

April 14, 2026

AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Nick Huber
- Kelly Kneifl

- Tim O'Hara

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.

Saint Agnes Church - Variance

Applicant is requesting a Variance to minimum lot size in an Agriculture District per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Beginning at a point on the north line of the Northeast Quarter (NE1/4) of Section Twenty-three (23) Township Ninety-five (95) of Range Fifty-six (56) distance Twenty-Two Rods (22) West from the Northeast corner of said Northeast Quarter (NE1/4) thence running with Twenty rods (20), thence West Forty (40) rods, thence North Twenty (20) rods to the said North line of said Northeast Quarter (NE1/4), thence East along said last mentioned line to the place of beginning, containing Five (5) acres, in said county and state.

7:10 P.M.

Smith – Conditional Use Permit

Applicant is requesting a Conditional Use Permit to have an open storage area in a Moderate Density Residential District per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1 Block 1 Missouri Valley Acres, in Section 16, T93N, Range 55 West of the 5th PM, Yankton County, South Dakota. E911 address is 901 East Side Dr, Yankton.

7:15 P.M.

Plats

Saint Agnes Church - Plat of Tract 1 and Tract 2 of St. Agnes Addition, in the SE1/4 of the SE1/4 of Section 14 and in the North 12 Rods of the East 67 Rods of the NE1/4 of the NE1/4 of Section 23, T95N, R56W of the 5th P.M., Yankton County, South Dakota

Isaac Walton League - A replat of Magorien's Addition in Government Lot 7 and in the SW1/4 of the SE1/4 of Section 7, and of Isaac Walton Addition in the SW1/4 of the SE1/4 of Section 7, all in T93N, R54W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as; Tracts 1 and 2, Magorien's Addition, in Government Lot 7 and in the SW1/4 of the SE1/4 of Section 7, T93N, R54W of the 5th P.M., Yankton County, South Dakota

Kirschenman - Plat of Tract 1 of Kirschenman Addition an addition in the Northeast 1/4 of Section 11, T96N, R56W of the 5th P.M., Yankton County, South Dakota

7:20 P.M. Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 3/10/2026 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Kettering SECOND BY: Huber

PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

APPROVAL OF AGENDA: MOTION BY: Huber SECOND BY: Welsh

PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

AGENDA ITEM: Ryken's RV Park – Conditional Use Permit

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for a swimming pool in a campground in a Lakeside Commercial District per Article 11 Section 1105, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot Eleven (11) Whitetail Run in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 3912 Buck St., Yankton, South Dakota.

COMMENTS: **Matt Evans - applicant**

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

APPROVAL: MOTION BY: Kettering SECOND BY: Clark
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

AGENDA ITEM: Bob Law, Inc

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel zoned Low Density Rural Residential District (R1) to Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 Section 2003. Said property is legally described as NE1/4 Excluding 8.5 acres S/HWY & Excluding List Addition & Excluding Lot B, in Section Ten (10), Township Ninety-three (93), Range Fifty-six (56) West of the 5th PM, Yankton County, Yankton, South Dakota.

COMMENTS: None

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

APPROVAL: MOTION BY: Kettering SECOND BY: Clark
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

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

MOTION: **Adjourn**
Passed 5-0

APPROVAL: MOTION BY: Huber SECOND BY: Welsh
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

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ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

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PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

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

MOTION: _____

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PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL:

MOTION BY: _____

SECOND BY: _____

PLANNING:

HUBER LOEST KETTERING HUMMEL O'HARA WELSH CLARK

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

APPLICANT – St. Agnes Church

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 Section 515 Section 705 Section 715 Section 805

Section 1807 Section 1907

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.

NOTE:

Variance

Applicant is requesting a Variance to minimum lot size in an Agriculture District per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Beginning at a point on the north line of the Northeast Quarter (NE1/4) of Section Twenty-three (23) Township Ninety-five (95) of Range Fifty-six (56) distance Twenty Two Rods (22) West from the Northeast corner of said Northeast Quarter (NE1/4) thence running with Twenty rods (20), thence West Forty (40) rods, thence North Twenty (20) rods to the said North line of said Northeast Quarter (NE1/4), thence East along said last mentioned line to the place of beginning, containing Five (5) acres, in said county and state.

PC: Article 18 Section 1807

BOA: Article 19 Section 1907

Planning Commission
date:4/14/2026

Board of Adjustment date:
5/5/2026

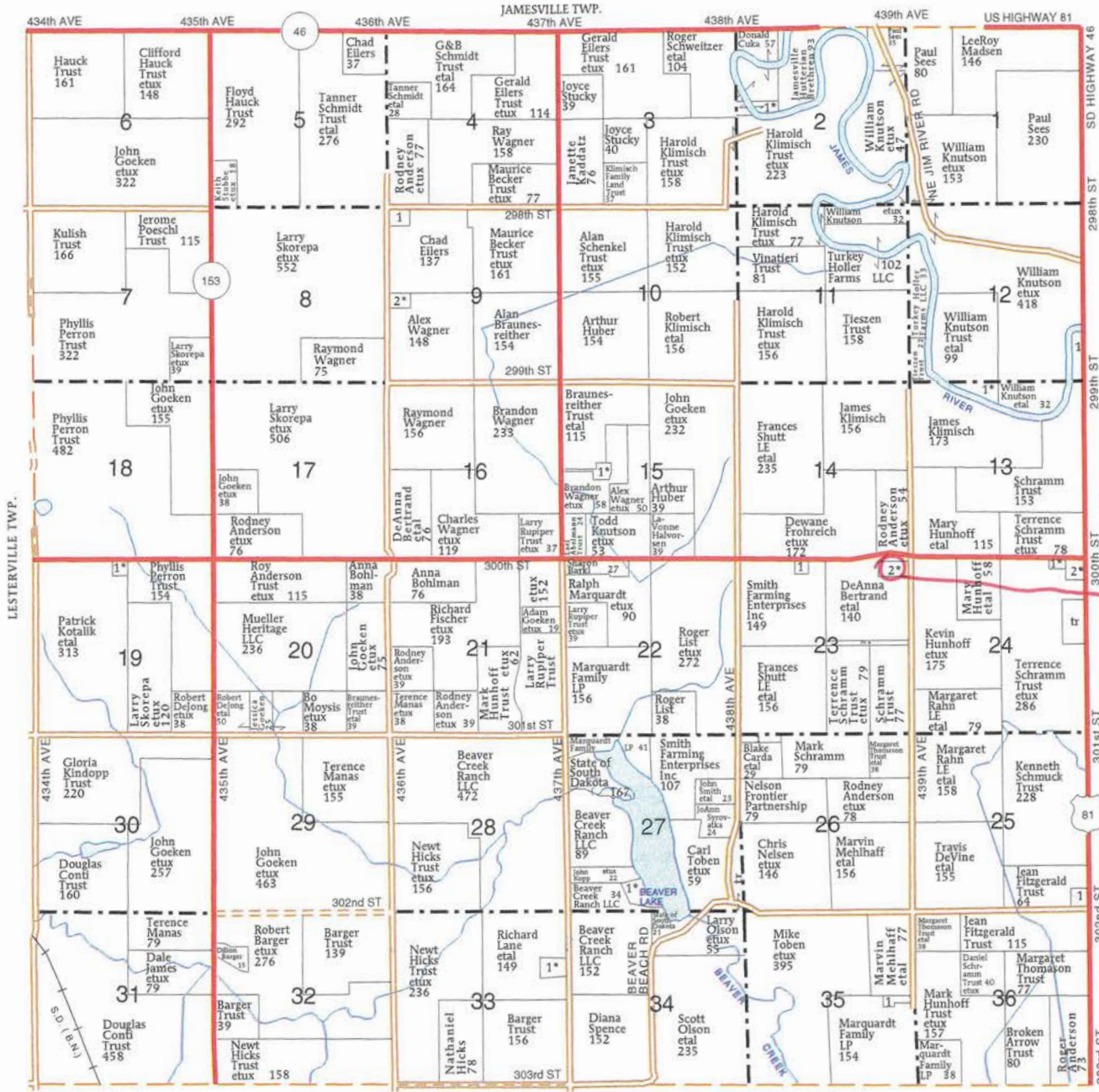
Time:
7:05

PM

Time:
6:30

PM

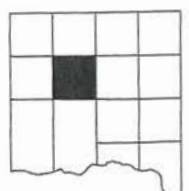
(Landowners)



LOCATION

CENTRAL TOWNSHIP

SECTION 2	1 GINSBACH, CHARLES ETUX	5
1 SCHWEITZER, ROGER ETAL	2 HEIRIGS, MARK ETUX	10
SECTION 9	SECTION 25	
1 BECKER-JERRED, DAWN	1 KERR, JAMES	8
2 WAGNER, RAYMOND ETAL	SECTION 26	
SECTION 12	1 LAVELLE, JASON	10
1 STATE OF SOUTH DAKOTA	SECTION 27	
SECTION 13	1 LIST, ROGER ETUX	18
1 KNUTSON TRUST, WILLIAM ETUX	SECTION 33	
SECTION 15	1 KORTAN, DOUGLAS ETUX	9
1 KLIMISCH, DANIEL ETUX	SECTION 35	
SECTION 18	1 JORGENSEN, TYLER	6
1 KOTALIK, STEVEN ETUX		
SECTION 23		
1 THALKEN, SAMUEL		6
2 HUNHOFF, TROY ETUX		11
3 SCHRAMM TRUST		5



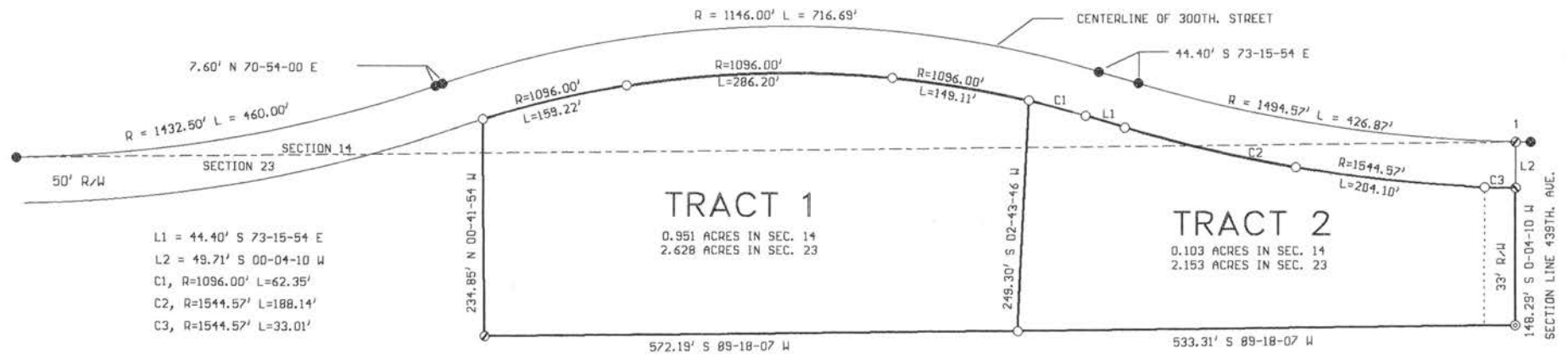
FINDINGS OF FACT – VARIANCE

St. Agnes Church-Var-264

<p>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,</p>	<p>Yes</p>
<p>Are the requirements of Section 1729 met? (all fees paid at time of application)</p>	<p>Yes</p>
<p>Section 1807:</p>	
<p>1. A. The strict application of the ordinance would produce undue hardship;</p>	<p>Applicant is requesting a Variance to lot size in an Ag District per Article 18 Section 1807 and Article 19 Section 1907</p>
<p>B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;</p>	
<p>C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; and</p>	
<p>D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, and caprice.</p>	
<p>2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance.</p>	
<p>3. A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district;</p>	
<p>B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;</p>	
<p>C. The special conditions and circumstances do not result from the actions of the applicant; and</p>	
<p>D. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this</p>	

	ordinance to other lands, structure, or buildings in the same district.	
E.	No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.	
F.	Notice of public hearing shall be given, as in Section 1803 (3-5).	Mailed – Published –
G.	The public hearing shall be held. Any party may appear in person for by agent or by attorney.	Public hearing –
H.	The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendation of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.	
I.	In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.	
J.	Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.	

PLAT OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SD.



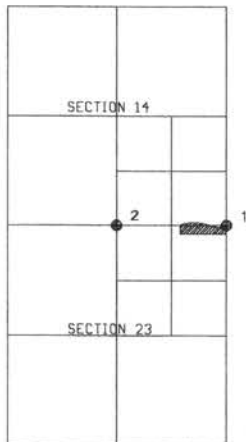
- L1 = 44.40' S 73-15-54 E
- L2 = 49.71' S 00-04-10 W
- C1, $R=1096.00'$ $L=62.35'$
- C2, $R=1544.57'$ $L=188.14'$
- C3, $R=1544.57'$ $L=33.01'$

TRACT 1

0.951 ACRES IN SEC. 14
 2.628 ACRES IN SEC. 23

TRACT 2

0.103 ACRES IN SEC. 14
 2.153 ACRES IN SEC. 23



SCALE: 1" = 110'

- ⊙ FOUND REBAR WITH CAP
- ⊙ FOUND REBAR
- ⊙ CALCULATED CORNER
- SET MAG NAIL
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912

1, LAT. 43-02-21.16559N, LONG. 97-25-06.52516W
 2, LAT. 43-02-20.85465N, LONG. 97-25-42.15278W



PLAT OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, 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 TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, 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 17TH. DAY OF JANUARY, 2026.

THOMAS LYNN WEEK
REG. LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO TRACT 1 AND TRACT 2 OF ST AGNES ADDITION FROM 300TH. STREET. ANY FURTHER ACCESS POINTS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

COUNTY APPROVAL

OWNERS CERTIFICATE

I, JOHN MARQUARDT, CHAIR OF THE YANKTON COUNTY BOARD OF COMMISSIONERS, DO HEREBY CERTIFY THAT YANKTON COUNTY IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THAT PORTION OF TRACT 1 AND TRACT 2 THAT LIE IN SECTION 14, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

I, PASTOR FR. TOM ANDERSON, AM AUTHORIZED BY THE DIOCESE OF SIOUX FALLS TO CERTIFY THAT ST. AGNES CHURCH, SIGEL, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

JOHN MARQUARDT, CHAIR OF THE YANKTON COUNTY
COMMISSIONERS

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN MARQUARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

DATED THIS ___ DAY OF _____, _____.

PASTOR FR. TOM ANDERSON

STATE OF _____
COUNTY OF _____

ON THIS ___ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PASTOR FR. TOM ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, 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 _____,

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

VARIANCE MANAGER

Point

Lat: 43.038963 Lon: -97.420971



Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS

Powered by Esri

Longitude

-97.42124734326325

Latitude

43.03800880119112

Permit Number

VAR264

Parcel Number

11.023.100.110

Permit Status

Approved Active

Permit Fee

450

Total Due

450

Was fee paid?

Yes

Receipt Number

00681192

Planning Commission Action Date

Apr 14, 2026, 7:05:00 PM

Planning Commission Action Time

7:05 PM

Board Adjustment Action Date

May 5, 2026, 6:30:00 PM

Board_Adjustment Action Time

6:30 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

AGRICULTURE

Affected Zoning Ordinance

18-1807, 19-1907

Is location in floodplain?

No

Applicant Name

SAINT AGNES CHURCH, SIGEL

Applicant Phone

605-664-6214

Applicant Address

30015 439th Ave

Applicant Email Address

business@smartintours.org

Owner Name

SAINT AGNES CHURCH, SIGEL

Owner Phone

605-664-6214

Owner Address

30015 439th Ave

Owner Email Address

business@smartintours.org

Property Address

30015 439 AVE

Reason for Request

We recently divided the property in 2 plats. The first plot is church and cemetery. The second plot is the hall and land. Tom Weeks completed this task for us and recommended based on conversation with Bill Conkling that this was one of completion steps

List Specific Hardships

The church is owned by St John Parish in Lesterville. This parish is experiencing minor struggles in funding and to ensure funds are available for the future care of the property, they are considering selling the lot containing the Hall.

Legal Description

Beginning at a point on the north line of the Northeast Quarter (NE1/4) of Section Twenty-three (23) Township Ninety-five (95) of Range Fifty-six (56) distance Twenty Two Rods (22) West from the Northeast corner of said Northeast Quarter (NE1/4) thence ru

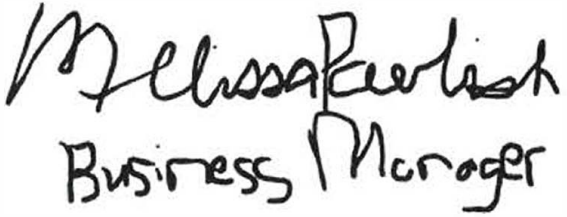
Date of Application Submission

Mar 1, 2026, 12:00:00 PM

Section Township Range

23-95-56

Attachments:



Handwritten signature of Melissa Perlich, Business Manager. The signature is written in black ink and is cursive.

ApplicantSignature-.jpg



Handwritten signature of M. Pawlak, Esq. The signature is written in black ink and is cursive.

OwnerSignature-.jpg

PDF SKETCH-.pdf
3.7MB

AFFIDAVIT OF MAILING

I, Melissa Pavlish, hereby certify that on the 30th day of March, 20 26, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 2640 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 30 day of March, 20 26.

Melissa Pavlish

(Name)

Affiant

Subscribed and sworn to before me this 26th day of March, 20 26.

[Signature]

Notary Public - South Dakota

My commission expires: 05/16/2029

(SEAL)

SHAWN WAGNER
Seal
Notary Public
South Dakota

NOTIFICATION

March 30, 2026

Applicant:
Saint Agnes Church
30015 439 AVE
Utica, SD 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 2640 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 14th day of April, 2026 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 Variance to minimum lot size in an Agriculture District per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Beginning at a point on the north line of the Northeast Quarter (NE1/4) of Section Twenty-three (23) Township Ninety-five (95) of Range Fifty-six (56) distance Twenty Two Rods (22) West from the Northeast corner of said Northeast Quarter (NE1/4) thence running with Twenty rods (20), thence West Forty (40) rods, thence North Twenty (20) rods to the said North line of said Northeast Quarter (NE1/4), thence East along said last mentioned line to the place of beginning, containing Five (5) acres, in said county and state.

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,
Saint Agnes Church
Petitioner

ANDERSON, RODNEY R (D)
2810 MARY ST
YANKTON SD 57078

BERTRAND, DEANNA (D)
109 SPRING ST
YANKTON SD 57078

CHAPMAN, RUTH A LIVING TRUST (D)
1907 BELMONT
MOUNT PLEASANT MI 48858

FROHREICH, ELIZABETH M REV TRT (D)
1006 WEST 10 ST
YANKTON SD 57078

HUNHOFF, KEVIN (D)
43919 300 ST
UTICA SD 57067

HUNHOFF, MARK REVOC TRUST (D)
3001 WEDGEWOOD DR
YANKTON SD 57078

HUNHOFF, MARY A REVOC TRUST (D)
9469 OAKVILLE RD
LINCOLN NE 68526

HUNHOFF, TROY (D)
43946 300 ST
UTICA SD 57067

KLIMISCH, JAMES J (D)
29950 439 AVE
UTICA SD 57067

SAINT AGNES CHURCH, SIGEL (D)
% ST BENEDICT PARISH
1500 ST BENEDICT DR
YANKTON SD 57078

SCHRAMM FAMILY PROTECTION TRST
29951 US HWY 81
UTICA SD 57067

SCHRAMM, TERRENCE REV TRUST (D)
30091 US HWY 81
YANKTON SD 57078

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

SHUTT, FRANCES K (LE) (D)
29928 438 AVE
UTICA SD 57067

SMITH FARMING ENTERPRISES INC (D)
2507 VALLEY RD
YANKTON SD 57078

THALKEN, SAMUEL J (D)
43839 300 ST
UTICA SD 57067



YANKTON DAILY PRESS & DAKOTAN

www.yankton.net/classifieds

CLASSIFIEDS

to place an ad call 605-665-7811 or email ads@yankton.net

1101 Announcements Events

2026 CITYWIDE RUMMAGE DATES
SPRING
APRIL 23, 24, & 25
FALL
AUGUST 13, 14 & 15

1200 Cars

*All junk cars, pickups, vans, running or not WE BUY!
FREE PICKUP
McLean Auto Salvage
402-360-0756

1335 Other Employment

Earn Up To \$15,000 This Summer!

Driving
In a Fun Working Environment at a Family Owned Business!

Gayville and/or Spin Locations
No experience or CDL is required to start work.
Paid training to get certified.
Competitive pay and lots of over-time opportunity.
Must be 18 or older with a clean driving record and can pass a drug test.
Apply today at:
www.valleyagsupply.com
Part-time available too!



1360 Income Opportunity

Caregiver Needed: In the town of Prasho, SD. I will pay \$25/hr with variable day and hours. Call James Terca 605-222-3964. Please leave a message.

1435 Carpentry

A Full-time Carpenter Available. Available for odd jobs. Free estimates. Lots of experience. Call Bob Edwards at 605-865-3651.

For All of Your Carpentry Needs: Custom Built Windows, Siding, Garages, Additions, Patios and More. Call Anders Carpentry at 305-561-1190.

1505 Painting

ALL PHASES OF HOME PAINTING
All your painting needs, small repairs, quality paint, fast service. 26 yrs. in business. Veteran owned. Pictures on file. 605-660-6191.

1530 Roofing - Siding

H & H ROOFING
(605) 857-1472
We Install/Repair
Roofs of all kinds
CALL FOR A FREE
Inspection/Estimate
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton
Justus & Team have

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
1-8drn. \$575+. Scotland, SD. Free utilities. Pets Allowed. Remodeled.
905-464-0872 or 866-740-4550.

2010 Legal and Public Notices

NOTICE OF PUBLIC HEARING
Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 7th day of April, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Ryan's RV Park is requesting a Conditional Use Permit for a swimming pool in a campground in a Lakeside Commercial District per Article 11 Section 1105, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot Eleven (11) Whitetail Run in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 3912 Buck St., Yankton, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 14th day of April, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.
Paul Smith is requesting a Conditional Use Permit to have an open storage area in a Moderate Density Residential District per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1 Block 1 Missouri Valley Acres, in Section 16, T93N, Range 55 West of the 5th P.M., Yankton County, South Dakota. E911 address is 901 East Side Dr., Yankton.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Commission, Yankton County, South Dakota, at 6:35 P.M. on the 7th day of April, 2026 and 6:30 P.M. on the 21st day of April at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.
Bob Law is requesting to rezone a parcel zoned Low Density Rural Residential District (R1) to Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 Section 2003.

2010 Legal and Public Notices

Said property is legally described as NE1/4 Excluding 8.5 acres S/HWY & Excluding List Addition & Excluding Lot B, in Section Ten (10), Township Ninety-three (93), Range Fifty-six (56) West of the 5th P.M., Yankton County, Yankton, South Dakota.
Published twice at the total approximate cost of \$39.46 and can be viewed free of charge at www.sd-publicnotices.com

Published March 27 & April 3, 2026.
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 14th day of April, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

NOTICE OF PUBLIC HEARING

Saint Agnes Church is requesting a Variance to minimum lot size in an Agriculture District per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Beginning at a point on the north line of the Northeast Quarter (NE1/4) of Section Twenty-three (23) Township Ninety-five (95) of Range Fifty-six (56) distance Twenty Two Rods (22) West from the Northeast corner of said Northeast Quarter (NE1/4) thence running with Twenty rods (20), thence West Forty (40) rods, thence North Twenty (20) rods to the said North line of said Northeast Quarter (NE1/4), thence East along said last mentioned line to the place of beginning, containing Five (5) acres, in said county and state.

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 14th day of April, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.
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Bob Law is requesting to rezone a parcel zoned Low Density Rural Residential District (R1) to Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 Section 2003.

2010 Legal and Public Notices

Deceased

PRO 26-4
NOTICE TO CREDITORS

Notice is given that on March 10, 2026, Stacey Bartlett, whose address is 3109 S. 8th Ave., Sioux Falls, SD 57105, was appointed as personal representative of the estate of Kenneth F. Pokorney.

Creditors of decedent must file their claims within four 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.

Stacey Bartlett
3109 S. 8th Ave.
Sioux Falls, SD 57105

Clerk at Circuit Court
Yankton County Courthouse
410 Walnut St.
Yankton, SD 57078

Michael H. Paulson
Christopherson, Anderson,
Paulson & Fidler, L.L.P.
426 E. 8th St.
Sioux Falls, SD 57103-7025
(605) 335-1030
Attorneys for Personal Representative

Published three times at the total approximate cost of \$62.39 and can be viewed free of charge at www.sd-publicnotice.com

Published March 27 & April 3, 2026.

STATE OF SOUTH DAKOTA

COUNTY OF YANKTON

IN CIRCUIT COURT

FIRST JUDICIAL CIRCUIT

In The Matter Of The Estate Of

DAVID L. WHITNEY

Deceased

66PRO26-09

NOTICE TO CREDITORS

Notice is given that on the 10th day of March, 2026, Larry Whitney, whose address is 437 Tallulah Drive, Griffin, GA 30223, was appointed as Personal Representative of the Estate of David L. Whitney.

Creditors of Decedent must file their claims within four 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.

Larry Whitney
437 Tallulah Drive
Griffin, GA 30223

2010 Legal and Public Notices

Deceased

Yankton County Clerk of Courts
410 Walnut, Suite 205
Yankton, SD 57078

Michael D. Stevens
Blackboro & Stevens, Prof. L.L.C.
100 West 4th Street
Yankton, SD 57078
(605) 665-5550

Published three times at the total approximate cost of \$54.71 and can be viewed free of charge at www.sd-publicnotices.com

Published March 20, 27 & April 3, 2026.

Opioid

From Page 5

to hire more of them "just wasn't there" without the opioid settlement dollars.

The state has awarded \$1.8 million in large-scale grants across four projects since the start of the state's current fiscal year in July, according to a report delivered to lawmakers in March. The state has awarded \$334,500 in smaller grants to 13 projects in that same time frame.

South Dakota Searchlight is part of States Newsroom, a nonprofit news network supported by grants and a coalition of donors as a 501(c)(3) public charity. South Dakota Searchlight maintains editorial independence. Contact Editor Seth Tupper for questions: info@southdakotasearchlight.com.

CROSSWORD

By THOMAS JOSEPH

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- NHLer
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- Haggard
- 12 Poor
- 45 Dawn
- sport's cry
- 46 Agreeable answers
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- 14 Like Rembrandt
- 15 Brief time
- 16 Put away, as a dagger
- 18 Canadian grazer
- 19 Express despair
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- 21 Declares
- 23 Skating category
- 25 Page
- 27 Brit. fliers
- 28 Like some tests
- 30 Close by
- 33 Wrestling win
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- 39 Safari

'Who Powers You?' Contest Nominations Now Being Accepted

Nominations are now open for "Who Powers You?," a contest being hosted by the region's Touchstone Energy Cooperatives. The fifth annual Who Powers You? Contest seeks to highlight local figures and organizations who are making a difference in their communities.

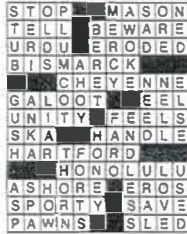
"No one succeeds alone, and that is especially true in rural areas, where friends and neighbors in tight-knit communities support, encourage and inspire each other," said Chris Studer of East River Electric Cooperative. "Those people don't do it for the recognition, but they deserve to be recognized, and we'd like to help make that happen."

Member-owners, employees, organizations, and residents who live or work and support communities or individuals within the service territory of the region's Touchstone Energy Cooperatives are eligible to be nominated.

Nominations are currently being accepted through April 19, 2026. Three final winners will be selected by a panel of judges based on their impact on the community. Weekly finalists will be announced and featured on KZLQ and Living starting March 12, and the three contest winners will be announced on KZLQ and Living on May 28.

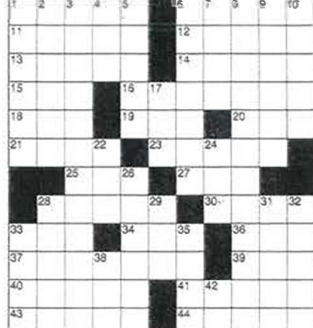
The "Who Powers You" contest grand prize winner will receive a \$3,000 prize. A second-place winner will receive \$1,500, and the contest's third-place winner will receive \$500.

To learn more about the "Who Powers You?" Contest, the participating co-ops and to nominate someone in your community, visit WhoPowersYouContest.com.



Yesterday's answer

- 7 Blue hue
- 28 Naval destroyer, in slang
- 8 Clumsy fellow
- 9 Wealth
- 29 Flap
- 10 Clear sky
- 31 Doodle
- 17 Spring
- 32 Shelters
- 22 Rick's sauce
- 35 Sordid
- 4 Twists fish
- 24 Writer
- 38 Pay to
- 6 Courtroom conference
- 26 Start of a love letter
- 42 Flower visitor



DISCOVERY SATURDAY

FIRST SATURDAY OF EVERY MONTH

ADMISSION SPECIAL

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Smith – 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 709 Section 807

Section 1805 Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to have an open storage area in a Moderate Density Residential District per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1 Block 1 Missouri Valley Acres, in Section 16, T93N, Range 55 West of the 5th PM, Yankton County, South Dakota. E911 address is 901 East Side Dr, Yankton.

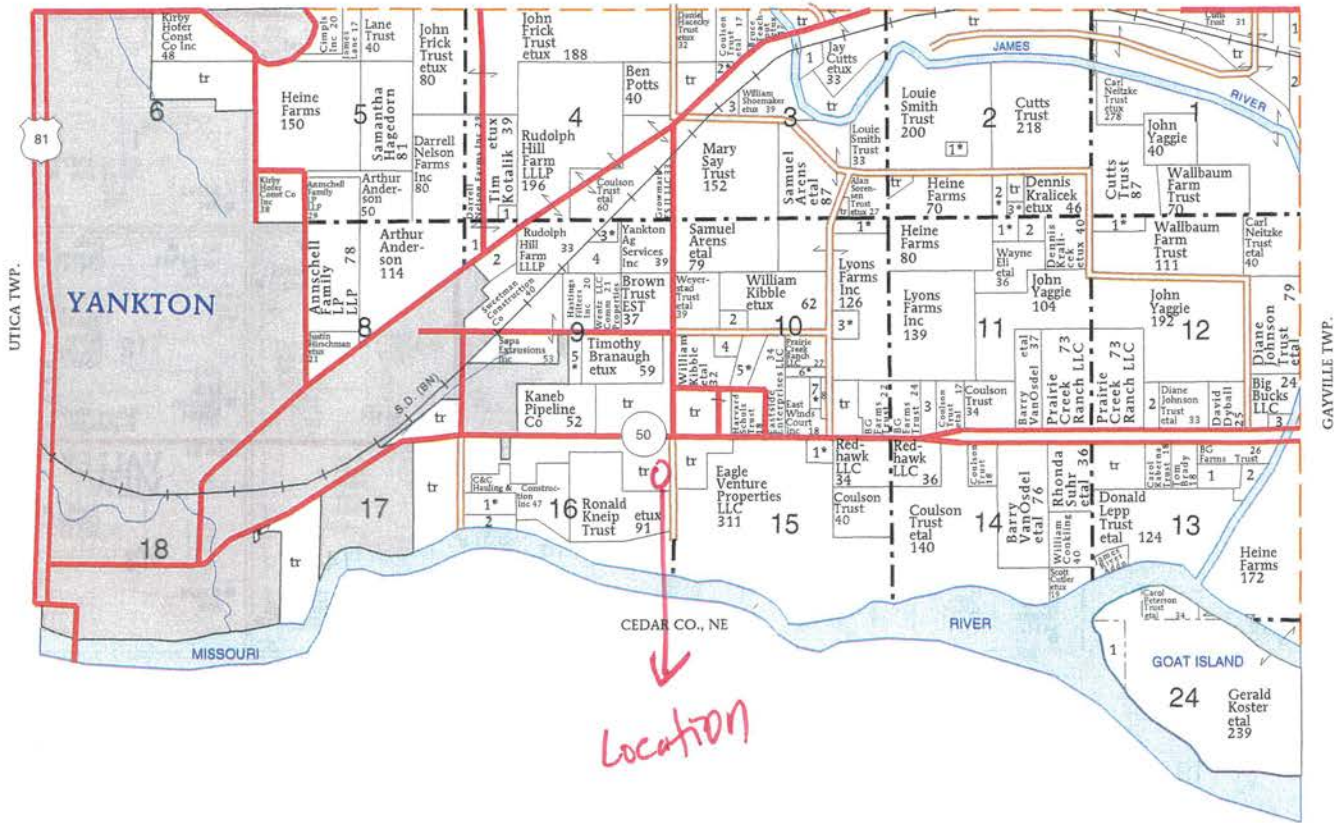
PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
4/14/2026
Board of Adjustment date:
5/5/2026

Time:
7:10 PM
Time:
6:305PM

(Landowners)
MISSION HILL 'N' TWP.



MISSION HILL 'S' TOWNSHIP

SECTION 1

- 1 RWH LAND LLC 6
- 2 NELSON, NANCY 13

SECTION 2

- 1 SPRAKEL, ROBBIE ETUX 6
- 2 PALECEK, LANCE ETUX 15
- 3 WILLMAN, DAVID ETUX 5

SECTION 3

- 1 STATE OF SOUTH DAKOTA 9
- 2 ANDERSON TRUST, RICHARD ETUX 9
- 3 LOECKER, REYNOLD 9

SECTION 4

- 1 KEEHR, MARK 6

SECTION 9

- 1 KEEHR, MARK 11
- 2 NORTHWESTERN PUBLIC SERVICE 15
- 3 EIDE, MARK ETUX 6
- 4 YANKTON THRIVE INC 25
- 5 HOLMSTROM, THOMAS ETUX 10

SECTION 10

- 1 MADSON TRUST, CLIFFORD ETUX 14
- 2 PAYER, W 14
- 3 READE TRUST, GRANT ETUX 12
- 4 GOEDEN, JOSEPHINE 10
- 5 PAULSEN, RALPH ETUX 13
- 6 BRASEL, ANTHONY ETUX 6
- 7 TACKLE, DAN ETAL 7
- 8 TACKLE, DAN 5

SECTION 11

- 1 JENSEN TRUST, GARY ETUX 10
- 2 MERKWAN, DARYL 10
- 3 CONKLING, DANIEL 12

SECTION 12

- 1 KOPEJTKA, JEFF ETUX 8
- 2 KABERNA TRUST, CAROL 8
- 3 DREESEN, JOANNE 7

SECTION 13

- 1 BRADY TREE FARM & LANDSCAPE LLC 27
- 2 BRADY TRUST 8

SECTION 15

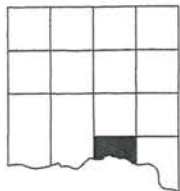
- 1 HARPER, JOHN ETUX 8

SECTION 16

- 1 ZOSS, IVAN ETUX 12
- 2 NATIONAL FIELD ARCHERY ASSN FOUNDATION 12

SECTION 24

- 1 COURTNEY, THOMAS 15



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Smith – CUP-2624

<p>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,</p>	<p>Yes</p>
<p>Are the requirements of Section 1729 met? (all fees paid at time of application)</p>	<p>Yes</p>
<p>Section 1805:</p>	
<p>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</p>	<p>Applicant is requesting a Conditional Use Permit to have an open storage area in a Moderate Density Residential District per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905</p>
<p>2. Was notice of public hearing given per Section 1803 (3-5)?</p>	<p>Mailed – Published –</p>
<p>3. Attend the public hearing</p>	
<p>4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use</p>	
<p>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:</p>	
<p>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;</p>	
<p>c. Refuse and service areas, with particular reference to the items in (A) and (B) above;</p>	
<p>d. Utilities, with reference to locations, availability, and compatibility;</p>	
<p>e. Screening and buffering with reference to type, dimensions, and character;</p>	
<p>f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;</p>	
<p>g. Required yards and other open spaces; and</p>	
<p>h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional</p>	

use will not adversely affect the public interest.

CUP MANAGER

Submitted by: Anonymous user

Submitted time: Mar 19, 2026, 9:05:51 AM

Point

Lat: 42.877916 Lon: -97.339157



Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS

Powered by Esri

Longitude

-97.33837068888285

Latitude

42.877815334535114

Permit Number

CUP2624

Parcel Number

05.016.100.121

Permit Status

Approved Active

Permit Fee

300

Total Due

300

Was fee paid?

Yes

Receipt Number

2157

Planning Commission Action Date

Apr 14, 2026, 7:10:00 PM

Planning Commission Action Time

7:10 PM

Board Adjustment Action Date

May 5, 2026, 6:35:00 PM

Board_Adjustment Action Time

6:35 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Affected Zoning Ordinance

7-709, 18-1805. 19-1905

Is location in floodplain?

Yes

Applicant Name

Paul & Jodi Smith

Applicant Phone

1 (605) 760-7152

Applicant Address

2701 Pine Street, Yankton, SD, 57078

Applicant Email Address

paulsmith461@gmail.com

Owner Name

Paul & Jodi Smith

Owner Phone

1 (605) 760-7152

Owner Address

2701 Pine Street, Yankton, SD, 57078

Owner Email Address

paulsmith461@gmail.com

Property Address

901 EAST SIDE DR

Reason for Request

Proposed RV/boat storage improves security, cleans and maintains the site, and creates a low-traffic, low-impact use. No structures or hazards. Meets local demand while remaining compatible with surrounding uses and character.

Height of Building

n/a - outdoor only, no building construction planned at this time

Legal Description

LT 1 BLK 1 MISSOURI VALLEY ACRES

Date of Application Submission

Mar 19, 2026, 12:00:00 PM

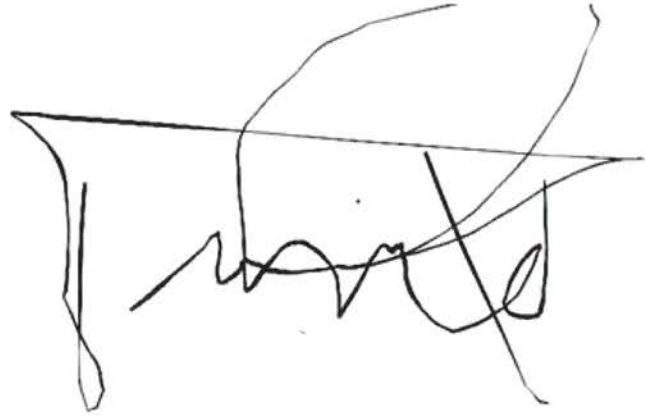
Section Township Range

16-93-55

Attachments:

A handwritten signature in black ink, appearing to be a stylized name with a large initial 'A' and a long horizontal stroke.

ApplicantSignature-.jpg

A handwritten signature in black ink, appearing to be a stylized name with a large initial 'T' and a long horizontal stroke.

OwnerSignature-.jpg

PDF SKETCH-.pdf
1.5MB

PDF RED_Magic_CUP.pdf
1.5MB

Red Magic RV & Boat Storage

Conditional Use Permit Application
Supplemental Material



PERMIT SUBMITTED: REZONE PERMIT

Permit Number: REZONE266

Application Date: 01-18-2026

Applicant Name: Paul and Jodi Smith

Reason for Request: Rezone portion of unused property to convert to boat & RV outdoor storage service.

Parcel Number: 05.016.100.121

Legal Description: LT 1 BLK 1 MISSOURI VALLEY ACRES



Surrounding Mixed Use Area

- Nearby commercial uses
- Existing residential areas
- Light industrial nearby

Subject Property

901 Eastside Drive

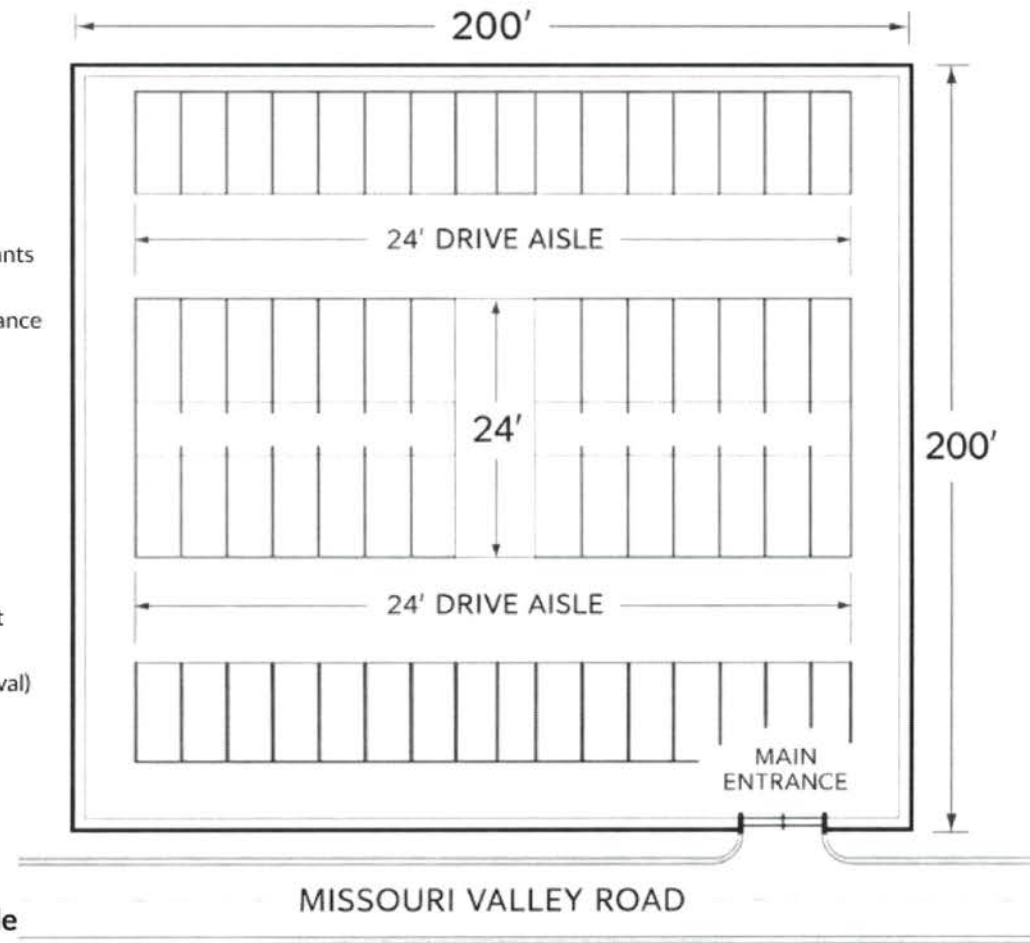


Proposed Site Plan & Property Features

Proposed Property Features

- 6' Chain-Link Security Fence
- Fully enclosed perimeter to control access and enhance site security
- **Controlled Gated Entry** (Keypad Access)
- Single entrance located at the southeast corner of the property with coded access for tenants
- Security Camera System
- Centralized camera tower providing full visibility and monitoring of storage areas and entrance
- Site Lighting
 - Downward-facing LED lighting fixtures for safe nighttime access
 - Minimize light spill to neighboring properties
- Gravel Parking Surface
- Compacted gravel surface designed for durability, low maintenance, and natural drainage
- Drive Aisles (24' Wide)
- Interior circulation designed to safely accommodate RVs, trailers, and towing vehicles
- Designated Parking Stalls
- Clearly defined parking spaces for RVs, boats, and trailers to maintain organized site layout
- **Low Impact Minimal Traffic Use**
- Facility intended for low-frequency vehicle access (primarily storage with occasional retrieval)
- **No Permanent Structures**
- No enclosed buildings or conditioned storage; open-air parking only
- No Hazardous Materials Storage
- Use restricted to standard recreational vehicles and equipment only
- Stormwater / Drainage

Site designed to allow natural surface drainage toward existing roadside swale along Missouri Valley Road



Project Justification / Community Benefit Statement

1. Improved Site Security and Controlled Access:

The installation of perimeter fencing, gated entry, and security monitoring will significantly reduce unauthorized access to the property. This will help deter trespassing, littering, and other undesirable activities that can occur on undeveloped or unmonitored land.

2. Property Cleanup and Ongoing Maintenance

The project will include removal of overgrown vegetation and debris, resulting in a cleaner and more orderly site. Ongoing on-site residential maintenance associated will ensure the property remains well-kept and visually improved compared to its current condition.

3. Low-Impact Use with Minimal Traffic

RV and boat storage is a low-intensity use that generates minimal traffic, typically limited to occasional vehicle drop-off and retrieval. This makes it highly compatible with surrounding rural residential and light commercial uses.

4. Local Economic Benefit

The project will create a productive use of currently underutilized land, generating:

- Additional taxable income
- Increased property value
- Contribution to the local economy without requiring public infrastructure expansion

5. Meeting Local Storage Demand

There is a demonstrated need in the Yankton area for secure and affordable storage of recreational vehicles and boats. This facility will help meet that demand, particularly for residents who do not have adequate space at their homes.

6. No Structures / Low Environmental Impact

The proposed development consists of:

- Open-air gravel parking
- No permanent buildings
- No hazardous materials

This results in minimal environmental impact and preserves the overall character of the area.

7. Compatibility with Surrounding Uses

The proposed use aligns well with nearby land uses, including residential and light commercial properties, and is consistent with the character of the surrounding area.



The proposed RV and boat storage facility represents a low-impact land use that provides several direct benefits to the property, surrounding area, and broader Yankton community.

Local Ownership & Community Commitment

This project is locally owned and operated by Paul & Jodi Smith, longtime Yankton residents. We are committed to maintaining a clean, secure, and well-managed property that reflects positively on the surrounding community.



Riverboat Days Parade - 2025

About the Owners

Paul & Jodi Smith

- Yankton residents and Yankton High School graduates
- Active in the local community and service organizations
- Experienced business owners (iFLi-USA, Chan Gurney Airport)
- Committed to responsible property management and long-term investment in the area

Family-operated business with the next generation involved in day-to-day operations

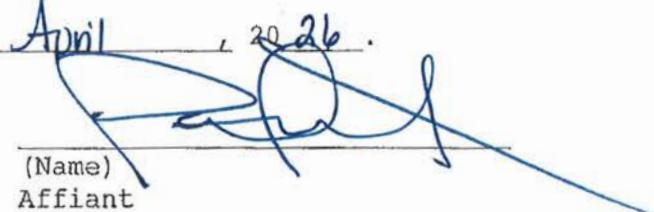
AFFIDAVIT OF MAILING

I, Paul Smith, hereby certify that on the 2nd day of April, 2026, 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 2nd day of April, 2026.



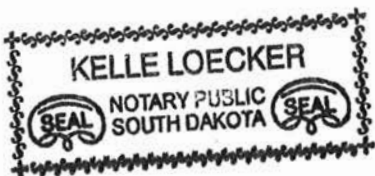
(Name)
Affiant

Subscribed and sworn to before me this 2nd day of April, 2026.

Kelle Loecker

Notary Public - South Dakota
My commission expires: 9-22-28

(SEAL)



NOTIFICATION

March 30, 2026

Applicant:
Paul Smith
2701 Pine St
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 14th day of April, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit to have an open storage area in a Moderate Density Residential District per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1 Block 1 Missouri Valley Acres, in Section 16, T93N, Range 55 West of the 5th PM, Yankton County, South Dakota. E911 address is 901 East Side Dr. Yankton.

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,
Paul Smith
Petitioner

BLOW, DAREK L (D)
1304 EAST SIDE DR
YANKTON SD 57078

BRENDEN, JEREMY L (D)
30855 445 AVE
MISSION HILL SD 57046

E50 LLC (D)
2609 SD HWY 50
YANKTON SD 57078

EAGLE VENTURE PROPERTIES LLC (D)
PO BOX 711
YANKTON SD 57078

ELLIS, TONY TRUST (THE) (D)
1204 ELLIS RD
YANKTON SD 57078

GULLIKSON, GREGORY (D)
3102 MISSOURI VALLEY DR
YANKTON SD 57078

GUTHMILLER HOLDINGS LLC (D)
224 WEST 3 ST
YANKTON SD 57078

GUTHMILLER, DANIEL FMLY REV TR (D)
2307 VALLEY RD
YANKTON SD 57078

HANSEN, STEVE (D)
1207 EAST SIDE DR
YANKTON SD 57078

HANSEN, STEVEN D (D)
1207 EAST SIDE DR
YANKTON SD 57078

HEARTLAND HUMANE SOCIETY INC (D)
3400 SD HWY 50
YANKTON SD 57078

HOFER, MICHAEL J (D)
3507 SD HWY 50
YANKTON SD 57078

KAISER, DONALD J (D)
3104 MISSOURI VALLEY DR
YANKTON SD 57078

KNEIP, RONALD J REV LIV TRUST (D)
1380 TURNBERRY AVE
LE MARS IA 51031

KOLETZKY IMPLEMENT INC (D)
PO BOX 589
YANKTON SD 57078

NELSON, DOMINIC AUBREY (D)
801 EAST SIDE DR
YANKTON SD 57078

PETERSEN, HENRY J REV TRUST (D)
2203 VALLEY DR
YANKTON SD 57078

ROAD GUY CONSTRUCTION CO INC (D)
3206 SD HWY 50
YANKTON SD 57078

ROBINSON, CARMEN (D)
3106 MISSOURI VALLEY DR
YANKTON SD 57078

ROKUSEK, NORMAN L (D)
811 EAST SIDE DR
YANKTON SD 57078

ROTHENBERGER, ROBERT TODD (D)
2806 LAKEVIEW DR
YANKTON SD 57078

SMITH, PAUL A (D)
2701 PINE ST
YANKTON SD 57078

SOESBE, SHELBY L (D)
710 EAST SIDE DR
YANKTON SD 57078

SOTELO-ZAGAL, JUAN ANTONIO (D)
3205 MISSOURI VALLEY DR
YANKTON SD 57078

STUDEZ PROPERTIES LLC (D)
702 NORTH 19 ST
NORFOLK NE 68701

SUDBECK, KENNETH (D)
807 EAST SIDE DR
YANKTON SD 57078

SWENNING, THOMAS D (LE) (D)
%SCHNIDER, TODD
3203 MISSOURI VALLEY DR
YANKTON SD 57078

SYD'S EASTSIDE AUTO SALVAGE (D)
3302 SD HWY 50
YANKTON SD 57078

TITAN MACHINERY INC (D)
644 EAST BEATON DR
WEST FARGO ND 58078

TK ACQUISITION I LLC (D)
2200 SOUTH OHLMAN
MITCHELL SD 57301

TRUCK TRAILER SALES & SERVICE (D)
PO BOX 95
YANKTON SD 57078

VALLEJO LOPEZ, YORDAN (C)
30061 430 AVE
LESTERVILLE SD 57040

WENZLAFF, RODGER (D)
805 EAST SIDE DR
YANKTON SD 57078

WILD WARSINGS PRPRTY GROUP LLC
26495 482 AVE
BRANDON SD 57005

ZAPPA LLC (D)
PO BOX 91604
SIOUX FALLS SD 57109

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 3/2/2026

Applicant

St Agnes - PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

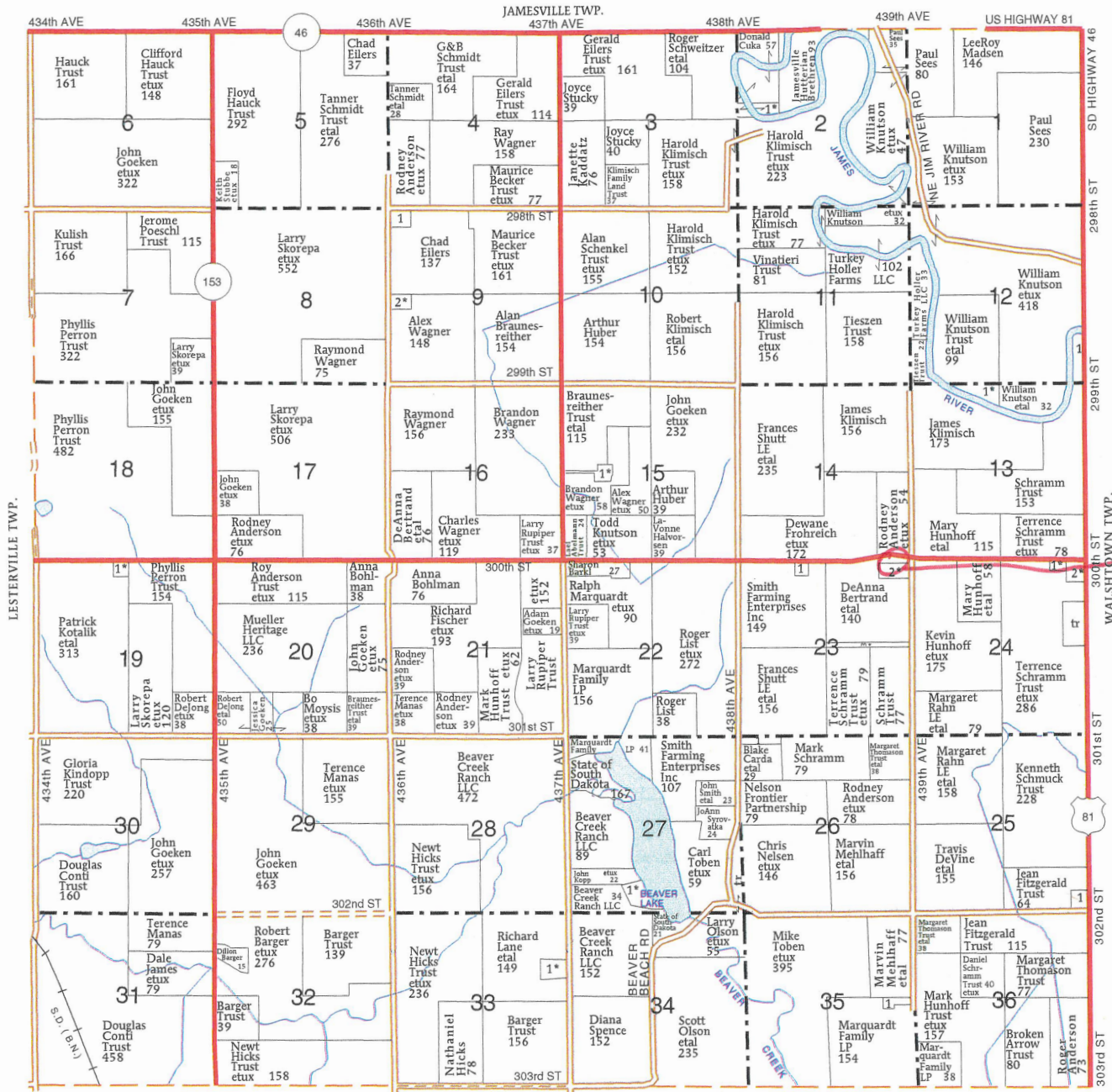
Proposed sidewall height:

Affects Section:

NOTE:

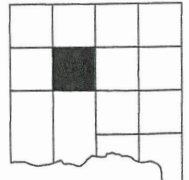
Plat of Tract 1 and Tract 2 of St. Agnes Addition, in the SE1/4 of the SE1/4 of Section 14 and in the North 12 Rods of the East 67 Rods of the NE1/4 of the NE1/4 of Section 23, T95N, R56W of the 5th P.M., Yankton County, South Dakota

(Landowners)

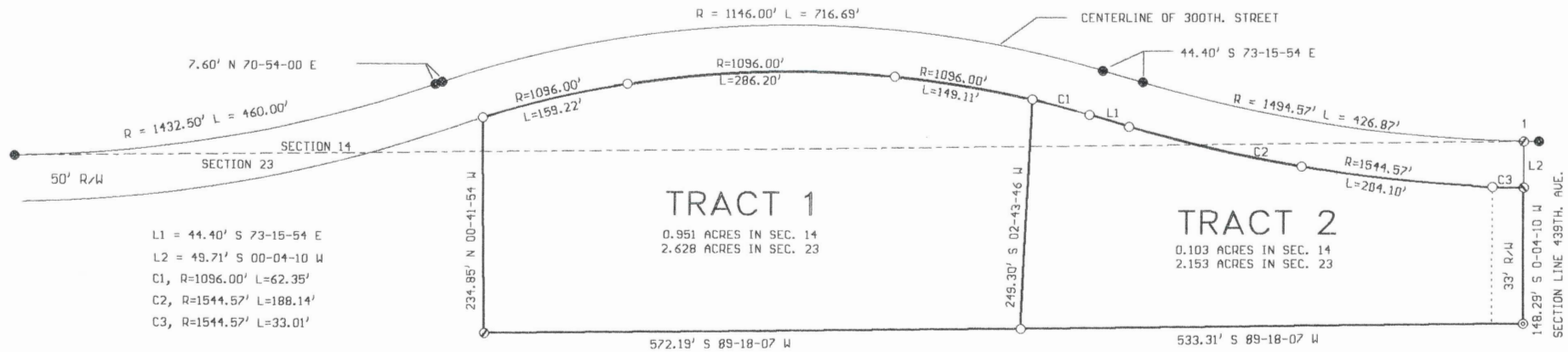


CENTRAL TOWNSHIP

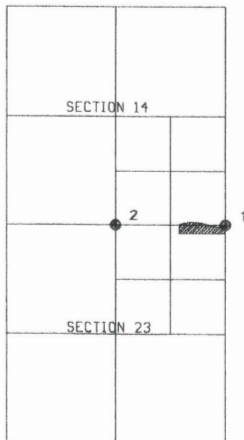
SECTION 2	1 GINSBACH, CHARLES ETUX	5	
1 SCHWEITZER, ROGER ETAL	2 HEIRIGS, MARK ETUX	10	
SECTION 9	1 KERR, JAMES	8	
1 BECKER-JERRED, DAWN	1 LAVELLE, JASON	10	
2 WAGNER, RAYMOND ETAL	SECTION 27	1 LIST, ROGER ETUX	18
SECTION 12	1 KORTAN, DOUGLAS ETUX	9	
1 STATE OF SOUTH DAKOTA	SECTION 35	1 JORGENSEN, TYLER	6
SECTION 13	1 THALKEN, SAMUEL	6	
1 KNUTSON TRUST, WILLIAM ETUX	2 HUNHOFF, TROY ETUX	11	
SECTION 15	3 SCHRAMM TRUST	5	
1 KLIMISCH, DANIEL ETUX			
SECTION 19			
1 KOTALIK, STEVEN ETUX			
SECTION 23			
1 THALKEN, SAMUEL			
2 HUNHOFF, TROY ETUX			
3 SCHRAMM TRUST			



PLAT OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SD.



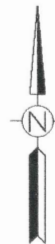
L1 = 44.40' S 73-15-54 E
 L2 = 49.71' S 00-04-10 W
 C1, R=1096.00' L=62.35'
 C2, R=1544.57' L=188.14'
 C3, R=1544.57' L=33.01'



SCALE: 1" = 110'

- ⊙ FOUND REBAR WITH CAP
- ⊗ FOUND REBAR
- ⊙ CALCULATED CORNER
- SET MAG NAIL
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912

1, LAT. 43-02-21.16559N, LONG. 97-25-06.52516W
 2, LAT. 43-02-20.85465N, LONG. 97-25-42.15278W



PLAT OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, 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 TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, 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 17TH. DAY OF JANUARY, 2026.

THOMAS LYNN WEEK
REG. LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO TRACT 1 AND TRACT 2 OF ST AGNES ADDITION FROM 300TH. STREET. ANY FURTHER ACCESS POINTS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

COUNTY APPROVAL

OWNERS CERTIFICATE

I, JOHN MARQUARDT, CHAIR OF THE YANKTON COUNTY BOARD OF COMMISSIONERS, DO HEREBY CERTIFY THAT YANKTON COUNTY IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THAT PORTION OF TRACT 1 AND TRACT 2 THAT LIE IN SECTION 14, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

I, PASTOR FR. TOM ANDERSON, AM AUTHORIZED BY THE DIOCESE OF SIOUX FALLS TO CERTIFY THAT ST. AGNES CHURCH, SIGEL, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

JOHN MARQUARDT, CHAIR OF THE YANKTON COUNTY
COMMISSIONERS

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOHN MARQUARDT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

DATED THIS ____ DAY OF _____, _____.

PASTOR FR. TOM ANDERSON

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PASTOR FR. TOM ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 1 AND TRACT 2 OF ST. AGNES ADDITION, IN THE SE1/4 OF THE SE1/4 OF SECTION 14 AND IN THE NORTH 12 RODS OF THE EAST 67 RODS OF THE NE1/4 OF THE NE1/4 OF SECTION 23, 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 _____, _____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

PLAT PERMIT

Longitude

-97.42070803511483

Latitude

43.03913045859605

Permit Number

PLAT2654

Parcel Number

11.023.100.110

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

00681192

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

5

Current Legal Description

67 RDS X 12 RDS PARCEL NE4 NE4

Applicant Name

Saint Agnes Church

Applicant Phone

6056658333

Applicant Address

1500 St Benedict Dr, Yankton

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

Saint Agnes Church

Owner Phone

6056658333

Owner Address

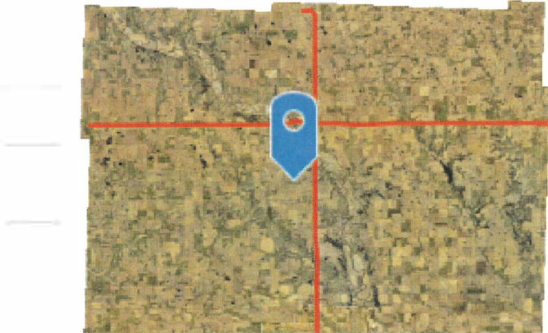
1500 St Benedict Dr, Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.03913 Lon: -97.420708



Powered by Esri

Section Township Range

23-95-56

Tract or Lot Number

1 and 2

Number of Acres Being Platted

5,835

Addition Name

St. Agnes Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

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

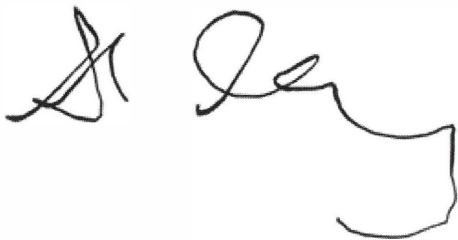
PDF PLAT-.pdf
850.3KB

Applicant Signature

A handwritten signature in black ink, appearing to be 'A. J. [unclear]', written in a cursive style.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be 'A. J. [unclear]', written in a cursive style.

OwnerSignature-.jpg

Date of Application Submission

Jan 23, 2026

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 3/14/2026

Applicant

Isaac Walton League - 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:

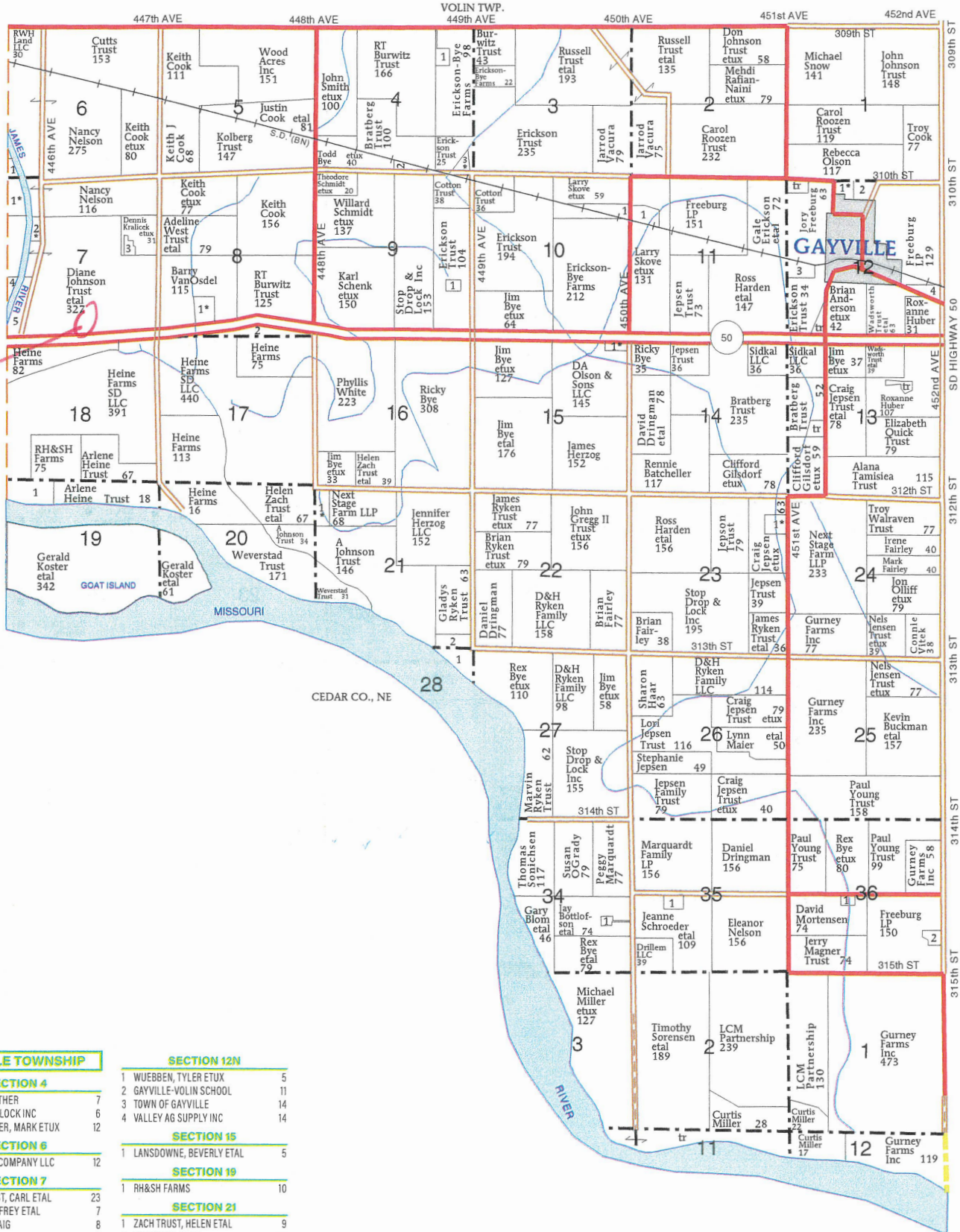
NOTE:

A replat of Magorien’s Addition in Government Lot 7 and in the SW1/4 of the SE1/4 of Section 7, and of Isaac Walton Addition in the SW1/4 of the SE1/4 of Section 7, all in T93N, R54W of the 5th P.M., Yankton County, South Dakota,

Hereafter to be known as;

Tracts 1 and 2, Magorien’s Addition, in Government Lot 7 and in the SW1/4 of the SE1/4 of Section 7, T93N, R54W of the 5th P.M., Yankton County, South Dakota

(Landowners)

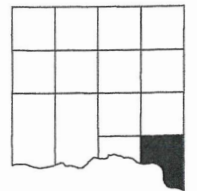


Location

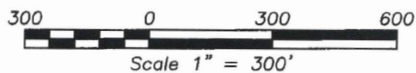
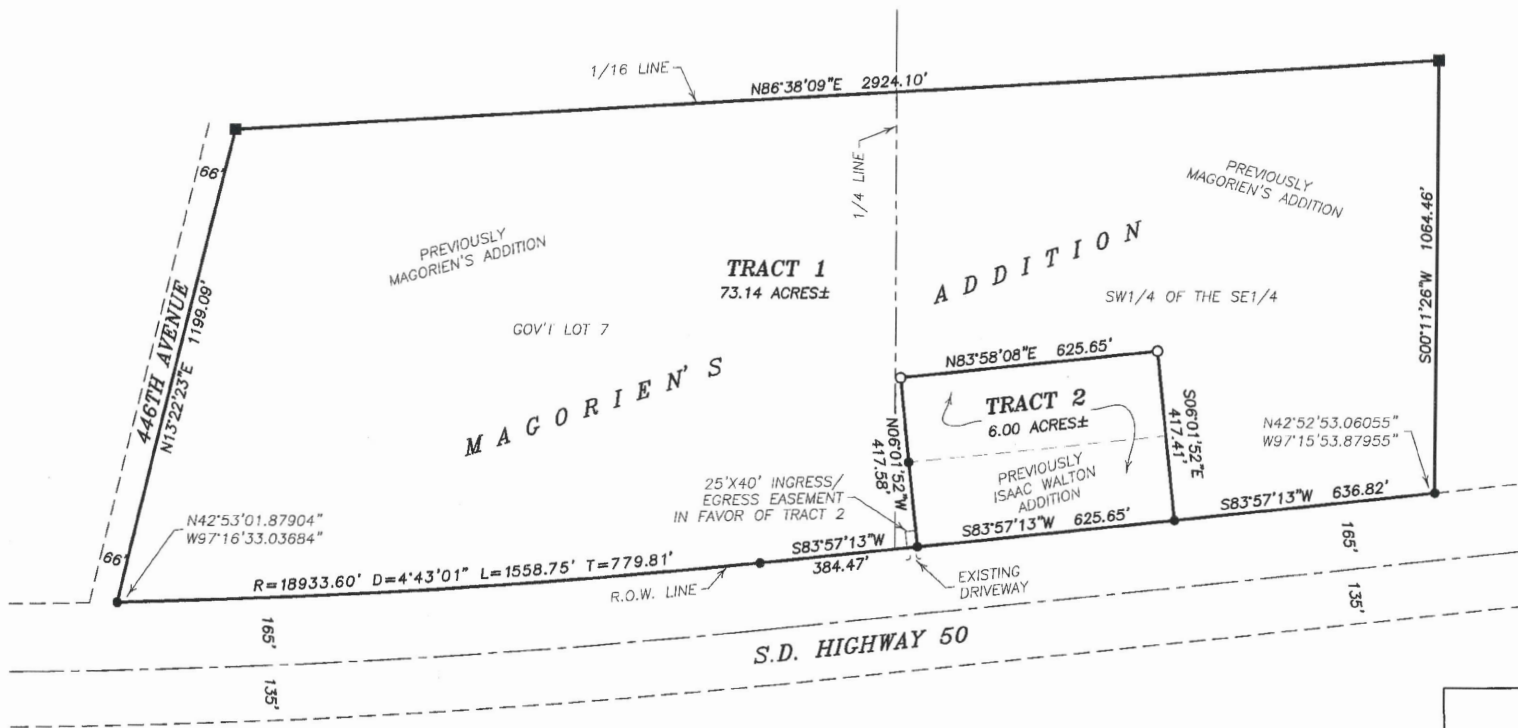
GAYVILLE TOWNSHIP

- SECTION 4**
- 1 KOTALIK, HEATHER 7
- 2 STOP DROP & LOCK INC 6
- 3 SCHOENBERNER, MARK ETUX 12
- SECTION 6**
- 1 J&J FARMING COMPANY LLC 12
- SECTION 7**
- 1 NEITZKE TRUST, CARL ETAL 23
- 2 JOHNSON, JEFFREY ETAL 7
- 3 FRANKEN, CRAIG 8
- 4 BIG BUCKS LLC 7
- 5 REICHERT, SHERI 6
- SECTION 8**
- 1 VANOSDEL, BEN ETAL 14
- 2 HEINE FARMS 25
- SECTION 9**
- 1 CHRISTENSEN, JOSEPH 6
- SECTION 10**
- 1 RJI ENTERPRISES LLC 9
- SECTION 11N**
- 1 BARNES HAY & FEED 9

- SECTION 12N**
- 1 WUEBBEN, TYLER ETUX 5
- 2 GAYVILLE-VOLIN SCHOOL 11
- 3 TOWN OF GAYVILLE 14
- 4 VALLEY AG SUPPLY INC 14
- SECTION 15**
- 1 LANDSDOWNE, BEVERLY ETAL 5
- SECTION 18**
- 1 RH&SH FARMS 10
- SECTION 21**
- 1 ZACH TRUST, HELEN ETAL 9
- 2 MERKWAN, GARY 13
- SECTION 23**
- 1 JEPSEN, GARY ETUX 14
- SECTION 28**
- 1 MERKWAN, GARY 9
- SECTION 34**
- 1 HAAS TRUST 7
- SECTION 35**
- 1 DRINGMAN, DANIEL 8
- SECTION 36**
- 1 DEBLAUW, CHRISTINE 5
- 2 NODDING TRUST, MARK 6



A REPLAT OF MAGORIEN'S ADDITION IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7,
 AND OF ISAAC WALTON ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 7,
 ALL IN T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA,
 HEREAFTER TO BE KNOWN AS;
 TRACTS 1 AND 2, MAGORIEN'S ADDITION, IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7,
 T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

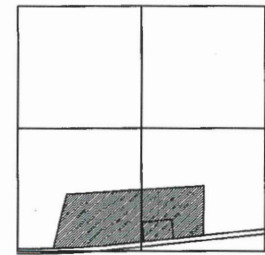


NOTE:
 BASIS OF BEARING
 BY GPS OBSERVATION

PREPARED BY:
 BRANDT LAND SURVEYING
 1202 WILLOWDALE ROAD
 YANKTON, SD 57078
 (605) 665-8455

LEGEND

- SET 5/8" REBAR WITH L.S. CAP
 STAMPED "SD 5349 NE 708 BRANDT"
- FOUND 5/8" REBAR WITH L.S. CAP
 STAMPED "J. BRANDT RLS 5349"
- FOUND 5/8" REBAR



LOCATION (N.T.S.)
 SECTION 7-93-54

A REPLAT OF MAGORIEN'S ADDITION IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, AND OF ISAAC WALTON ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 7, ALL IN T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS; TRACTS 1 AND 2, MAGORIEN'S ADDITION, IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY AND REPLAT OF MAGORIEN'S ADDITION IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, AND OF ISAAC WALTON ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 7, ALL IN T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

TRACTS 1 AND 2, MAGORIEN'S ADDITION, IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH DAY OF JANUARY, 2026.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, DIANE V. JOHNSON, TRUSTEE OF THE DIANE V. JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, DO HEREBY CERTIFY THAT THE DIANE V. JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES MAGORIEN'S ADDITION IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S17 OF PLATS, PAGE 168. I ALSO HEREBY DEDICATE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

DIANE V. JOHNSON
TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DIANE V. JOHNSON, WHO ACKNOWLEDGED HERSELF TO BE TRUSTEE OF THE DIANE V. JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, AND THAT SHE AS TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

WE, DIANE V. JOHNSON AND RYAN JAMES JOHNSON, SUCCESSOR CO-TRUSTEES OF THE H. JAMES JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, DO HEREBY CERTIFY THAT THE H. JAMES JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES MAGORIEN'S ADDITION IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S17 OF PLATS, PAGE 168. WE ALSO HEREBY DEDICATE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

DIANE V. JOHNSON
SUCCESSOR CO-TRUSTEE

RYAN JAMES JOHNSON
SUCCESSOR CO-TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DIANE V. JOHNSON, WHO ACKNOWLEDGED HERSELF TO BE SUCCESSOR CO-TRUSTEE OF THE H. JAMES JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, AND THAT SHE AS SUCCESSOR CO-TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RYAN JAMES JOHNSON, WHO ACKNOWLEDGED HIMSELF TO BE SUCCESSOR CO-TRUSTEE OF THE H. JAMES JOHNSON REVOCABLE TRUST DATED SEPTEMBER 28, 2004, AND THAT HE AS SUCCESSOR CO-TRUSTEE, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER'S CERTIFICATE

I, JIM BARGER, PRESIDENT OF ISAAC WALTON LEAGUE OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE ISAAC WALTON LEAGUE OF YANKTON COUNTY, SOUTH DAKOTA, IS THE OWNER OF A PORTION OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES ISAAC WALTON ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 7, T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, AS RECORDED IN BOOK S8 OF PLATS, PAGE 145.

DATED THIS _____ DAY OF _____, 20____.

JIM BARGER
PRESIDENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JIM BARGER, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF ISAAC WALTON LEAGUE OF YANKTON COUNTY, SOUTH DAKOTA, AND THAT HE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

A REPLAT OF MAGORIEN'S ADDITION IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, AND OF ISAAC WALTON ADDITION IN THE SW1/4 OF THE SE1/4 OF SECTION 7, ALL IN T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS; TRACTS 1 AND 2, MAGORIEN'S ADDITION, IN GOVERNMENT LOT 7 AND IN THE SW1/4 OF THE SE1/4 OF SECTION 7, T93N, R54W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND REPLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND REPLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO S.D. HIGHWAY 50 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE ON THE _____ DAY OF _____, 20____, HAVE BEEN PAID IN FULL.

COUNTY TREASURER

DIRECTOR OF EQUALIZATION

I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN FILED AT MY OFFICE.

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ .M., AND RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

REGISTER OF DEEDS

PLAT PERMIT

Longitude

-97.26874054371712

Latitude

42.88129547900811

Permit Number

PLAT2655

Parcel Number

01.007.300.150

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

0127

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

3

Current Legal Description

ISAAC WALTON ADDN SW4 SE4

Applicant Name

Isaac Walton League

Applicant Phone

6056658455

Applicant Address

44650 SD HWY 50

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

John Brandt

Surveyor / Engineer Address

1202 Wilowdale Rd., Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

Isaac Walton League

Owner Phone

6056658455

Owner Address

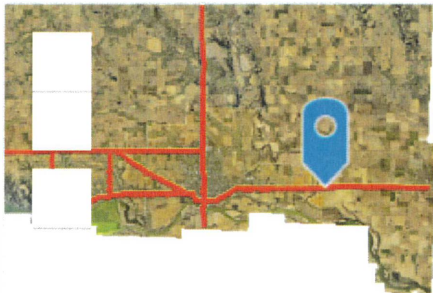
44650 SD HWY 50

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 42.881295 Lon: -97.268741



Powered by Esri

Section Township Range

7-93-54

Tract or Lot Number

1 and 2

Number of Acres Being Platted

6

Addition Name

Magorien's Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

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
213.7KB

Applicant Signature

A handwritten signature in black ink, appearing to read "John B. a". The letters are cursive and fluid, with a large initial 'J' and a distinct 'B'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "John B. a". The letters are cursive and fluid, with a large initial 'J' and a distinct 'B'.

OwnerSignature-.jpg

Date of Application Submission

Jan 29, 2026

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 3/17/2026

Applicant

Kirschenman - PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

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

Section 715 Section 805

Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

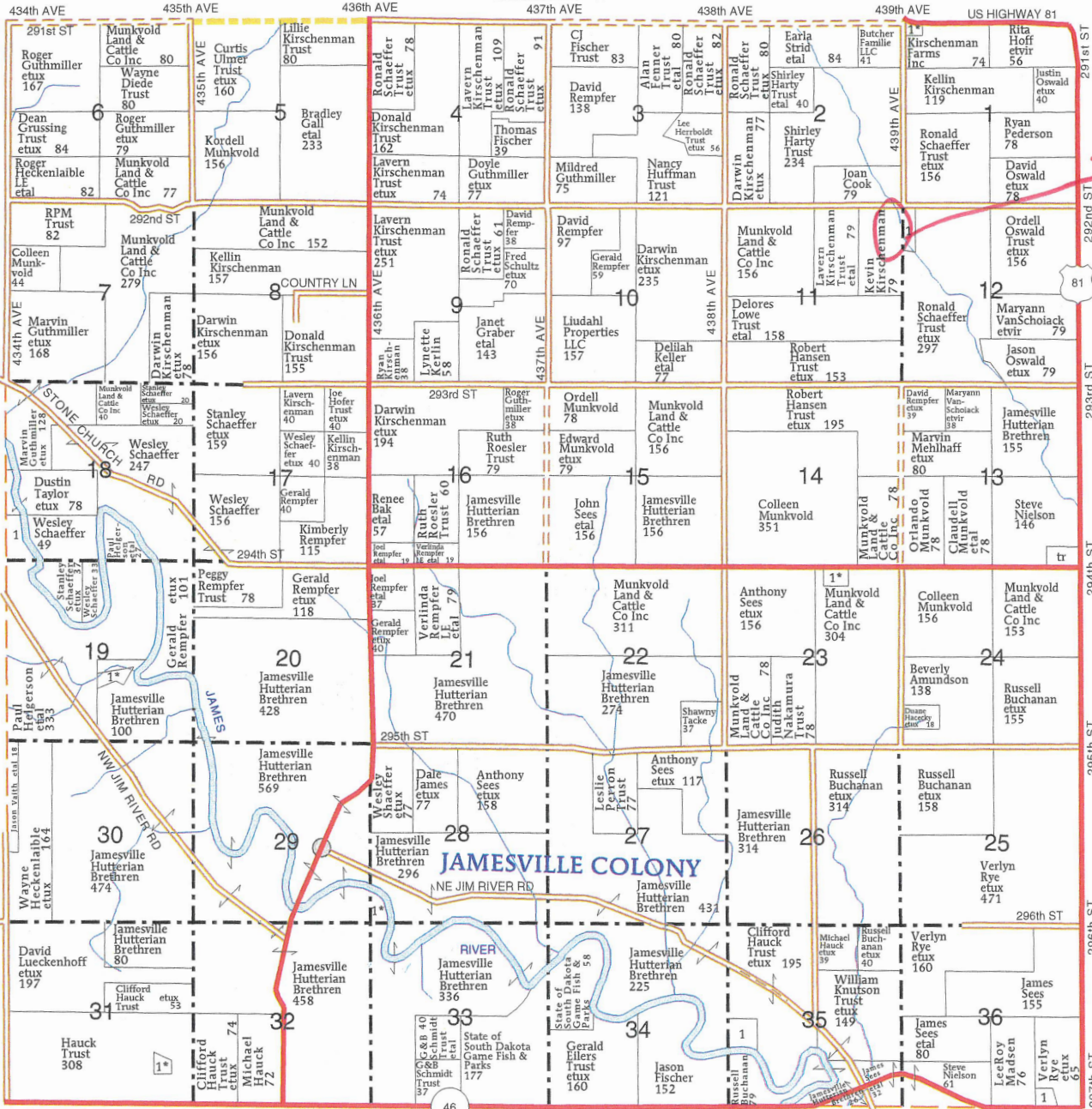
Plat of Tract 1 of Kirschenman Addition an addition in the Northeast 1/4 of Section 11, T96N, R56W of the 5th P.M., Yankton County, South Dakota

Planning Commission date: 4/14
Board of Adjustment date: 4/21

Time:
Time:

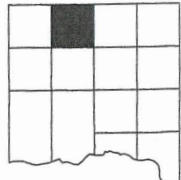
(Landowners)

HUTCHINSON CO.



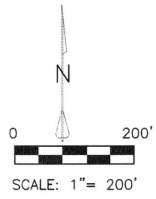
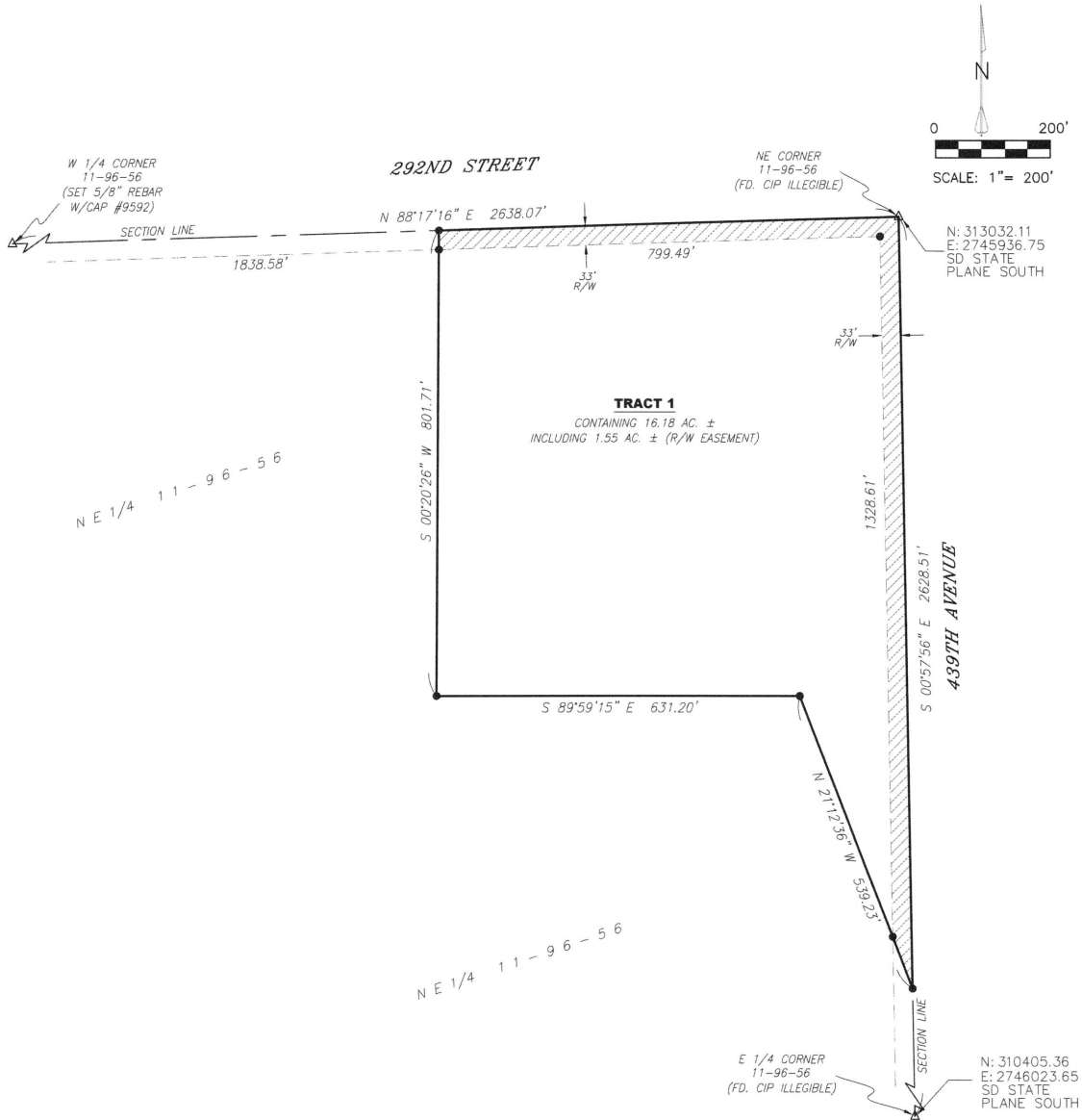
JAMESVILLE TOWNSHIP

- SECTION 1**
- 1 WEISS, DALE ETUX 6
- SECTION 12**
- 1 KIRSCHENMAN, RYAN 16
- SECTION 18**
- 1 FISCHER, MARK 13
- SECTION 19**
- 1 MASSEY, FRANK ETAL 13
- SECTION 23**
- 1 MUNKVOLD, ORLANDO ETUX 7
- SECTION 28**
- 1 SEINER, TRACY ETAL 5
- SECTION 31**
- 1 HAUCK, RICHARD ETUX 9
- SECTION 35**
- 1 JAMESVILLE HUTTERIAN BRETHERN 17
- SECTION 36**
- 1 HARPER, ARLENE 10

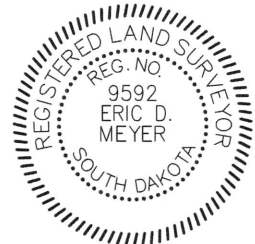
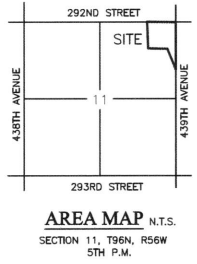


PLAT OF TRACT 1 OF KIRSCHENMAN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 96 NORTH,
RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.



- LEGEND:**
- SET 5/8" REBAR W/CAP #9592
 - FD. MONUMENT
 - △ SECTION CORNER (AS NOTED)
 - (R) RECORD INFORMATION
 - AC. ACRES
 - S.F. SQUARE FEET
 - U.E. UTILITY EASEMENT
 - A.E. ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - N.T.S. NOT TO SCALE
 - EASEMENT LINE
 - PREVIOUSLY PLATTED PROPERTY LINE
 - SECTION LINE
 - PLATTED PARCEL




NOTES:
BASIS OF BEARINGS IS UTM-ZONE 14
THIS PLAT WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.
EASEMENTS OF RECORD WERE NOT
RESEARCHED AND ARE NOT SHOWN ON
THE PLAT.

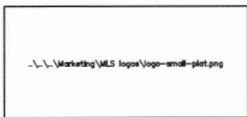


PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

PLAT OF TRACT 1 OF KIRSCHENMAN ADDITION

AN ADDITION IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 96 NORTH,
RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

<p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>I, Eric D. Meyer, of Meyer Land Surveying, LLC, a Registered Land Surveyor in the State of South Dakota, do hereby state that I did, on or before this date, survey the Northeast Quarter of Section 11, Township 96 North, Range 56 West of the 5th P.M. and platted the same into Tract 1 of Kirschenman Addition, an Addition in the Northeast Quarter of Section 11, Township 96 North, Range 56 West of the 5th P.M., Yankton County, South Dakota.</p> <p>The same shall be known and described as <u>TRACT 1 OF KIRSCHENMAN ADDITION, AN ADDITION IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 96 NORTH, RANGE 56 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.</u></p> <p>I further certify that the above PLAT correctly represents the same, is true and correct and that it was made at the request of the owners.</p> <p>Dated this ____ day of _____, 20____.</p> <div style="text-align: center;">  </div> <p>Eric D. Meyer, Registered Land Surveyor No. 9592</p>	<p style="text-align: center;">CERTIFICATE OF ROAD AUTHORITY</p> <p>I, _____ (Name), _____ (Title) of the _____ (Agency), do hereby certify that this plat and access to location has been reviewed by me or my authorized agent and that this plat is recommended for approval.</p> <p>By: _____ Date: _____</p> <p>TITLE: _____</p>
<p style="text-align: center;">OWNER'S CERTIFICATE</p> <p>We, the undersigned, do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.</p> <p>We hereby dedicate to the public for public use forever, the streets, roads, alleys, parks and public grounds, if any, as shown on said plat. Including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone, cable television, or other public utility lines or services, under, on or over those strips of land designated hereon as easements.</p> <p>Dated this ____ Day of _____, 20 ____.</p> <p>_____ Kevin L. Kirschenman</p> <p>State of _____ County of _____</p> <p>On this the ____ day of _____, 20____, the undersigned officer, personally appeared Kevin L. Kirschenman, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.</p> <p>In witness whereof I hereunto set my hand and official seal.</p> <p>_____ Notary Public - State of _____ My Commission Expires: _____</p>	<p style="text-align: center;">COUNTY PLANNING COMMISSION APPROVAL</p> <p>Be it resolved by the Yankton County, South Dakota, Planning Commission that the above survey and plat is approved and the same be certified to the Yankton County Board of County Commissioners with the recommendation that said survey and plat be approved.</p> <p>Dated this ____ day of _____, 20____.</p> <p>_____ Planning Commission Chair Yankton County, South Dakota</p>
<p style="text-align: center;">COUNTY COMMISSIONER'S APPROVAL</p> <p>Be it resolved by the County Board of Commissioners of Yankton County, South Dakota, that the above survey and plat be approved and the County Auditor of Yankton County, South Dakota is hereby authorized and directed to endorse on such plat a copy of the resolution and certify the same.</p> <p>Dated this ____ day of _____, 20____.</p> <p>_____ Chairman, Board of County Commissioners Yankton County, South Dakota</p>	<p style="text-align: center;">COUNTY AUDITOR CERTIFICATE</p> <p>I, do hereby certify that the above certificate of approval is true and correct including the signature thereon.</p> <p>Dated this ____ Day of _____, 20 ____.</p> <p>_____ County Auditor Yankton County, South Dakota</p>
<p style="text-align: center;">COUNTY TREASURER'S CERTIFICATE</p> <p>I, the Treasurer of Yankton County, South Dakota, do hereby certify that all taxes which are liens upon any land shown in the above plat, as shown by the records of my office have been paid in full.</p> <p>Dated this ____ Day of _____, 20 ____.</p> <p>_____ TREASURER Yankton County, South Dakota</p>	<p style="text-align: center;">DIRECTOR OF EQUALIZATION</p> <p>I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above and foregoing described plat has been filed in my office.</p> <p>Dated this ____ Day of _____, 20 ____.</p> <p>_____ DIRECTOR OF EQUALIZATION Yankton County, South Dakota</p>
<p style="text-align: center;">REGISTER OF DEEDS</p> <p>Filed for record this ____ day of _____, 20____, at ____ o'clock, ____m., and recorded in Book ____ of Plats on Page ____.</p> <p>_____ REGISTER OF DEEDS Yankton County, South Dakota</p>	<p style="text-align: center;">REGISTER OF DEEDS</p> <p>_____ REGISTER OF DEEDS Yankton County, South Dakota</p>



PREPARED BY:
Meyer Land Surveying, LLC
45246 Hwy 44
Parker, SD 57053
Phone: (605) 310-9401

PLAT PERMIT

Longitude

-97.42082989939392

Latitude

43.15351677084996

Permit Number

PLAT2656

Parcel Number

12.011.100.200

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

00682168

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

79

Current Legal Description

E2 NE4

Applicant Name

Kevin Kirschenman

Applicant Phone

6053109401

Applicant Address

43891 292 ST MENNO SD 57045

Applicant Email Address

bertschlaw@gwtc.net

Name of the Surveyor / Engineer

Meyer Land Surveying

Surveyor / Engineer Address

45246 hwy 44 pARKER, sd

Surveyor / Engineer Phone

6053109401

Surveyor / Engineer Email

meyerlandsurveyingsd@gmail.com

Surveyor / Engineer Contact Person

Eric Meyer

Owner Name

Kevin Kirschenman

Owner Phone

6053109401

Owner Address

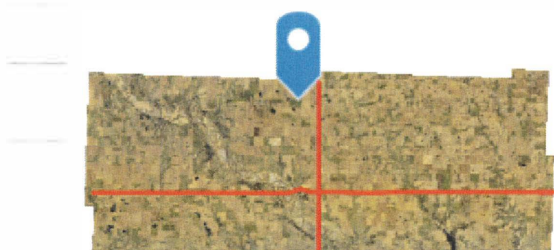
43891 292 ST MENNO SD 57045

Owner Email Address

bertschlaw@gwtc.net

Location of Property

Lat: 43.153517 Lon: -97.42083



Powered by Esri

Section Township Range

11-96-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

16

Addition Name

Kirschenman Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

Ag

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

16

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
193.8KB

Insert Photo(s) Here

PDF Plat Pg.2.pdf
299.3KB

Applicant Signature

A handwritten signature in black ink, appearing to be "K. K. K.", written in a cursive style.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be "S. S.", written in a cursive style.

OwnerSignature-.jpg

Date of Application Submission

Mar 17, 2026