

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 06/24/20

Applicant

Neal Lange – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☐ Section 1805 ☒ Section 1905

approve 8/4/20

NOTE:

Conditional Use Permit

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

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

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

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

YANKTON COUNTY
APPLICATION # CUP-20-008

(Type or Print)

OWNER: Neal Lange

OWNERS ADDRESS: 118 Lakeshore Dr Ytica SD 57067

OWNERS DAYTIME PHONE#: 402 340 5576

DATE OF BUILDING PERMIT REQUEST: 6-24-20

DESCRIPTION OF BUILDING PERMIT: Camp ground & RV Park

REASON FOR BUILDING PERMIT DENIAL: N/A

DATE OF DENIAL: N/A

JOB ADDRESS: 827 Hem. Dr.

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

TOWNSHIP: Yankton SECTION: 15

EXISTING USE OF PROPERTY: Farm land

PRESENT ZONING CLASSIFICATION: Lakeside Commercial

PROPOSED ZONING CLASSIFICATION: Same

AFFECTED SECTION OF ZONING ORDINANCE: 1107 #2

REASON FOR REQUEST: RV Park (camp ground)

LIST SPECIFIC HARDSHIPS: _____

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

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

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

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

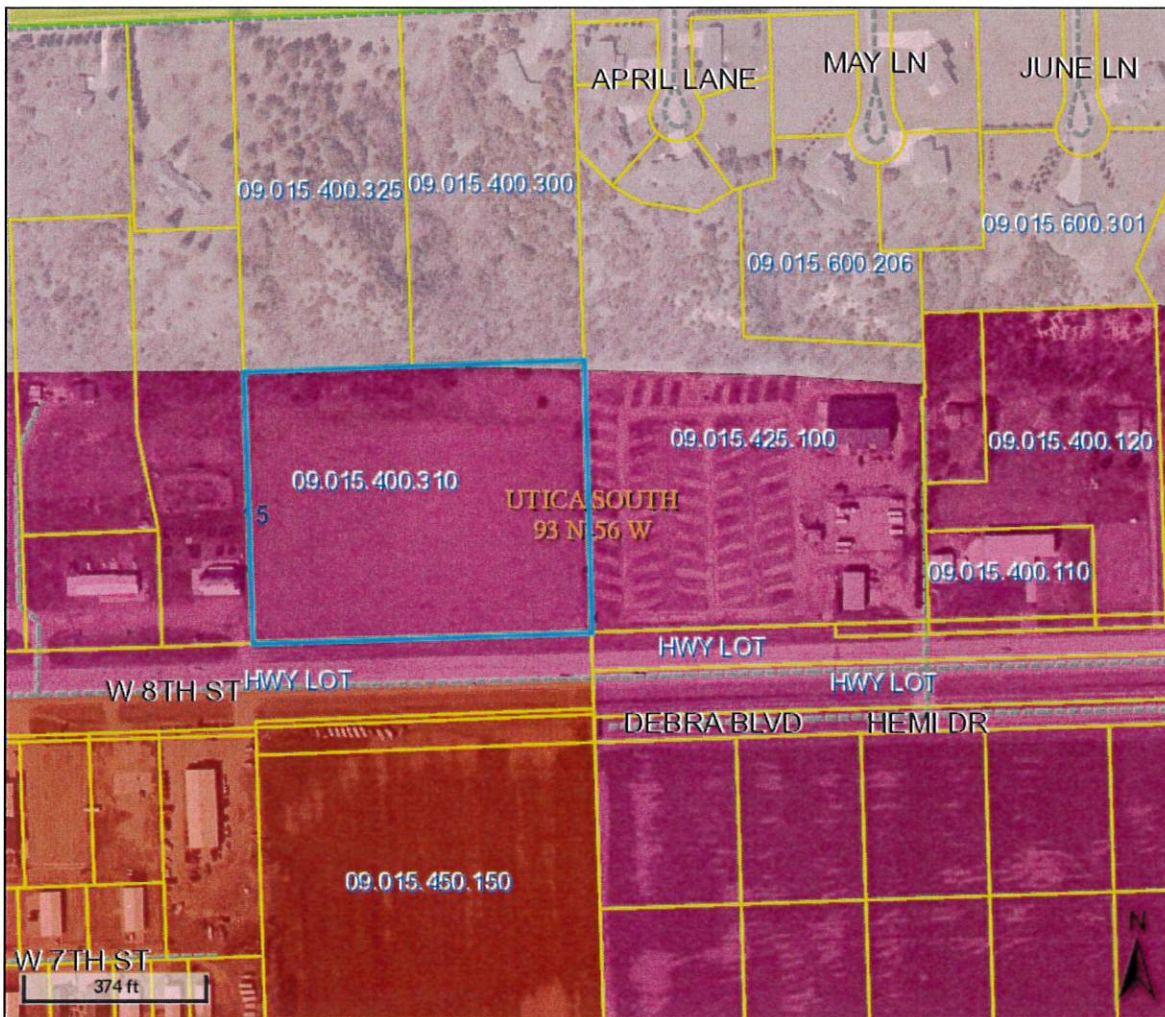
*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

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

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

Neal Lange June 24-20
Name of Applicant Date

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



Overview



Legend

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

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

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

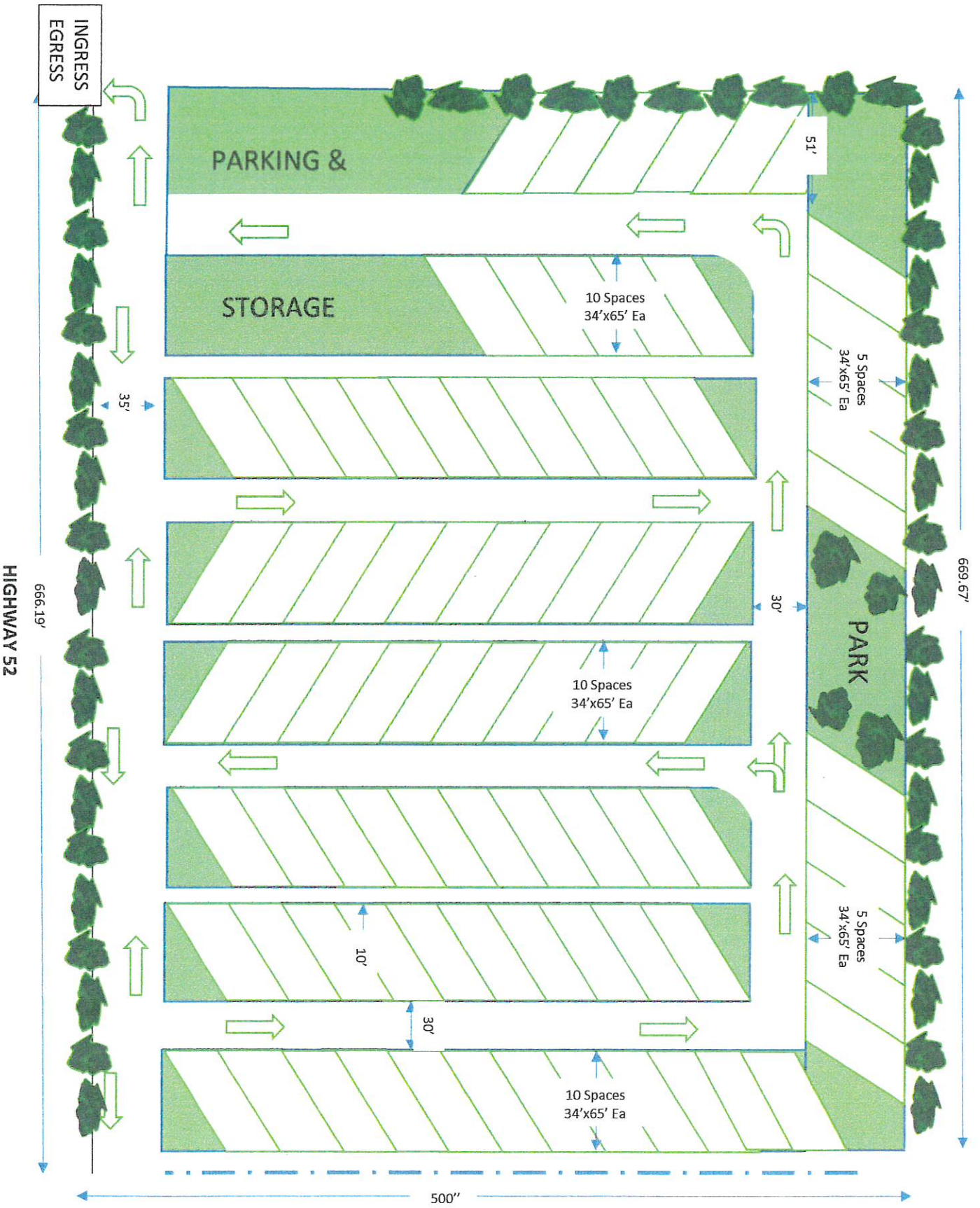
Date created: 6/26/2020
Last Data Uploaded: 6/26/2020 8:21:01 AM

Developed by  **Schneider**
GEOSPATIAL

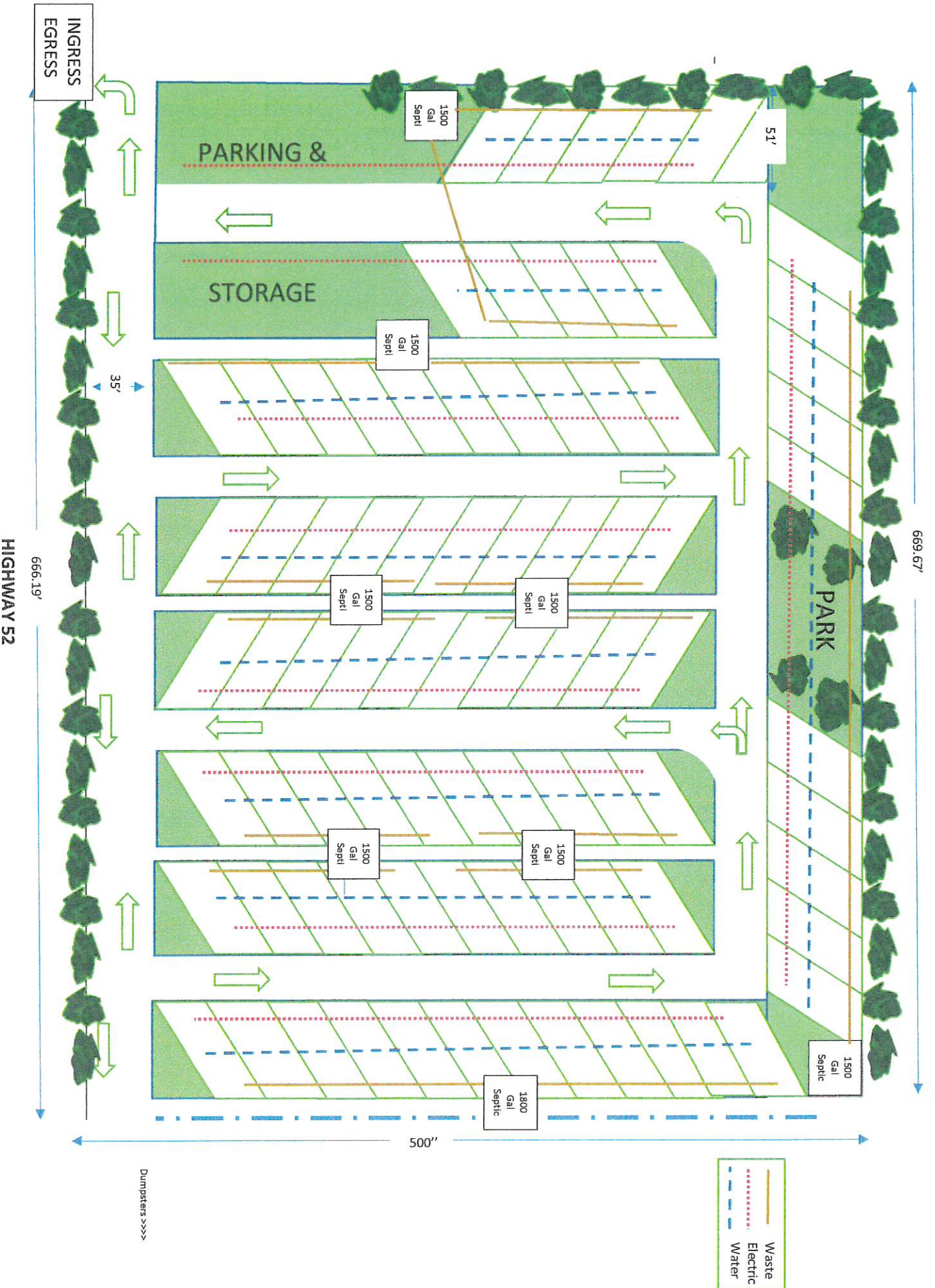
ADJACENT OWNERS



DIMENSIONS W/ S.W. STORAGE



PLOT UTILITIES



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange – CUP-20-008

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

Jessica Atkinson

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

Hi Gary...

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

Brooke A. White
605.367.4970 ext 1802120

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

Brooke,

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

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

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

You have received a Contact Us Message from your website.

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

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

AFFIDAVIT OF MAILING

I, Meal Lange, hereby certify that on the 30th day of June, 2020, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

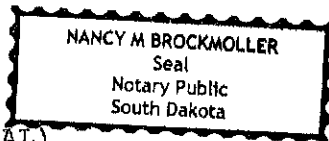
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 30 day of June, 2020.

Meal Lange
(Name)
Affiant

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



(SEAL)

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

NOTIFICATION

July 3, 2020

Neal Lange
118 Lakeshore Dr
Utica, South Dakota 57067

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:30 P.M. on the 14th day of July, 2020 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton South Dakota.

Said hearing is to consider the following:

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

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

Sincerely,

Neal Lange
Petitioner

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

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

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

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

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

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

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

DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MACY FAMILY TRUST (D)
3701 WEST 11 ST
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MACY, ROBERT M (D)
3701 WEST 11 ST
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MINES, SCOTT (D)
275 MARINA DELL AVE
YANKTON SD 57078

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

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

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

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

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

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

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YANKTON SD 57078

RYKEN LEGACY LAND TRUST (D)
%RUSSELL RYKEN
19597 EAST 70 ST N
OWASSO OK 74055

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SCHAEFFER, HAROLD D (D)
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SCHWARZ, BRUCE W (D)
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SCS PROPERTY MANAGEMENT CORP (I
3702 LEADER LN
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SD DEPT OF TRANSPORTATION (D)
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PIERRE SD 57501

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YEAGER, RICHARD G (D)
3703 WEST 11 ST
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AFFIDAVIT OF MAILING

I, Mikal Lange, hereby certify that on the 23 day of July, 2020, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 23 day of July, 2020.

Mikal Lange
(Name)
Affiant

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

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



NOTIFICATION

July 24, 2020

Neal Lange
118 Lakeshore Dr
Utica, South Dakota 57067

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 7:20 P.M. on the 4th day of August, 2020 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton South Dakota.

Said hearing is to consider the following:

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

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Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 06/24/20

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YANKTON COUNTY
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(Type or Print)

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OWNERS ADDRESS: 118 Lakeshire Dr Yankton SD 57807

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

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

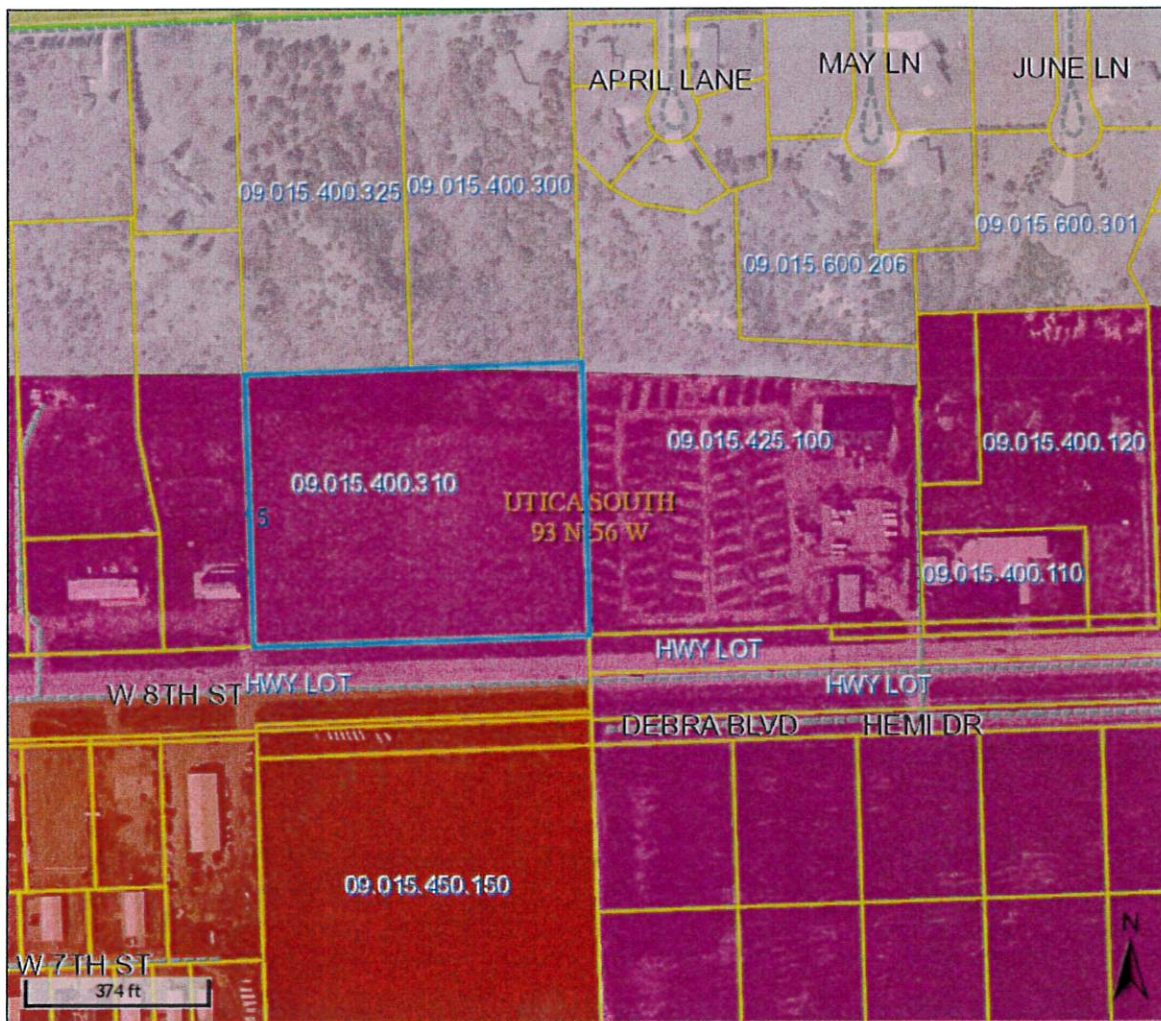
*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

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

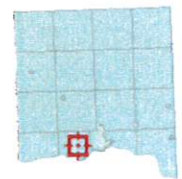
The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the legal description is not delinquent.

Neal Lange June 24-20
Name of Applicant Date

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



Overview



Legend

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

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

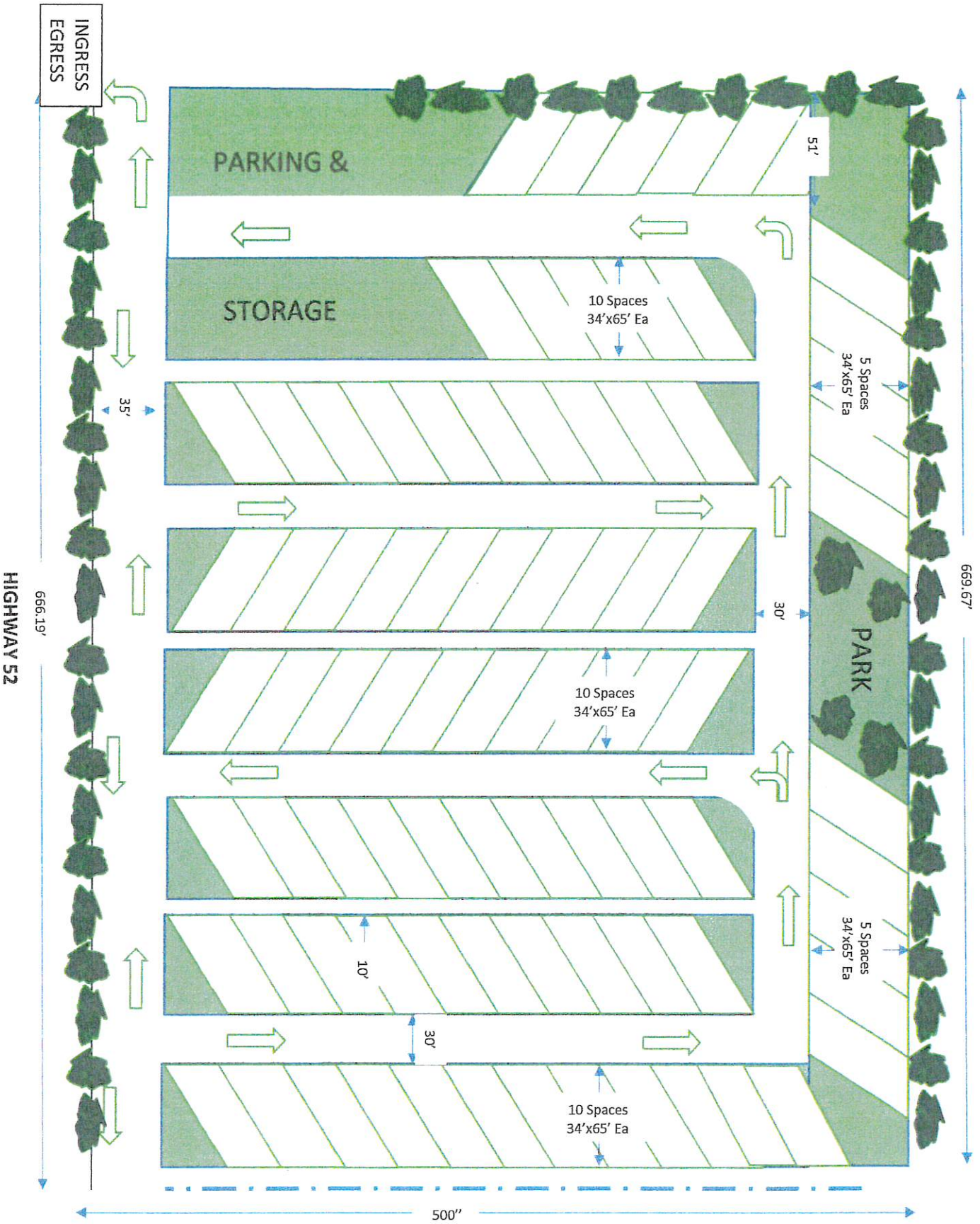
Disclaimer: Yankton County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining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

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

Developed by  **Schneider**
GEOSPATIAL

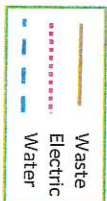
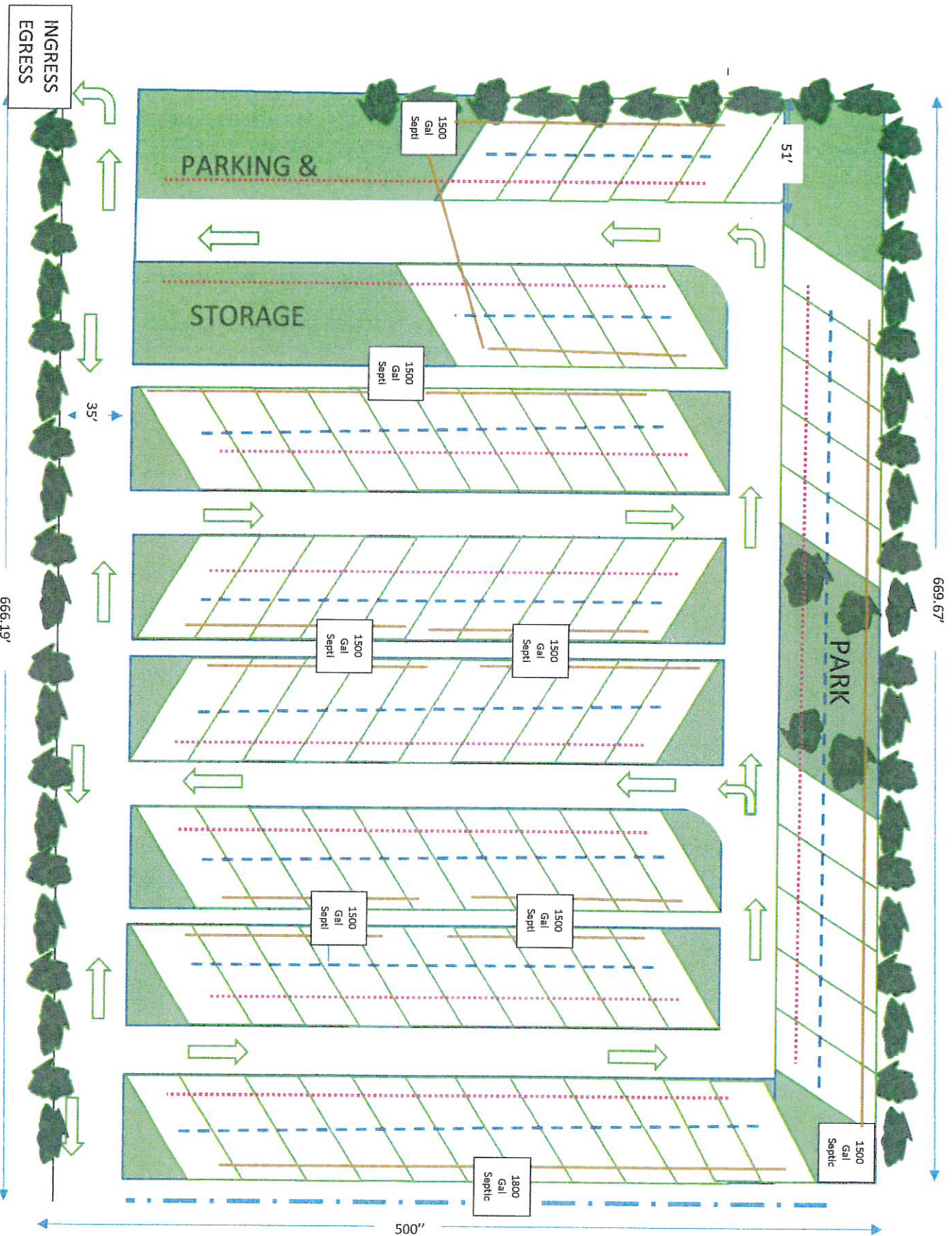
[illegible]

DIMENSIONS W/ S.W. STORAGE



PLOT UTILITIES

669.67'



500''

Dumpsters >>>>

HIGHWAY 52

666.19'

35'

51'

INGRESS
EGRESS

PARKING &

STORAGE

PARK

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1500
Gal
Septic

1800
Gal
Septic

1500
Gal
Septic

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange – CUP-20-008

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

AFFIDAVIT OF MAILING

I, Meal Lange, hereby certify that on the 30th day of June, 2020, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

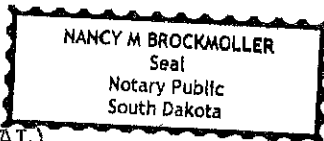
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 30 day of June, 2020.

Meal Lange
(Name)
Affiant

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



(SEAL)

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

NOTIFICATION

July 3, 2020

Neal Lange
118 Lakeshore Dr
Utica, South Dakota 57067

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:30 P.M. on the 14th day of July, 2020 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton South Dakota.

Said hearing is to consider the following:

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

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

Sincerely,

Neal Lange
Petitioner

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

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

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

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

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

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

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

DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
YANKTON SD 57078

RYKEN LEGACY LAND TRUST (D)
%RUSSELL RYKEN
19597 EAST 70 ST N
OWASSO OK 74055

SAT ENTERPRISES LLC (D)
3703 WEST 8 ST
YANKTON SD 57078

SCHAEFFER, HAROLD D (D)
701 DEER BLVD
YANKTON SD 57078

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Neal Lange – Conditional Use Permit

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1107 ☐ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

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

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

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

Time:
Time:

Permit Number: CUP-2021-55

Yankton County

 Variance X Conditional Use Rezoning

Owner: Neal Lange

Owners Address: 827 Hemi Dr.

Owners Phone: 14023405576

Applicants Name,
if different from

Owner: Neal Lange

Applicants

Address: 827 Hemi Dr.

Job Address:

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

Section,

Township, Range: 15-93-56

Zoning

Classification: LC

Affected Zoning

Ordinance: Section 1107,Section 1805Section 11071905

Reason for Campsites Addititon

Request:

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE):

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

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

Check #: 3096 Receipt #:

Receipt #:

Date:

09/18/2021

Signature: _____ 09/18/2021

Neal Lange

Site Map



Parcel Number: 09.015.400.310

Site Description:

(Landowners)

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

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

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

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

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

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Philips, Timothy etux 5

SECTION 8N

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

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

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

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

SECTION 18N

2. Tacke, WM etux 13

SECTION 18S

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

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

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

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

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

SECTION 26

1. Barnes, David etux 7

SECTION 32

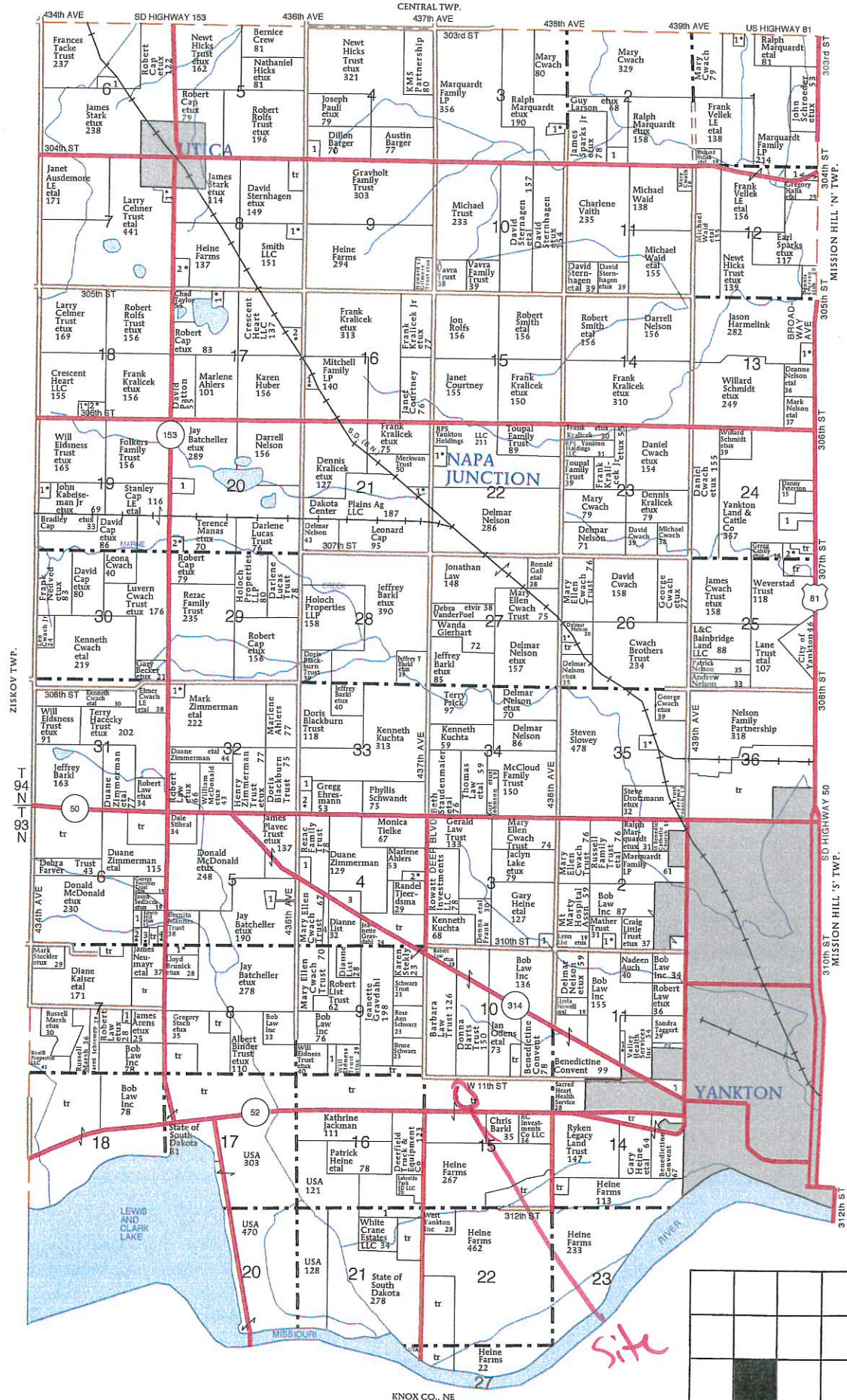
1. Zimmerman Trust, Henry etal 12

SECTION 33

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

SECTION 35

1. Slowey, Steven etux 14



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Neal Lange– CUP-2021-55

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant wishes to modify his CUP to add additional camp sites per Article per Article 11 Section 1107
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – September 27, 2021 Published – October 1 & 8, 2021
3. Attend the public hearing	Yes - October 12, 2021
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	Grant modification of Conditional Use Permit Passed 7-0
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 present
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	Off right-of-way parking present
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	Refuse and service areas present
d. Utilities, with reference to locations, availability, and compatibility;	Utilities present
e. Screening and buffering with reference to type, dimensions, and character;	Screening and buffering present
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	Signs and exterior lighting present
g. Required yards and other open spaces; and	Present
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.	Is in compatibility with surrounding property

TABLE 1. *Continued*

Variable	Mean	SD	Median	Mode	Range
Age	36.2	10.2	33.0	33.0	18-60
Gender					
Male	10.0	0.0	10.0	10.0	10-10
Female	10.0	0.0	10.0	10.0	10-10
Marital status					
Married	10.0	0.0	10.0	10.0	10-10
Single	10.0	0.0	10.0	10.0	10-10
Divorced	10.0	0.0	10.0	10.0	10-10
Widowed	10.0	0.0	10.0	10.0	10-10
Education					
High school	10.0	0.0	10.0	10.0	10-10
College	10.0	0.0	10.0	10.0	10-10
Postgraduate	10.0	0.0	10.0	10.0	10-10
Occupation					
Managerial	10.0	0.0	10.0	10.0	10-10
Professional	10.0	0.0	10.0	10.0	10-10
Technical	10.0	0.0	10.0	10.0	10-10
Service	10.0	0.0	10.0	10.0	10-10
Unemployed	10.0	0.0	10.0	10.0	10-10
Income					
Low	10.0	0.0	10.0	10.0	10-10
Medium	10.0	0.0	10.0	10.0	10-10
High	10.0	0.0	10.0	10.0	10-10

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Neal Lange

Applicant Address

827 Hemi Dr.

Applicant Phone

14023405576

Owner Information

Owner Name

Neal Lange

Owner Address

827 Hemi Dr.

Owner Phone Number

14023405576

Property Information

Parcel ID Number

09.015.400.310

Legal Description

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

Site Address

City

Zip

Section-Township-Range

15-93-56

Zoning District

LC

Zoning Description

LC

Existing Use of Property

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

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

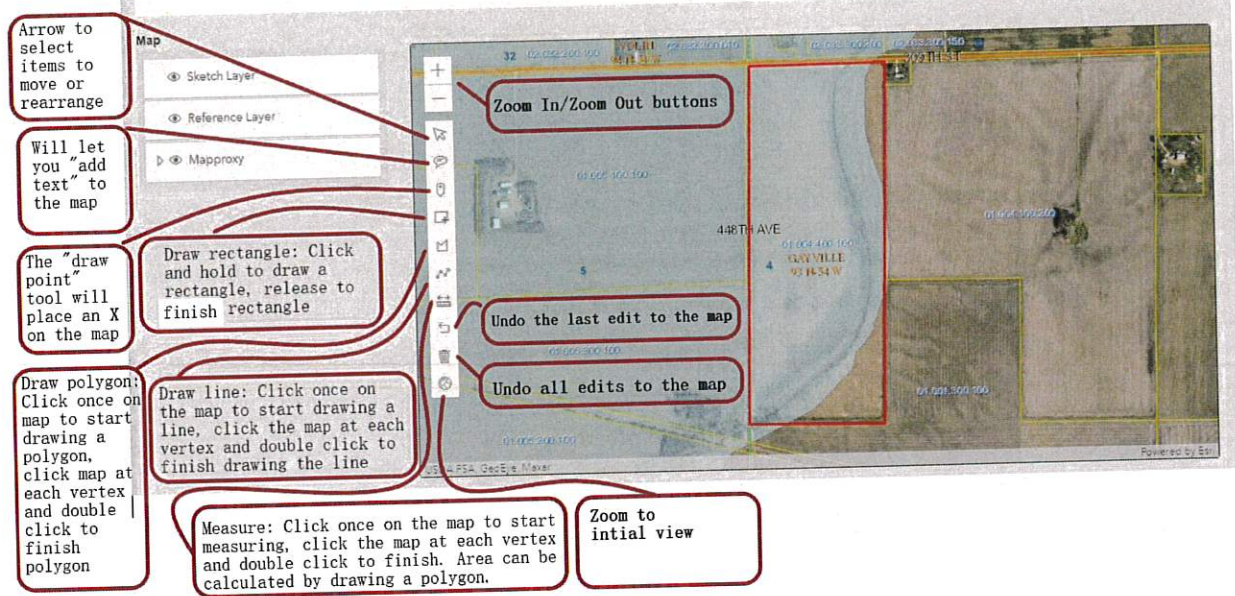
- ☐ Sketch Layer
- ☐ Reference Layer
- ☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[Scan_20210918.png](#)



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

Upload Draft Building Permit 

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

Job Address

Legal Description of Construction Site

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

Owner Name

LANGE FAMILY PROTECTION TRUST (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

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

[Generate Draft Building Permit](#)

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

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

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

Applicant Agreement

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

Signature



Date

9/18/2021

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

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

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

Continue with application

Continue

Describe what the applicant is requesting

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

Planning Commission Code Reference

Section 1107

Section 1805

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 1107

Other Board of Adjustment Code Reference ⓘ

1905

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

Zoning Classification ⓘ

LC

Wave Fee

Notes ⓘ

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

Zoning Director Review

Approve

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

Fees Paid

Amount

Fee Name

Recipient

\$300.00

Fee

Planning and Zoning

[VIEW RECEIPT](#)

Confirmation Data

Payment Method

Confirmation Number

Amount Paid

External Notes

Check

3096

\$300.00

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Neal Lange, hereby certify that on the 23 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 23 day of October, 2021.

Neal Lange
(Name)
Affiant

Subscribed and sworn to before me this 23 day of October, 2021.



Notary Public - South Dakota
My commission expires: 2/10/24



NOTIFICATION

October 18, 2021

Neal Lange
827 Hemi Dr
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

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

Said hearing is to consider the following:

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

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

Sincerely,
Neal Lange
Petitioner

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

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

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

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

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

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

DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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3701 WEST 11 ST
YANKTON SD 57078

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1003 JUNE LN
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MILLER, DONALD D (D)
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MINES, SCOTT (D)
275 MARINA DELL AVE
YANKTON SD 57078

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

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

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

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

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

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1010 MAY LN
YANKTON SD 57078

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

REZAC FAMILY REVOCABLE TRUST (D)
30776 435 AVE
YANKTON SD 57078

RYKEN LEGACY LAND TRUST (D)
%RUSSELL RYKEN
19597 EAST 70 ST N
OWASSO OK 74055

SAT ENTERPRISES LLC (D)
3703 WEST 8 ST
YANKTON SD 57078

SCHAEFFER, HAROLD D (D)
701 DEER BLVD
YANKTON SD 57078

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

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

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

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

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

TERESHINSKI FAMILY TRUST (D)
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1010 APRIL LN
YANKTON SD 57078

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

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

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

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

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

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

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

AFFIDAVIT OF MAILING

I, Meal Lange, hereby certify that on the 30
day of Sept, 2021, I mailed by first class mail, postage
prepaid, a true and correct copy of the Notice of Public Hearing
to all owners of real property lying within a 1,320 feet radius
of the proposed project to the most recent address of the
recipient known to your Affiant.

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

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

Dated the 30 day of Sept, 2021.

Meal Lange
(Name)
Affiant

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

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

(SEAL)



NOTIFICATION

September 27, 2021

Neal Lange
827 Hemi Dr
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 12th day of October, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add 7 campsites to his existing campground per Article 11 Section 1107. Said property is legally described as East half of the West Half of the North half of the Northwest Quarter (E1/2 W1/2 N1/2 NW1/4), except the North Six Hundred Ninety Feet (N690') thereof, and further excepting highway right-of-way, Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota

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

Sincerely,
Neal Lange
Petitioner

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



YANKTON DAILY PRESS & DAKOTAN

www.yankton.net/classifieds

CLASSIFIEDS

to place an ad call 605-665-7811

fax 605-665-0288

toll free 800-743-2968

email classifieds@yankton.net

1200 Cars

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

FREE PICKUP

McLean Auto Salvage
402-360-0756

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

Help Wanted

Concrete Finishers & Laborers

Wages depend on experience.

Call Brian Gaulke
605-660-4735



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.

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-WayneConnections.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/clean. Making angry 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
Justus & 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 877-832-0161.

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.

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

39 Note from the boss
1 Spice from nutmeg
5 Forks over 41 Son of Zeus
9 Golf bag group

DOWN

1 Catchers' needs
2 Quiver contents
3 Thrifty shopper, maybe
4 Print units
5 Praline nut
6 Weary sigh
7 19th-century sailing ship
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-

YESTERDAY'S ANSWER

SIDE	STRAW
PROMS	LEAVE
RANUP	ARCED
ITTO	LEMMING
GERBIL	SUE
ANKA	TEO
CENT	BASS
SAX	SASS
ATA	GOPHER
HAMSTER	ALE
ALIKE	BRIDE
RONIN	SATED
AGENT	WIRED

8 Prepares
10 Prison camp
12 Painter Max
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

10+1

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
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49	50	51	52	53	54	55	56
57	58	59	60	61	62	63	64
65	66	67	68	69	70	71	72
73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88
89	90	91	92	93	94	95	96
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121	122	123	124	125	126	127	128
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137	138	139	140	141	142	143	144
145	146	147	148	149	150	151	152
153	154	155	156	157	158	159	160
161	162	163	164	165	166	167	168
169	170	171	172	173	174	175	176
177	178	179	180	181	182	183	184
185	186	187	188	189	190	191	192
193	194	195	196	197	198	199	200

2010 Legal and Public Notices

ines Plat, Section Twenty-Two (22), Township Ninety-Three (93) North, Range Fifty-Seven (57) West of the 5th P.M., Yankton County, South Dakota. E911 address is 120 Gavins Place, Yankton, South Dakota 57078. Published twice at the total approximate cost of \$15.65.

9+24+10+1+8+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
KIMISCH 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 Courts
PO Box 155
Yankton, SD 57078
Published four times at the total approximate cost of \$59.64.

AREA CALENDAR

Friday, October 1
CROSS COUNTRY, COLLEGE After Cliff Inv. (USD, MUU, 3 p.m.)
FOOTBALL, PREP VHS at Mitchell (7 p.m., KYN-AM FM-TV, KYN-FM, Allen at Wynot; Beresford at Bridgeview-Elsberry; Bloomfield at Nebraska-Verdugo (3:30 p.m.); Bon Homme at Plains-Gardes (7 p.m.); Fawcett Sports Appl. Buks at Alcester-Hudson; Centerville at Gayville-Voth (8 p.m.); Colome at Avon; Creighton at O'Neill; St. Mary's (6:30 p.m.); Elk Point-Johnson at Sioux Valley; Herington-Cedar Rapids at Crofton (7 p.m.); Rosebud Sports Appl. Inera-Wakonda vs. Canistota-Freeman at Freeman (3 p.m.); Kirby-Wilda Lake at Parkston; Laurel-Concord-Crookston at Platteville; Lufkin High Northeast at Harrington-Newcastle; Mankato at Dakota Valley; Miller-Highmore-Havard vs. TDAACD at Lake Andes (HC, 7 p.m.); Mount Vernon-Parkston vs. Jan Riet at Scotland (HC, 7 p.m.); Parker at Flandreau; Ponca at BRLD; Shant at Santee; Vermillion at Dell Rapids; Wausa at Osmond
SOCCER, WOMEN'S St. Thomas at USD (6 p.m.)
SOCCER, MEN'S JV Montpelier at MMU (7 p.m.)
SOFTBALL, GIRLS' State Tour. at Sioux Falls
VOLLEYBALL, WOMEN'S State Tour. at MMU (7:30 p.m.)
VOLLEYBALL, WOMEN'S JV Hearings at MMU (8 p.m.)
VOLLEYBALL, PREP Lakota Nation Inv. at Rapid City (contin.)

Saturday, October 2
CHEER & DANCE, PREP S.F. Roosevelt Inv. at Sanford; Pennington (PHS) at Wadena, Dakota Valley, Platte-Gardes, Wagner (11 a.m.)
FOOTBALL, COLLEGE Indiana State at USD (2 p.m.), KYN-FM, Rosebud at MMU (1 p.m., KYN-AM-FM)
SOFTBALL, GIRLS' State Tour. at Sioux Falls
VOLLEYBALL, WOMEN'S USD at Kansas City (1 p.m.)
VOLLEYBALL, PREP Great Plains Tour. at Gayville (Alcester-Hudson, Gayville-Voth, Centerville, Freeman Academy-Warrior, Buks; Avon, Trip-Diamond-Armour, 8 a.m.); Lakota Nation Inv. at Rapid City (Bentley, Other Matches — Brookfield-Randolph at Winkler, Wagner at TeVetay)

Sunday, October 3
SOCCER, MEN'S JV MMU at Montpelier (2 p.m.)
SOCCER, WOMEN'S Western Illinois at USD (1 p.m.)

SPORTS DIGEST

Bucks Blank Mitchell
Yankton used a pair of 100-yard rushers to roll past Mitchell 33-0 in ninth grade football action on Friday.
Mathew Sheldon rushed for 125 yards and caught two passes for 15 yards for Yankton. Evan Serck rushed for 107 yards and two scores, touchdowns of 41 and 33 yards. Easton Nelson scored on an 8-yard run and found Cohen Zahrbok for an 18-yard touchdown pass. Owen Wishon added a scoring run in the victory.
Defensively, Kaden Hughes had 11 tackles to lead the Yankton defense. Bode Thurman posted six tackles. Sheldon and Zahrbok each recovered a fumble. Cayden Benson and Trey Sager each picked off a pass in the victory.
Yankton, 3-1, travels to Watertown on Oct. 7.

Softball: Gazelles Fifth Seed In State Tourney

BY JAMES D. CIMBUREK
James.cimburek@yankton.net

The Yankton Gazelles take the fifth seed into the South Dakota Class A High School Softball Tournament, beginning today (Friday) at Sherman Park in Sioux Falls.

Yankton finished 13-13-1, close to what head coach Kim Velk expected in her first season. "We had that expectation that we could hang with everyone," she said. "We hoped for a little better record, but we're still pleased."

Part of what helped the Gazelles compete this season was their clutching of seniors.

"We have five seniors, and they've all been instrumental," Velk said. "Whether it was keeping our energy up, offense or defense, they've all been very important to us."

The Gazelles boasted four players hitting above .400 on the season, including Lainie Keller (17 RBI, 21 runs, 5 doubles, 1 HR, 3 SB) at .500, Addison Binde (.481, 2 HR, 18 RBI, 21 runs, 8 doubles) spent much of the season batting above the .500 mark. Elle Feser (.479, 5 HR, 32 RBI, 32 runs, 11 doubles) and Tori Velk (.443, 24 RBI, 18 runs, 2 doubles) also provided a spark.

Annika Gordon (.361, 2 HR, 4 RBI, 28 runs, 3 doubles, 3 triples, 4 SB) and Paige Hatch (.326, 9 RBI, 8 runs, 3 doubles, 3 triples, 28 runs, 8 RBI, 9 runs), Brooklyn Townsend (.236, 8 RBI, 9 runs), Regan Garry (.231, 7 RBI, 9 runs) and Hannah Sailer (.218, 5 RBI,



Yankton's Lainie Keller takes a team-best .500 batting average into the South Dakota Class A High School Softball Tournament. The Gazelles, 13-13-1, are the fifth seed and face Sioux Falls Jefferson to open the 12-team double-elimination event today (Friday). The Class A tournament runs today and Saturday, while the Class B tournament is set for Saturday and Sunday.

9 runs) also contributed to the offensive effort.

"I do not see a weak spot in our lineup," Velk said. "I am confident that batters one through nine are able to produce."

While the 2020 Gazelles relied on power, this year's version had just 10 home runs as a team but batted .371.

"We're starting to play a lot more 'smart ball,' not always going for the long shots," Velk said. "We're focused on forcing

their fielders to work: hitting line drives, bunting, slapping."

The Gazelles have relied on Behrens (7-5, 3.70 ERA, 74 K in 75 2/3 IP) and Garry (6-7, 7.39 ERA, 20 K in 66 1/3 IP) to handling the pitching duties on the season.

"Both Regan and Grace are instrumental," Velk said. "They have different pitching styles."

The Gazelles open the state tournament as they opened the regular season, against newcomer Sioux Falls Jefferson. The

teams played on Aug. 16 — the first two games in Cavaliers history — with Yankton earning a home sweep.

"We saw them in their first games as a program, so we expect them to be harder competition this time around," Velk said. "If we play our game and keep focused, we can come out on top."

Potential second-round opponents include Mitchell — who Yankton have beaten three times

this season — and Brookings. The Bobcats earned a win and a tie over Yankton on Sept. 14.

"It's the same thing with Brookings," Velk said. "If we play our game, and we're not playing catchup, we have a chance to win."

With the potential to play a number of games — the tournament is a 12-team double-elimination event over a two-day period — in a short amount of time, the Gazelles will need to keep their heads up throughout the weekend, Velk said.

"We have to keep our intensity, keep our energy, and play relaxed," she said. "We need to play with no regrets."

Yankton and Jefferson face off at 11 a.m. today. The winner of that contest will face the winner of the Brookings/Mitchell game at 1 p.m.

The tournament runs through Saturday.

Class B

Two area programs will compete in the South Dakota Class B High School Softball Tournament, Saturday and Sunday at Sherman Park in Sioux Falls.

Vermillion is the third seed in the event and will face the Tea/Lennox winner on Saturday at 11 a.m. Dakota Valley is the 12th seed and opens against West Central at 9 a.m. Saturday.

The Class B tournament runs through Sunday.

Follow @JCimburek on Twitter.

World

FROM PAGE 8

today, they made the most of it."

Williams credited Ellison for coming back to tie and force a shootout. However, Williams kept his composure and claimed the gold medal in the one-arrow tiebreaker.

"I was feeling great," he said. "All the juices were flowing, and I felt very comfortable and ready."

Williams, who competed in the Olympic Summer games, made the most of his World Cup berth as a slot for the host nation.

"I took silver in Paris, but it didn't give me enough points because I didn't go to enough tournaments," he said. "However, I was able to get into the World Cup as a member of the host country. Once that happened, I knew I was just as good as the other competitors. And I knew everybody else who was here."

Thursday's gold medal and total paycheck of about \$30,000 was all worth it, he added.

"This is the biggest win I've had, but you have the same pressure everywhere you go," he said. "At the last five tournaments, we've had most of the same people, so that part isn't any different."

Ellison entered the World Archery Cup final ranked first in the world, and he was just back from the Olympic Summer Games in Tokyo. He has won 77% of his matches and overall has won five World Cup titles.

He showed disappointment in falling short of another title but expressed no regrets about his performance. He credited Williams with an outstanding performance that made the difference.



Brady Ellison, left, takes aim as Jack Williams waits his turn during the men's recurve finals at the Hyundai World Cup archery tournament Thursday in Yankton. Williams topped Ellison in the final, marking the first time in World Cup history that the top two finishers came from the same country and the host country.

"I had a couple of them I really thought (scored higher on the target), but that's the way it goes," Ellison said. "I'm still super happy. I thought I shot really well, but Jack shot awesome all day."

While he took home a silver medal, Ellison indicated the real prize awaited him after the match.

He was greeted by his wife and fellow archer, Toja, and their 10-month-old son, Ty. During the championship match, the toddler let out a squeal of delight, which apparently caught Brady's attention and brought a brief smile from him. The archer maintained his composure, hitting a sweet shot within the 20-second time limit.

Backstage, he hugged his wife and lifted up his son.

"This little guy is awesome," Ellison said. "It's definitely been a huge challenge figuring out how to schedule around this little guy. But at the end of the day, the biggest thing is having him around us."

For Kaufhold, the time in Yankton — both now and in past competitions — has been enjoyable and literally rewarding with the silver medal, she said.

"It's been good, all the times I've been here in Yankton," she said. "When I was here before, it was a shorter stay and indoor events. I didn't have much time to look around the city. This time, I had a rental car. Yankton

is a small town but has a lot of good things."

Kaufhold was glad to earn a spot as a member of the host nation, noting it opened the door for another American. She said she learned a great deal competing at the Summer Olympics, and she like competing in back-to-back tournaments in Yankton.

Not only did she not need to travel to different venues, but the two-week stay in Yankton also gave her familiarity with the setting.

Her silver medal in the World Archery Championships and competition in the Archery World Cup provided another platform for female athletes. In archery, the men and women

will compete side by side on mixed teams or at the same tournaments.

"I think, as the years go on, we're seeing the gap between men and women start to close," she said. "The women are hitting the 9s and 10s (on the target), and our scores are getting higher and the same as the men."

Kaufhold started her professional archery career at age 13 and has quickly built up her performance and resume while still a high school senior.

She doesn't look at her youth as a factor in making a splash on the world archery stage.

"I started very young, and I see it as a matter of putting in the same amount of work as everybody else," she said.

Kaufhold looks forward to completing high school as normal as possible during the pandemic, although she is headed to Colombia for a meet during Thanksgiving.

She has her sights set on getting accepted on the powerful Texas A&M team for college, but she will continue competing in the World Archery circuit.

She's also preparing for the trials for the 2024 Summer Olympics in Paris — and more possible return trips to Yankton for competition.

"I'm really excited about it," she said. "I'm looking forward to learning more and using it in the future."

The final winners were Mike Schloesser of the Netherlands and Sarah Lopez of Colombia in the men's and women's compound, and Jack Williams of the United States and Lisa Unruh of Germany in the men's and women's recurve.

Follow @RDockendorf on Twitter.

Volleyball

FROM PAGE 8

Irene-Wakonda 3, Centerville 0
IRENE — Nora O'Malley posted 11 kills, four blocks and four ace serves to lead Irene-Wakonda past Centerville 25-13, 25-20, 25-18 in prep vol-

blocks for the Highlanders.
Parkston hosts Platte-Gardes on Tuesday. Scotland travels to Gayville for the Great Plains Conference Tournament on Saturday.

Wynot 3, Homer 0

WYNOT, Neb. — Wynot made quick work of Homer in Lewis & Clark Conference volleyball action, sweeping the Knights 25-14, 25-21, 25-10 on Thursday.

Lily VanHal had 17 assists, with Carly Becker posting 15 assists. Emery Larson had 22 digs and Jacy Wolf added 14 digs in the victory.

For Beresford (2-13), Savannah Beeson had five kills and Larissa Tiedeman had 13 assists to lead the way. Kara Niles posted four kills and three blocks. Maddie Erickson also had four kills. Autumn Namminga and Rachel Zantler each had six digs for the Wildcats.

Chester, 17-5, travels to Colman-Egan on Monday.

Gazelles

FROM PAGE 8

kills, while adding nine digs and three blocks. "We fed off the energy of the crowd," said Jordyn Salvatori. "We played as a team and came in with the right mentality. We are going

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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.
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\$2,000/Journeyman
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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 Wal'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

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home medications and receipt 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 mcaim@ilchoices.org by October 20th.
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1330 Professional Employment

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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



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cap, familial status or national origin, in the sale, rental or financing of housing or an intention to make any such preference, limitation or discrimination. Familial status includes children under the age of 18 living with parents or legal guardians, pregnant women and people securing custody of children under the age of 18.
In addition, South Dakota State Law also prohibits discrimination based on ancestry and creed.

This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis. If you believe you have been discriminated against in connection with the sale, rental or financing of housing, call the South Dakota Fair Housing ombudsman at 877-832-0161.

Please Recycle

1645 Open Houses

1645 Open Houses

Open Houses

Saturday, October 9th

9:00-10:00AM

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

10:00-11:00AM

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

9:00-10:00AM

300 Calumet - \$205,000

Take in the view of Lake from this spacious 6 bed/6 bath executive home. Soak up the morning sunrise while sipping coffee in the sunroom and end the day curled up with a good book by any 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

Cancelled

300 Calumet - \$205,000

Take in the view of Lake from this spacious 6 bed/6 bath executive home. Soak up the morning sunrise while sipping coffee in the sunroom and end the day curled up with a good book by any 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

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.

1820 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
8am-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 seeks an outgoing and motivated individual to join our team as Classified Manager.

Qualifications:

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- Ability to multi-task
- Must be detail oriented
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- 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:
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319 Walnut St.
Yankton, SD 57078
Or email: micki.schievelbein@yankton.net

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

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 1/4 of Section (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+6
NOTICE OF APPLICATION NO. 8543-3 to Appropriate Water

Notice is given that Kokos Farms LLC, c/o James C. Kokes, 42273 SD Hwy 50, Taber 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, SW 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) appropriated 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 Engineers recommendation with qualifications, the application, and staff report are available at <https://danr.sd.gov/public> or contact Ron Davall for this information, or other information, at the Water Rights Program address provided below.

Any person interested in opposing this application or recommendation shall allege that the application, upon approval, will cause injury to the person that is unique from any 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://danr.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 of 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

10+8
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 Faerber,
Yankton County Deputy Auditor
Published once at the total approximate cost of \$19.79.

9+24+10+14+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 Courts
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 America 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 America is dedicated to the work of United Way and 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 America.

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 Yankton Way of Greater Yankton at (605) 665-6766.

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

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 SS 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 @RobNielsenPundD 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.

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

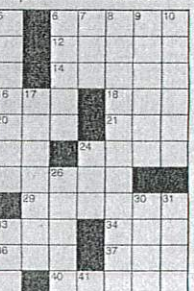
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1690 Commercial Real Estate

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 being sold in its "as-is" condition and with all faults. NorthWestern Energy makes no representation or warranties whatsoever that 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
10+22+29&11+5+12
STATE OF SOUTH DAKOTA
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, Kippe 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 Todey 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, Todey 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, Todey 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.

Todey 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, Todey 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.

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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/LEGAL: 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/LEGAL: 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 ☐ ☐ 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
Neal Lange
hemi69gtx@yahoo.com

Payment number
Date paid
Payment method

Receipt

3096
September 23, 2021 10:33 AM
Check

\$300.00 paid on September 23, 2021

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

Description	Amount
Fee	\$300.00