

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Keith Eickoff– Rezone PUD

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 607 ☐ Section 705 ☐ Section 1709 ☐ Section 1723

☒ Section 1809

NOTE:

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

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

PC: Article 18 Section 1809

BOA: Article 18 Section 1809

Planning Commission date: 10/12/2021

Time:

Board of Adjustment date: 11/2/2021

Time:

Permit Number: REZ-2021-54

Yankton County

 Variance Conditional Use X Rezoning

Owner: Drake Development LLC

Owners Address: 161 Sleepy Hollow Drive

Owners Phone: 402-841-2640

Applicants Name,
if different from

Owner: Drake Development LLC / Keith Eickhoff

Applicants

Address: 161 Sleepy Hollow Drive

Job Address: _____

Legal: LT 1 DRAKE S/D SW4 NW4 NE4

Section, _____

Township, Range: 17-93-56

Zoning _____

Classification: R2

Affected Zoning _____

Ordinance: 18092003

Reason for Planned Unit Development

Request: _____

List Specific _____

Hardships: _____

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): _____

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

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

Keith Eickhoff

Date:

Signature: _____

Drake Development LLC

09/14/2021

Site Map



Parcel Number: 09.017.100.310

Site Description:

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 3S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

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

3. Zimmerman, Steve 20

4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

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

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

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

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

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

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

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

SECTION 18N

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

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

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

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

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

SECTION 26

1. Barnes, David etux 7

SECTION 32

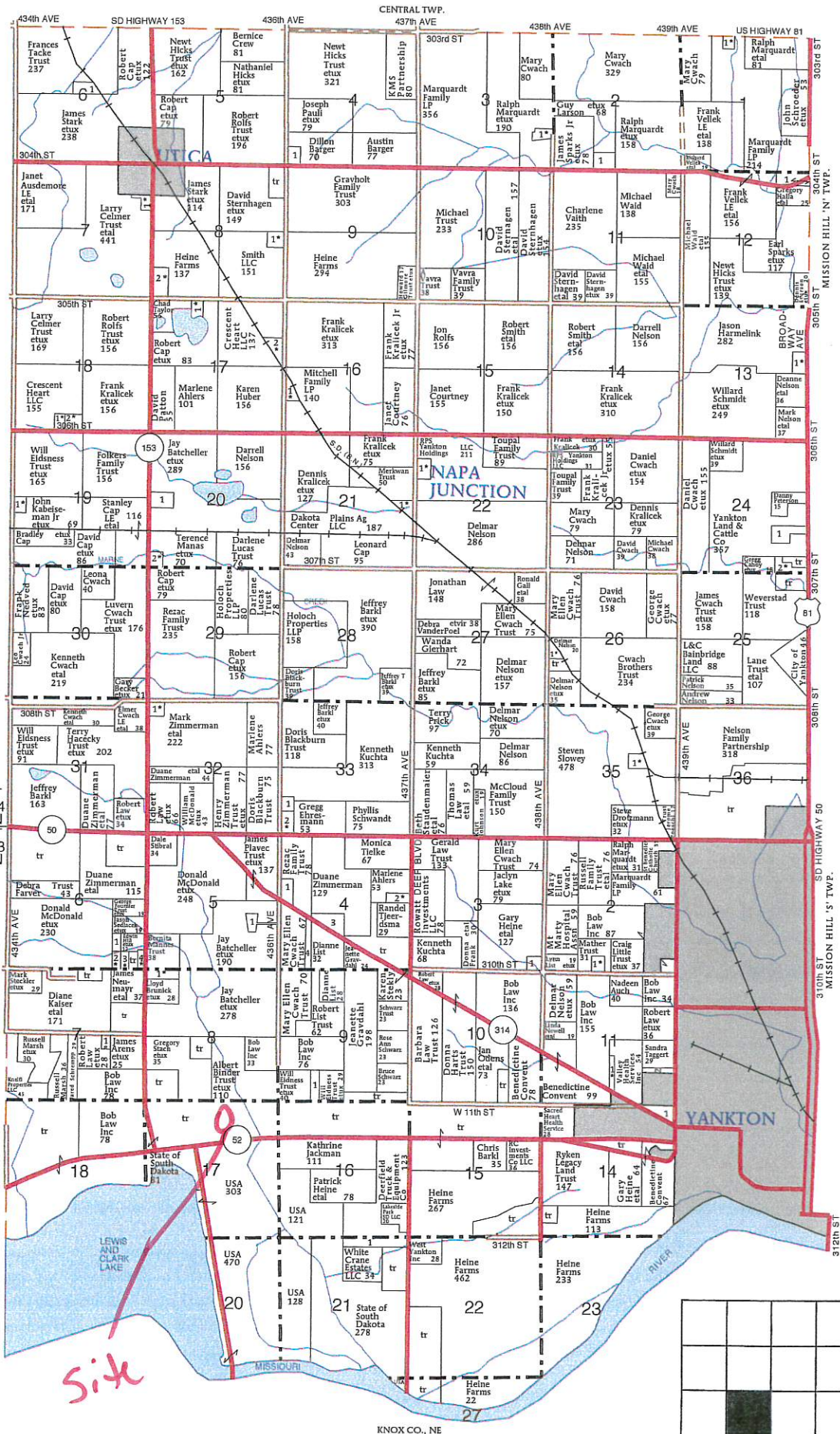
1. Zimmerman Trust, Henry etal 12

SECTION 33

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

SECTION 35

1. Slowey, Steven etux 14



FINDINGS OF FACT – REZONE

Eickoff– REZ-2021-54

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	Application complete and fees paid
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: <ul style="list-style-type: none"> a. Special conditions and circumstances exist which require the land to be rezoned; b. The special conditions and circumstances do not result from the actions of the applicant; and c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area. 	<p>Currently zoned Moderate Density Residential (R2). Applicant wishes to rezone to a Planned Unit Development to build Twin homes on half acre lots.</p> <p>Conditions are not a result of the applicants actions</p> <p>Does not confer special privilege</p>
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	Notice published October 1st and 12th, 2021
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	Public Hearing held October 12, 2021
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: <ul style="list-style-type: none"> a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone; 	The rezone will allow the construction of twin homes to provide additional housing
<ul style="list-style-type: none"> b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure; 	The rezone will allow twin homes to be built to help with available housing and economic development
<ul style="list-style-type: none"> c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and 	The rezone will be in harmony with the ordinance and its intent

<p>d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.</p>	<p>The development is in harmony with the surrounding area and its use.</p>
<p>6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.</p>	<p>The Planning Commission finds the situation unique and the intended use of the Planned Unit Development warrants the rezone</p>
<p>7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with:</p> <ul style="list-style-type: none"> a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable: 	<p>Rezone is in compliance with the Comprehensive Plan</p> <p>Land use is clearly defines and property setbacks will be identical to county zoning regulations</p> <p>Satisfactory provisions made to address county and state requirements</p>
<ul style="list-style-type: none"> 1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; 3. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability, 	<p>PUD will use current county zoning ordinance established setbacks and state requirements for septic systems</p> <p>Ingress/Egress exists with a Cul-de-sac for safety vehicles</p> <p>Off street parking exists and lighting addressed to provide security without being obtrusive or distracting</p> <p>Refuse services and area will be provided</p> <p>Utilities are present</p>

<p>and compatibility;</p> <p>6. Screening and buffering with reference to type, dimensions, and character;</p> <p>7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;</p> <p>8. Required yards and other open spaces; and</p> <p>9. General compatibility with adjacent properties and other property in the district.</p>	<p>Screening will be established where required</p> <p>Signs will be placed where required (E911). Lighting will be present to provide safety but will not be obtrusive or detrimental to neighboring properties</p> <p>Required yards met</p> <p>Is compatible with adjacent properties and the surrounding area</p>
<p>8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.</p>	<p>None prescribed</p> <p>Passed 7-0</p>

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Drake Development LLC / Keith Eickhoff

Applicant Address

161 Sleepy Hollow Drive

Applicant Phone

402-841-2640

Owner Information

Owner Name

Drake Development LLC

Owner Address

161 Sleepy Hollow Drive

Owner Phone Number

402-841-2640

Property Information

Parcel ID Number

09.017.100.310

Legal Description

LT 1 DRAKE S/D SW4 NW4 NE4

Site Address

City

Zip

Section-Township-Range

17-93-56

Zoning District

MD

Zoning Description

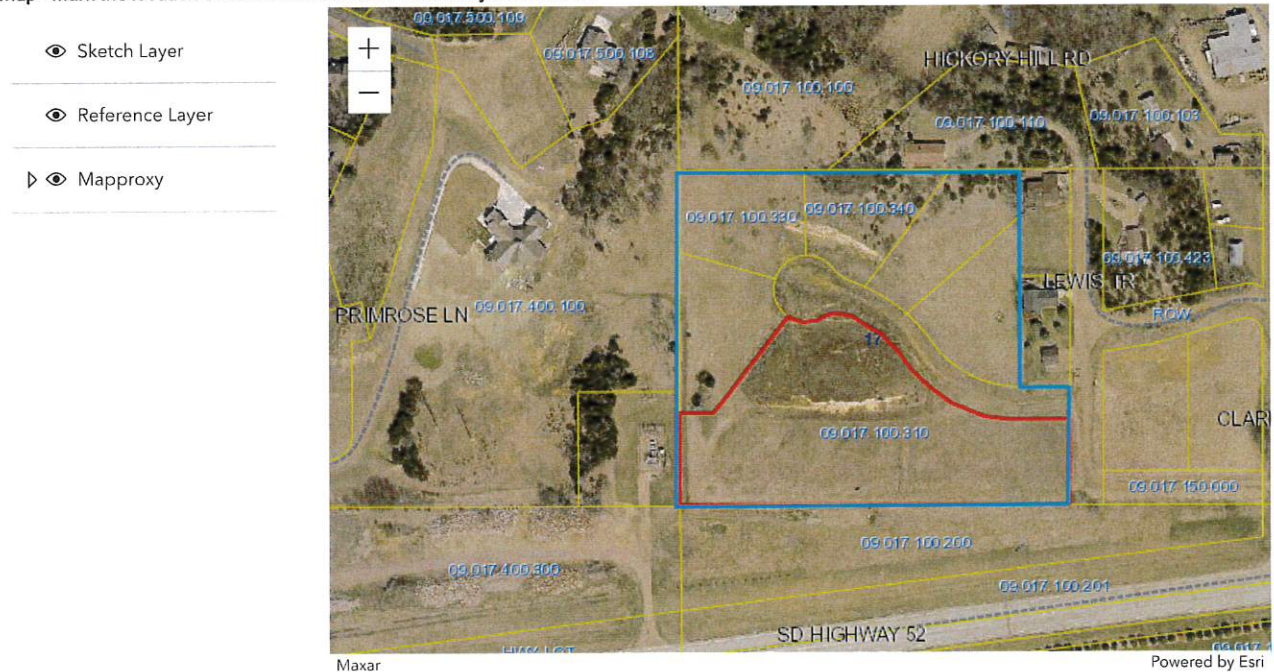
MD

Existing Use of Property

bare

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

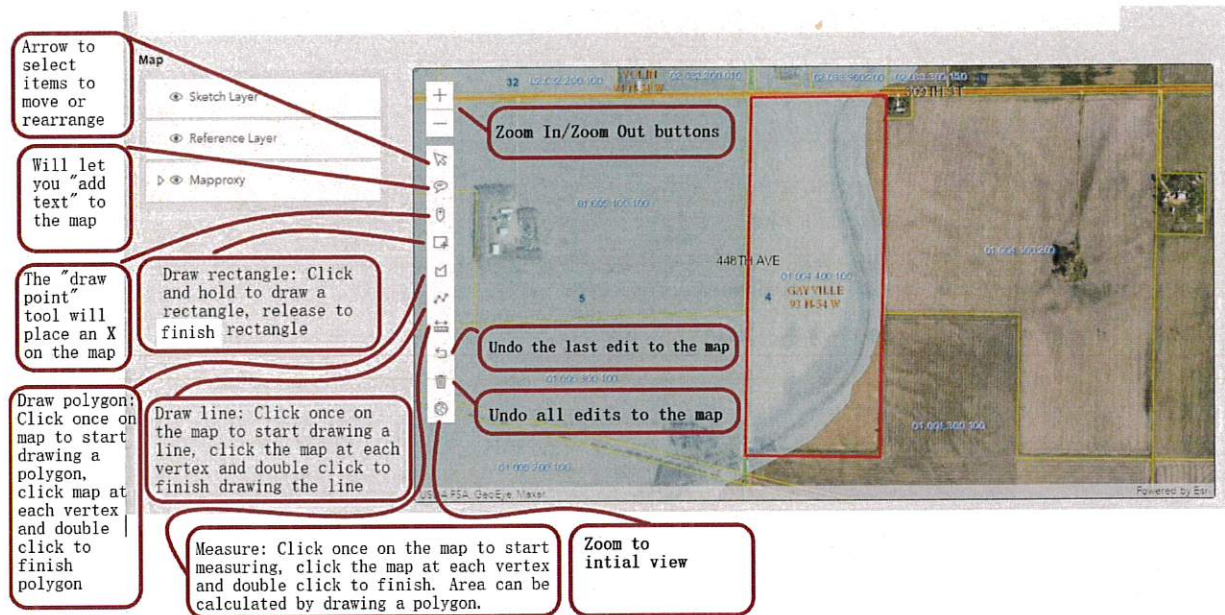
Map - Mark the location of structures and other necessary information.



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

Map layout.jpg



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

Upload Draft Building Permit 📎

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

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

Signature

Keith Eckhoff

Date

9/14/2021

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

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

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

Continue with application

Continue

Describe what the applicant is requesting

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

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

1809

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

2003

Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.

Zoning Classification ⓘ

R2

Wave Fee

Notes ⓘ

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

Zoning Director Review

Approve

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

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

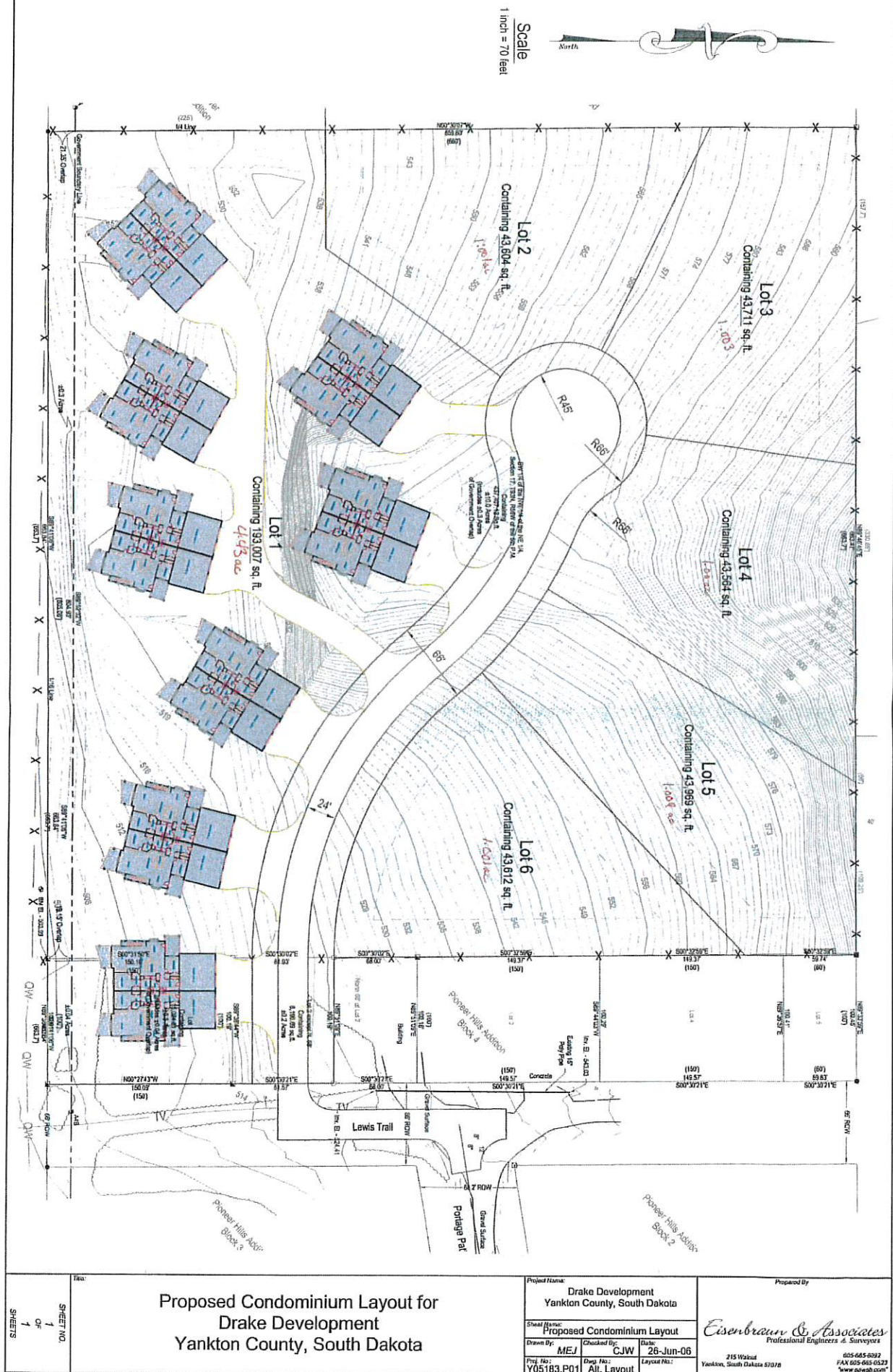
Payment Method	Check
Confirmation Number	1234
Amount Paid	\$450.00

External Notes

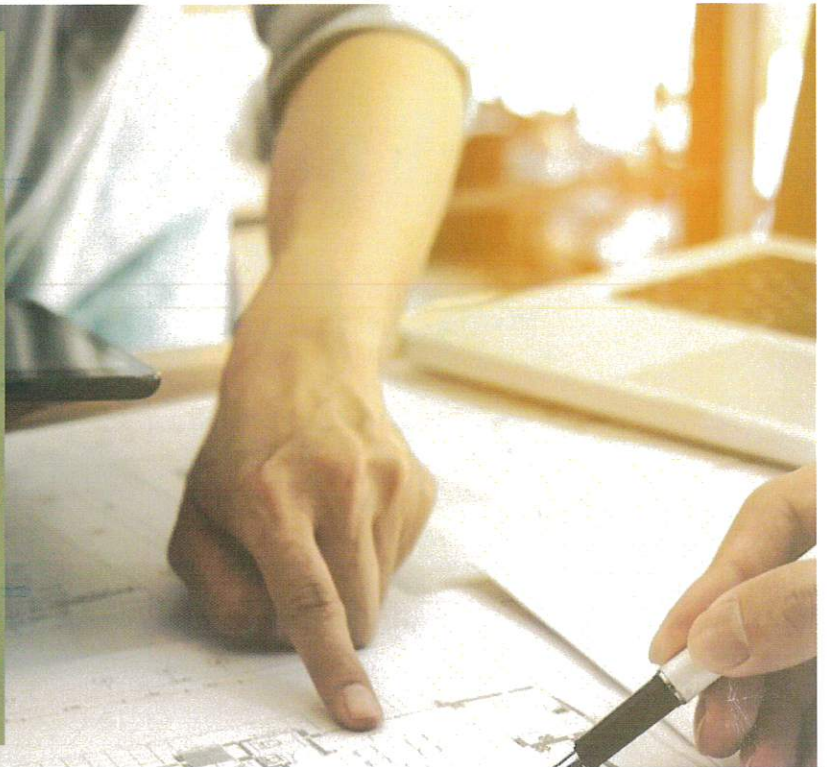
Documents

Internal Notes

Documents



Drake Development, LLC.



Lot Lines (Attachment #1)

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

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

Home/Twin Home locations (Attachment #2)

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

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

Lot setbacks (Attachment #3)

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

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

Septic systems (Attachment #4)

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

Home designs (Attachments #5 - #9)

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

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

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

Working Timeline (Attachment #10)

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

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

Full build-out is anticipated by the end of 2028

Soil Conditions (attachments #11, #12)

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

Drake Development, LLC

In partnership with



PUD Proposal

October 12, 2021



Proposed
lot
lines

1

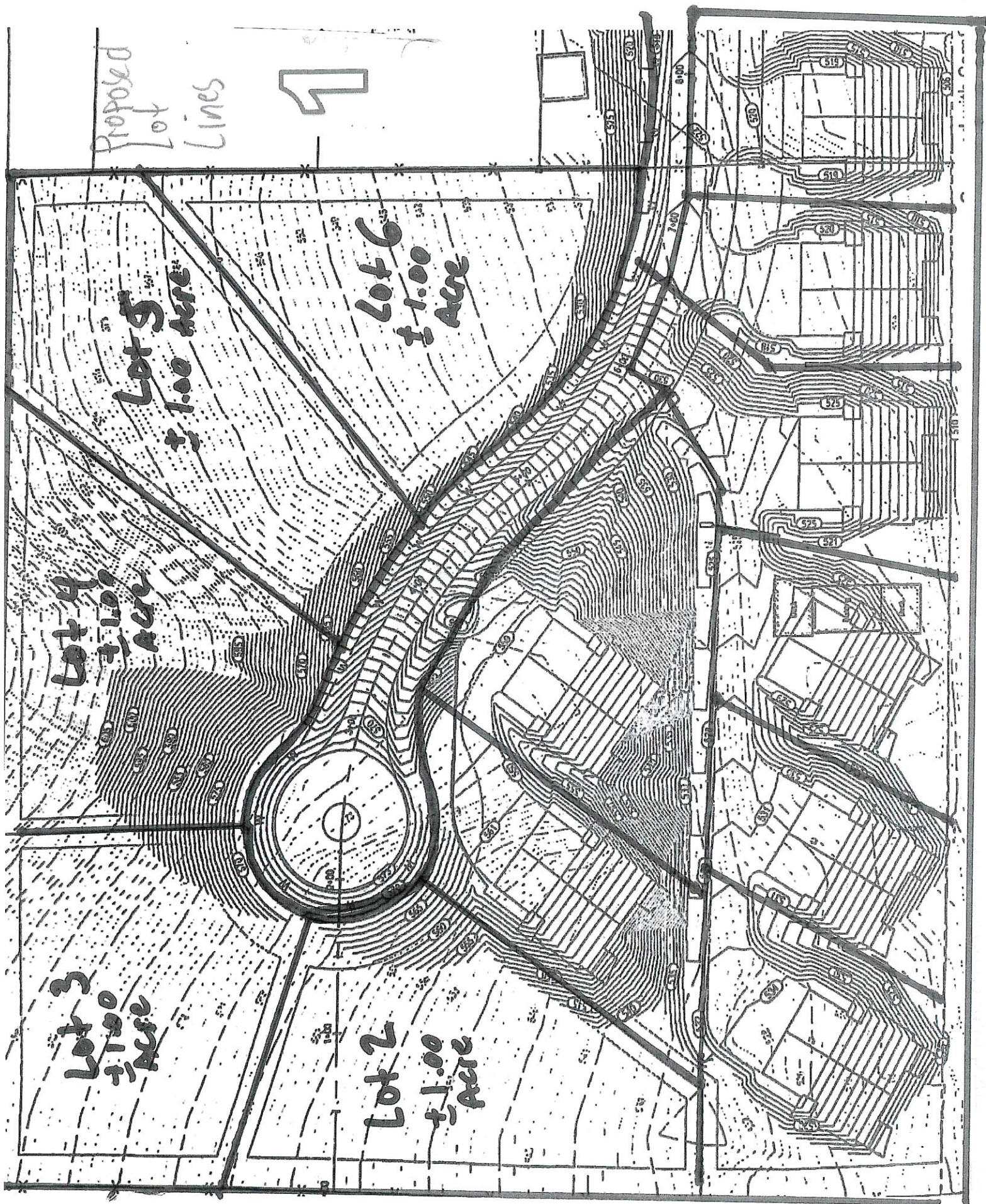
Lot 3
±1.00
Acre

Lot 4
±1.00
Acre

Lot 5
±1.00 Acre

Lot 2
±1.00
Acre

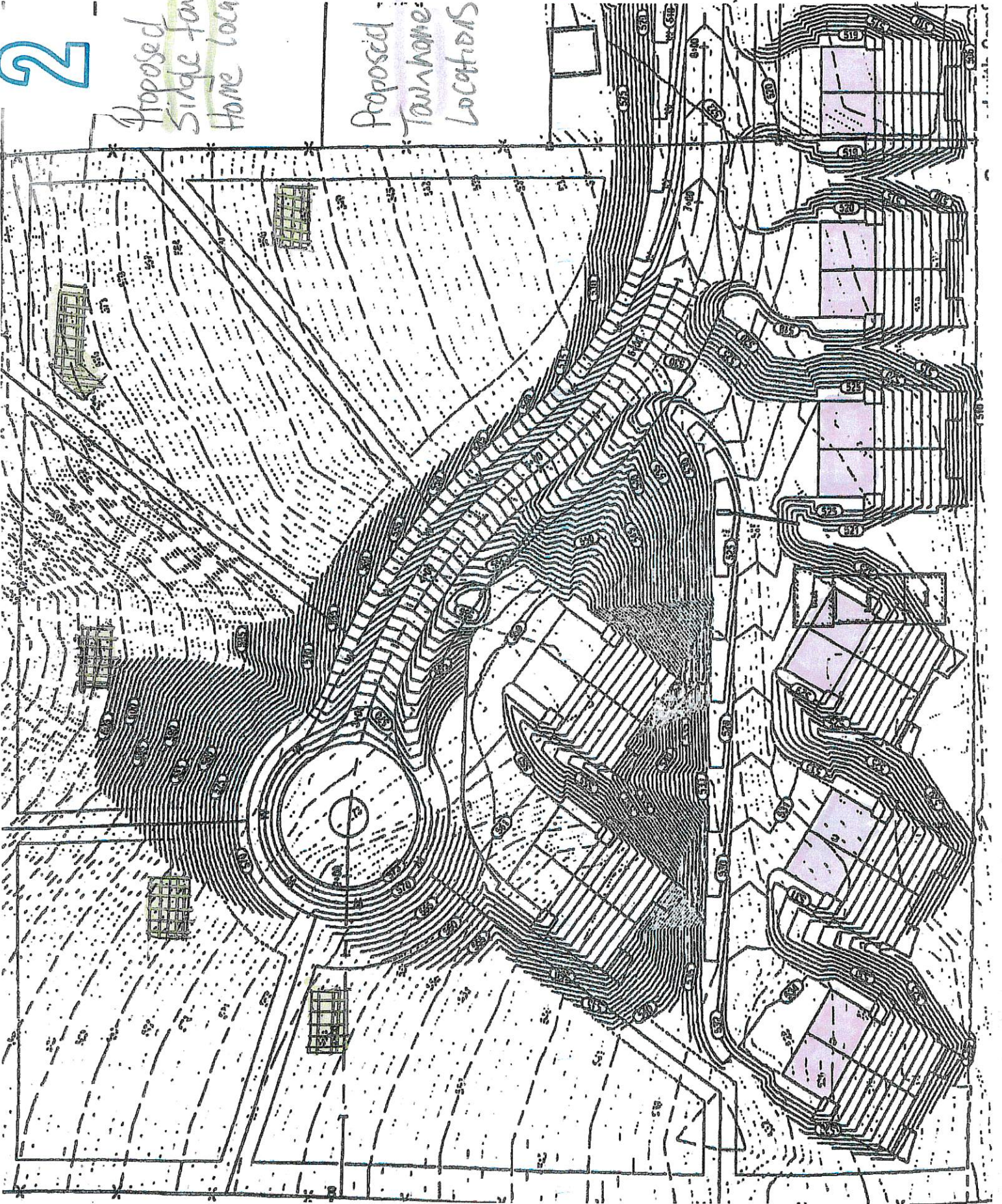
Lot 6
±1.00
Acre



2

Proposed
Single Family
Home Locations

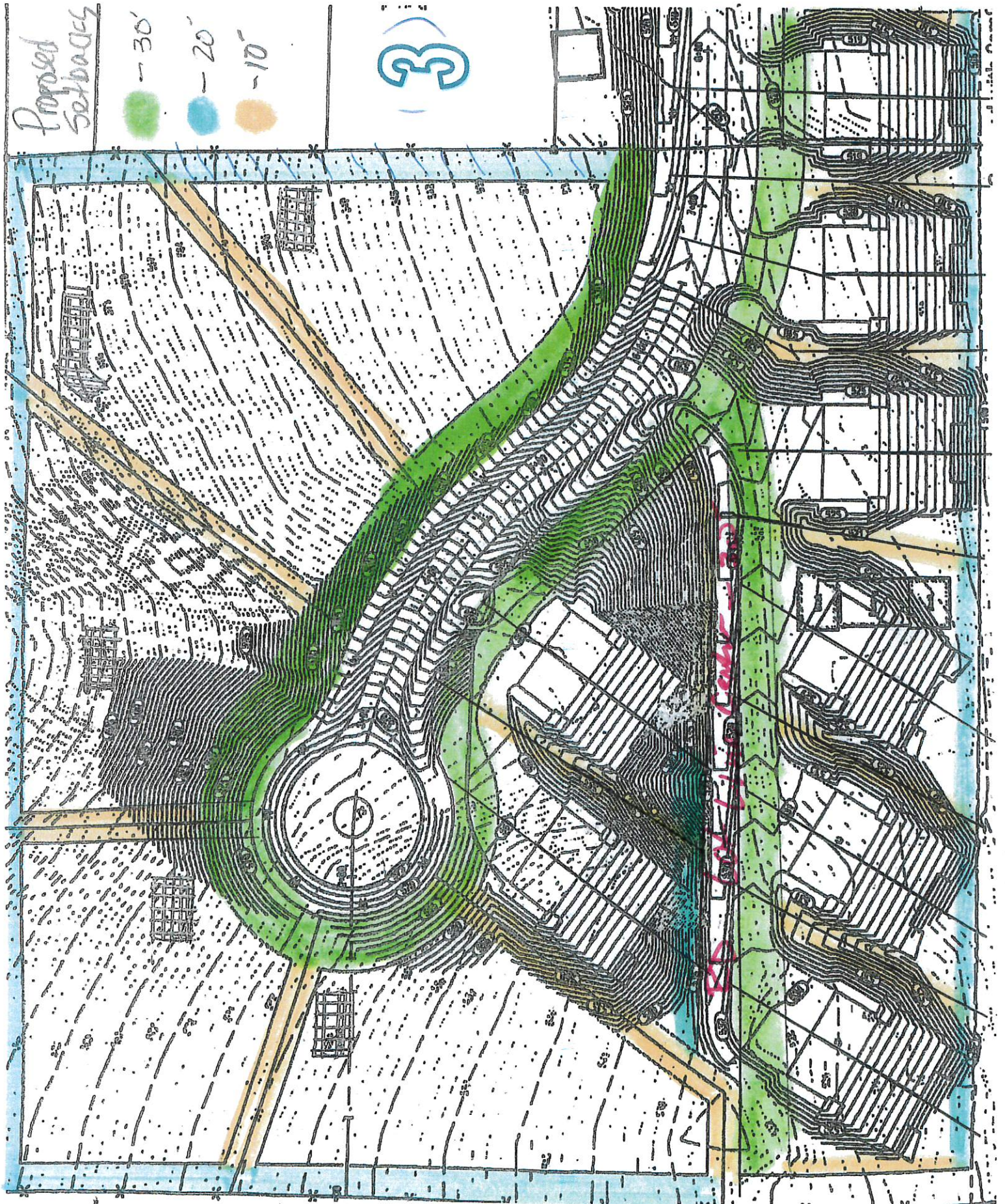
Proposed
Townhome
Locations



Proposed
Setbacks

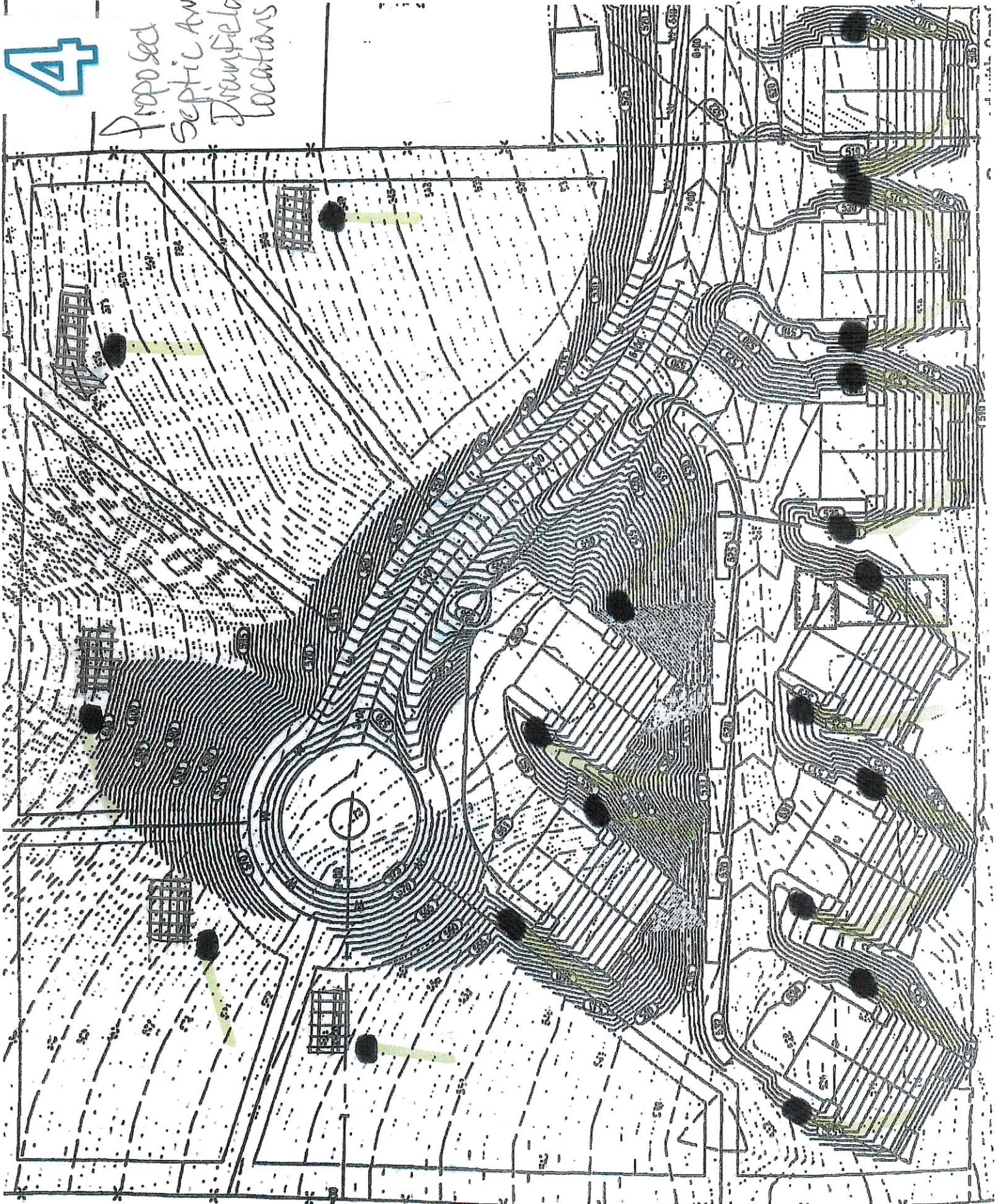
- 30'
- 20'
- 10'

3

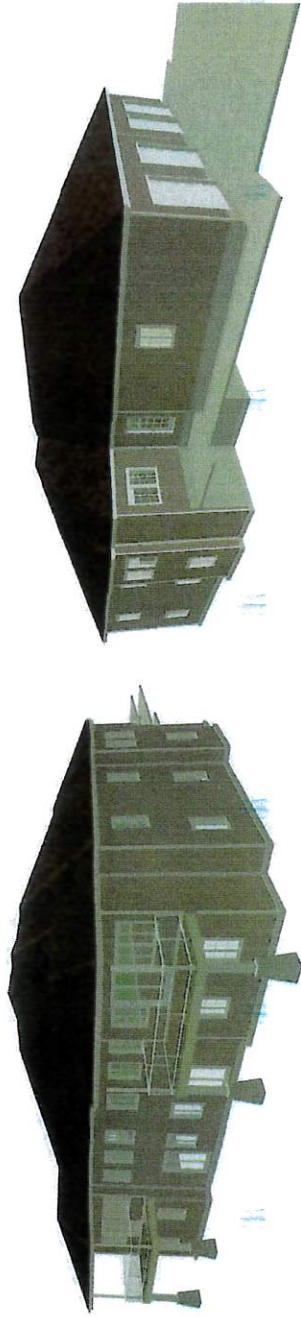
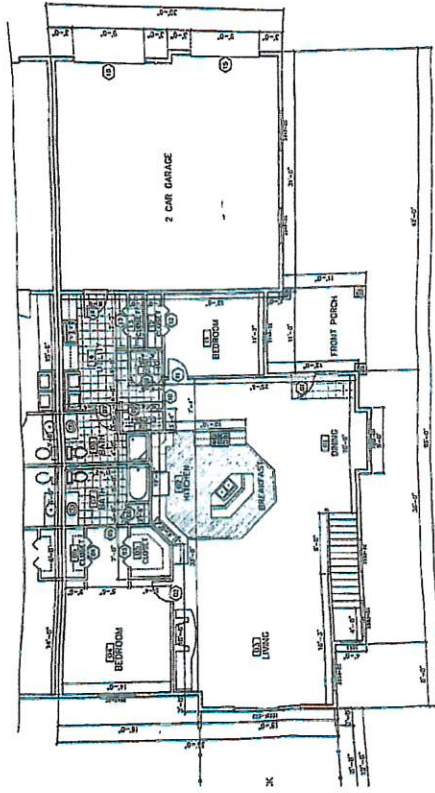


4

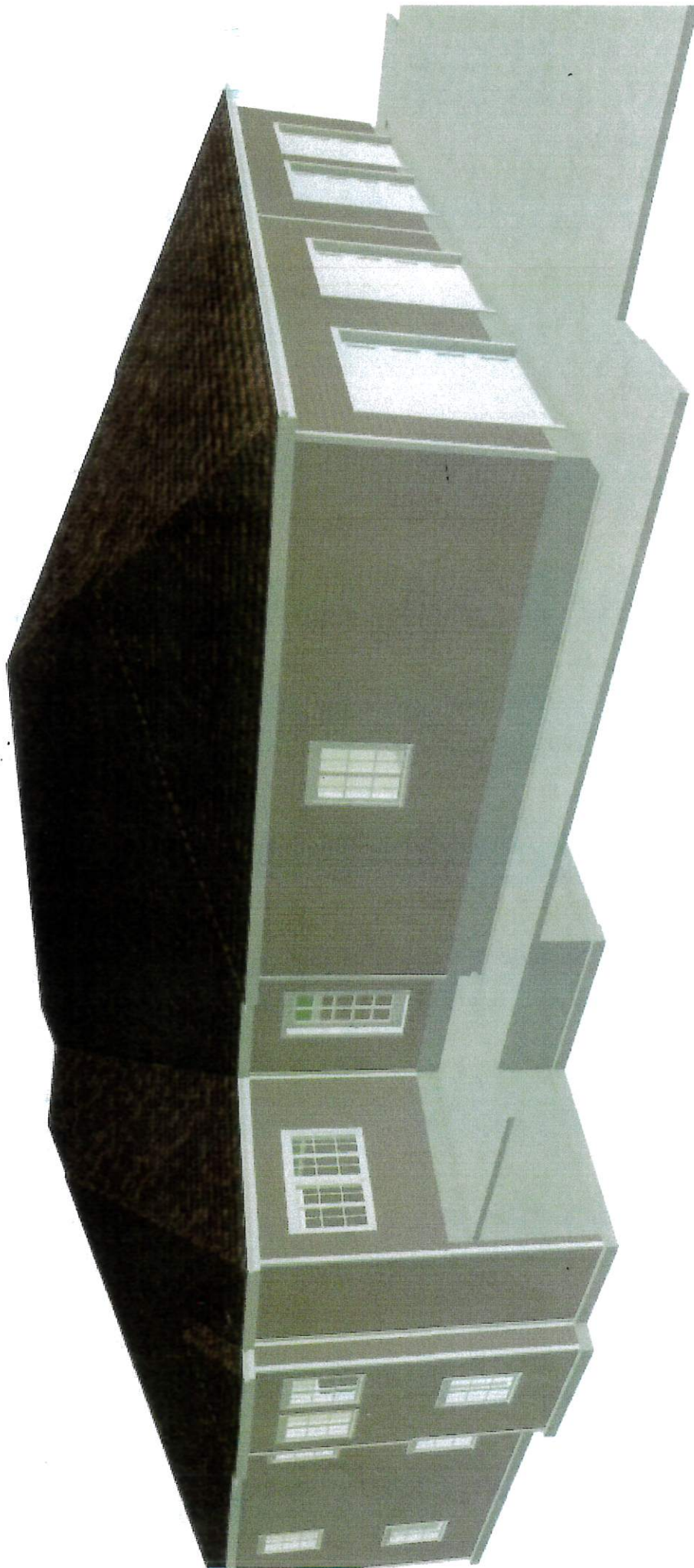
Proposed
Septic And
Drainfield
Locations

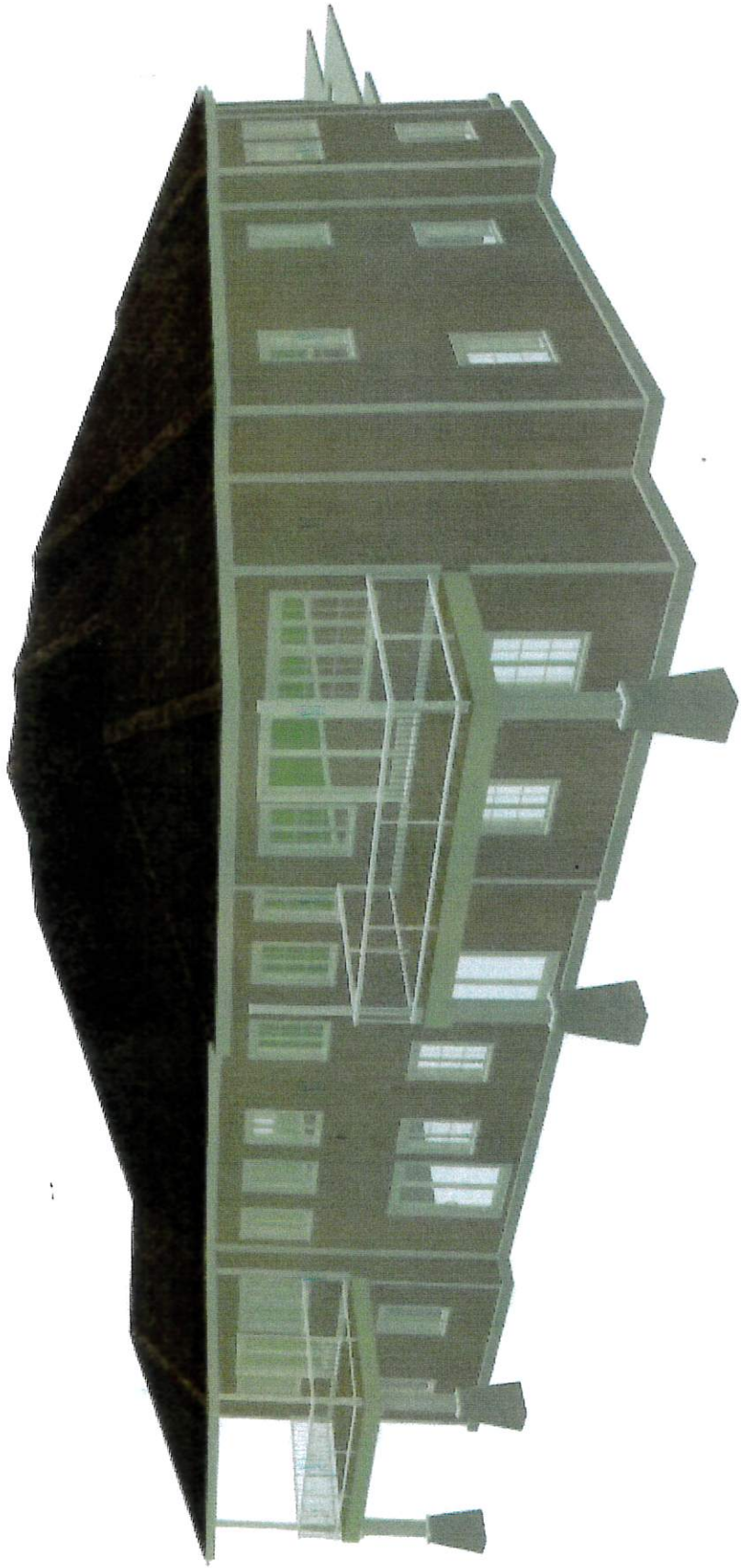


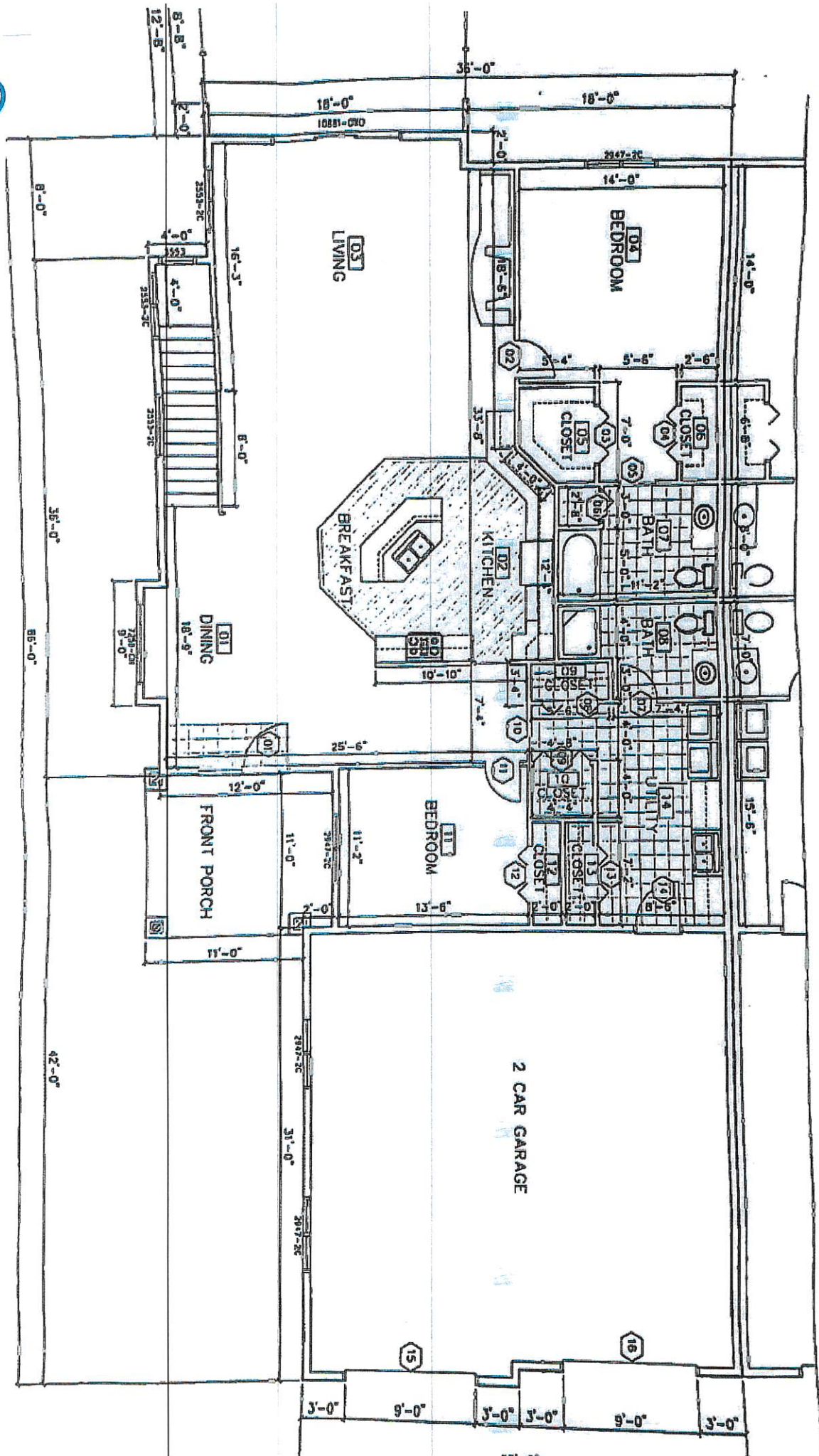
Home Designs



5.1



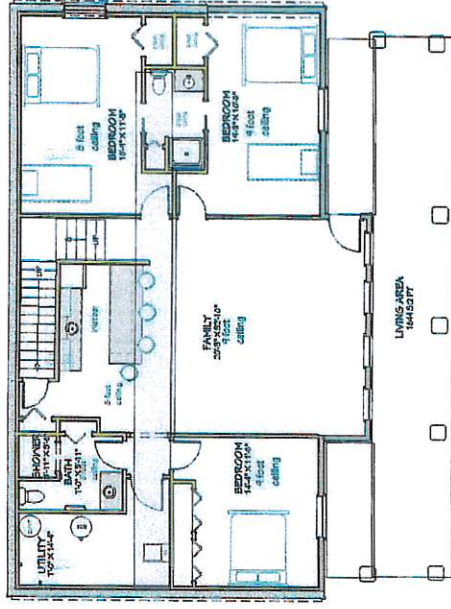
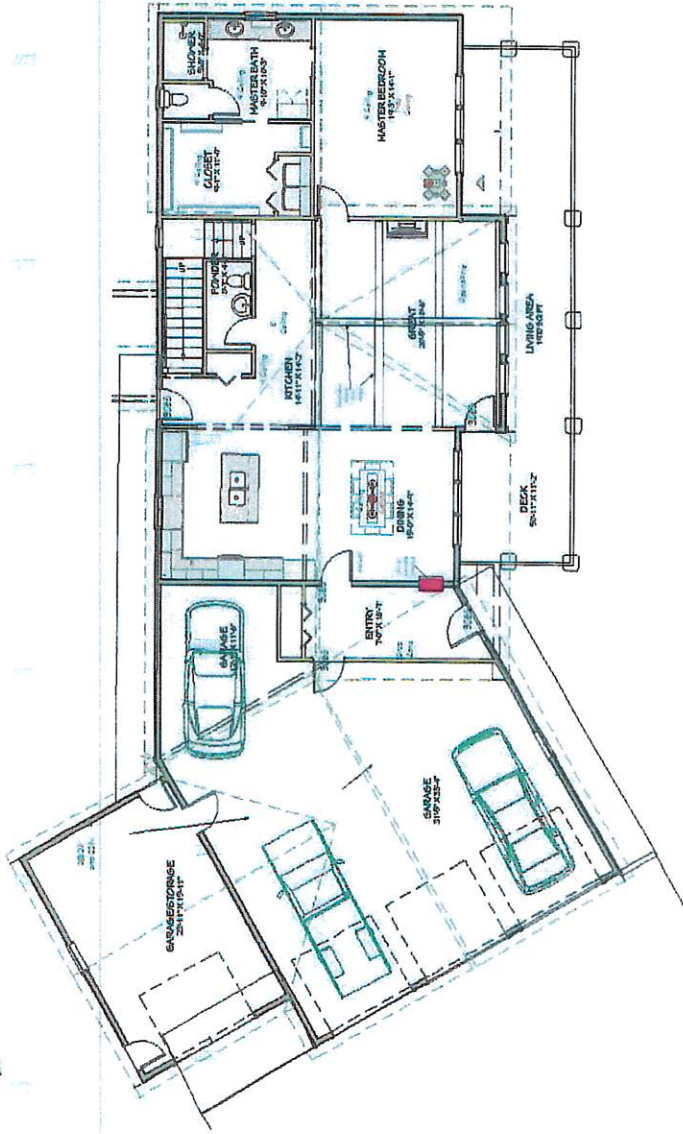
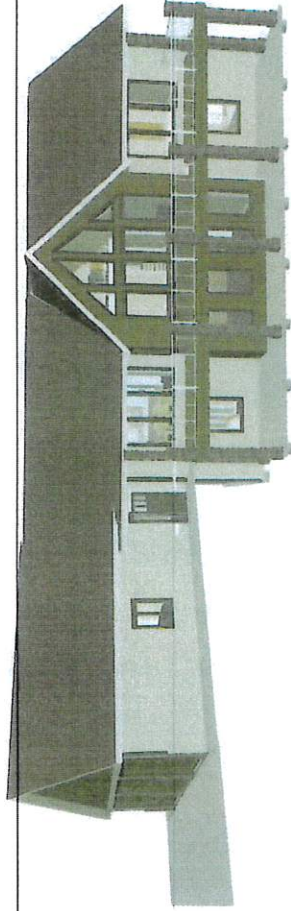






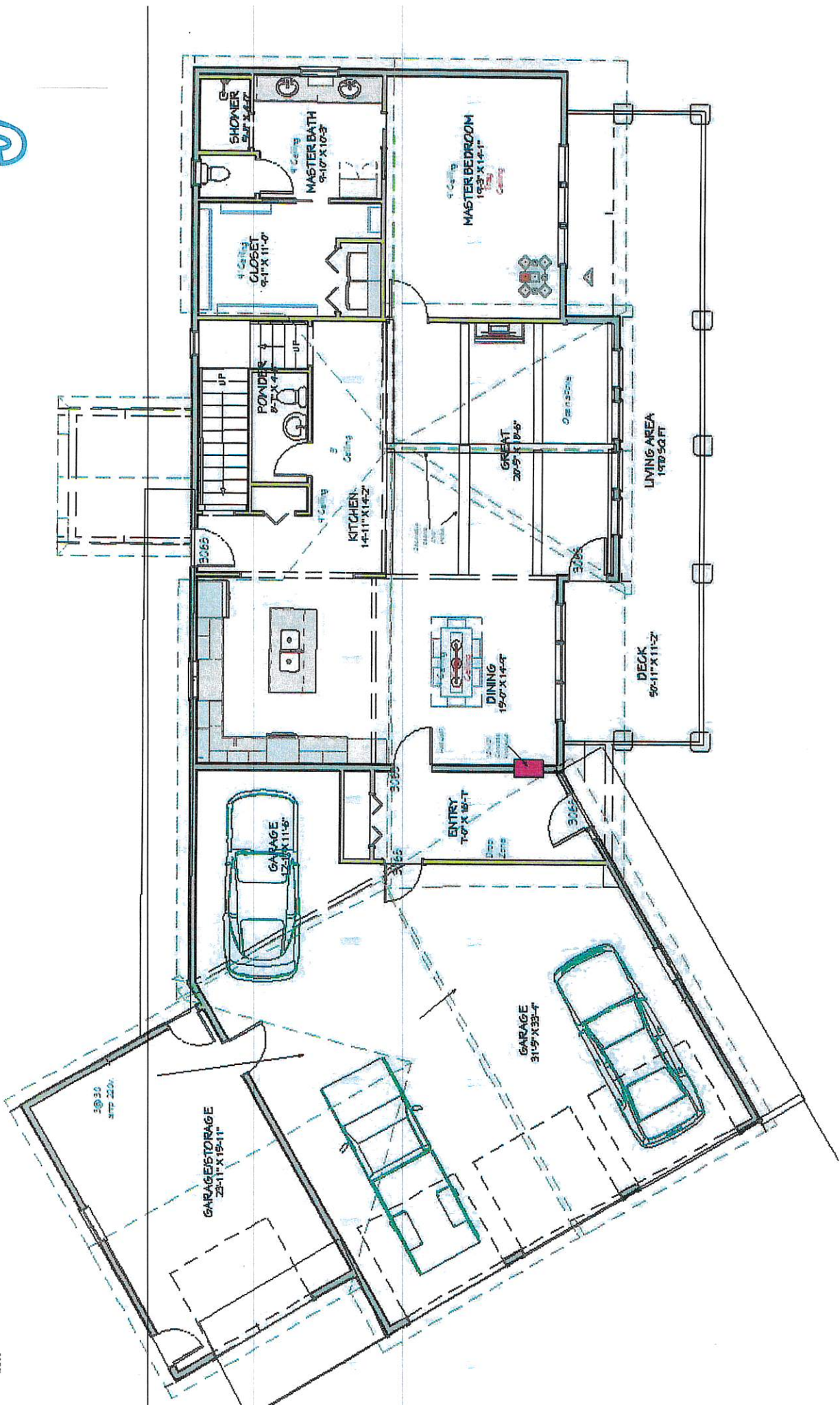
COAG RAC S

Drake Lot 5 Proposed Home



8.1





Working
TimelineFall 2021

Complete utility installation
Finalize site infrastructure

Build initial road surfaces

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

Spring 2022

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

Summer 2022

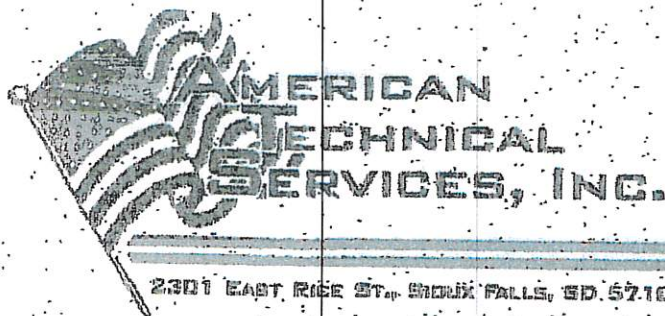
Proceed with sold custom lot construction #2
Continue presales, #3.1, #3.2, #4.1, 4.2
Design townhomes #P1.1, #P1.2
Install additional gravel road base

Fall 2022

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

Other

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



11

Keith Eicoff
PO Box 352
Hartington, Nebraska 68739

June 20, 2006

Attn: Mr. Keith Eicoff

ATS Reference No. 05G-9959

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

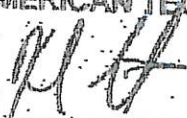
We have completed the review of the soil samples submitted to us from Eisenbraun & Associates. The samples consisted of 3 soil samples obtained from depths of 4, 8 and 12 feet below the existing grades. These samples were obtained by them from the proposed development to be located approximately 2 miles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

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

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

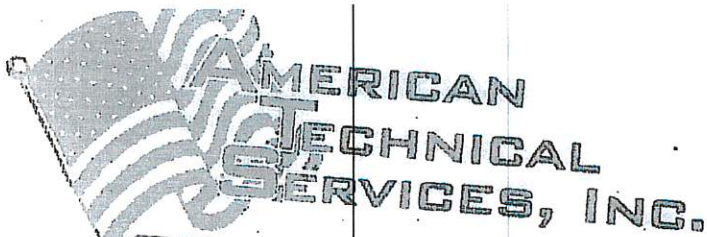
If you have any questions about this design or require additional information, please contact our office at (605) 339-3722.

Sincerely,
AMERICAN TECHNICAL SERVICES, INC.



Karl Liester, PE
Branch Manager

SIOUX FALLS • RAPID CITY • SPEARFISH



12

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

Keith Eickhoff
PO Box 352
Hartington, Nebraska 68739

October 28, 2005

Attn: Mr. Keith Eickhoff

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

ATS Reference No. 05G-9959

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

Test #1	14.5 minutes per inch
Test #2	8.0 minutes per inch
Test #1	6.7 minutes per inch

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

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

Sincerely,
AMERICAN TECHNICAL SERVICES, INC.


Karl Liester, PE
Branch Manager

SIOUX FALLS - DAKOTA

AFFIDAVIT OF MAILING

I, Keith Eickhoff, hereby certify that on the 18th day of October, 2021, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

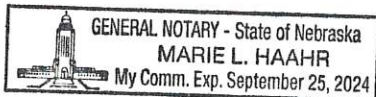
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 18th day of October, 2021.

[Signature]
(Name)
Affiant

Subscribed and sworn to before me this 18 day of October, 2021.



[Signature]
Notary Public - ~~South Dakota~~ Nebraska
My commission expires: Sept. 25, 2024

(SEAL)

NOTIFICATION

October 18, 2021

Keith Eickoff
161 Sleepy Hollow Dr.
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1,320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County County Commission, Yankton County, South Dakota, at 6:30 P.M. on the 2nd day of November, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

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

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

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

Sincerely,
Keith Eickoff

Petitioner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AFFIDAVIT OF MAILING

I, Keith Eickhoff, hereby certify that on the 27th day of Sept., 2021, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

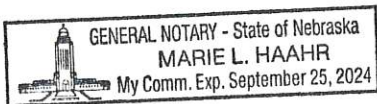
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 27th day of September, 2021.

Keith Eickhoff
(Name)

Affiant

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



Marie L. HaaHR
Notary Public - South Dakota

My commission expires: Sept. 25, 2024

(SEAL)

NOTIFICATION

September 27, 2021

Keith Eickoff
161 Sleepy Hollow Dr.
Yankton, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1,320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD). Said properties are described as:
Lots One, (1), Two (2), Three (3), Four (4), Five (5), and Six (6), Drake Subdivision as platted in Book S19, page 227, Yankton County, South Dakota, less highways and roads.*

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

Sincerely,
Keith Eickoff

Petitioner

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Buying All types of scrap iron, wanted cars, trucks, farm machinery. Roll-Off Dumpsters available. Gubbers Salvage 402-640-6335.

1310 Construction

ELECTRICIAN
Trinity Electric, LLC located in Menno, SD is hiring a full-time Apprentice and Journeyman.
Primary job duties:
Demonstrate safe work habits and comply with company safety requirements install conduit and raceways.
Pull wire, terminate, and install light fixtures, receptacles, switches, panels, etc.
Troubleshoot electrical circuit problems.
Demonstrate proper care and knowledge of electrical tools and equipment.
Must be able to lift a minimum of 50lbs.
Must be able to operate various construction equipment.
Additional duties as assigned.
Health Insurance, Retirement, PTO and Paid Holidays
Pay DOE - Sign on Bonus \$1,000/Apprentice \$2,000/Journeyman
Call 605-387-2040 for more information



ferred. Will provide assistance acquiring CDL. Benefits include health, dental, vision, 401K, uniforms, paid holidays and paid time off.

Apply online: www.Norfolk-WasteConnections.com
Questions call 402-644-8300

1323 Food Service

Waiters & Waitresses needed. Full & part-time. Apply in person to Jack or Cindy at JoDean's, 2809 Broadway, Yankton. EOE.

1335 Other Employment

Full-time Production Positions
Walt's Homestyle Foods, 503 W. 12th St., Yankton ask for Kelly. 605-665-6378.

Seeking a Travel Agent/Administrative Assistant
M-F, FT, 8:30am-5:00pm

Organized individual/friendly over phone and in person. Take ownership of projects from start to finish.

Tasks include: answer phones, tour maintenance, airline ticketing, updating brochures, bulk mailings, and other administrative duties.

Computer Knowledge: Outlook, Excel, Word
Bonus: Adobe Photoshop, In-Design, or Travel experience

Paid Vacation & Holidays. Bonus, Travel Perks, Competitive Pay.
Opportunities for advancement. We are lucky to work with people when they are "at their happiest" Planning their vacation! Email inquiries or resume to brent@rupertours.com

home modifications and repair of assistive devices, and more, to help people with disabilities live independently. Excellent job flexibility, paid leave, health/dental/vision insurance, and 401K are offered. Starting wage is \$17 - \$19/hour DOE. Send resume and cover letter to mccain@ilchoices.org by October 20th.
Independent Living Choices does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity, national origin, creed, ancestry, pregnancy, age, genetic information, or disability in employment or the provision of services.

1435 Carpentry

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

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

1530 Roofing - Siding

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

1330 Professional Employment

Looking for a career with great benefits and excellent starting wage?

Koletzky Implement, a local farm equipment dealer for nearly 60 years, is looking to add a

Parts Sales Specialist

This position offers 401K retirement with company match, health insurance, paid time off, overtime pay, holiday pay and more!

To apply send resume to: sales@koletzkyimplement.com or contact Jae Koletzky at 605-665-3872



Good Help is Easy to Find.

Hiring? Advertise your job openings with us, and connect with the area's most qualified applicants. Our print and online recruitment packages ensure you cover all the bases, targeting more than 30,000 local job seekers. Talk to us today about the right strategy to fit your business needs and your budget.

Put The Press & Dakotan to Work for Your Business Today:
Call 605-665-7811

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

Please Recycle

1645 Open Houses

1645 Open Houses

Open Houses Saturday, October 9th



500 W. 3rd St. • \$139,900

This 3 bed/1 bath home has tons of character! Convenient main floor laundry, spacious living and dining room, fenced yard, and a great screened porch... all just minutes from the Meridian District, Riverside Park, MMU, and medical facilities. You'll love the original hardwood floors, adorable bay window, and the walkability and charm of this neighborhood. Enjoy watching the established trees change color this fall, right from your own front porch. Call for your private showing today!

Meg Martin
605-517-3637



1304 W. 17th St. • \$439,900

Take a look at this well-built 5 bed/3 bath, zero-step entry, ranch style home located in beautiful Summit Heights! The main floor has a large living room with vaulted ceilings and gas fireplace, eat-in kitchen complete with walk-in pantry and built-in buffet with sink, formal dining, master bedroom featuring a walk-in closet and luxurious ensuite bath, cozy sunroom, laundry, and half bath. In the lower level walk-out you'll find a huge family room with gas fireplace and French door to the back yard, three spacious bedrooms, 3/4 bath with large tiled walk-in shower, and massive amounts of storage space. The triple car garage is heated/cooled and has convenient floor drains. In the fenced backyard is a pergola, flagstone patio and a variety of trees and plants. This lovely home is in a great neighborhood and has so much to offer...call for your private showing today!

Deb Specht
(605) 661-9398



300 Calumet • \$205,000

Take in the view of the lake from this spacious 6 bed/6 bath executive home. 2000 sq ft with water and a valley, there is a different view to appreciate from every window. Soak up the morning sunrise while sipping coffee in the sunroom and end the day curled up with a good book by one of the cozy fireplaces. This home is equipped with heated floors, beautiful built-ins and woodwork, plus an elevator and intercom system! With 7 garages totaling nearly 2,000 sq ft, there is room for all your vehicles AND toys. Find out why life is better at the lake, schedule your private tour today!

Meg Martin
605-517-3637

605 E. 4th St., #2, Yankton, SD

elderly or persons with disabilities. No Smoking, close to The Center. Rent based on income. Equal Housing Opportunity. 605-664-8886 or Skogen Company 605-263-3941.

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

Two Bedroom Townhouses, Canyon Ridge, Yankton. Must qualify by family size and income. 605-664-8886 or Skogen Company 605-263-3941.

1615 Houses For Rent

Ranch style 3-bedroom, 2-bath, 1-car garage in Springfield, SD. \$800/rent. 402-458-0151.

1705 Items \$100 or Less

Battery charger like new 50-10-6-2 amp \$49. Wheelbarrow \$18. steel auto service ramps \$18. Pair jack stands \$15. 605-665-4372.

Bed mat for a Chevy Colorado 5', \$45. 605-660-8886.

For Sale: 129' of 6' metal gutter cover. \$75. Call 605-660-4817.

For Sale: Chainsaw 40 volt new in box \$69. Chainsaw electric used once \$22. Broadcast spreader \$8. Call 605-665-4372.

New inside decorator barn door hardware still in box, fits 36" door or less \$45. 605-660-5308.

1620 Give Aways

Cassette recorder with extra power cord, record button doesn't work. 605-260-0761.

1830 Rummage Sales

409 Belmont Ave.
Thursday, 10/7, Noon-4pm
Friday, 10/8, 10am-4pm
Moving Sale: Push golf cart, house décor, dryer, stereo, kitchen items, holiday décor, women's & mens clothing, lamps, garage items. End tables, pillows, blankets, rugs, cabinets.

417 Pine St
Yankton
Saturday, October 9
9am-3pm
Garage Sale
Holiday Decorations Galore!

709 James Place
Saturday, 10/9, 8am-2pm
Moving Sale: Everything but the kitchen sink! Clothes \$1.00 \$4.00 stuff a bag from 1pm-2pm

2010 Legal and Public Notices

10+1-8 NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD) per Article 7 and Article 13. Said properties are described as:
Lots One(1), Two (2), Three (3), Four (4), Five (5), and Six (6), Drake Subdivision as platted in Book S19, page 227, Section 17, T93N, R56W Yankton County, South Dakota, less highways and roads.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add campsites to his existing campground per Article 11 Section 1107. Said property is legally described as East half of the West Half of the North half of the Northwest Quarter (E1/2 W1/2 N1/2 NW1/4), except the North Six Hundred Ninety Feet (N690) thereof,

Classified Manager

The Yankton Press & Dakotan seek an outgoing and motivated individual to join our team as Classified Manager.

Qualifications:

- Sales and/or managerial experience
- Ability to multi-task
- Must be detail oriented
- Customer services skills required
- Able to work within deadlines
- Willing to work as part of a team

Full-time Monday-Friday. Medical, dental and vision insurance available. Paid time off/vacation time available after 90 days of service.

To apply send resume to:

YANKTON DAILY PRESS & DAKOTAN
Attn: Micki Schievelbein
319 Walnut St.
Yankton, SD 57078
Or email: micki.schievelbein@yankton.net

EOE

Media Consultant

- Do you have exceptional sales and customer service experience?
- Enjoy a challenging and rewarding career opportunity in a fun, fast paced environment, working for one of the most established media companies in the area!

Employees receive compensation and benefits, including:

- Commission based
- Unlimited, sales performance based earning potential
- Medical, dental, vision
- Paid vacation/holidays
- Hours: 8am-5pm, M-F
- Professional work environment

MV Shopper MISSOURI VALLEY

To apply send resume to:

Yankton Daily Press & Dakotan
Attn: Micki Schievelbein
319 Walnut
Yankton, SD 57078
or email: micki.schievelbein@yankton.net

EOE

Cancelled

300 Calumet • \$205,000

Take in the view of the lake from this spacious 6 bed/6 bath executive home. 2000 sq ft with water and a valley, there is a different view to appreciate from every window. Soak up the morning sunrise while sipping coffee in the sunroom and end the day curled up with a good book by one of the cozy fireplaces. This home is equipped with heated floors, beautiful built-ins and woodwork, plus an elevator and intercom system! With 7 garages totaling nearly 2,000 sq ft, there is room for all your vehicles AND toys. Find out why life is better at the lake, schedule your private tour today!

Vision DREAM BIG
605 E. 4th St., #2, Yankton, SD

Meg Martin
605-517-3637



YANKTON DAILY PRESS & DAKOTAN CLASSIFIEDS

www.yankton.net/classifieds

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

1200 Cars

*All junk cars, pickups, vans, running or not WE BUY!

FREE PICKUP

McLean Auto Salvage
402-360-0756

Buying All types of scrap iron, wanted cars, trucks, farm machinery. Roll-Off Dumpsters available. Gubbels Salvage 402-640-6335.

1310 Construction

ELECTRICIAN

Trinity Electric, LLC located in Menno, SD is hiring a full-time Apprentice and Journeyman.

Primary job duties: Demonstrate safe work habits and comply with company safety requirements install conduit and raceways. Pull wire, terminate, and install light fixtures, receptacles, switches, panels, etc. Troubleshoot electrical circuit problems. Demonstrate proper care and knowledge of electrical tools and equipment. Must be able to lift a minimum of 50lbs. Must be able to operate various construction equipment. Additional duties as assigned.

Health Insurance, Retirement, PTO and Paid Holidays
Pay DOE -- Sign on Bonus! \$1,000/Apprentice
\$2,000/Journeyman
Call 605-387-2040 for more information

1335 Other Employment

1315 Drivers

Positions Currently Available

ROUTE DRIVER IN WAYNE, NORFOLK & CROFTON

New starting wage! Sign-on bonus \$7,500. Driving experience and Class B CDL preferred. Will provide assistance acquiring CDL. Benefits include health, dental, vision, 401K, uniforms, paid holidays and paid time off.

Apply online: www.Norfolk-WasteConnections.com
Questions call 402-644-8300

1340 Part-Time

Vermillion Eagles Club
114 W. Main St.
Vermillion SD
Bartender openings \$9.45 per hr. plus tips
Afternoon and Evening shifts available
Call 605-624-9934 ask for Paul
Email resume to eagles2421@msn.com

1435 Carpentry

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

Please Recycle!

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

1335 Other Employment

1450 Cleaning

Housecleaner available; deep/light clean. Making any spaces into happy places. Willing to travel. Call 605-660-7737.

1530 Roofing - Siding

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

1555 Dogs - Puppies

Poodle cross puppies, 5-females 4-males, 10 weeks old, mature to 30lbs., spotted, non-shedding bloodlines, very friendly, \$400/each, call for pictures 605-935-2010.

1600 Other Real Estate

EQUAL HOUSING OPPORTUNITY

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin, in the sale, rental or financing of housing or an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under the age of 18.

In addition, South Dakota State Law also prohibits discrimination based on ancestry and creed.

This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe you have been discriminated against in connection with the sale, rental or financing of housing, call the South Dakota Fair Housing Ombudsman at 677-832-0161.

1605 Apartment For Rent

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

1 BD Apts., Meadow Park and Memory Lane. Ground level for elderly or persons with disabilities. No Smoking, close to The Center. Rent based on income. Equal Housing Opportunity: 605-664-8886 or Skogen Company 605-263-3941.

2-bedroom, 1-bath Apartment in new 4-Plex available in Yankton. Off-street parking. No pets/smoking, deposit and references, required. Call 605-664-9014 or after 5pm 605-661-0987.

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

Two Bedroom Townhouses,

1830 Rummage Sales

204 Murphy Lane Yankton
Thursday, 9/30, 9am-5pm
Friday, 10/1, 9am-5pm
Estate Rummage
Credit Cards Accepted
Cleaned out several more boxes, all needs to go!
Friday 1/2 price day!

Antiques- Butter churn, 100 year old baby buggy, stroller, clock, depression glass, lamps, glassware, Bedroom furniture- bedding, jewelry, bookcase, mirror, roast on stand, aluminum ladder.

306 Murphy Lane
Friday, 10/1, 9am-5pm
Saturday, 10/2, 9am-5pm
Sunday, 10/3, Noon-5pm
Estate Sale: Lots of tools, hardware, household items, collectibles. Antiques, Carhart clothing, some new with tags.
Cash only.

2010 Legal and Public Notices

10-1 2nd NOTICE OF ADOPTION

ORDINANCE NO. 21-2N-06 ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY, SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 21-2N-06 establishing permanent zoning regulations for Yankton County, South Dakota, with such regulations being set forth in the document titled an Ordinance amending the Yankton County zoning ordinance definitions, Article 5, Article 10, and Article 11 and all amendments thereto, regarding regulations of medical cannabis establishments in Yankton County in accordance with the provision of Chapter 11-2, 1967 SDCL, and amendments thereof, and for repeal of all resolutions and ordinances in conflict therewith. Yankton County is adopting this ordinance in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 21st day of September, 2021, and will become effective on the 21st day of October, 2021.

First Reading: August 31, 2021

Second Reading: September 21, 2021

Publication Date: October 1, 2021 (Second Notice of Adoption)

Effective Date: October 21, 2021 (20 days after 2nd Notice of Adoption)

Dated this 1st day of October 2021.

Joe Healy, Yankton County Commission Co-Chair

ATTEST:

Patty Hojem,
Yankton County Auditor
Published once at the total approximate cost of \$18.91.

10-1 NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a Special Malt Beverage (on-off sale) Retailers License for 2 days, October 16, and October 30, 2021, from Backspace Brewing Company LLC d/b/a Backspace Brewing Company (Chris Allington Partner).

2010 Legal and Public Notices

10-1+8 NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD) per Article 7 and Article 13. Said properties are described as:

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

NOTICE OF PUBLIC HEARING

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

CROSSWORD

By THOMAS JOSEPH

ACROSS

1 Spice the boss
40 Some nest eggs
5 Forks over 41 Son of Zeus

DOWN

11 Brighten
13 Have faith in
14 Chair worker
15 Pinnacle
16 Ketchikan native
18 Distended
20 Print units
21 Golfer Sam
22 For fear that
23 Machinery part
24 Big bird of myth
25 Cronies
27 Natatorium features
29 Ring great
30 "Patton" and "Pollock," for two
32 Punch and Judy, e.g.
34 Letter after upsilon
35 Sufficient
36 Used a keyboard
38 Contemp.

2010 Legal and Public Notices

Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add an accessory structure to existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota.

Published twice at the total approximate cost of \$42.30.

9-24&10-1 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 5th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Variance to setbacks in a Moderate Density Residential District. Applicant wishes to construct a garage that is 5 from the west property line, a variance of 25, per Article 18 Section 1807. Said property is legally described as the North Third (N1/3) of Lot G, Ersk-

SIDE	STRAW
PROMS	LEAVE
RANUP	ARCED
ITO	LEMMING
GERBIL	SUE
ANKA	TED
CENT	BASS
SAX	SASS
ATA	GOPHER
HAMSTER	ALE
ALIKE	BRIDE
RONIN	SATED
AGENT	WIRY

Yesterday's answer

8 Prepares
10 Prison group
12 Painter Max group
17 Was ahead
19 Some July babies
22 Aerobatics feat
24 Perches
25 Half of a '60s rock group
26 Homecoming group
27 Chasm
28 Plot
30 Saloon orders
31 Borders
33 Entreaty
37 Backer's vote

1	2	3	4	5	6	7	8
9			10	11			12
13				14			
15			16	17			20
18		19					
21					22		
23				24			
25	26			27		28	
29			30				31
32		33			34		
35				36	37		
38				39			
40					41		

Help Wanted

Concrete Finishers & Laborers

Wages depend on experience.

Call Brian Gaulke
605-660-4735

GROENEWEG CONSTRUCTION
Parker, SD

SACRED HEART MONASTERY

Has The Following Open Position

Director of Nursing

Sacred Heart Monastery is seeking a RN with excellent communication and team-building skills for its non-licensed, 28-bed Care Center. Individual must be able to delegate and motivate staff, do staff scheduling and promote quality nursing care. Experience in nursing, preferably long-term care, is required. Salaried, FT, with benefits.

To apply go to yanktonbenedictines.org/jobs or Sacred Heart Monastery
1005 W. 8th St., Yankton, SD 57078
605-668-6284

Classified Manager

The Yankton Press & Dakotan seeks an outgoing and motivated individual to join our team as Classified Manager.

2010 Legal and Public Notices

and further excepting highway right-of-way, Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add an accessory structure to existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota.

Published twice at the total approximate cost of \$42.30.

1046
NOTICE OF APPLICATION NO. 8543-3 to Appropriate Water

Notice is given that Kokes Farms LLC, c/o James C. Kokes, 42273 SD Hwy 50, Tabor SD 57063 has filed an application to irrigate an additional 52 acres. Water Right No. 7618-3 authorizes 1.67 cubic feet of water per second (cfs) from one well completed into the Lower James Missouri Aquifer (140 feet deep) located in the SW 1/4 NW 1/4 Section 16 for irrigation of 101 acres located in the NW 1/4, N 1/2 SW 1/4 Section 16, all in T94N-R55W. This application proposes to irrigate an additional 52 acres located in the N 1/2 NW 1/4 Section 16-T94N-R55W from the existing well. This application, if approved, and Water Right No. 7618-3 will authorize a total of 1.67 cfs for irrigation of 153 acres. This site is located approximately 3 miles north of Yankton SD.

Pursuant to SDCL 46-2A-2, the Chief Engineer recommends APPROVAL of Application No. 8543-3 with qualifications because 1) unappropriated water is available, 2) existing domestic water uses and water rights will not be unlawfully impaired, 3) it is a beneficial use of water, and 4) it is in the public interest as it pertains to matters within the regulatory authority of the Water Management Board. The Chief Engineer's recommendation with qualifications, the application, and staff report are available at <https://dmr.sd.gov/public> or contact Ron Davis for this information, or other information, at the Water Rights Program address provided below.

Any person interested in opposing this application or recommendation shall file a written petition with the application, upon approval, will cause injury to the person that is unique from the injury suffered by the public in general. The injury must concern a matter either within the regulatory authority found in SDCL 46-2A-9 for approval or denial of the application, or other matter concerning the application within the regulatory authority of the board to act upon as defined by SDCL 46-2-9 and 46-2-11, or both. Any person meeting the petitioner requirements and wishing to be a party of record in a contested case hearing shall file a written petition to oppose the application with BOTH the applicant and Chief Engineer. A petition opposing the application shall be filed on a form provided by the Chief Engineer. The petition form is available online at <https://dmr.sd.gov/public> or by contacting the Chief Engineer. The Chief Engineer's address is "Water Rights Program, Foss Building, 523 E Capitol, Pierre SD 57501 or call (605) 773-3352. The applicant's mailing address is given above. If contesting the Chief Engineer's recommendation, the applicant shall also file a petition. A petition filed by either an interested person or the applicant must be filed by October 18, 2021.

The petition shall include a statement describing the unique injury upon approval of the application on the petitioner, the petitioner's reasons for opposing the application, and the name and mailing address of the petitioner or the petitioner's legal counsel, if legal counsel is obtained.

2010 Legal and Public Notices

1048
NOTICE OF ADOPTION

ORDINANCE NO. 21-ZN-07 ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 21-ZN-07 establishing permanent licensing regulations for Yankton County, South Dakota, with such regulations being set forth in the document titled AN ORDINANCE REGULATING THE LICENSING OF MEDICAL CANNABIS ESTABLISHMENTS IN YANKTON COUNTY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 34-20G, 7-18A-8, AND 22-42-1 SDCL AND AMENDMENTS THEREOF, AND FOR THE REPEAL OF ALL RESOLUTIONS AND ORDINANCES IN CONFLICT THEREWITH. Yankton County is adopting this ordinance in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commission on the 5th day of October, 2021, and will become effective on the 4th day of November, 2021.

First Reading:
September 21, 2021

Second Reading:
October 5, 2021

Publication Date:
October 8, 2021
(First Notice of Adoption)

Effective Date:
November 4th, 2021
(20 days after 2nd Notice of Adoption)

Dated this 5th day of October 2021.

Cheri Loest,
Yankton County Commission Chair

ATTEST:

Karen Fastber,
Yankton County Deputy Auditor
Published once at the total approximate cost of \$19.79.

9+24&10+1&4+15
STATE OF SOUTH DAKOTA
:SS
COUNTY OF YANKTON)

IN CIRCUIT COURT
FIRST JUDICIAL CIRCUIT

ESTATE OF
SCOTT JOSEPH LUKEN,
Deceased.

Pro. #21-40

NOTICE TO CREDITORS

Notice is given that on September 16, 2021, Angie D. Luken, whose address is 418 Linn Street, Yankton, SD 57078 was appointed as Personal Representative of the Estate of Scott Joseph Luken, Deceased.

Creditors of Decedent must file their claims within four (4) months after the date of the first publication of this notice, or their claims may be barred.

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

Dated this 17th day of September 2021.

/s/ Robert W. Klimisch
Robert W. Klimisch
KLIMISCH LAW P.C.
101 West 2nd Street
Yankton, SD 57078
(605) 665-9495

Angie D. Luken
418 Linn Street
Yankton, SD 57078
(605) 660-5210

Jody Johnson
Clerk of Circuit Court
PO Box 155
Yankton, SD 57078
Published four times at the total approximate cost of \$59.64.

Capitol

United Way: 'Let's Band Together'

For over 65 years, United Way of Greater Yankton, has been changing lives and improving our community by mobilizing people and resources to drive strategic impact in Education, Financial Stability and Health.

As we continue to work together, to create positive community change, we have officially kicked off our 2022 Community Campaign Drive — "Let's BAND TOGETHER" — which will be striving to reach a \$650,000 fundraising goal, supporting over 70 human service programs facilitated by 30 local nonprofit agencies.

Giving to United Way's Community Impact Fund is the most effective way for you to have an impact in our community. When you support United Way, your gift stays local and is combined with the gifts of others — helping improve thousands of lives each year.

The success of the greater Yankton community and of United Way is reliant on the collaboration and roles of many. Without our 50+ campaign volunteers, the 70+ businesses who participate in workplace campaigns, and 600+ Heart Club leadership donors, fulfilling our mission would not be possible.

Each year, we at United Way honor a loyal donor, an advocate, and a volunteer with BIG THANKS Campaign Awards for continuously go above and beyond to ensure the success of United Way programs and our funded partner agencies. Previous, BIG THANKS honorees have included Avera, Astec, Parker Hannifin, Mount Marty University, FNBO, Vishay Dale, Truxedo and NuStar — just to name a few. Thank you to all our previous award recipients for your continued



SUBMITTED PHOTO ILLUSTRATION

Yankton County Office of Emergency Management receives the Collaboration of the Year Award; Manitou Group of Americas with BIG THANKS GIVE Award; First Dakota National Bank with BIG THANKS ADVOCATE Award; Casey Santiago, SD HSC with BIG THANKS VOLUNTEER Award.

support! We are forever grateful for your partnership and generosity.

This year, our first BIG THANKS campaign award recipient was presented to local company whose generosity to community continues to grow. With a workplace campaign, including payroll deduction that has steadily increased every year — Manitou Group of Americas is dedicated to the success of our community. In 2019, Manitou employees increased their generosity by 71% with over 60% of employees contributing to the Community Campaign. Thank you, Manitou Group of Americas.

Our next BIG THANKS award was presented to an organization whose culture of generosity is impressive. Year after year, First Dakota leadership and employees find innovative and create ways to raise funds, awareness, and excitement for local nonprofit

organizations, going above and beyond to show their support of our great community. This year alone, First Dakota has assisted United Way with multiple initiatives, including our Great Grocery Giveaway, Stuff the Bus School Supply Drive, and the soon to be United Way Community Impact Center. Since our partnership began, First Dakota has raised over 1.5 million dollars for United Way's Community Impact Fund along with advocating for our work and the work of our funded agencies. Thank you, First Dakota National Bank.

Our final BIG THANKS award was presented to a young professional who helps bring the important work of United Way to life — in break rooms, at luncheons and leadership meetings, in conversations with colleagues — and with campaign activities of all kinds. Our campaign would not be a success without the hard work and dedication of our

Campaign Coordinators. These individuals volunteer to lead their workplace campaigns, raising awareness and encouraging co-workers to give back. Last year, at the South Dakota Human Services Center, Casey Santiago worked so very hard to find creative ways, alongside a global pandemic, to rally her team members and to make giving fun. Thank you, Casey!

A great example of this year's Community Campaign theme — "Let's BAND TOGETHER" has also inspired us at United Way to recognize the 2020/21 Collaboration of the Year. Determined by United Way's SPARK — Connections for Community group, the Collaboration of the Year (COTY) Award celebrates those who work together to spark change & impact lives.

This year's COTY award honorees were nominated by their peers for their collaborative efforts impacting our community. Over the past few years, our friends at the Yankton County Office of Emergency Management have guided, served, and lead our community through numerous disasters and relief efforts. From flood relief coordination to a COVID 19 Task Force, this group of dedicated county employees have fostered partnership, communication, and community action. Congratulations and thank you to the Yankton County Office of Emergency Management.

To contribute or to learn more about United Way's Community Impact Fund and the 2022 Campaign, please visit www.yanktonunitedway.org or call United Way of Greater Yankton at (605) 665-6765.

Thank you for your continued support, Yankton as we band together to change lives, to improve community, to LIVE UNITED.

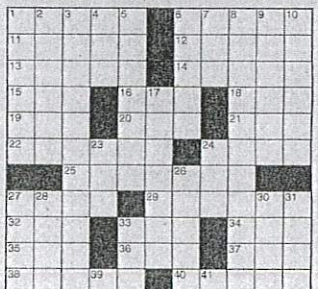
Online All The Time!
www.yankton.netCROSSWORD
By THOMAS JOSEPH

ACROSS
1 Fixed section
6 Chair
6 Calendar
11 Give an address
12 Chicago airport
13 Court rapper
14 White cliffs
15 Setting
16 Rage
18 Planning time
19 Feel poorly
20 Lively spirit
21 Court hit
22 Elevator connections
24 Agile
25 Rhine siren
27 Location
29 Philly cagers
32 Snap
33 Engine sound
34 Nonsense
35 Inquire

VIDEO QATAR
ADORN UNITE
TOWIT ADAMS
NEATLY
OSS RIM BBS
BITEIT FLOE
JEALOUSY
EGGS LEONID
TEE MAN KEY
FIREUP
RELAX CRAZY
AMAZE AGGIE
TUBER SLEEPS

Yesterday's answer

7 Cry of surprise
8 Midsection
9 Claire of "Key Largo"
10 Because of this
17 Revolts
23 Whole bunch
24 Kinsey topic
26 Tart cooler
27 Twitches
28 Starter's
30 Band helper
31 Accent
33 Corridors
39 Went ahead
41 Garden section



Hanson

From Page 1

"It means that you're involved in the conference planning and moving forward with the South Dakota Water Environment Association goals," he said. "The SDWEA is dedicated to providing education. You put out technical information. You increase public understanding and promote sound public policy in the water environment. We try to put forth a high quality service to (SDWEA's) members and basically try to elevate the professional status of people that are engaged in water resources."

He said he's made a number of efforts to help the SDWEA keep up with those goals.

"A lot of it is trying to connect with operators around the state and making sure that they're getting their contact hours," he said. "Since we weren't able to meet in person for the last year and a half or

so, it was about finding technical literature that people could watch online in lieu of meeting in person at these seminars."

On winning the 5S Award, Hanson said he was honored.

"I was excited and proud to win the award," he said. "It's a nice recognition."

He added that he and the SDWEA will continue to spread knowledge among those working on the state's water utilities.

"Basically, we're just trying to expose operators and engineers to new processes and technologies in our field," he said. "We're trying to stay up to date with what's going on. There's always technology upgrades and new things coming down the pike as far as ways to operate and new ways of doing things at wastewater plants and water plants. We're trying to keep all of the water professionals enlightened about what's out there."

Follow @RobNielsenPundit on Twitter.

March

From Page 1

for the first time Friday night at the YHS football game.

"I think they're pretty excited," she said. "Band kids like seeing packed stadiums — and packed streets — just as much as athletes do."

Parade bands include: Irene-Wakonda Marching Eagles, Crofton Marching Warriors, Creighton Community Schools Marching Band, McCook Central Marching Band, Osmond Marching Tigers, the Marching Eagles of Sioux Falls, The Pride of Parker Marching Band, MVP

Band, Bon Homme Marching Band, Pierce Pride of the BlueJays Marching Band, The Pride of Vermillion Marching Band, Columbus' Discoverers Marching Band, The Spirit of Worthington Trojan Marching Band, Plainview Marching Band, Yankton Middle School Marching Band and Yankton High School Marching Band.

Participating field marching bands include: Crofton Marching Warriors, Creighton Community Schools Marching Band, Emerald Regiment, Pierce Pride of the BlueJays Marching Band, Chamberlain Scarlet Pride, Pride of Vermillion Marching Band, Columbus' Discoverers Marching Band and Yankton High School Marching Band.

1690 Commercial Real Estate

Notice of Sale by Sealed Bid

NorthWestern Energy's Shop/Warehouse Property

705 Whiting Drive, Yankton, South Dakota

The following property is being offered for sale:
Lot 2 of NWE Warehouse Addition, an Addition to the City of Yankton, Yankton County, South Dakota, as per the record plat in Book S20, page 487.

The site contains 1.285 ± acres with access/utility easements off Whiting Drive for the benefit of the adjoining electrical substation. The original building was built in 1965, and an addition was built in 1993. The steel-framed, heated shop/warehouse building contains 5533 SF and has 4 overhead doors. The attached office contains 584 SF for a gross building area of 6117 SF. Building sizes are approximated based on measured exterior dimensions.

The property has been used for the storage of line trucks, trailers, electrical equipment, electrical transformers, power poles, and other similar-type materials. The property is suitable for any particular use or purpose, inclusive of any zoning or governmental regulation. The buyer is responsible to verify and confirm any and all information contained herein, and for any other due diligence deemed necessary.

Submit sealed bids to NorthWestern Energy, Attn: Robert Gehm, 3210 Douglas Avenue, Yankton, SD 57078, on or before 3 pm on November 12, 2021. Include your name, address, phone number, total purchase price, type of financing, and any contingencies. The top three bidders will be given notice and invited to submit an additional bid. If a bid is accepted, then the buyer shall pay 10% of the purchase price as earnest money with the balance due at closing. Closing and possession will be on or before December 31, 2021. Title insurance and closing costs will be split 50-50 between buyer and seller. All other closing costs will be customary for market. NorthWestern Energy reserves the right to reject any and all bids.

An OPEN HOUSE will be held **October 29th from 2-4 pm**. Interested parties are encouraged to inspect the property prior to submitting a bid. Serious inquiries only.

Robert Gehm, Real Estate Representative
NorthWestern Energy
3210 Douglas Avenue
Yankton, SD 57078
(605) 760-7402

2010 Legal and Public Notices

phoning (605) 661-9223.

All bids must be submitted on forms provided by the City of Yankton.

The City of Yankton, South Dakota reserves the right to reject any or all bids and to waive any informalities therein to determine which is the best and the lowest bid, and to approve the bond, if required.

Dave Mingo
Community and Economic Development Director
City of Yankton, South Dakota
Published twice at the total approximate cost of \$29.91.

Please Recycle When Done Reading!

1690 Commercial Real Estate

2010 Legal and Public Notices

South Dakota, less highways and roads.

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:40 P.M. on the 2nd day of November, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add an accessory structure to existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. Published twice at the total approximate cost of \$42.30.

10+22+29&11+5+12
STATE OF SOUTH DAKOTA)
:SS
COUNTY OF YANKTON)

IN CIRCUIT COURT FIRST JUDICIAL COURT

ESTATE OF
COLLEEN F. SCHILD,
Deceased.

Pro. #21-44

NOTICE TO CREDITORS

Notice is given that on the 6th of October, 2021, Brooks T. Schild, whose address is 2004 Elm St., Yankton, SD 57078, and Bruce T. Schild, whose address is 609 W. 8th Street, Yankton, SD 57078 were ap-

2010 Legal and Public Notices

pointed as Co-Personal Representatives of the Estate of Colleen F. Schild, Deceased. Creditors of Decedent must file their claims within four (4) months after the date of the first publication of this notice, or their claims may be barred.

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

Dated this 18th day of October, 2021.

/s/ Robert W. Klimisch
KLIMISCH LAW, P.C.
101 West 2nd Street
Yankton, SD 57078
(605) 665-9495

Jody Johnson
Clerk of Courts
410 Walnut, Suite 205
Yankton, SD 57078
Published four times at the total approximate cost of \$52.20.

www.yankton.net

NDEAM

From Page 1

guessed what he is capable of. He'll be opening for me tomorrow, by the way — by himself."

Teresa Kramer of Jr's Oasis has worked with a number of individuals through Voc. Rehab. "It gives people an opportunity to get out into the world and interact," she said. "Even if they don't work out, they still have that experience, and you taught them that this isn't the right job for them, but there is a job out there for them, and they just need to find their niche in the world."

The last award presented was to the late radio personality Ron Leeper for his faithful annual reporting of the NDEAM event. Leeper was known to the community by his KYNT radio name, Dave Leonard. Leeper died earlier this year. His widow, Janis, accepted his award.

"He showed up and had it on the radio probably within the hour, promoting this event," Bonnie Gussio, a benefits specialist for South Dakota Benefits Specialist Network, told the group as she presented the award. "He thanked us for inviting him and said, 'It is so nice to be able to share something positive and something great about what's happening in our community.'"

Weather

From Page 1

The outlook comes amid rising input costs, Rippey said. Feed prices have risen 20% from August 2020, while fertilizer is up 29% from a year ago.

The prolonged warm weather has produced one benefit, according to Dennis Today with the USDA. "It requires less energy to dry crops because Mother Nature did it for them," he said.

However, some producers lost soybean yields because their crop dried so quickly, the former South Dakota state climatologist noted. While producers want to avoid drying costs, they also stand to fall below the prime moisture percentage, he added.

The Central Plains has experienced incredible prolonged warmth, leading to the current crop conditions, according to South Dakota state climatologist Laura Edwards. The region has seen high minimum temperatures, with areas yet to see their first 32-degree readings two weeks past the normal date.

"We have been frost free for much of the central and eastern part of our region still to this day," she said. "It looks like we won't have a very cold pattern set up in the very near future. We have quite a bit of bonus time to the growing season this year."

The 28-degree killing frost may still be off for a time, Edwards said. When the soils do freeze, they don't recover moisture well, she added.

However, the long-range forecast contains some good news, she noted. The northern Rockies may experience a later, wetter winter, which means the snowpack may last longer into spring and produce more runoff and stream flow, she said.

The Central Plains finds an 87% chance of continuing its La Nina weather pattern for the second consecutive winter, Edwards said.

"We will have a moderate strength for La Nina this year. The north central states historically have seen many cooler winters that way, but La Nina is a really fickle thing," she said. "It's not very consistent from year to year or from event to event. It's not a lot to hang our hat on, but it's one of the big indications for winter."

The 8- to 14-day forecast calls for warmer temperatures and drier than normal, she said. The

November outlook calls for an equal chance of above, below and near average temperatures and precipitation.

The picture becomes murkier beyond that point, Edwards said. The November-January period doesn't show a strong temperature trend while leaning toward wetter conditions.

In response to a question, Edwards noted this year's extreme heat in the Northwest and California affected the Central Plains. The "heat dome" impact came during the May-June time period when the Central Plains normally receives a large share of its precipitation, she said.

In addition, this year's wildfire smoke from the north and west also affected the Central Plains, Today said. Crops could better use the diffused solar radiation, and the smoke reduced temperatures by a few degrees.

With many farmers finishing their harvest early, they decided to move ahead with their application but lost some of their nitrogen because of the soil temperatures, Today said.

"It will probably be at least another couple of weeks before where we need to be with the lower sun angle and shorter days to help cool the soil," he said. "For now, it will be 'patient' time. It's hard to say how soon we will get soil temperatures of 50 degrees or cooler."

Checking the data for South Dakota, soil temperatures were falling below 50 degrees for the first time this fall in a number of areas, Edwards said.

"The difference is that it needs to stick around longer than a few days," she said.

Today agreed. "We need soil temperatures to go below and stay below those levels, not just dip below and then come back up," she said.

Will the region see a polar vortex or another major Arctic blast? It's hard to predict more than a couple weeks ahead of time, Edwards said.

Even knowing the possibility of a polar vortex doesn't necessarily tell you the path it will take, Today said.

"Last year, it went off to the east into Europe, so we didn't see the impact of it (in North America)," he said. "We can see these things setting up, but we don't know where it's going to go."

To learn more about the winter outlook, visit noaa.gov.

Follow @RDockendorf on Twitter.

OUR ABSOLUTE BIGGEST DISCOUNTS OF THE YEAR!

CUSTOMER APPRECIATION SALE

EXTRA
30% OFF
SLUMBERLAND
LOW PRICE**

ONLINE PRICES REFLECT DISCOUNT.

FREE SHIPPING TO YOUR DOORSTEP NO MINIMUM



2 DAYS ONLY

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 10/12/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

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

CALL:

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

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

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

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

AGENDA ITEM: **Keith Eickoff – Planned Unit Development**

ADDRESS/LLEGAL: Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Planned Unit Development (PUD) per Article 7 and Article 13. Said properties are described as: Lots One,(1), Two (2), Three (3), Four (4), Five (5), and Six (6), Drake Subdivision as platted in Book S19, page 227, Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West, Yankton County, South Dakota, less highways and roads.

COMMENTS: Keith Eickoff – Applicant
Carol Deurmier – Concerns about noise, traffic, and wildlife

MOTION: Approve as presented
Passed 7-0

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

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

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

COMMENTS: Neal Lange – Applicant
James Fear – Concerns about trees along side hills being removed
Matt Rumsey – Response to James Fleer that only a few trees have been removed

MOTION: Approve the Conditional Use Permit modification as presented
Passed 7-0

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

AGENDA ITEM: Neal Lange – Conditional Use Permit Modification

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

COMMENTS: Neal Lange - Applicant

MOTION: Approve as presented
Passed 7-0

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

AGENDA ITEM: Public Comment

ADDRESS/LEGAL:

COMMENTS: NONE

MOTION:

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

AGENDA ITEM: Adjourn

ADDRESS/LEGAL:

COMMENTS:

MOTION:

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

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

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

Yankton County, South Dakota

Paid by
KEITH EICKHOFF
keickhoff55@gmail.com

Payment number
Date paid
Payment method

Receipt

1234
September 16, 2021 03:16 PM
Check

\$450.00 paid on September 16, 2021

Variance, Conditional Use and Rezoning Application

Application ID: REZ-2021-54

Description	Amount
Fee	\$450.00