brooke Muhlack, hereby certify that on the 26
day of July, 2021, I mailed by first class mail, postage
prepaid, a true and correct copy of the Notice of Public Hearing
to all owners of real property lying within a 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 26 day of July, 2021.

(Name)
Affiant

Subscribed and sworn to before me this 26 day of
July, 2021.

Heather Elyce Yungeberg
Notary Public - South Dakota

My commission expires: 10/22/2025

HEATHER ELYCE YUNGERBERG
(SEAL) Seal
Notary Public
South Dakota

My Commission Expires
10-22-2025

NOTIFICATION

July 26, 2021

John Frick
PO Box 661
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 August, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in an Agriculture District. Applicant wishes to mine gravel per Article 5, Section 507. Said property is legally described The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota.

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

Sincerely,
John Frick

Petitioner

BARNES, DAVID J (D)
44115 304 ST
YANKTON SD 57078

BOGATZ, STEVE JOSEPH (C)
PO BOX 484
YANKTON SD 57078

BORCHARD, EVAN C (D)
30546 US HWY 81
YANKTON SD 57078

ELSEN, JAMES E (D)
30575 SW JIM RIVER RD
YANKTON SD 57078

FERRIS, ALAN R (D)
44006 306 ST
YANKTON SD 57078

FRICK, CHRISTOPHER J (D)
44154 306 ST
YANKTON SD 57078

FRICK, JOHN G REV TRUST (D)
PO BOX 661
YANKTON SD 57078

FRICK, PAMELA J REV TRUST (D)
30499 SW JIM RIVER RD
YANKTON SD 57078

FRICK, TERRY LEE (D)
30697 SW JIM RIVER RD
YANKTON SD 57078

HALLA, GRANT (D)
2900 OAKSIDE DR
BRYAN TX 77802

HALLA, GREGORY (D)
415 COLORADO AVE #C
CHULA VISTA CA 91910

JONES, FRANK D (D)
30548 US HWY 81
YANKTON SD 57078

LIKNESS, MICAH (D)
44054 RASPBERRY LN
YANKTON SD 57078

LIKNESS, MICAH M (D)
44054 RASPBERRY LN
YANKTON SD 57078

MUELLER, KENNETH (D)
30540 US HWY 81
YANKTON SD 57078

NELSON AG HOLDINGS LLC (D)
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YANKTON SD 57078

NELSON FAMILY PARTNERSHIP (D)
44023 306 ST
YANKTON SD 57078

NELSON, DELMAR F (C)
43742 307 ST
YANKTON SD 57078

NELSON, ELLA E (D)
44023 306 ST
YANKTON SD 57078

RYKEN FAMILY LIMITED PARTNRSHP (D)
PO BOX 603
YANKTON SD 57078

SCHEURING, MICHAEL L (D)
30500 US HWY 81
YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Broke Muhlack, hereby certify that on the 30
day of June, 2021, I mailed by first class mail, postage
prepaid, a true and correct copy of the Notice of Public Hearing
to all owners of real property lying within a 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 30 day of June, 2021.

[Signature]
(Name)
Affiant

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

[Signature]
Notary Public - South Dakota
My commission expires: 10/22/2025



My Commission Expires
10/22/2025

NOTIFICATION

June 28, 2021

John Frick
PO Box 661
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 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in an Agriculture District. Applicant wishes to mine sand and gravel per Article 5, Section 507. Said property is legally described The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota.

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

Sincerely,
John Frick

Petitioner

BARNES, DAVID J (D)
44115 304 ST
YANKTON SD 57078

BOGATZ, STEVE JOSEPH (C)
PO BOX 484
YANKTON SD 57078

BORCHARD, EVAN C (D)
30546 US HWY 81
YANKTON SD 57078

ELSEN, JAMES E (D)
30575 SW JIM RIVER RD
YANKTON SD 57078

FERRIS, ALAN R (D)
44006 306 ST
YANKTON SD 57078

FRICK, CHRISTOPHER J (D)
44154 306 ST
YANKTON SD 57078

FRICK, JOHN G REV TRUST (D)
PO BOX 661
YANKTON SD 57078

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CHULA VISTA CA 91910

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44054 RASPBERRY LN
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44023 306 ST
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NELSON, DELMAR F (C)
43742 307 ST
YANKTON SD 57078

NELSON, ELLA E (D)
44023 306 ST
YANKTON SD 57078

RYKEN FAMILY LIMITED PARTNRSHP (D)
PO BOX 603
YANKTON SD 57078

SCHEURING, MICHAEL L (D)
30500 US HWY 81
YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Rick Mahbeck, hereby certify that on the 24 day of May, 2021, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 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.

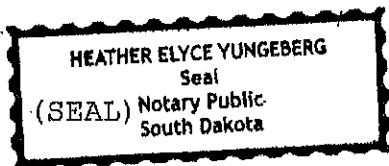
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 24 day of May, 2021.

Rick Mahbeck
(Name)
Affiant

Subscribed and sworn to before me this 24 day of May, 2021.

Heather Elyce Yungeberg
Notary Public - South Dakota
My commission expires: 10-22-2025



My Commission Expires
10-22-2025

NOTIFICATION

May 24, 2021

Concrete Materials
1500 N Sweetman Pl
Sioux Falls, SD 57107

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 7:20 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in an Agriculture District. Applicant wishes to mine sand and gravel per Article 5, Section 507. Said property is legally described The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota.

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

Sincerely,
Brooke Muhlack

Petitioner



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

David Barnes
44115 304 ST
Yankton, SD 57078

Dear David Barnes,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Steve J. Bogatz
PO Box 484
Yankton, SD 57078

Dear Steve J. Bogatz,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Evan Borchard
30546 US HWY 81
Yankton, SD 57078

Dear Evan Borchard,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

James Elsen
30575 SW Jim River Rd
Yankton, SD 57078

Dear James Elsen,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Alan Ferris
44006 306 St
Yankton, SD 57078

Dear Alan Ferris,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Christopher Frick
44154 306 St
Yankton, SD 57078

Dear Christopher Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

John Frick
PO Box 661
Yankton, SD 57078

Dear John Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



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1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Pamela Frick
30499 SW Jim River Rd
Yankton, SD 57078

Dear Pamela Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Terry Frick
30697 SW Jim River Rd
Yankton, SD 57078

Dear Terry Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Grant Halla
2900 Oakside Dr
Bryan, TX 77802

Dear Grant Halla,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Gregory Halla
415 Colorado Ave #C
Chula Vista, CA 91910

Dear Gregory Halla,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Frank Jones
30548 US HWY 81
Yankton, SD 57078

Dear Frank Jones,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Micah Likness
44054 Raspberry Ln
Yankton, SD 57078

Dear Micah Likness,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Micah M Likness
44054 Raspberry Ln
Yankton, SD 57078

Dear Micah M Likness,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Kenneth Mueller
30540 US HWY 81
Yankton, SD 57078

Dear Kenneth Mueller,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Nelson Ag Holdings, LLC
44023 306 St
Yankton, SD 57078

Dear Nelson Ag Holdings, LLC,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Nelson Family Partnership
44023 306 St
Yankton, SD 57078

Dear Nelson Family Partnership,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Delmar Nelson
43742 307 St
Yankton, SD 57078

Dear Delmar Nelson,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Ella Nelson
44023 306 St
Yankton, SD 57078

Dear Ella Nelson,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Ryken Family Limited Partnership
PO Box 603
Yankton, SD 57078

Dear Ryken Family Limited Partnership,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.
1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Michael Scheuring
30500 US HWY 81
Yankton, SD 57078

Dear Michael Scheuring,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota. This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

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Sincerely,

Andy Haas
Vice President-Operations

BARNES, DAVID J (D)	44115 304 ST YANKTON SD 57078	BOGATZ, STEVE JOSEPH (C)	PO BOX 484 YANKTON SD 57078	BORCHARD, EVAN C (D)	30546 US HWY 81 YANKTON SD 57078
ELSEN, JAMES E (D)	30575 SW JIM RIVER RD YANKTON SD 57078	FERRIS, ALAN R (D)	44006 306 ST YANKTON SD 57078	FRICK, CHRISTOPHER J (D)	44154 306 ST YANKTON SD 57078
FRICK, JOHN G REV TRUST (D)	PO BOX 661 YANKTON SD 57078	FRICK, PAMELA J REV TRUST (D)	30499 SW JIM RIVER RD YANKTON SD 57078	FRICK, TERRY LEE (D)	30697 SW JIM RIVER RD YANKTON SD 57078
HALLA, GRANT (D)	2900 OAKSIDE DR BRYAN TX 77802	HALLA, GREGORY (D)	415 COLORADO AVE #C CHULA VISTA CA 91910	JONES, FRANK D (D)	30548 US HWY 81 YANKTON SD 57078
LIKNESS, MICAH (D)	44054 RASPBERRY LN YANKTON SD 57078	LIKNESS, MICAH M (D)	44054 RASPBERRY LN YANKTON SD 57078	MUELLER, KENNETH (D)	30540 US HWY 81 YANKTON SD 57078
NELSON AG HOLDINGS LLC (D)	44023 306 ST YANKTON SD 57078	NELSON FAMILY PARTNERSHIP (D)	44023 306 ST YANKTON SD 57078	NELSON, DELMAR F (C)	43742 307 ST YANKTON SD 57078
NELSON, ELLA E (D)	44023 306 ST YANKTON SD 57078	RYKEN FAMILY LIMITED PARTNRSHP (D)	PO BOX 603 YANKTON SD 57078	SCHEURING, MICHAEL L (D)	30500 US HWY 81 YANKTON SD 57078

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 7th day of September, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine gravel from an Agriculture District (AG) per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North, Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:35 P.M. on the 7th day of September, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District (R2) that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Ninety-Three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:40 P.M. on the 7th day of September, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential

NOTICE OF PUBLIC HEARING

District that exceeds the maximum aggregate square footage of 2400 square feet and maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure that is 2688 square feet with 16' sidewalks per Article 7, Section 707. Said property is legally described as Lot K and Lot L in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), Section Seven (7), Township Ninety-Three (93) North, Range Fifty-Six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 108 Bird Dog Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning

Commission, Yankton County, South Dakota, at 7:05 P.M. on the 10th day of August, 2021 at the

Yankton County Government Center,

Commissioners Chambers, 321 West Third St.,

Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine gravel from an

Agriculture District (AG) per Article 5, Section

507. Said property is legally described as The

Northeast Quarter (NE1/4) and Southeast

Quarter (SE1/4), Section Eighteen (18),

Township Ninety-Four (94) North, Range Fifty-

Five (55) West of the 5th P.M., Yankton County,

South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning

Commission, Yankton County, South Dakota, at 7:10 P.M. on the 10th day of August, 2021 at the

Yankton County Government Center,

Commissioners Chambers, 321 West Third St.,

Yankton, South Dakota. Applicant is requesting

to amend his Conditional Use Permit and for an

accessory building in a Moderate Density

Residential District (R2) that exceeds the

maximum aggregate square footage of 2400

square feet per article 7 Section 707. Applicant

wishes to build an accessory structure in a

different location than was previously approved

and is 1900 square feet (15,000 Square feet of

accessory structures on site). Said property is

legally described as Lot 4 of Block 3, Law

Overlook Subdivision, in the Northeast

Quarter (NE1/4) of Section Eighteen (18),

Township Ninety-Three (93) North, Range

Fifty-six (56) West of the 5th P.M., Yankton

County, South Dakota. E911 address is 109

Welkom Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

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Commission, Yankton County, South Dakota, at

7:15 P.M. on the 10th day of August, 2021 at the

Yankton County Government Center,

Commissioners Chambers, 321 West Third St.,

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NOTICE OF PUBLIC HEARING

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of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 13th day of July, 2021 at the Yankton County Government Center,

Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalks per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Section 13, T93N, R56W of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of July, 2021 at the Yankton County Government Center,

Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District (AG) per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

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Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District (R2) that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 13th day of July, 2021 at the Yankton County Government Center,

Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4

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 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend their Planned Unit Development plan per Article 22, Section 2201. Said property is legally described as Lot BP1 in the SE1/4 NE1/4, Section 15, T93N R56W of the 5th PM, Yankton County, South Dakota hereinafter referred to as Utica South Township, County of Yankton, South Dakota. The B911 address is 705 Timberland Dr., Yankton, SD

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular

DATE: 6/8/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter/Conkling

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

CALL:

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

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

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

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

AGENDA ITEM: Article 5 and Definitions

ADDRESS/LEGAL:

COMMENTS:

Guy Larsen, Jim Pearson, Ron Lorenzen, Jerry Wilson, Dan Klimisch all spoke against Special Permitted Use being in the proposed Article 5 Ordinance

Commission member Kristi Schultz presented proposed changes to the proposed Article 5 Ordinance

MOTION:

Motion to accept the proposed Article 5 ordinance with the changes presented to the Planning Commission

APPROVAL:

MOTION BY: Schultz SECOND BY: Weiss

PLANNING:

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

AGENDA ITEM: Concrete Materials (Brooke Mulhack) – Conditional Use Permit

ADDRESS/LEGAL:

Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township

Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota Applicant is requesting to amend their Planned Unit Development plan per Article 22, Section 2201. Said property is legally described as Lot BPI in the SE1/4 NE1/4, Section 15, T93N R56W of the 5th PM, Yankton County, South Dakota hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The B911 address is 705 Timberland Dr., Yankton, SD

COMMENTS:

Justin Foss, Brooke Mulhack spoke on behalf of Concrete Materials
Lauren Nelson, James Eisen, Darrell Nelson, Micah Likness, Alan Ferriss, Joyce Bogatz spoke regarding concerns they had with road deterioration, sound, water quality, and dust.
Dan Hacecky, Mission Hill Township Board, Spoke in regards to whether the access road is open, closed, or vacated

MOTION:

Motion to table the application until more information is obtained about the road issues

Motion passed 6-0

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

AGENDA ITEM: **Randy Golden – Amend PUD**
ADDRESS/LEGAL: Applicant is requesting to amend their Planned Unit Development plan per Article 22, Section 2201. Said property is legally described as Lot B P1 in the SE1/4 NE1/4, Section 15, T93N R56W of the 5th PM, Yankton County, South Dakota hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 705 Timberland Dr., Yankton, SD
COMMENTS: Randy Golden, Applicant, presented an amended plan expanding from 130 to 150 camping spaces.

MOTION: Approve application as presented pending DANR approval of the septic system
Motion passed 6-0
APPROVAL: MOTION BY: Schultz SECOND BY: Michael
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: **Jerry Myott – Conditional Use Permit**
ADDRESS/LEGAL: Applicant wishes to construct a campground in a Lakeside Commercial District per Article 11, Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: No one representing the application attended the meeting

MOTION: Table the application until the next meeting
Motion passed 6-0
APPROVAL: MOTION BY: Barkl SECOND BY: Schultz
PLANNING: ☒ BARKL ☒ HEVLE ☐ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Tract 1, Reade Addition**
ADDRESS/LEGAL: Plat of Tract 1, Reade Addition, in the SE1/4 of the NE1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota

COMMENTS:

MOTION: Approve the plat as presented
Motion passed 6-0

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

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

MOTION: Motion to Adjourn
Passed 6-0

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

AGENDA ITEM:
ADDRESS/LEGAL:
COMMENTS:

MOTION:

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

AGENDA ITEM:
ADDRESS/LEGAL:
COMMENTS:

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular DATE: 7/13/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conking
ROLL ☒ BARKL ☐ HEVLE ☒ KETTERING ☐ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN
CALL:

APPROVAL OF MINUTES: MOTION BY: Hoffman SECOND BY: Michael
PLANNING: ☒ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN

APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☐ HEVLE ☒ KETTERING ☐ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Concrete Materials (Brooke Mulhack) – Conditional Use Permit**
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota
COMMENTS: Andy Haas spoke as applicant
Dan Haeckey spoke for Township Board
Darrell Nelson spoke in opposition

MOTION: Table until a completed road haul agreement with Mission Hill Township has been signed, the electrical issue has been addressed, Mike Sedacek has visited the site and given approval, Culvert size is identified, Road maintenance standards are clarified, utilities have been addressed, and ingress/egress final location has been identified. **Passed 5-0**

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

AGENDA ITEM: **Curtis Olivier – Conditional Use Permit Modification**
ADDRESS/LEGAL: Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota
COMMENTS: No one appeared for applicant

MOTION: Table the application Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Jerry Myott – Conditional Use Permit**
ADDRESS/LEGAL: Applicant wishes to construct a campground in a Lakeside Commercial District per Article 11, Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: Corey Halstenson spoke as applicant

MOTION: Approve the application with the conditions DANR approval before permit is issued, proper signage is in place, an E911 address is assigned, and fencing and gates are installed at ingress/egress
Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Nate Franzen – Conditional Use Permit**
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalks per Article 7 Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Yankton County, South Dakota, as per plat recorded in Book 53, page 103A. E911 address is 174 Oak Hills Dr., Yankton, South Dakota
COMMENTS: Nate Franzen spoke as applicant

MOTION: Approve application as presented
Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat Lot 13 Whitetail Run**
ADDRESS/LEGAL: Plat of Lot 13, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS:

MOTION: Approve as presented
Passed 5-0

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

AGENDA ITEM: **Plats Souhrada's Addition**

ADDRESS/LEGAL: Plat of Souhrada's Addition, in the SE1/4 of the NE1/4 of Section 31, T95N, R57W of the 5th P.M.,
Yankton County, South Dakota.

COMMENTS:

MOTION: Approve as presented
Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☒ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☐ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat McDonald's Addition**

ADDRESS/LEGAL: Plat of Tract 1 of McDonald Addition in Government Lots 1 and 2 in the Northeast ¼ of Section 2,
Township 95 North, Range 55 West of the 5th P.M., Yankton County, South Dakota

COMMENTS:

MOTION: Approve as presented
Passed 5-0

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

AGENDA ITEM: **Plat Mathison Tract 6**

ADDRESS/LEGAL: Plat of Mathison Tract 6, in the NE1/4 of the NE1/4, Section 6, T93N, R56W of the 5th P.M., Yankton
County, South Dakota

COMMENTS:

MOTION: Approve as presented
Passed 5-0

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

AGENDA ITEM: Packet Distribution Method
ADDRESS/LEGAL: Packets will be sent by email, hard copy, will be mailed to Commissioner Schultz
COMMENTS:

MOTION:

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

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

MOTION:

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

AGENDA ITEM: Adjourn
ADDRESS/LEGAL: COMMENTS:

MOTION:

APPROVAL: MOTION BY: Kettering SECOND BY: Michael

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

AGENDA ITEM:
ADDRESS/LEGAL:
COMMENTS:

MOTION:

APPROVAL: MOTION BY: SECOND BY:

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

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 8/10/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter/Conkling
ROLL ☐ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN
CALL:

APPROVAL OF MINUTES: MOTION BY: Kettering SECOND BY: Hoffman
PLANNING: ☐ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN
APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Schultz
PLANNING: ☐ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Concrete Materials (Brooke Mulhack) – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to mine gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota
COMMENTS: Andy Haas spoke as applicant
Lauren Nelson spoke regarding safety concerns on the road
Darrell Nelson spoke regarding safety concerns with entrance location
Dan Hacecky spoke for Township Board

MOTION:

Approve the permit to mine gravel from an Agriculture District per Article 5, Section 507 with the conditions that the road haul agreement be honored by the applicant, moving the entrance to 441 north vacated and use the old entrance and the other things mentioned in the maintenance agreement with the township, and that the we (township) provide a stop sign to stop west bound traffic on 441 and a stop sign on 306 St to stop northbound traffic for safety reasons on the condition that this is legal and if not legal then they will remove the stop sign condition at the county commission meeting that this will appear at next. **Passed 5-0**

APPROVAL:

MOTION BY: Schultz SECOND BY: Kettering

PLANNING:

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

AGENDA ITEM:

Curtis Olivier – Conditional Use Permit Modification

ADDRESS/LEGAL:

Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

COMMENTS: Curt Olivier - applicant

MOTION: Approve the application as presented **Passed 5-0**

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

AGENDA ITEM: **Cheryl Boeckman – Conditional Use Permit**
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet and maximum sidewalk height of 14 feet. Applicant wishes to build an accessory structure that is 2688 square feet with 16' sidewalks per Article 7, Section 707. Said property is legally described as Lot K and Lot L in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Seven (7), Township Ninety-three (T93) North, Range Fifty-six (R56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 108 Bird Dog Dr., Yankton, South Dakota
COMMENTS: Cheryl Boeckman - applicant

MOTION: Approve the application for a 288 variance on the area and a two foot variance on the sidewalk height
Passed 5-0

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

AGENDA ITEM: **Keith Eickoff – Conditional Use Permit**
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for multi-family housing in a Moderate Residential District. Applicant wishes to build multiple multi-family units. Said property is legally described as Lot 1 Drake Subdivision in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE 1/4), Section Seventeen (17), Township Ninety-three (93), Range Fifty-six (56) of the 5th P.M., Yankton County, South Dakota
COMMENTS: Keith Eickoff – applicant
Butch Becker – Questions regarding septic systems
Randy Golden – Questions regarding water access, 3D model available for viewing, age limits and kids or dogs allowed

MOTION: Approve conditional use permit for multi-family housing in a moderate rural residential district as presented
Passed 5-0

APPROVAL: MOTION BY: Schultz SECOND BY: Weiss

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

AGENDA ITEM: **Plat – Lot 9, Block 2, Law Overlook**
ADDRESS/LEGAL: **Plat of Lot 9, Block 2, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota**

COMMENTS:

MOTION: Approve as presented
Passed 5-0

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering
PLANNING: ☐ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Lot 13, Block 4 Law Overlook**

ADDRESS/LEGAL: **Plat of Lot 13 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota**

COMMENTS:

MOTION: Approve as presented
Passed 5-0

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

AGENDA ITEM: **Plat – Lot 4 Whitetail Run**

ADDRESS/LEGAL: **Plat of Lot 4, Whitetail run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County South Dakota**

COMMENTS:

MOTION: Approve as presented
Passed 5-0

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

AGENDA ITEM: Campground Approval Checklist
ADDRESS/LEGAL: Plat of Mathison Tract 6, in the NE1/4 of the NE1/4, Section 6, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: Matt Evans spoke offering his help

MOTION: Recommend forwarding to County Commission with proposed changes

APPROVAL: MOTION BY: BARCL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN
SECOND BY:

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

MOTION:

APPROVAL: MOTION BY: BARCL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN
SECOND BY:

AGENDA ITEM: Adjourn
ADDRESS/LEGAL:
COMMENTS: None

MOTION:

APPROVAL: MOTION BY: Hoffman Michael
SECOND BY: Michael
PLANNING: ☐ BARCL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM:
ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL:

MOTION BY:

SECOND BY:

☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL:

MOTION BY:

SECOND BY:

☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

Yankton County,
South Dakota

Paid by

Brooke Muhlack

brooke.muhlack@knitteriver.com

Payment number

Date paid

Payment method

03c004b3089a4f48945691ab249c4511

May 20, 2021 07:16 PM

CreditCardPOS

Receipt

\$300.00 paid on May 20, 2021

Variance, Conditional Use and Rezoning Application
Application ID: 7971

Description	Amount
Fee	\$300.00