

March 11, 2025

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Mike Welsh
☐ Don Kettering

☐ Sam Hummel
☐ Chris Barkl
☐ Dan Clark

☐ Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Plats

Kaddatz - Plat of Kaddatz Addition, in the W1/2 of the SW1/4 of Section 3, T95N, R56W of the 5th P.M., Yankton County, South Dakota

Schmidt - Plat of Parcel A in Tract 1 of Schmidt's 4th Addition, in the SW1/4 of Section 13, T94N, R56W of the 5th P.M., Yankton County, South Dakota

7:10 P.M.

Discussion on proposed ordinance changes

7:15 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 2/11/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter
ROLL ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK
CALL:
APPROVAL OF MINUTES: MOTION BY: Hummel SECOND BY: Loest
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Loest
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

AGENDA ITEM: Zimmerman – Conditional Use Permit
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7’) of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range 56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.
COMMENTS: None

MOTION: Approve as presented
Passed 6-0

APPROVAL: MOTION BY: Loest SECOND BY: Hummel
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

AGENDA ITEM: Payer – Conditional Use Permit
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Huston’s Addition in Section Sixteen (16), Township Ninety-three (93) North, Range 56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 4210 West 8th St., Yankton, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Kettering SECOND BY: Welsh
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

AGENDA ITEM: Lacroix plat

ADDRESS/LEGAL: A Replat of Lots 13C and 14A, Thon's Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota.
Hereafter to be known as;
Lots 13D and 14B, Thon's Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota.
COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Kettering SECOND BY: Clark
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

AGENDA ITEM: Grotenhuis Plat – City ETJ

ADDRESS/LEGAL: Plat of Lots 1, 1A, 2, 3, 3A and 4, JTG Addition, in the NE1/4 of the NE1/4 of Section 2, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Loest SECOND BY: Hummel
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

AGENDA ITEM: Becker Plat

ADDRESS/LEGAL: A replat of Tract 1, Becker's Addition, in the NE1/4 of Section 9, T95N, R56W of the 5th P.M., Yankton County, South Dakota,
Hereafter to be known as;
Tract 2, Becker's Addition, in the NE1/4 of Section 9, T95N, R56W of the 5th P.M., Yankton County, South Dakota,

COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0

APPROVAL: MOTION BY: Loest SECOND BY: Welsh
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☒ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

AGENDA ITEM: Discussion on proposed ordinance changes
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: **No Action Taken**

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ NELSON ☐ WELSH ☐ CLARK

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

MOTION: **Adjourn**
Passed 5-0

APPROVAL: MOTION BY: Kettering SECOND BY: Loest
PLANNING: ☒ BARKL ☒ LOEST ☒ KETTERING ☐ HUMMEL ☐ NELSON ☒ WELSH ☒ CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ NELSON ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ NELSON ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ NELSON ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ NELSON ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: ☐ BARKL ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ NELSON ☐ WELSH ☐ CLARK

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 2/10/2025

Applicant

Kaddatz - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Kaddatz Addition, in the W1/2 of the SW1/4 of Section 3, T95N, R56W of the 5th P.M.,
Yankton County, South Dakota

R-56-W

Location



THIS PLAT VACATES PREVIOUSLY PLATTED TRACT A IN THE W1/2 OF THE SW1/4
OF SECTION 3, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.
FILED ON 2-26-1998, AND RECORDED IN BOOK S18, PAGE 39.



THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

NOTARY PUBLIC

PLAT OF KADDATZ ADDITION, IN THE W1/2 OF THE SW1/4 OF SECTION 3, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

ZONING ADMINISTRATOR

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 513 (FARMSTEAD, MINIMUM LOT REQUIREMENTS) OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND KADDATZ ADDITION, IN THE W1/2 OF THE SW1/4 OF SECTION 3, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, DOES QUALIFY AS A FARMSTEAD.

ZONING ADMINISTRATOR

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING KADDATZ ADDITION, IN THE W1/2 OF THE SW1/4 OF SECTION 3, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: KADDATZ ADDITION, IN THE W1/2 OF THE SW1/4 OF SECTION 3, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2025.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO KADDATZ ADDITION FROM 437TH. AVE., ANY ADDITIONAL ACCESS WILL REQUIRE APPROVAL.

DATED THIS ____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

PLAT OF KADDATZ ADDITION, IN THE W1/2 OF THE SW1/4 OF SECTION 3, T95N, R56W OF THE 5TH.
P.M., YANKTON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY
THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS _____ DAY OF _____, 2025.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES
WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS
OFFICE, HAVE BEEN PAID. DATED THIS _____ DAY OF _____, 2025.

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I
HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS _____ DAY OF _____, 2025,
_____ O'CLOCK _____.M., AND DULY RECORDED IN BOOK NO. _____, PAGE _____.

REGISTER OF DEEDS, YANKTON COUNTY

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333

PLAT PERMIT

Longitude

-97.4543861643067

Latitude

43.07434916819989

Permit Number

PLAT2526

Parcel Number

11.003.300.300

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

10053

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

12

Current Legal Description

TRACT A W2 SW4

Applicant Name

Janette Kaddatz

Applicant Phone

6056658333

Applicant Address

29752 437 AVE UTICA SD 57067

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr, Yankton

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Janette Kaddatz

Owner Phone

6056658333

Owner Address

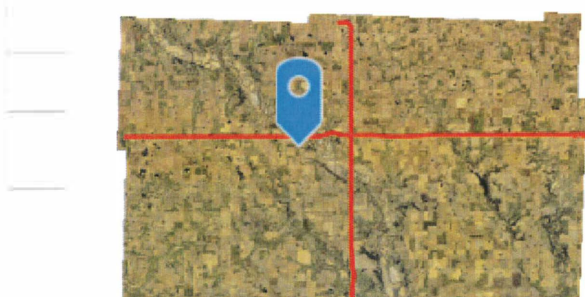
29752 437 AVE UTICA SD 57067

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.074349 Lon: -97.454386



Powered by Esri

Section Township Range

3-95-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

14

Addition Name

Kaddat'z Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

Yes

If a Farmstead, How Many Acres Surround it

14

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF PLAT-.pdf
690.3KB

Applicant Signature

James K. Katter

ApplicantSignature-.jpg

Owner Signature

James

OwnerSignature-.jpg

Date of Application Submission

Feb 10, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 1/27/2025

Applicant

Schmidt - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

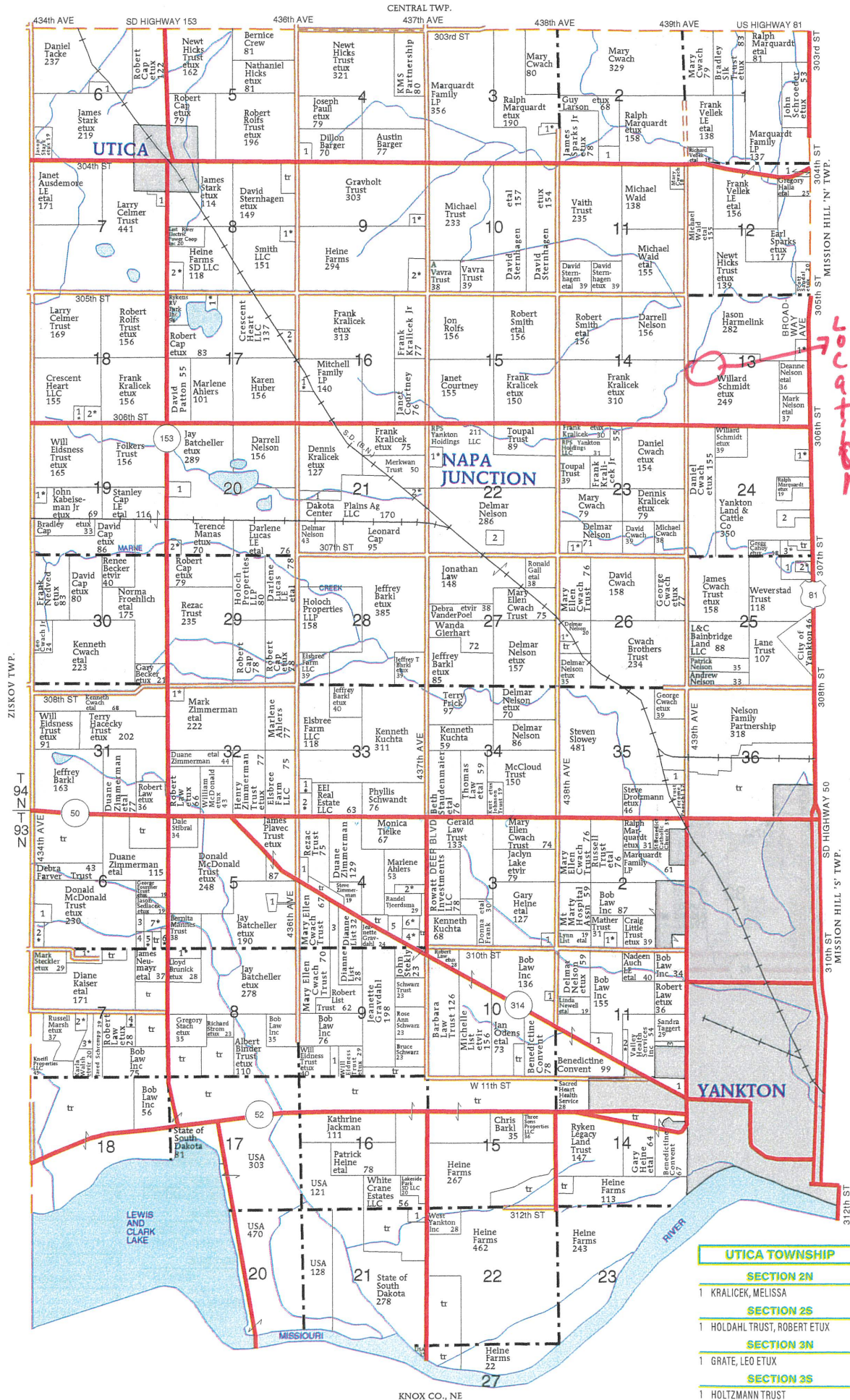
Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Parcel A in Tract 1 of Schmidt's 4th Addition, in the SW1/4 of Section 13, T94N, R56W of the 5th P.M., Yankton County, South Dakota



SECTION 4N

1 NEDVED, MARK 7

SECTION 4S

1 MARQUARDT, RALPH 8
 2 BRANDT TRUST, MERLE ETAL 11
 3 LIST TRUST, ROBERT 18
 4 SWEDLUND, JERALD ETUX 14
 5 HAMBERGER, BRIAN 8
 6 SMITH, NATHAN ETUX 8

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONJA 10
 2 VAN MAANEN, TODD ETUX 11
 3 MASKA, LEANN 5
 4 KOZAK, KARLEE 6
 5 LOECKER, MARK ETUX 5
 6 BLAHA, JON ETUX 5
 7 HILL, EDWIN ETUX 12

SECTION 7N

1 BOLD PURSUITS LLC 10

SECTION 7S

1 GUITRON, MARIA ETAL 13
 2 ROBB, RUSSELL ETUX 7
 3 LIVINGSTON, CARL ETUX 10
 4 PHILLIPS, TIMOTHY ETUX 5

SECTION 8N

1 CHRISTIANSON, DAVID ETUX 6
 2 HUGHES, SCOTT ETUX 13

SECTION 8S

1 FANTA, TIMOTHY ETUX 9

SECTION 9N

1 KILBURN, REX ETUX 7
 2 GILMORE TRUST, HOWARD ETUX 17

SECTION 9S

1 ROKAHR, STEVEN 9

SECTION 10S

1 HEINA, JAMIE 5

SECTION 11S

1 BILLION, ERIKA 12
 2 HECKY TRUST, TERRANCE ETUX 11
 3 AFFORDABLE SELF STORAGE LLC 8

SECTION 12N

1 MARQUARDT FAMILY LP 6

SECTION 13N

1 COTTON, JEFFREY ETUX 8

SECTION 14S

1 YANKTON MEDICAL CLINIC PC 12

SECTION 16N

1 ANSTINE, RODNEY ETUX 7

SECTION 17N

1 SCHENKEL, DARRELL ETUX 8
 2 TACKE, WM ETUX 13

SECTION 18N

1 CAP LE, STANLEY ETAL 5
 2 CAP, ROBERT ETUX 7

SECTION 19

1 SCHENKEL, DANIEL ETUX 7

SECTION 20N

1 YANKTON CO SHARPSHOOTERS ASSN 12
 2 JOHNSON, MICHAEL ETUX 9

SECTION 21N

1 YANKTON PROTEIN LLC 12
 2 KRALICEK, FRANK ETUX 5

SECTION 21S

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9
 2 NELSON TRUST, FLOYD 12

SECTION 23N

1 POSPISHIL, SCOTT ETAL 7

SECTION 24

1 MARTS, LUCAS ETUX 7
 2 MARQUARDT, DOUG 13
 3 KELLER, DALLAS ETUX 10

SECTION 25

1 SLOWEY TRUST 15
 2 WOHL, TOBY ETAL 7

SECTION 26

1 BARNES, DAVID ETUX 7

SECTION 22

1 ZIMMERMAN TRUST, HENRY ETAL 12

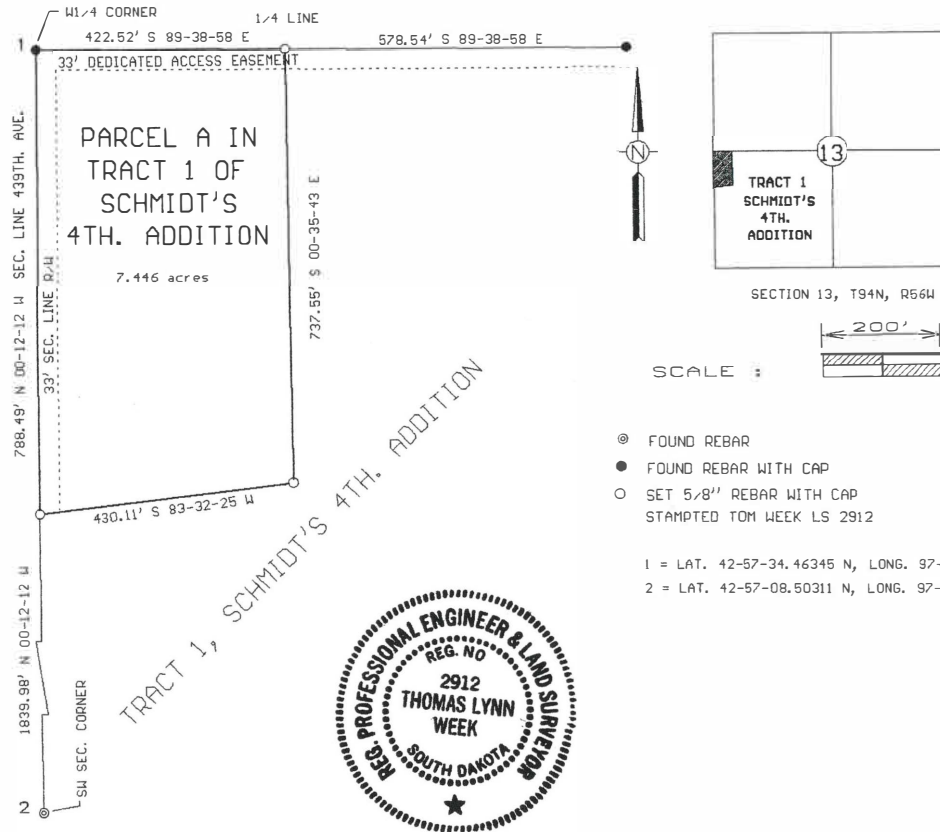
SECTION 23

1 DELOZIER, DARRIK ETAL 6
 2 WADDELL, EDWARD ETUX 8

SECTION 25

1 YAGGIES INC 10

PLAT OF PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 26TH. DAY OF JANUARY, 2025.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

WE, WILLARD G. SCHMIDT AND KAREN K. SCHMIDT, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. WE ARE DEDICATING A 33 FOOT DEDICATED ACCESS EASEMENT ON THE NORTH SIDE OF THIS ADDITION.

DATED THIS ____ DAY OF ____, 2025.

WILLARD G. SCHMIDT

KAREN K. SCHMIDT

STATE OF ____
COUNTY OF ____

ON THIS ____ DAY OF ____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED WILLARD G. SCHMIDT AND KAREN K. SCHMIDT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES ____

NOTARY PUBLIC

PLAT OF PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

ZONING ADMINISTRATOR

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 513 (FARMSTEAD, MINIMUM LOT REQUIREMENTS) OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, DOES QUALIFY AS A FARMSTEAD.

ZONING ADMINISTRATOR

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2025.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

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

DATED THIS ____ DAY OF _____, 20____.

COMMUNITY DEVELOPMENT DIRECTOR OF THE
CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

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

DATED THIS ____ DAY OF _____, 20____.

FINANCE OFFICER OF THE CITY OF YANKTON,

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO PARCEL A FROM 439TH. AVE., ANY ADDITIONAL ACCESS WILL REQUIRE APPROVAL.

DATED THIS ____ DAY OF _____, ____.

TOWNSHIP/COUNTY REPRESENTATIVE

PLAT OF PARCEL A IN TRACT 1 OF SCHMIDT'S 4TH. ADDITION, IN THE SW1/4 OF SECTION 13, T94N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, 2025.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2025.

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS ____ DAY OF _____, 2025, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

PLAT PERMIT

Longitude

-97.4164491168473

Latitude

42.95828969026194

Permit Number

PLAT2525

Parcel Number

10.013.300.200

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

2233

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

169

Current Legal Description

TRACT 1 SCHMIDT'S 4TH ADDN

Applicant Name

Willard Schmidt

Applicant Phone

6056658333

Applicant Address

43970 306 ST YANKTON SD 57078

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr, Yankton

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Willard Schmidt

Owner Phone

6056658333

Owner Address

43970 306 ST YANKTON SD 57078

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.95829 Lon: -97.416449



Powered by Esri

Section Township Range

13-94-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

7

Addition Name

Schmidt's 4th

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

Yes

If a Farmstead, How Many Acres Surround it

7

Has the Plat Been Approved By the City of Yankton

Yes

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF **PLAT-.pdf**
611.3KB

Applicant Signature

Miller Subert

ApplicantSignature-.jpg

Owner Signature

don

OwnerSignature-.jpg

Date of Application Submission

Jan 27, 2025

Definitions

Large Wind Energy Conversion System (LWECS) - shall mean an electrical generating facility producing 50 kW or more and comprised of one or more wind turbines and accessory facilities, including but not limited to: power lines, transformers, substations and meteorological towers that operate by converting the kinetic energy of wind into electrical energy. The energy may be used on-site or distributed into the electrical grid. **Accessory facilities do not include facilities utilized for energy storage. (Amended September 3, 2024)**

This change is something overlooked during the wind ordinance discussions.

Utility Facilities – **Move to Conditional Use in all Zoning Districts from Permitted Use.**

I think that most people would agree that they would like the opportunity to know about any potential projects just like the Deer Blvd substation. This change would also ensure that any unforeseen projects such as a pipeline or battery storage facility are not shoe-horned into the definition of Utility Facility just to avoid a CUP.

Section 516 New Residence Requirements (Amended August 19, 2021)

The requirements herein apply to all new residences including but not limited to single family dwellings, two family dwellings, and modular homes.

1. Any new residence must acknowledge that any **Landowner AFO and/or CAFO operation** located within 1.5 miles of the new residence and that is **operating actively farming** at the time of the issuance of the new residence's building permit may expand **or start any AFO and/or CAFO operation** in the future without regard to setbacks from this new residence. Setbacks for already established residences still apply to expansion of these AFO and/or CAFO operations. This acknowledgement shall be attached to the building permit and include:

This change would adequately protect the rights of farmers and landowners in an Ag-Zoned district that wish to utilize their agricultural land for livestock now or in the future. Currently the only thing protecting the rights of future livestock use is the 20 acre lot size. This change would allow a for lot sizes to be reduced and preserve the rights of people who wish to use agricultural land for agricultural uses (livestock). (Article 5 is not a Residential district)

Section 519 (2)

<u>Facility Setback Chart (Feet)</u>		
Class	A	B
Animal Units	500 to 10,000	200 to 499
<i>Solid Manure System*</i>		
Residence other than owner, active church, business, schools	1.98 feet per A.U. (minimum 1,320) (maximum 1.5 miles)	1,320
Municipalities	2.2 feet per A.U. (minimum 2,640) (maximum 1.5 miles)	2,640
<i>Liquid Manure System*</i>		
Residence other than owner, active church, business, schools	2.64 feet per A.U. (minimum 1,320) (maximum 1.5 miles)	1,320
Municipalities	2.64 feet per A.U. (minimum 2,640) (maximum 1.5 miles)	2,640
<i>Any Style Manure System</i>		
Public wells	1,000	1,000
Private well	250	250
Private well (operator's)	150	150
Lakes, rivers and streams	660	660
Right-of-way line	330 100	330 100
Property line delineating a change in ownership	660 100	660 100
100 year flood plain	PROHIBITED	PROHIBITED

This change would be in line with the Solar ordinance. It was stated many times during that discussion that 330ft and 600ft were excessive and only meant to eliminate that use in the county. The same applies with livestock. There is no reason to have such a restrictive setback from a right of way or property line in an Ag-zoned district. These facilities already must be setback from residences and in most cases this would be requiring a setback from bare dirt or a gravel road. If a multi-hundred acre solar farm can have a 100ft setback, our own locally owned ag-industry should have the same rights.