

June 10, 2025

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Mike Welsh
☐ Don Kettering

☐ Sam Hummel
☐ Nick Huber
☐ Dan Clark

☐ 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.

Dollar General – Conditional Use Permit

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to place two illuminated signs on the property per Article 14 Section 1403 number 4, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as the North 2 acres of the West 11 Rods Excluding Lot H-3 in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 93N, Range 56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 706 Kalea St, Yankton

7:10 P.M.

Jamesville Hutterian Brethren – Conditional Use Permit

Applicant is requesting a Conditional Use Permit in an Agriculture District for a Class A Concentrated Animal Feeding Operation per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Applicant wished to construct a CAFO to house 5600 head swine finishers, over 55 pounds. Said property is described as the South half of the Southwest Quarter (S1/2SW1/4) in Section Four (4), Township Ninety-six (96) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota.

7:15 P.M.

Public Hearing regarding ordinance adoption 25-ZN-02

7:20 P.M.

Plats

DT&R Farms, LLC - Plat of Tract 1, M & T Munkvold Addition, in the SE1/4 of the NE1/4 of Section 19, T96N, R55W 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

7:25 P.M.

Public comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 5/13/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK
CALL:
APPROVAL OF MINUTES: MOTION BY: Huber SECOND BY: O'Hara
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Loest
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Stibral - Variance
ADDRESS/LEGAL: Applicant is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback due to topography to build an accessory structure 10 feet from the front property line per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Lot One (1) Block Four (4) Bramsen Addition in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota.
COMMENTS: Chuck Stibral - applicant

MOTION: Approve as presented
Failed 2-5
Kettering and Huber "AYE" all others "NAY"
APPROVAL: MOTION BY: Kettering SECOND BY: Huber
PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

AGENDA ITEM: Potts - Plat
ADDRESS/LEGAL: Plat of Tract 1 and Tract 2 of Potts Addition in the SE1/4 of Section 4, T93N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0
APPROVAL: MOTION BY: Loest SECOND BY: Clark
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Gall - Plat
ADDRESS/LEGAL: Plat of Kepplinger Tract 1, in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, T95N, R57W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

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

AGENDA ITEM: Lee - Plat
ADDRESS/LEGAL: Plat of Lee-Jepsen Tract 1 located in the West half of the Northwest Quarter of Section 15, T94N, R54W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

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

AGENDA ITEM: Arens - Plat
ADDRESS/LEGAL: Plat of Prairie Creek Ranch, in the E1/2 of the SE1/4 of Section 11, T93N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

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

AGENDA ITEM: Discussion of proposed ordinance change allowing chickens in Residential districts
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: No action taken

APPROVAL: **MOTION BY:** **SECOND BY:**
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O’HARA ☐ WELSH ☐ CLARK

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

MOTION: Adjourn
Passed 7-0

APPROVAL: **MOTION BY:** Kettering **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: _____

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PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O’HARA ☐ WELSH ☐ CLARK

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ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

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ADDRESS/LEGAL: _____
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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

Dollar General – Conditional Use Permit

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to place two illuminated signs on the property per Article 14 Section 1403 number 4, Article 18 Section 1805, and Article 19 Section 1905.

Said property is legally described as the North 2 acres of the West 11 Rods Excluding Lot H-3 in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 93N, Range 56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 706 Kalea St, Yankton

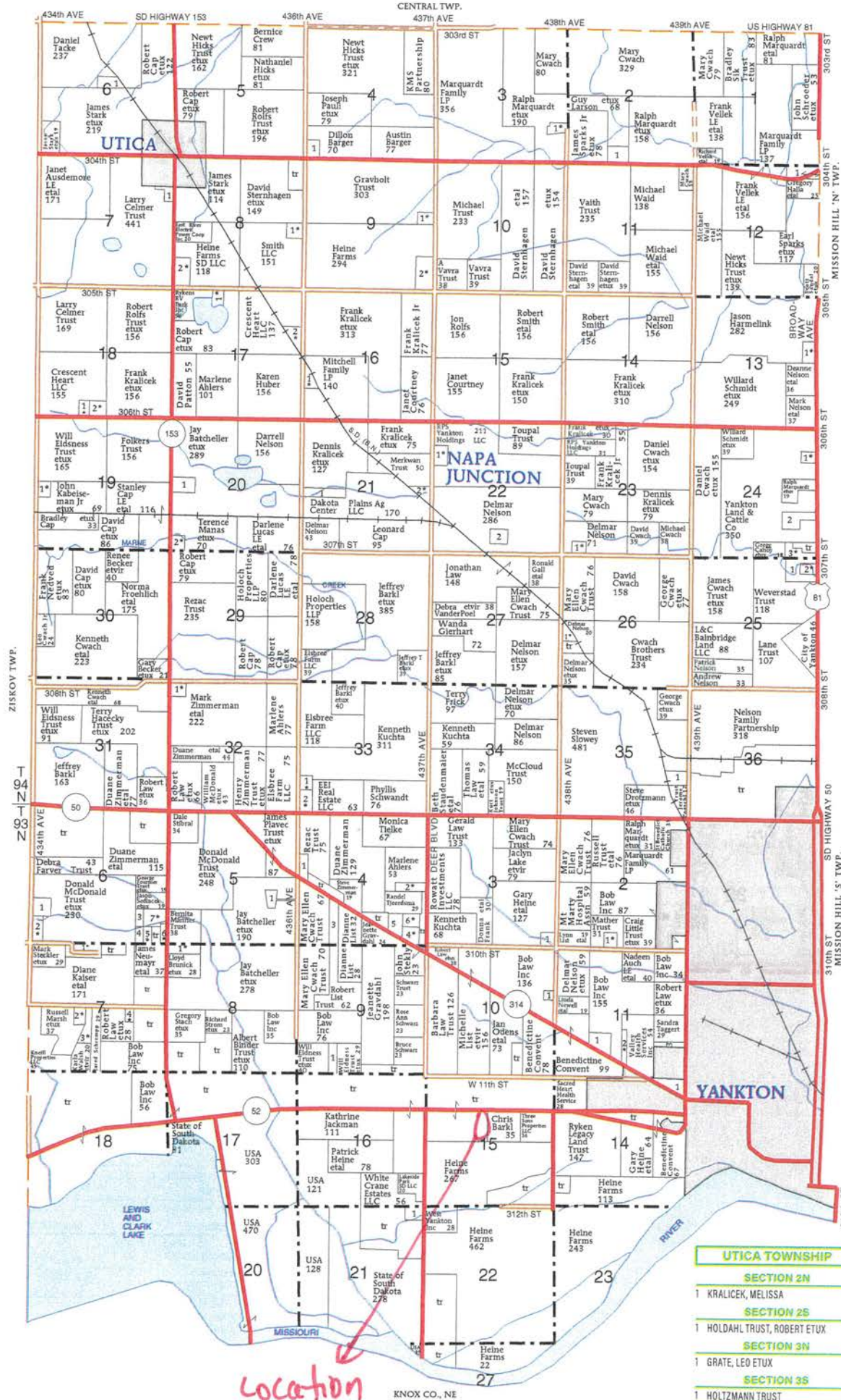
PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
6/10/2025

Board of Adjustment date:
7/3/2025

Time:
7:05
PM
Time:
6:30
PM



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 MAENEN, 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 PHILIPS, 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 HEJNA, 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 WOELH, TOBY ETAL 7

SECTION 26

1 BARNES, DAVID ETUX 7

SECTION 32

1 ZIMMERMAN TRUST, HENRY ETAL 12

SECTION 33

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

SECTION 35

1 YAGGIES INC 10

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Dollar General – CUP-2513

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to place two illuminated signs on the property per Article 14 Section 1403 number 4, Article 18 Section 1805, and Article 19 Section 1905.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other	

property in the district and that the granting of the conditional use will not adversely affect the public interest.	
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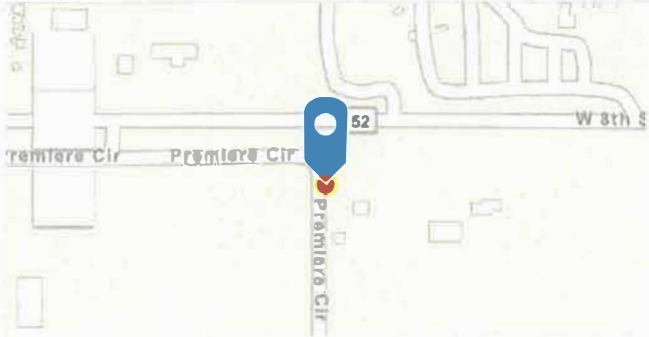
CUP MANAGER

Submitted by: Anonymous user

Submitted time: May 15, 2025, 2:33:51 PM

Point

Lat: 42.875791 Lon: -97.446645



Esri Community Maps Contributors, Nebraska Game & Parks Commission, South Dakota Game Fish and Parks, © OpenStreetMa... Powered by Esri

Longitude

-97.44664495764034

Latitude

42.87579107641259

Permit Number

CUP2513

Parcel Number

09.015.100.124

Permit Status

Approved Active

Permit Fee

300

Total Due

300

Was fee paid?

Yes

Receipt Number

24112

Planning Commission Action Date

Jun 10, 2025, 2:35:27 PM

Board Adjustment Action Date

Jul 1, 2025, 2:35:38 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

LAKE SIDE COMMERCIAL

Affected Zoning Ordinance

14-1403-number 4, 18-1805, 19-1905

Township Range Section

15-93-56

Is location in floodplain?

No

Applicant Name

Love Signs, Inc.

Applicant Phone

402-371-4674

Applicant Address

1805 S. 13th St., Norfolk, NE 68701

Applicant Email Address

brittanyw@lovesignco.com

Owner Name

DGOGYANKTONSD05242024 LLC

Owner Address

1906 EAST BATTLEFIELD, SPRINGFIELD, MO 65804

Property Address

706 KALEA ST

Reason for Request

Request to allow for the freestanding standing and building sign to be illuminated.

Total Square Feet of Building

113

Legal Description

N2A W11RDS EXC LT H-3 SW4 NE4

Date of Application Submission

May 15, 2025, 12:00:00 PM

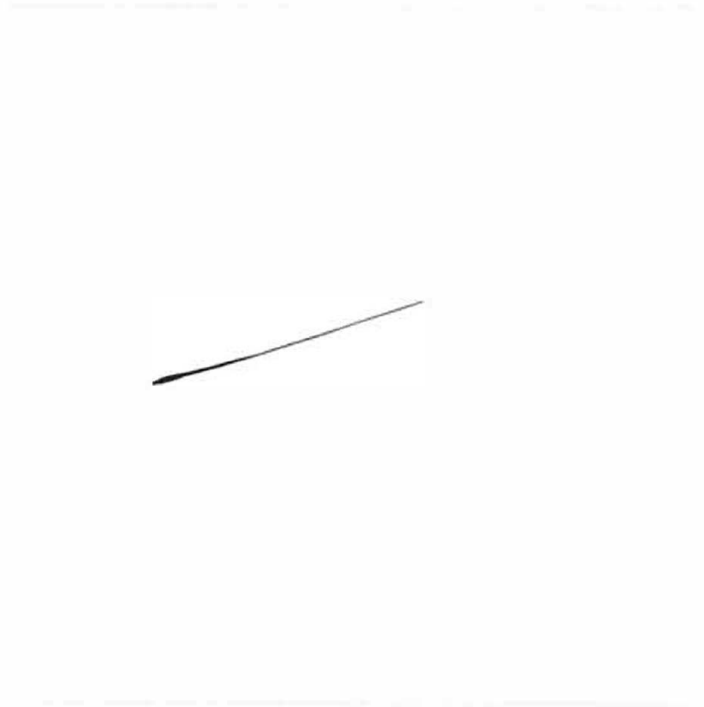
Section Township Range

15-93-56

Attachments:



ApplicantSignature-.jpg



OwnerSignature-.jpg

PDF

SKETCH-.pdf
1.2MB

AFFIDAVIT OF MAILING

I, Brittany Wesch, hereby certify that on the 27th day of May, 2025, 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.

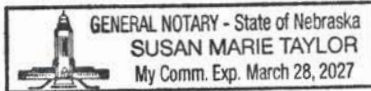
A true and correct copy of the Notice of Public Hearing notification letters are attached as Exhibit #1 or #2.

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

Dated the 27 day of May, 2025.

Brittany Wesch
(Name)
Affiant

Subscribed and sworn to before me this 27th day of May, 2025.



Susan Marie Taylor
Notary Public - South Dakota
My commission expires: 3-28-27

(SEAL)

NOTIFICATION

May 26, 2025

Applicant:

Dollar General

1906 East Battlefield

Springfield, MO 65804

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 10th day of June, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to place two illuminated signs on the property per Article 14 Section 1403 number 4, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as the North 2 acres of the West 11 Rods Excluding Lot H-3 in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 93N, Range 56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 706 Kalea St, 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,
Dollar General
Petitioner

3 SONS PROPERTIES LLC (D)
21078 LAKE AVE
LE MARS IA 51031

BARKL, CHRIS (D)
3009 WEST 8 ST
YANKTON SD 57078

BARRETT, BEAU C (D)
3005 WEST 11 ST
YANKTON SD 57078

BELGUM, TODD A (D)
1003 RIVERVIEW LN
YANKTON SD 57078

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

BRAY, ELIZABETH (D)
1000 RIVERVIEW LN
YANKTON SD 57078

BYE, BRIAN (D)
2901 WEST 11 ST
YANKTON SD 57078

DGOGYANKTONSD05242024 LLC (D)
1906 EAST BATTLEFIELD
SPRINGFIELD MO 65804

EKEREN REVOCABLE TRUST (D)
2911 WEST 11 ST
YANKTON SD 57078

FISCHER, ANDREA (D)
PO BOX 273
MENNO SD 57045

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

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

KAMBACK, DOROTHY (D)
PO BOX 256
YANKTON SD 57078

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

LAPP, DAVID R (D)
1004 MAY LN
YANKTON SD 57078

LARSON, BARRETT P (D)
2900 WEST 11 ST
YANKTON SD 57078

LARSON, BARRETT P TRUST (D)
2900 WEST 11 ST
YANKTON SD 57078

LEWIS & CLARK RV PARK LLC (D)
827 HEMI DR
YANKTON SD 57078

MEGARD, DAN (D)
1005 MERIWETHER TR
YANKTON SD 57078

MIELKE, KEITH L (D)
1003 JUNE LN
YANKTON SD 57078

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

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

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

PETERSON, MARK REV TRUST (D)
3002 WEST 8 ST
YANKTON SD 57078

PHIL SPADY CHRYSLER-JEEP-DODGE (
%GAVINS POINT
3311 DEBRA BLVD
YANKTON SD 57078

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

PHIL SPADY HOLDINGS INC (D)
316 CAPITAL ST
YANKTON SD 57078

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

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

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

SPRINGWATER LLC (D)
263 KNIEST AVE
YANKTON SD 57078

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

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

WHITE, MILTON B (D)
2959 OLIVE GROVE CT
RAPID CITY SD 57703

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

WORKMAN, JOSEPH M (D)
3109 WEST 11 ST
YANKTON SD 57078

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

2019 Keystone Alpine
3850RD
5 Slides, Auto leveling
\$50,000/060
Call or text 605-667-0107.

1335 Other Employment

Administrative Assistant
position available. Resumes/
applications can be sent to
mike@co.yankton.sd.us or to
Yankton County Highway Dept
3302 W. City Limits Rd.
Yankton, SD 57078.

1435 Carpentry

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

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

1530 Roofing - Siding

SEITJE CONSTRUCTION
Leak Proof your roof!
Your roofing and Siding
specialist.
Free Estimates.
Licensed, bonded, insured.
No Job is too big or too small.
Call Steve at 605-660-7343

1555 Dogs - Puppies

**AKC ENGLISH GOLDEN
RETRIEVERS**
AKC English Golden Retriever
Puppies. LTD on show, farm
raised. \$800. (402)640-5307 or
(402)640-2950.

1335 Other Employment

the Federal Fair Housing Act,
which makes it illegal to adver-
tise any preference, limitation,
or discrimination based on
race, color, religion, sex, handi-
cap, familial status or national
origin in the sale, rental or fi-
nancing of housing or an inten-
tion to make any such prefer-
ence, limitation or discrimina-
tion. 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 dis-
crimination 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 ad-
vertised are available on a
equal opportunity basis. If you
believe you have been discrim-
inated against in connection
with the sale, rental or financ-
ing of housing, call the South
Dakota Fair Housing ombuds-
man at 677-832-0161.

1605 Apartment For Rent

1-bedroom apartment with 1
car garage, 706 Broadway,
\$575/month plus utilities. Call
Chris 605-661-8154.

1705 Items \$100 or Less

Speed Queen dryer excellent
condition works good \$100 Call
605-660-2942.

1790 Lawn - Garden

Asparagus for sale 10lb. Bag
\$40. Brady Tree Farm 4 miles
east of Yankton. 605-665-4726.

1820 Give Aways

Giveaway: Winnebago camper
16' double axle. Call 701-570-
2754.

1335 Other Employment

art. décor: Pet supplies, yard
tools, flat screen TVs,
walker/wheelchair (like new),
Nice bike, manual antique
mower, video game systems,
video games, 11ft. Cantilever
Umbrella still in box, women's
clothes and much, much more!

2819 Mary St.
Thursday, 5/29, 9am-6pm
Friday, 5/30, 8am-6pm
Saturday, 5/31, 8am-12Noon
Everything 1/2 price on
Saturday.

Home décor, decorations for all
holidays, finished cross-stitch
pictures plus 2 stockings. Cross-
stitch supplies, books, church
cookbooks. Games, fishing stuff,
5-gallon Red Wing crock. 47"
console table and so much more!

1645 Open Houses

MISSTHISH!
Friday, 5/30, 4pm-7pm
and
Saturday, 5/31, 9-12noon
Stop in at the Main Stop at
411 Main St. to pick up your
listings! Happy Rummaging!!!
Lots of good items listed!



1645 Open Houses

OPEN HOUSE
Sunday, June 1st • 1-2:30 PM

Joe's 10 Best Reasons To Buy This Home

- 10 Newer Development
- 9 Corner Lot
- 8 Beautiful Landscaping
- 7 Lots of Square Footage
- 6 Beautiful Flooring

609 E. 29th • \$249,900

Joe LaBarge, 661-7264
402 E. 2nd St., Yankton
www.yanktonhomefinder.com

America's Best Realty
Yankton's Best Real Estate Broker

**Building and
Code Inspector**

The City of Yankton is currently accepting applications
for the position of Building and Code Inspector.
Please visit www.cityofyankton.org/employment
or call 605-668-5222 for more information.


Equal opportunity provider and employer.

**CAREERS
WITH PURPOSE**

Sanford Vermilion is accepting applications for
Full-Time (FT), Part Time (PT) and Part Time as
Needed (PRN) positions.

- RN | Home Health & Hospice (PRN)
- RN | Vermilion Medical Center (FT, PT)
- LPN or Medical Assistant | Vermilion Clinic (FT)
- Locum CRNA | Vermilion Medical Center
- CRNA, Anesthesia
| Vermilion Medical Center (PRN)
- Physical Therapist - Home Care
| Vermilion Home Health & Hospice (PRN)
- Environmental Services/Housekeeping
| Vermilion Medical Center (FT, PT, PRN)
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| Vermilion Medical Center (PT)
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| Vermilion Clinic (PRN)
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| Vermilion Care Center (PRN)

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**SANFORD
HEALTH**

EQUAL EMPLOYMENT OPPORTUNITY/AFFIRMATIVE ACTION • 1-877-673-0854

Saturday, May 31st OPEN HOUSES


9-10:00am
502 East 21st St. - \$299,900


10:15-11:15am
105 Murphy Lane - \$229,900


11:30-12:30pm
1902 Robert St. - \$249,900


12:45-1:45pm
2506 Dorian Drive - \$299,900


11-12:00pm
1006 Walnut St. - \$299,900


12:30-1:30pm
1805 Woodland Loop - \$349,900


Lisa Williams
605.661.0558


YANKTON, SD
603 E. 4th St.
Yankton, SD

**Legal and Public
Notices**

2nd NOTICE OF ADOPTION

ORDINANCE NO. 25-ZN-01 ES-
TABLISHING PERMANENT
ZONING REGULATIONS FOR
YANKTON COUNTY, SOUTH
DAKOTA, PROVIDING FOR THE
ADMINISTRATION, ENFORCE-
MENT, AND AMENDMENTS
THEREOF; AND REPEALING
ALL ORDINANCES OR PARTS
OF ORDINANCES IN CONFLICT
THEREWITH.

Notice is hereby given that Ord-
inance No. 25-ZN-01 establishing
permanent zoning regulations for
Yankton County, South Dakota,
with such regulations being set forth
in the document titled Yankton
County Ordinance 2020 Amend-
ment to Yankton County Ordinance
2020 Definitions, Article 5 (Agricul-
ture District), Article 6 (Low Den-
sity Residential District), Article 7
(Moderate Density Residential Dis-
trict), Article 8 (High Density Resi-
dential District), Article 9 (Manu-
factured Home Park District), Article
10 (Commercial District), and
Article 12 (Rural Transitional Dis-
trict) in accordance with the pro-
vision of Chapter 11-2, 1967 SDCL,
and amendments thereof, and for re-
peal of all resolutions and ordi-
nances in conflict therewith. Yank-
ton County is adopting this ordi-
nance in order to protect the public
health, safety, and general welfare.
This ordinance was duly adopted by
the County Commissioners on the
19th day of May, 2025 and will be-
come effective on the 19th day of
June, 2025.

Dated this 19th day of May 2025

John Marquardt, Yankton County
Commission Chair

ATTEST:

Pany Hojem, Yankton County Audi-
tor

Published twice at the total approxi-
mate cost of \$26.56 and can be
viewed free of charge at [www.sd-
publicnotices.com](http://www.sd-
publicnotices.com)

Published May 30, 2025.

**NOTICE OF HEARING OF THE
THE YANKTON COUNTY
PLANNING COMMISSION
RECOMMENDATION OF
PROPOSED AMENDMENTS OF
DEFINITIONS, ARTICLE 7,
AND ARTICLE 8, FOR
YANKTON COUNTY
ORDINANCE 2020**

A public hearing will be held before
the Yankton County Planning Com-
mission on the 10th day of June
2025 beginning at 7:15 p.m. in the
Commission Chambers, Yankton
County, South Dakota, to consider
recommendations to amend Defini-
tions, Article 7 (Moderate Density
Residential District), and Article 8
(High Density Residential District).

The complete text and map of this
proposed amendment referred to
above is on file with the Yankton
County Auditor Office and Yankton
County Planning Office. The docu-
ment may be inspected, reviewed, or
examined by any interested party by
contacting (605) 260-4447.

The public is invited to attend the
hearing and to present comments
and testimony regarding proposed
amendments for Yankton County
Ordinance 2020 Definitions, Article
7 (Moderate Density Residential Dis-
trict), and Article 8 (High Den-
sity Residential District). At the con-
clusion of the hearing, the Yankton
County Planning Commission may
recommend adoption Yankton
County Ordinance No. 25-ZN-02.

Dated this 30th day of May 2025

ATTEST: Gary Vetter Develop-
ment Services Director

Published twice at the total approxi-
mate cost of \$34.86 and can be
viewed free of charge at [www.sd-
publicnotices.com](http://www.sd-
publicnotices.com)

Published May 30, & June 6, 2025.

**NOTICE OF HEARING UPON
APPLICATION
FOR SALE OF ALCOHOLIC
BEVERAGES**

NOTICE IS HEREBY GIVEN that
a Uniform Alcoholic Beverage Li-
cense Application has been received
by the Board of City Commissioners
of the City of Yankton, for a new
Package (Off-sale) Liquor License
from Casey's Retail Company dba
Casey's #3855, 2300 Broadway Av-
enue.

NOTICE IS FURTHER GIVEN
that a public hearing on the applica-
tion will be held on Monday, June 9,
2025 at 6:00 p.m. in the City of
Yankton Community Meeting Room
at the Career Manufacturing Techni-
cal Education Academy, 1200 West
21st Street, Yankton, South Dakota,
where any person or persons inter-
ested in the approval or rejection of
the above application may appear
and be heard.

Dated at Yankton, South Dakota
This 30th day of May, 2025.

Lisa Yardley
FINANCE OFFICER

Published once at the total approxi-
mate cost of \$13.76 and can be
viewed free of charge at [www.sd-
publicnotices.com](http://www.sd-
publicnotices.com)

Published May 30, 2025.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public
hearing will be held before the
Yankton County Planning Commis-
sion, Yankton County, South Dako-
ta, at 7:05 P.M. on the 10th day of
June, 2025 at the Yankton County
Government Center, Commissioners
Chambers, 321 West Third St.,
Yankton, South Dakota.
Dorlar General is requesting a Con-
ditional Use Permit to place two il-
luminated signs on the property per

2010 Legal and Public Notices

Article 14 Section 1403 number 4, Article 18 Section 1805, and Article 19 Section 1905.
Said property is legally described as the North 2 acres of the West 11 Rods Excluding Lot H-3 in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 93N, Range 56 West of the 5th P.M. Yankton County, South Dakota. E911 address is 706 Kalea St, Yankton

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 10th day of June, 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Jamesville Hutterian Brethren is requesting a Conditional Use Permit in an Agriculture District for a Class A Concentrated Animal Feeding Operation per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Applicant wished to construct a CAFO to house 5600 head swine finishers (2240 Animal Units), over 55 pounds. Said property is described as the South half of the Southwest Quarter (S1/2SW1/4) in Section 49, Township Ninety-six (96) North, Range Fifty-six (56) West of the 5th P.M. Yankton County, South Dakota.

Published twice at the total approximate cost of \$36.87 and can be viewed free of charge at www.s.d.publicnotices.com

Published May 30, & June 6, 2025.

Wagner

From Page 1

to the court declaring that he was accountable and taking responsibility for his actions. He added that the victim didn't deserve what happened to her. Also, Dion said he recognizes that he has anger issues and has taken a class on that while in custody and continues to work on that issue.

Dion also said he has no plans for a relationship with the victim, that he does not want revenge for his circumstances and that she needn't fear any retaliation from him.

Dion's attorney, Garrett Horn, asked the court to suspend all or most of the sentence or to sentence Dion to probation. He said his client completed anger-management and domestic-violence training in jail, saying Dion would not attempt to contact the victim or his children, all of whom are under a five-year protection order.

Horn said Dion is hoping to continue on his path of self improvement closer to family at a new job in Rapid City.

However, Judge Cheryl Gering said Dion's five-year history of repeated abuse against A.F. and his recent notes to her outside the provisions of the protection order indicated that his 153 days served did not change him.

"Domestic abuse is more than anger," said Gering, prior to handing down the sentence. "It's about exerting power over someone else — though anger may be present, you become violent when the victim doesn't comply."

She stated that, according to court documents, over the course of the couple's five-year relationship, A.F. had sustained a broken eye socket, bite marks to her face and body and wounds associated with having been choked. According to court documents, Dion was also abusive towards the couple's three children.

Also, the police reports said A.F. suffers from PTSD, anxiety and depression, Gering said.

"She has been subjected to this type of abuse for many years," Gering said.

Also, there are still two open cases against Dion, a habitual offender who had three felony convictions prior to Thursday's sentencing. The open cases

Laurel

From Page 1

the elderly man sexually harassed her for three years.

Carrie Jones said she was not present at the time of the killings, arriving home later from her job in the Sioux City area.

Besides her alleged role in Gene Twilford's death, she allegedly hid or destroyed evidence and misled law enforcement in connection with her husband's activities and statements. Judge Bryan Melsmer granted her motion for a change of venue, believing she could not receive a fair trial in Cedar County.

Besides the one count of murder, she is also charged with tampering with evidence and as an accessory to a felony.

SEEKING TESTIMONY

Jason Jones was convicted of four



C. Jones

counts of first-degree murder, two counts of arson and four counts of use of a firearm to commit a felony. The crimes occurred in the early morning hours.

The Dakota County jury that convicted Jason Jones also found aggravating circumstances that warranted consideration of the death penalty. A three-judge panel will determine whether he receives death row or a life sentence.

In this week's motion, Allen includes the following areas for questioning Jason Jones under oath for his wife's trial:

(1) A letter dated Jan. 2, 2025, authored by Carrie Jones, stating that Jason Jones is supposed to be a witness in her trial.

(2) Jail phone calls made by Carrie Jones on Jan. 29, 2025, and March 19, 2025, included discussions regarding Jason Jones testifying at her trial.

and Disclosure Commission for further review.

Additionally, Foley's auditors found that Isanti had reimbursed both the former superintendent and the business administrator for the costs of their respective memberships at the nearby Tatanka Golf Club in rural Mobara, Nebraska.

Per paperwork provided by the district to support the \$850 membership reimbursement to the former superintendent, that payment was "part of contract," Foley said. The audit team found no mention, however, of any golf membership in the former superintendent's employment documents.

"In a letter to the (Nebraska) Legislature only a month ago, I addressed these types of expensive perks to school administrators," Foley said. "It's bad enough when they are made part of an employment contract. In this instance, though, benefits worth \$850 apiece don't show up in any written agreement that my office has seen."

Of particular interest, Foley said, the elected school board overseeing Isanti voted to subsidize a senior class trip to Hawaii. When those plans fell through, an excursion to the Orlando, Florida, area was substituted for about 20 students, a board member and chaperones.

Charges on the district's credit card were found for tourist stops at the Universal Orlando Resort, Gatlorland theme park, Old Town theme park, Fun Spot amusement park and Happy Days arcade. Foley said a peculiar payment of \$286 to the Cecil Hall Lounge was noted as well.

In all, \$12,392.33 was spent with Isanti school credit cards in 77 unique transactions during the course of an evidently fun-filled junket to the Sunshine State, Foley said.

QUESTIONABLE SPENDING

Other questionable district expenditures, amounting to \$84,681.42 in 444 separate credit card transactions, were for frequent food and meal purchases, convenience store and gas station expenses, lodging costs, and various department and grocery store visits.

The APA letter also points out that Isanti paid sales tax unnecessarily on many of the questioned credit card transactions made in Nebraska.

Despite having a documented credit card policy, district representatives acknowledged not following it. Consequently, Foley said, little effort was made to track who was wielding the district's credit cards or to ensure that they were used for authorized purposes.

"Even the best credit card policy is useless if it is ignored, and that is what happened here," Foley said. "The district's policy is relatively comprehen-

sive — better than many I have seen elsewhere — but failure to comply with it has been a major contributor to this mess."

The APA letter also identified financial issues that do not involve the questionable use of a district credit card.

A glaring red flag for the auditors was a \$68,700 cash withdrawal from Isanti's general fund bank account in December 2022. Board meeting minutes fail to state why the funds were needed.

Likewise, Foley said, no district representative questioned could answer the obvious question: Where did that money go?

In addition to a duplicate \$1,000 payment to the Tatanka Golf Club, the APA letter described 30 payments, totaling \$5,115, made to a propane vendor on behalf of district employees as part of their payroll deductions.

Foley said no documentation could be provided to support either the elections or the amounts of those individual allowances, however.

The Nebraska Department of Education has published data showing that Isanti suffers from a high degree of chronic absenteeism — defined as missing 10% or more of all school days over the course of the year. The district's roughly 45% rate of chronic absenteeism is more than twice that of the statewide average of approximately 21%.

To combat the problem, Foley said, the district spent \$146,000 for student registration incentives, with each qualifying pupil receiving \$200 in cash or a \$400 Walmart gift card.

He added Isanti was unable to provide adequate documentation to verify that the payments were distributed to the intended recipients; moreover, the audit team questioned the district's statutory authority to offer such incentive payments.

"As education experts consider the future of this troubled school district, one thing should be crystal clear," Foley said. "Throwing more money at the problem is the very last thing that ought to be considered. It's high time for clear-thinking adults in the community to step in and torch those unacceptable practices of the past."

DISTRICT RESPONSE

Part of the APA letter included an overall district response, which included a change in Isanti's administration in January 2024.

"When our new superintendent took over the task of getting our audit completed, we recognized many of the same concerns you noted in the draft letter," according to the district's response. "We knew that we needed to improve our fiscal oversight and management, but we also saw concerning items that we could not explain based

3) Visitation records from the Nebraska Department of Correctional Services (NDCS) indicate that on March 11, 2025, Jason Jones had a visit with his attorneys and Carrie Jones' attorneys, Doug and Nate Statton.

4) Jail phone calls Jason Jones made on March 11, 2025, stated he met with Carrie's attorneys, and they are going to have him testify at her trial.

"For the foregoing reasons the State requests the Court grant the State's motion to depose Jason Jones," Allen wrote in her motion.

ADMITTING STATEMENTS

In a separate motion, Special Deputy Cedar County Attorney Corey O'Brien asks for a ruling on whether the state can use Carrie Jones' statements to law enforcement.

O'Brien asks the court to make its order on the defendant's motion to suppress statements, issued and filed July 29, 2024, "more definite and certain" with respect to three exhibits.

In particular, the court was unable to

review the three exhibits "due to technological limitations," O'Brien said.

As a result, the state is limited in its ability to use the three exhibits until the court has reviewed them outside the jury's presence and determined if the exhibits can be admitted in court.

Prosecutors noted the trial is scheduled to start in two months, offering to assist in any way to fix the technological issues that have prevented the judge from reviewing the three exhibits.

The court's ruling is needed in light of the defendant's Fifth Amendment challenges to each of them, O'Brien added.

Previously, the defense filed notices that it was taking depositions of Sergeant Bradley Higgins and Investigator Tim Doggett with the Nebraska State Patrol.

This is a developing story. Follow the Press & Dakota for continuing coverage online, on social media and in print.

Follow @RDockendorf on Twitter.

solely on lack of documentation. We recognized that the only reasonable step was to self-report to your office at that time.

"We did not wait to make important changes. Almost immediately, we implemented better review processes for expenditures and reimbursements, set up a credit card check-out system and communicated expectations for our policies and procedures to our staff. Our budgeting and coding are far ahead for the 24-25 (academic) year compared to where they were previously. We appreciate you noting several of these efforts in your letter....

"Our school and our situation are unique. We want our school to be a change agent for good in our community and positively impact the lives of our students. We are best positioned to do that important work when we understand and safeguard the resources we have. We are confident that with our change in administrative leadership and commitment to our obligations, we are taking critical steps to ensure the viability and stability of our school."

The following press release from LaPlante, the district's

school board president, and Greg Shepard, Isanti's superintendent, was posted on Wednesday on the district's website and Facebook page in response to the APA letter:

"Isanti Community Schools takes the Nebraska state auditor's findings seriously and appreciates the role of oversight in maintaining public trust. The concerns raised reflect past practices, which occurred under former leadership and prior boards.

"Since January 2024, we have implemented significant reforms, including tighter financial controls, improved documentation, increased oversight and change in auditors. We are committed to transparency, and we voluntarily reported concerns to the state auditor's office.

"Our focus from now on is moving forward — ensuring accountability, protecting public funds and restoring confidence in our stewardship."

The Nebraska Auditor of Public Accounts' full letter to Isanti Community Schools is available on the state agency's website at auditors.nebraska.gov.

CROSSWORD

By THOMAS JOSEPH

ACROSS

44 Shop tool
1 Holdup
45 Stagers
6 Peripheral device
46 More cunning

DOWN

1 Disavows
2 Track bet
3 1973
James Bond film
4 Brewpub order
5 Quick barks
6 Increased, as debts
7 Blowgun ammo
8 2002 James Bond film
9 Portland setting
e.g.

Yesterday's answer

10 Network points
17 Punch-in-the-gul response
22 Word on a bill
24 Near the ground
26 Gives meaning to
28 Tahini base
42 Wing

29 Spot to jot
31 Galahad's mother
32 Fire-starting stuff
33 Wearing less
35 Maryland players, for short
38 Tumble
42 Wing

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YANKTON COUNTY

ZONING ORDINANCE 2020

Adopted: February 18, 2020

Amended: September 3, 2024

Prepared by: Yankton County Commission

Yankton County Planning Commission

ARTICLE 6

LOW DENSITY RURAL RESIDENTIAL DISTRICT (R1)

Section 601 Intent

The intent of Low Density Rural Residential Districts (R1) is to provide for residential uses of larger lots and other compatible uses in a pleasant and stable environment.

Section 603 Permitted Principal Uses and Structures

The following principal uses and structures shall be permitted in a Low Density Rural Residential District (R1):

1. Day cares, family;
2. Dwellings, single-family;
3. Governmental services;
4. Horticulture;
5. Modular homes;**(Amended December 19, 2023) and**
6. Solar Energy Conversion Systems (SECS) under 50 Kilowatts alternating current (AC) **(Amended December 19, 2023)**

Section 605 Permitted Accessory Uses and Structures

The following accessory uses and structures shall be permitted in a Low Density Rural Residential District (R1):

1. An aggregate maximum total floor area of 4,000 square foot accessory building or buildings. Side wall height shall not exceed sixteen (16) feet as measured from the highest point of the finished floor at grade to the highest point of wall framing. **(Amended May 19, 2020)**
2. Home occupations;
3. Signs, banner;
4. Signs, directional on-site;
5. Signs, directional off-site;

6. Signs, easement and utility;
7. Signs, flag;
8. Signs, name and address plate; and
9. Signs, real estate.

Section 607 Conditional Uses

After the provisions of this Ordinance, relating to conditional uses have been fulfilled, the Board of Adjustment may permit as conditional uses in a Low Density Rural Residential District (R1): **(Amended June 21, 2022)**

1. Accessory agricultural structures;
2. Bed and breakfasts;
3. Campgrounds;
4. Cemeteries;
5. Home based sales;
6. Greenhouses;
7. Golf courses;
8. Hobby farms;
9. Horticultural sales;
10. Kennels;
11. Manufactured homes, pursuant to Section 1507;
12. Manufacturing, light;
13. Parks;
14. Signs, off-site;
15. Towers; and
16. One Accessory Structure exceeding 4,000 square feet or Accessory Structures with an aggregate maximum total floor area exceeding 4,000 square feet and/or exceeding a sidewall height of sixteen (16) feet and . **(Amended May 19, 2020)**

17. A person may possess up to six (6) chicken hens, so long as the hens are confined in a manner not visible to the traveling public or the surrounding property owners. No roosters are allowed. In addition, when kept in the ordinary course of business fowl may be temporarily kept at a public auction ring, veterinary clinics and treatment facilities, locker plants and hatcheries. Fowl may also be transported through the County.

Section 609 Classification of Unlisted Uses

In order to insure that the zoning ordinance will permit all similar uses in each district, the Board of Adjustment, upon its own initiative or upon written application, shall determine whether a use not specifically listed as a permitted, accessory, or conditional use in a Low Density Residential District shall be deemed a permitted, accessory, or conditional use in one or more districts on the basis of similarity to uses specifically listed. The review shall be heard at a regular meeting of the aforementioned bodies and may be required to adhere to the notification requirements as described in Section 1803(3-5).

Section 611 Prohibited Uses and Structures

All uses and structures, which are not specifically permitted as principal, accessory, or conditional uses or approved as such within the provisions of Section 609, shall be prohibited.

Section 613 Minimum Lot Requirements

1. The minimum lot area shall be five (5) acres; and
2. The minimum lot width shall be two hundred (200) feet.

Section 615 Minimum Yard Requirements

All yards must meet the following criteria as measured from the lot lines. This Section shall apply to all buildings and structures, including but not limited to decks, patios, and carports:

1. There shall be a front yard of not less than a depth of thirty (30) feet, except when said lot is adjacent to or abutting a arterial or collector right-of-way then the depth shall be fifty (50) feet;
2. There shall be a rear yard of not less than a depth of twenty (20) feet;
3. There shall be two (2) side yards, each of which shall not be less than ten (10) feet; and
4. Buildings and structures on corner lots as defined herein shall maintain two (2) front yards for the property abutting the road right-of-ways.

Section 617 Traffic Visibility

1. A traffic visibility triangle as defined herein shall be maintained at all road

intersections, public and private, driveways, railway crossings, or similar situation as determined by the Zoning Administrator; and

2. Structures, perennial, or similar vegetation planted on or immediately adjacent to a road right-of-way public shall be approved in writing by the Zoning Administrator prior to construction or planting. No such vegetation between the heights of thirty (30) inches and ten (10) feet shall encroach upon the right-of-way at the time of planting or future growth. The Zoning Administrator reserves the right to refer such requests to Township Supervisors, the County Highway Superintendent, or other officials.

ARTICLE 7

MODERATE DENSITY RURAL RESIDENTIAL DISTRICT (R2)

Section 701 Intent

The intent of Moderate Density Rural Residential Districts (R2) is to provide for residential uses of moderate lots and other compatible uses in a pleasant and stable environment.

Section 703 Permitted Principal Uses and Structures

The following principal uses and structures shall be permitted in a Moderate Density Rural Residential District (R2):

1. Day cares, family;
2. Dwellings, single-family;
3. Governmental services;
4. Horticulture;
5. Modular homes; **(Amended December 19, 2023)**
6. Utility facilities. and **(Amended December 19, 2023)**
7. Solar Energy Conversion Systems (SECS) under 50 kilowatts alternating current (AC). **(Amended December 19, 2023)**

Section 705 Permitted Accessory Uses and Structures

The following accessory uses and structures shall be permitted in a Moderate Density Rural Residential District (R2):

1. An aggregate maximum total floor area of 2,400 square foot accessory structure or structures. Side wall height shall not exceed fourteen (14) feet as measured from the highest point of the finished floor at grade to the highest point of wall framing. **(Amended May 19, 2020)**
2. Home occupations;
3. Signs, banner;
4. Signs, directional on-site;
5. Signs, directional off-site;

6. Signs, easement and utility;
7. Signs, flag;
8. Signs, name and address plate; and
9. Signs, real estate.

Section 707 Conditional Uses

After the provisions of this Ordinance, relating to conditional uses have been fulfilled, the Board of Adjustment may permit as conditional uses in a Moderate Density Rural Residential District (R2): **(Amended June 21, 2022)**

1. Bed and breakfasts;
2. Campgrounds, pursuant to 1521;
3. Churches;
4. Day cares, group family home;
5. Dwellings, multi-family;
6. Dwellings, two family;
7. Manufactured homes, pursuant to Section 1507;
8. Parks;
9. Schools, public;
10. Signs, off-site;
11. Towers; and
12. One Accessory Structure exceeding 2,400 square feet or Accessory Structures with an aggregate maximum total floor area exceeding 2,400 square feet and/or exceeding a sidewall height of fourteen (14) feet and . **(Amended May 19, 2020)**
13. A person may possess up to six (6) chicken hens, so long as the hens are confined in a manner not visible to the traveling public or the surrounding property owners. No roosters are allowed. In addition, when kept in the ordinary course of business fowl may be temporarily kept at a public auction ring, veterinary clinics and treatment facilities, locker plants and hatcheries. Fowl may also be transported through the County.

Section 709 Classification of Unlisted Uses

In order to insure that the zoning ordinance will permit all similar uses in each district, the Board of Adjustment, upon its own initiative or upon written application,

shall determine whether a use not specifically listed as a permitted, accessory, or conditional use in a Moderate Density Residential District shall be deemed a permitted, accessory, or conditional use in one or more districts on the basis of similarity to uses specifically listed.

Section 711 Prohibited Uses and Structures

All uses and structures which are not specifically permitted as principal, accessory, or conditional uses or approved as such within the provisions of Section 709 shall be prohibited.

Section 713 Minimum Lot Requirements

1. The minimum lot area shall be one (1) acre or forty thousand (40,000) square feet;
2. The minimum lot area for multi-family dwellings in areas of two (2) units shall be one (1) acre or forty thousand (40,000) square feet and an additional five thousand (5,000) square feet for each unit in excess of the first two (2); and
3. The minimum lot width shall be one hundred (100) feet.

Section 715 Minimum Yard Requirements

All yards must meet the following criteria as measured from the lot lines. This Section shall apply to all buildings and structures, including but not limited to decks, patios, and carports:

1. There shall be a front yard of not less than a depth of thirty (30) feet, except when said lot is adjacent to or abutting a arterial or collector right-of-way then the depth shall be fifty (50) feet;
2. There shall be a rear yard of not less than a depth of twenty (20) feet;
3. There shall be two (2) side yards, each of which shall not be less than ten (10) feet;
4. Buildings and structures on corner lots as defined herein shall maintain two (2) front yards for the property abutting the road right-of-ways.

Section 717 Traffic Visibility

1. A traffic visibility triangle as defined herein shall be maintained at all road intersections, public and private, driveways, railway crossings, or similar situation as determined by the Zoning Administrator; and
2. ~~2.~~ Structures, perennial or similar vegetation planted on or immediately adjacent to a road right-of-way public shall be approved in writing by the Zoning Administrator prior to construction or planting. No such vegetation between the heights of thirty (30) inches and ten (10) feet shall encroach upon

the right-of-way at the time of planting or future growth. The Zoning Administrator reserves the right to refer such requests to Township Supervisors, the County Highway Superintendent, or other officials.

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 5/15/2025

Applicant

DT&R Farm, LLC - 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:

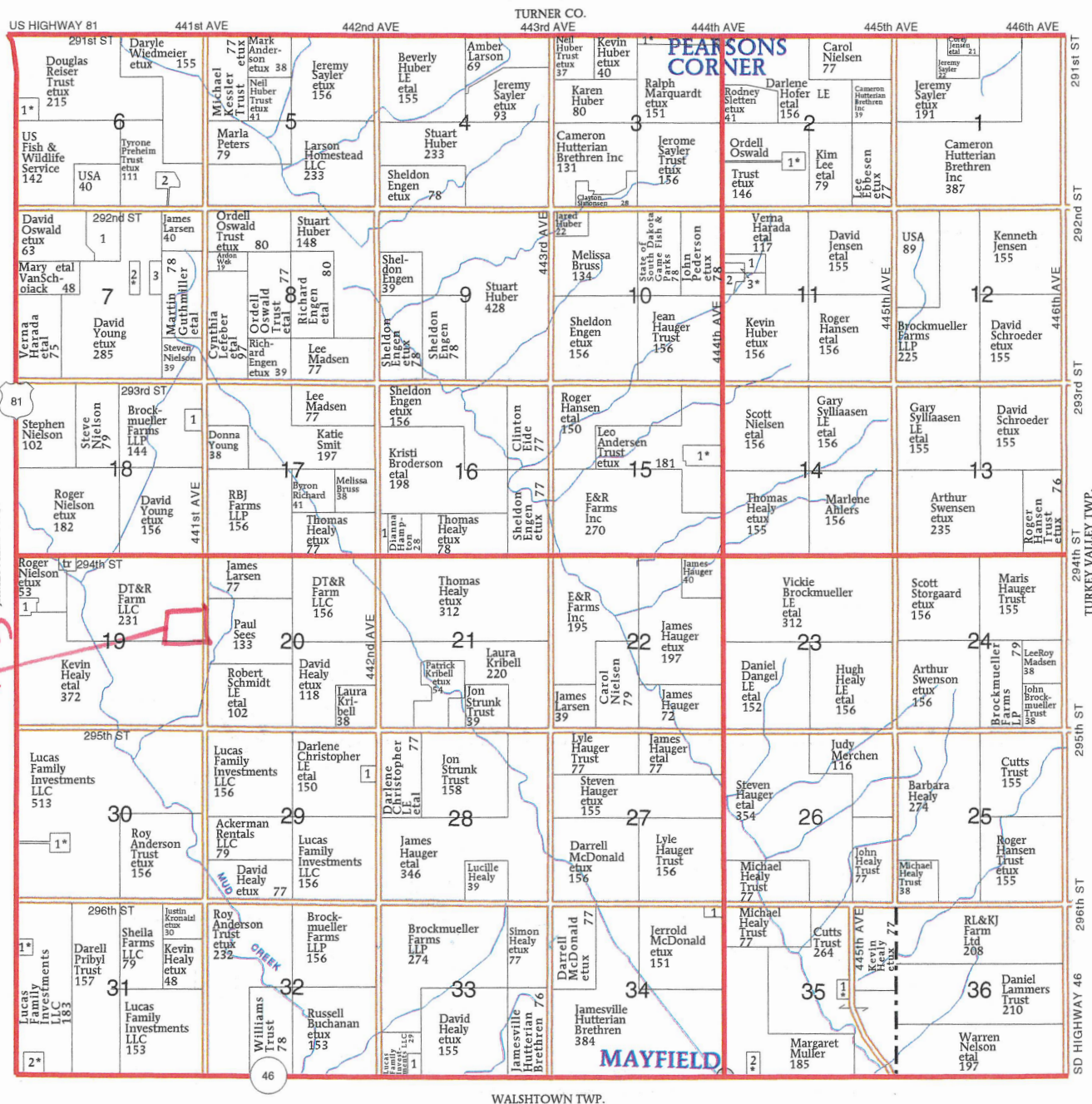
Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1, M & T Munkvold Addition, in the SE1/4 of the NE1/4 of Section 19, T96N,
R55W of the 5th P.M., Yankton County, South Dakota



MAYFIELD TOWNSHIP

SECTION 2

1 CONWAY, MATTHEW ETUX 9

SECTION 3

1 MAYO, JOHN ETUX 6

SECTION 6

1 SALONEN, BRITTANY ETAL 7

2 MASSEY, LARRY 7

SECTION 7

1 STATE OF SOUTH DAKOTA 17

2 GAME FISH & PARKS 17

3 YOUNG, DAVID ETAL 8

3 LARSEN, JAMES 9

SECTION 11

1 KERNS, CONNIE 14

2 SORENSON, ETHEL 8

3 KERNS-GRAMS, CONNIE ETAL 17

SECTION 15

1 HLAVAC, CORY ETUX 14

SECTION 16

1 HIGHLAND, COREY 11

SECTION 18

1 RYE TRUST 12

SECTION 19

1 OUR REDEEMER LUTHERAN CHURCH 9

SECTION 29

1 JONES, JUDY 7

SECTION 30

1 VANBUREN SR, LLOYD ETUX 8

SECTION 31

1 LUCAS, BENJAMIN ETUX 6

2 KRAMER, CHRIS ETUX 9

SECTION 33

1 JENSEN, DONALD 7

SECTION 34

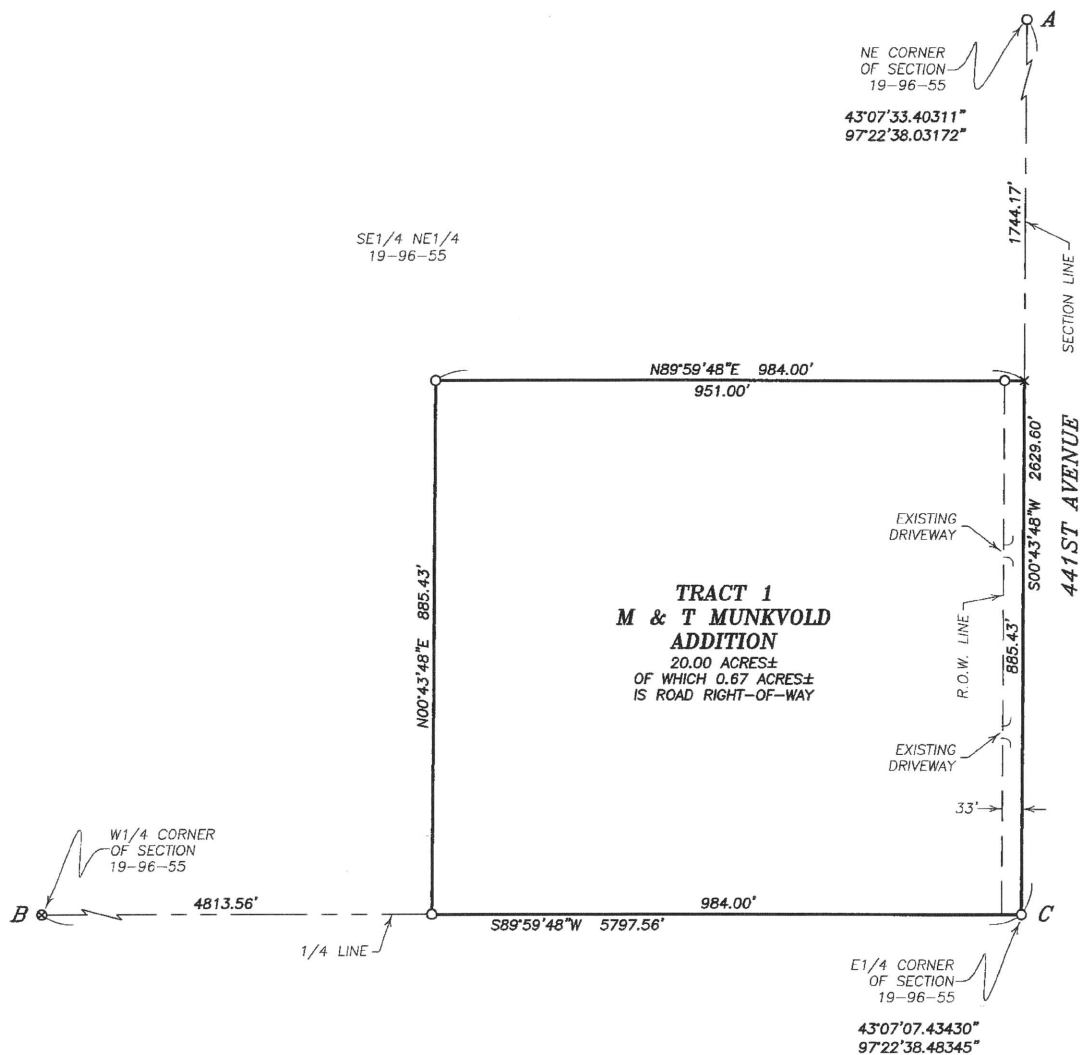
1 ST COLUMBIA CHURCH MAYFIELD 5

SECTION 35

1 NELSON, RORY ETAL 6

2 NELSON, TIMOTHY ETAL 6

PLAT OF TRACT 1, M & T MUNKVOLD ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 19, T96N, R55W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



LEGEND

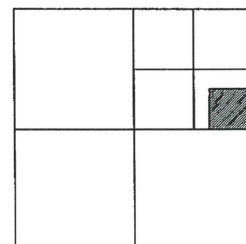
- SET 5/8" REBAR WITH L.S. CAP
STAMPED "SD 5349 NE 708 BRANDT"
- ⊗ SET "X" NAIL AND WASHER
- × CALCULATED CORNER

CORNER REFERENCE TIES

- A. NORTHEAST CORNER OF SEC. 19, T96N, R55W**
- 61.97' NW TO A DOUBLE HEADED NAIL IN A CORNER POST.
 - 61.58' SE TO A DOUBLE HEADED NAIL IN A POWER POLE.
 - 62.09' SW TO A DOUBLE HEADED NAIL IN A POWER POLE.
- B. WEST 1/4 CORNER OF SEC. 19, T96N, R55W**
- 76.11' W TO A DOUBLE HEADED NAIL IN A CORNER POST.
 - 76.72' E TO A DOUBLE HEADED NAIL IN A CORNER POST.
 - 76.06' ENE TO A DOUBLE HEADED NAIL IN A BRACE POST.
- C. EAST 1/4 CORNER OF SEC. 19, T96N, R55W**
- 40.58' NE TO A DOUBLE HEADED NAIL IN A BRACE POST.
 - 32.80' WSW TO A DOUBLE HEADED NAIL IN A CORNER POST.
 - 58.40' SW TO A DOUBLE HEADED NAIL IN A BRACE POST.

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



LOCATION (N.T.S.)
SECTION 19-96-55

JOB NO. 25069

PAGE 1 OF 2

PLAT OF TRACT 1, M & T MUNKVOLD ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 19, T96N, R55W 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 PLAT OF TRACT 1, M & T MUNKVOLD ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 19, T96N, R55W 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 15TH DAY OF MAY, 2025.



JOHN L. BRANDT REG. NO. 5349

COUNTY COMMISSIONER'S RESOLUTION

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.

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

OWNER'S CERTIFICATE

I, THERESA HLAVAC, MANAGING MEMBER OF DT & R FARM, LLC, DO HEREBY CERTIFY THAT DT & R FARM, LLC, IS THE OWNER 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.

DATED THIS _____ DAY OF _____, 20____.

THERESA HLAVAC
MANAGING MEMBER

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THERESA HLAVAC, WHO ACKNOWLEDGED HERSELF TO BE MANAGING MEMBER OF DT & R FARM, LLC, AND THAT SHE AS MANAGING MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 441ST AVENUE 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

COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE COUNTY PLANNING COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA, 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.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, PLANNING COMMISSION

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

-97.3783296097102

Latitude

43.119541329790536

Permit Number

PLAT2531

Parcel Number

08.019.100.010

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

156

Current Legal Description

NE4

Applicant Name

DT & R Farm, LLC

Applicant Phone

6056658455

Applicant Address

44033 294 ST IRENE SD 57037

Applicant Email Address

jackbrandt@vyn.midco.net

Name of the Surveyor / Engineer

Brandt Surveying

Surveyor / Engineer Address

1202 Willowdale Rd, Yankton

Surveyor / Engineer Phone

6056658455

Surveyor / Engineer Email

jackbrandt@vyn.midco.net

Surveyor / Engineer Contact Person

Jack Brandt

Owner Name

DT & R Farm, LLC

Owner Phone

6056658455

Owner Address

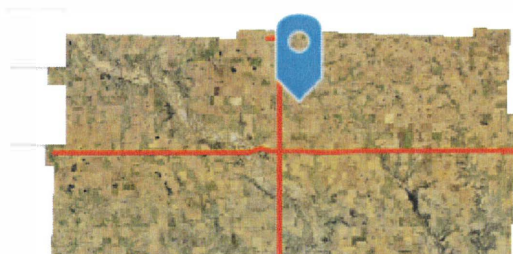
44033 294 ST IRENE SD 57037

Owner Email Address

jackbrandt@vyn.midco.net

Location of Property

Lat: 43.119541 Lon: -97.37833



Powered by Esri

Section Township Range

19-96-55

Tract or Lot Number

Tract 1

Number of Acres Being Platted

20

Addition Name

Munkvold 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

20

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
	117.9KB

Applicant Signature

PTAP Van

ApplicantSignature-.jpg

Owner Signature

Thomas Z. Harn

OwnerSignature-.jpg

Date of Application Submission

May 15, 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:

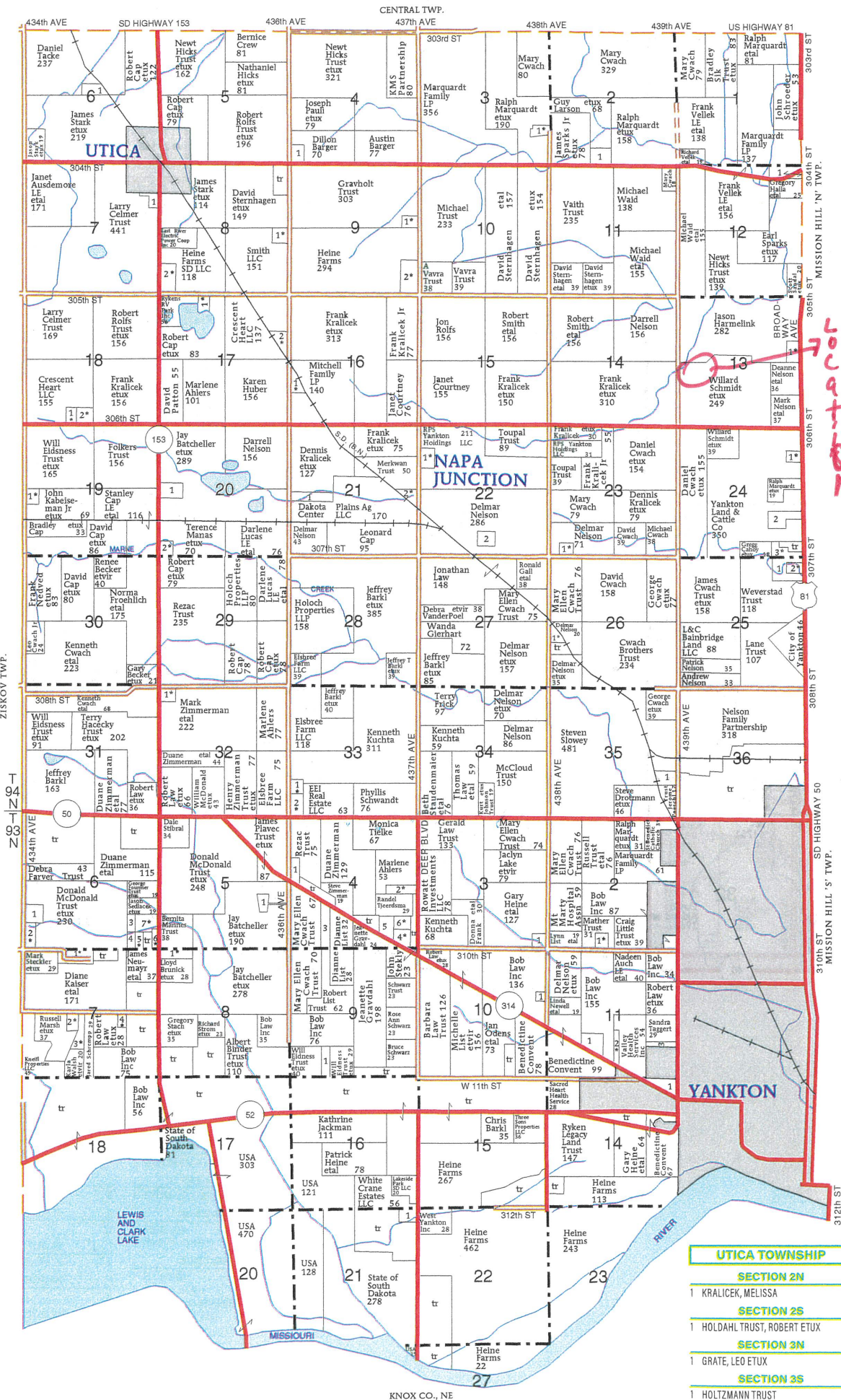
Proposed building size:

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

SECTION 5S

1 BATCHELLER, JAY 8

SECTION 6N

1 TOWN OF UTICA 6

SECTION 6S

1 GILMORE, TONIA 10
 2 VAN MAANEN, TODD ETUX 11
 3 MASKA, LEANN 5
 4 KOZAK, KARLEE 5
 5 LOECKER, MARK ETUX 6
 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

SECTION 21S

1 KRALICEK, FRANK ETUX 5

SECTION 21S

1 WHITE CRANE ESTATES LLC 8

SECTION 22N

1 TAGGART, WILLIAM ETUX 9

SECTION 23N

1 NELSON TRUST, FLOYD 12

SECTION 23N

1 POSPISIL, 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

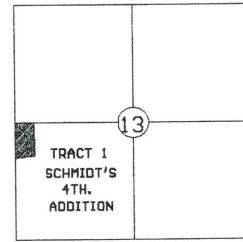
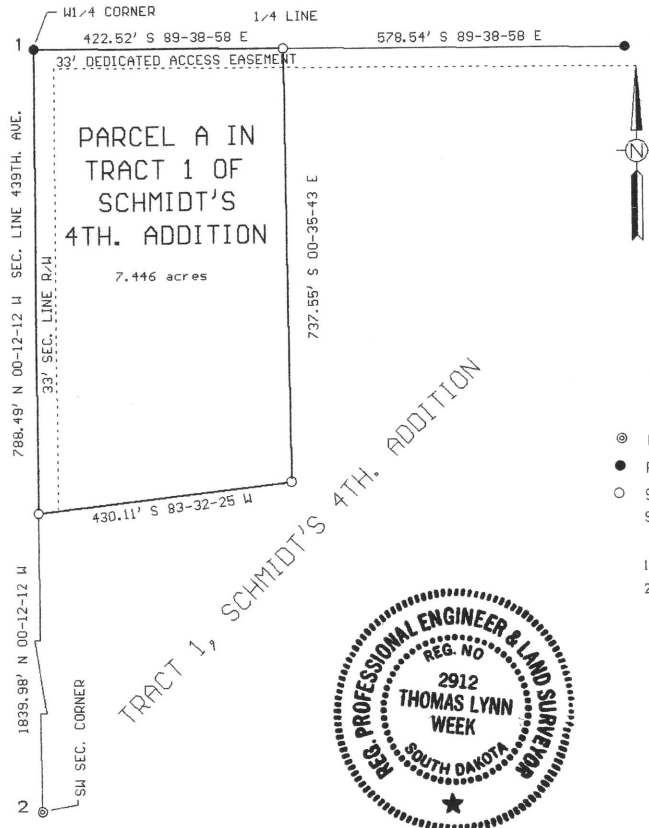
SECTION 25

1 WADDELL, EDWARD ETUX 8

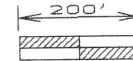
SECTION 25

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.



SECTION 13, T94N, R56W



SCALE :

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

1 = LAT. 42-57-34.46345 N, LONG. 97-25-02.62166 W
2 = LAT. 42-57-08.50311 N, LONG. 97-25-02.48874 W

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



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

Sherr

OwnerSignature-.jpg

Date of Application Submission

Jan 27, 2025