

July 8, 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.

Den Herder – Conditional Use Permit

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to construct storage building per Article 11 section 1107, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to build a storage building on his property. Said property is legally described as Lot Four (4) Whitetail Run in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 3909 West 8th St, Yankton, South Dakota.

7:10 P.M.

Plats

Mabee - Plat of Lot 1, Lot 2, and Lot 3 of Mabee Addition located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Van Beek - Plat of Van Beek Tract 3 in the N1/2 of the NW1/4 of Section 12, T96N, R54W of the 5th P.M., Yankton County, South Dakota

7:15 P.M.

Public comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 6/10/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

CALL:

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

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: Dollar General – Conditional Use Permit 09.015.100.124

ADDRESS/LEGAL: 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

COMMENTS: **Brittany Wesch - applicant**

MOTION: **Approve with the condition the lights turn off at 10 PM
Passed 7-0**

APPROVAL: MOTION BY: Welsh SECOND BY: Huber

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Jamesville Hutterian Brethren – Conditional Use Permit 12.009.400.100

ADDRESS/LEGAL: 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.

COMMENTS: Mathew Wurtz – applicant Louie Johnson Tim Kurbis
Brian Friedrichsen Ray Epps Kiera Leddy
Joe Guenther John Gunderson
Ron Schafer Ordell Munkvold

MOTION: **Approve with the condition that it is approved by the State Department of Agriculture and Natural Resources before it becomes effective.
Passed 7-0**

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

AGENDA ITEM: Public Hearing 25-ZN-02

ADDRESS/LEGAL:

COMMENTS: None

MOTION: **Move to County Commission with discussed changes**
Passed 7-0

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

AGENDA ITEM: DT&R Farms, LLC - Plat 08.019.100.010

ADDRESS/LEGAL: 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

COMMENTS: None

MOTION: **Approve**
Passed 7-0

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

AGENDA ITEM: Schmidt – Plat 10.013.300.200

ADDRESS/LEGAL: 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

COMMENTS: None

MOTION: **Approve**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: O'Hara
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: O'Hara SECOND BY: Huber
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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Den Herder – Conditional Use Permit

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1107 ☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to construct storage building per Article 11 section 1107, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to build a storage building that was not included in the original Conditional Use Permit on his property. Said property is legally described as Lot Four (4) Whitetail Run in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 3909 West 8th St, Yankton, South Dakota.

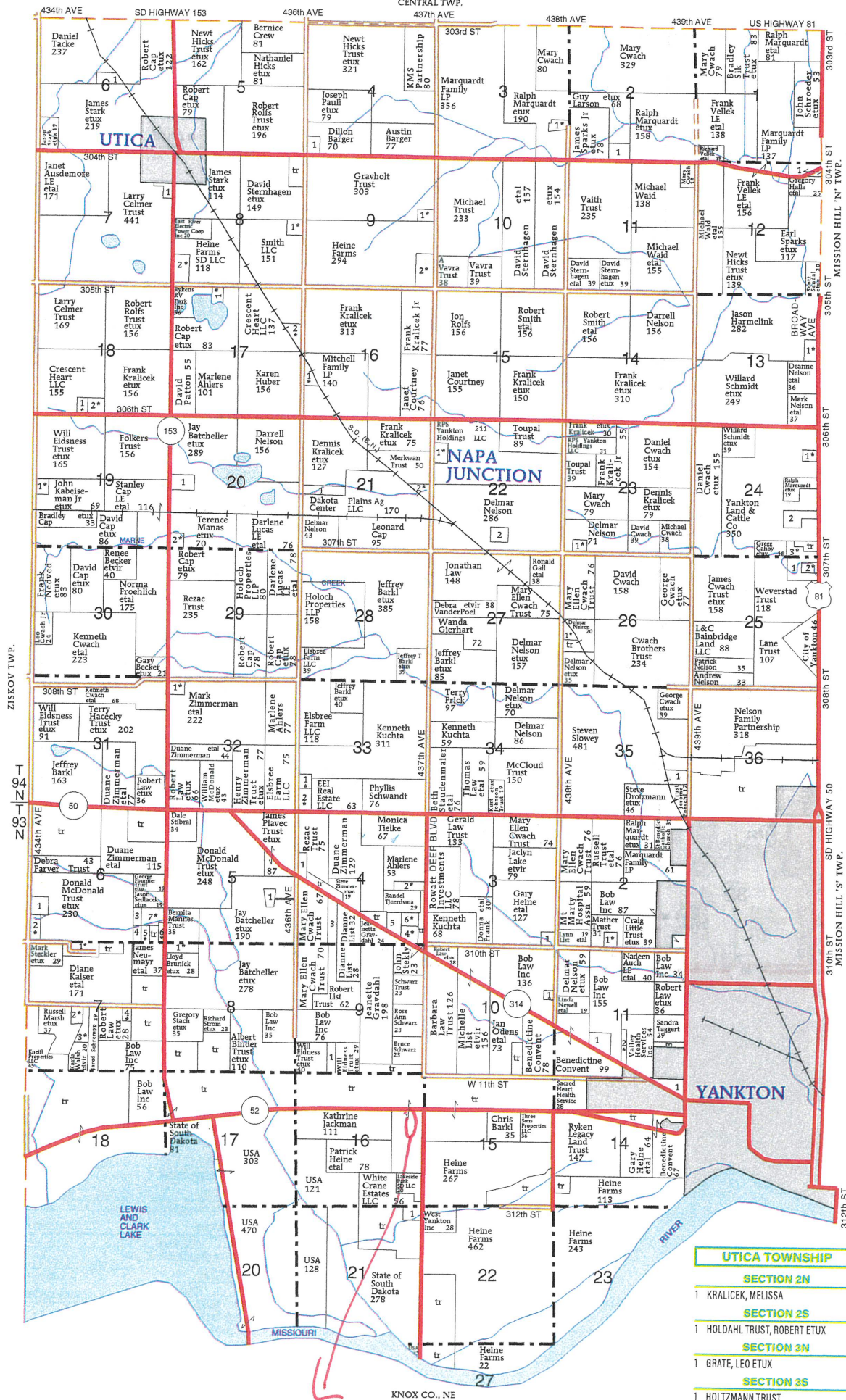
PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
July 8, 2025

Board of Adjustment date:
August 5, 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, TONIA	10
2 VAN MAANEN, TODD ETUX	10
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 WOHL, 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

Den Herder – CUP-2515

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 construct self-storage building per Article 11 section 1107, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to build a second self storage building on his property.
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	

<p>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.</p>	
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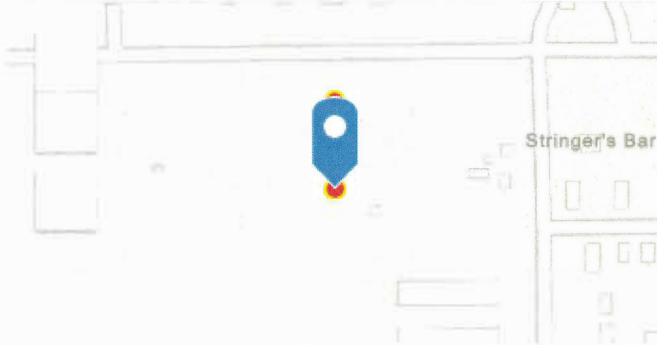
CUP MANAGER

Submitted by: Anonymous user

Submitted time: Jun 15, 2025, 5:53:50 PM

Point

Lat: 42.875194 Lon: -97.458915



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

Longitude

-97.45891477260795

Latitude

42.8751944155839

Permit Number

CUP2516

Parcel Number

09.016.250.040

Permit Status

Approved Active

Permit Fee

300

Total Due

300

Was fee paid?

Yes

Receipt Number

00657488

Planning Commission Action Date

Jul 8, 2025, 7:05:00 PM

Planning Commission Action Time

7:05 PM

Board Adjustment Action Date

Aug 5, 2025, 6:30:00 PM

Board_Adjustment Action Time

6:30 PM

Application Accepted By

Bill Conkling

Checked By

Bill Conkling

Existing_Zoning

LAKE SIDE COMMERCIAL

Affected Zoning Ordinance

11-1107, 18-1805, 19-1905

Township Range Section

16-93-56

Applicant Name

5A Boat & RV Storage, LLC

Applicant Phone

712-441-1442

Applicant Address

180 Oak Hills Drive

Applicant Email Address

mydnhrdr@gmail.com

Owner Name

5A Boat & RV Storage, LLC

Owner Phone

712-441-1442

Owner Address

180 Oak Hills Drive

Owner Email Address

mydnhrdr@gmail.com

Property Address

3909 WEST 8 ST

Reason for Request

Build a new personal storage building (42' x 56')

Height of Building

14' wall height/peak height 22' 10"

Total Square Feet of Building

2,352

Legal Description

LT 4 WHITETAIL RUN

Date of Application Submission

Jun 15, 2025, 12:00:00 PM

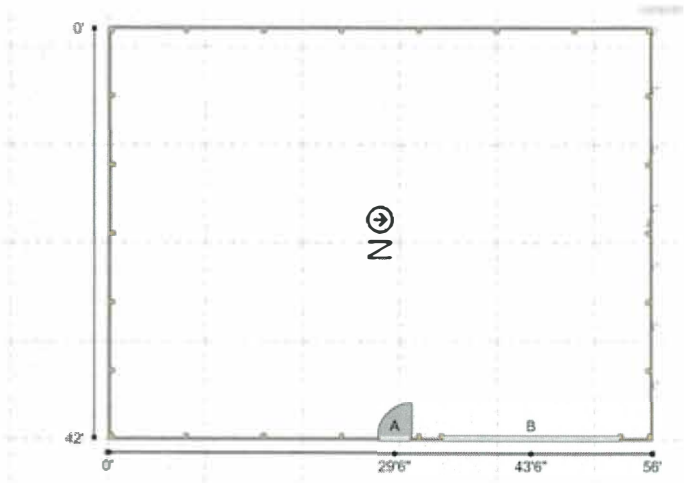
Section Township Range

16-93-56

Attachments:



SKETCH-.PNG



5A Personal Storage Measurements.PNG

James Don Verden

ApplicantSignature-.jpg

James Don Verden

OwnerSignature-.jpg

AFFIDAVIT OF MAILING

I, Amy DenHerder, hereby certify that on the 27th day of June, 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 June, 2025.

Amy DenHerder
(Name)
Affiant

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

Loren S. Holy
Notary Public - South Dakota
My commission expires: 11-11-2025

(SEAL)

NOTIFICATION

June 23, 2025

Applicant:
Jim Den Herder
180 Oak Hills Dr.
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 8th day of July, 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 construct self-storage building per Article 11 section 1107, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to build a second self storage building on his property. Said property is legally described as Lot Four (4) Whitetail Run in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 3909 West 8th St, Yankton, South Dakota.

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

Sincerely,
Jim Den Herder
Petitioner

5 BAILEYS LLC (D)
644 EAST SHERMAN ST
WEST POINT NE 68788

5A BOAT & RV STORAGE LLC (D)
180 OAK HILLS DR
YANKTON SD 57078

AFFORDABLE SELF-STORAGE 2 LLC (D)
1505 WEST CITY LIMITS RD
YANKTON SD 57078

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

BENSON LARRY REVOC TRUST (D)
1500 SUMMIT LN
YANKTON SD 57078

BGB LLC (D)
309 WEST SUMMIT ST
PAGE NE 68766

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

CDW INVESTMENTS LLC (D)
606 ELWOOD ST
PENDER NE 68047

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

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

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

FEJFAR, JEFF (D)
407 DEER BLVD
YANKTON SD 57078

FEJFAR, MARY REVOCABLE TRUST (D)
43145 SD HWY 52
YANKTON SD 57078

GOSHEN NATION LLC (D)
603 EAST 4 ST
YANKTON SD 57078

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

HEINE, PATRICK RAYMOND (D)
56221 897 RD
FORDYCE NE 68736

JACKMAN, KATHERINE (D)
PO BOX 373
YANKTON SD 57078

KULBEL, THERESA M REV TRUST (D)
4111 WEST 11 ST
YANKTON SD 57078

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

LEFEBVERE, ROBERT G (D)
601 MAPLE ST
YANKTON SD 57078

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

LEWIS & CLARK MEAT LODGE LLC (D)
48129 266 ST
BRANDON SD 57005

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

LEWIS & CLARK STORAGE LLC (D)
403 JAMES PL
YANKTON SD 57078

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

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

LOECKER PROPERTIES LLC (C)
3702 LEADER LN
YANKTON SD 57078

LUKEN CONSTRUCTION LLC (D)
409 EAST 6 ST
YANKTON SD 57078

MABEE, MARK REVOCABLE TRUST (D)
3803 WEST 11 ST
YANKTON SD 57078

MCALLISTER TD LLC (D)
208 VIOLET DR
YANKTON SD 57078

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

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

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

NEU, JOHN (C)
3706 KRISTI LN
YANKTON SD 57078

PAYER, WAYLON J (D)
4306 WEST 8 ST
YANKTON SD 57078

PFEIFER, SCOTT M (D)
84803 US HWY 81
NORFOLK NE 68701

PFEIFER'S INVESTMENTS LLC (D)
84803 US HWY 81
NORFOLK NE 68701

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

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

RENTER, WARREN REVOCABLE TRUST
1301 WEST 27 ST
YANKTON SD 57078

RYKENS RV PARK INC (D)
31120 435 AVE
YANKTON SD 57078

RYKEN'S RV PARK INC (D)
31120 435 AVE
YANKTON SD 57078

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

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

SCHREMPP ENTERPRISES LLC (D)
505 WEST HOESE ST
HARTINGTON NE 68739

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

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

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

STEFFEN, MAUREEN (D)
407 DEER BLVD
YANKTON SD 57078

STEVENS, DOUGLAS L REV FMLY TR (D)
PO BOX 2047
NORFOLK NE 68702

TJ LAND INC (D)
% MCALLISTER TD, LLC
4002 WEST 8 ST
YANKTON SD 57078

TJEERDSMA, JEREMY (D)
406 S DEER BLVD
YANKTON SD 57078

TL REAL ESTATE LLC (D)
3220 WEST 57 ST STE 212
SIOUX FALLS SD 57108

TOM'S STORAGE LLC (D)
188 MARINA DELL AVE
YANKTON SD 57078

WAGNER, RANDALL (D)
101 MARINA BLUFFS CT UNIT 4
YANKTON SD 57078

WALDER, AMBER (D)
213 FIREFLY DR
YANKTON SD 57078

WALSH CONSTRUCTION (C)
1107 EAST 19 ST
YANKTON SD 57078

WIESELER, DALE (D)
4005 WEST 11 ST
YANKTON SD 57078

WRIGHT, RICHARD A (D)
31111 434 AVE
YANKTON SD 57078

YANKTON RV BOAT & STORAGE LLC (D)
1900 EAST 2 ST
HARTFORD SD 57033

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

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

2010 Legal and Public Notices

Published twice at the total approximate cost of \$42.05 and can be viewed free of charge at www.sd-publicnotices.com

Published June 20 & 27, 2025.

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 8th day of July 2025 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Jim Den Herder is requesting a Conditional Use Permit in a Lakeside Commercial District to construct storage building per Article 11 section 1107, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to build a storage building that was not included in the original Conditional Use Permit on his property. Said property is legally described as Lot Four (4) Whitley Run in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota. E911 address is 3909 West 8th St, Yankton, South Dakota.

Published twice at the total approximate cost of \$20.44 and can be viewed free of charge at www.sd-publicnotices.com

Published June 27 & July 4, 2025.

YANKTON SCHOOL DISTRICT 63-3 NOTICE TO BIDDERS

Sealed bids for the furnishing of the annual supply of Gasoline and Diesel Fuel will be received by the Business Manager, and witnessed by the Supervisor of Bussing, or other designee, until 1:30 p.m., Wednesday, July 2, 2025 at which time bids will be opened, read aloud and tabulated in the School Board Meeting room at the Yankton School District Administration Building at 2410 West City Limits Road, Yankton, South Dakota. Bid packets may be obtained by contacting the business office at (605) 665-3980 during regular business hours. The School Board reserves the right to reject any and all bids and to waive any irregularities or informalities therein.

Chareen Gerber
Business Manager

Published twice at the total approximate cost of \$19.01 and can be viewed free of charge at www.sd-publicnotices.com

Published June 13 & 27, 2025.

YANKTON SCHOOL DISTRICT 63-3 REQUEST FOR PROPOSAL (RFP) LIQUID PROPANE GAS (LPG) COMMODITY & DELIVERY SERVICES

Proposals for the furnishing of the annual supply of Liquid Propane Gas (LPG) and Delivery will be received by the Business Manager of the Yankton School District, until 1:30 p.m., Wednesday, July 2, 2025 at the Yankton School District Administration Building located at 2410 West City Limits Road, Yankton, South Dakota. RFP packets may be obtained by contacting the business office at (605) 665-3980 during regular business hours. The School Board reserves the right to reject any and all bids and to waive any irregularities or informalities therein.

Chareen Gerber
Business Manager

Published twice at the total approximate cost of \$21.30 and can be viewed free of charge at www.sd-publicnotices.com

Published June 13 & 27, 2025.

YOUR NEWS!
The Press and Dakotan

SD Ban On Sanctuary

U.S. Attorney Ramsdell Recognizes Elder Abuse Awareness Month

SIoux FALLS — Allison J. Ramsdell, U.S. Attorney for the District of South Dakota, joins federal, state, tribal, and local advocates in recognizing June as Elder Abuse Awareness Month to increase awareness of the many forms of elder abuse and promote the resources available to those at risk.

"Millions of seniors are affected by elder abuse each year, which robs them of their finances, their security, and

their dignity. The U.S. Attorney's Office is committed to working alongside our law enforcement partners to investigate and prosecute those that target our vulnerable friends, family and neighbors. It is crucial that the public also join the effort by checking on older adults and watching for signs of abuse or unusual financial transactions," said Ramsdell.

Warning signs that your loved one may be experiencing

elder fraud include:

- Unexplained charges or withdrawals from a bank account;
- Suspicious signatures on checks or other financial documents;
- Abrupt changes in a will or other financial document; and
- Unpaid bills despite having adequate financial resources.

To help older individuals and their families identify and avoid fraudulent activity, the Justice

Department provides Senior Scam Alerts with information about the various tactics used in specific scams or frauds. Common examples may include:

- Calls from someone you don't know telling you a loved one has been kidnapped or arrested;
- Requests for money from an online romantic partner you've never met or have just met; and
- Requests to buy and for-

ward gift cards and information.

To learn more about the Department's elder justice efforts, visit the Elder Justice Initiative page at <https://www.justice.gov/elderjustice>.

To report elder fraud, contact the dedicated National Elder Fraud Hotline at 1-833-FRAUD-II or 1-833-372-8311 and visit the FBI's IC3 Elder Fraud Complaint Center at IC3.gov.

Laurel

From Page 1

receive the death penalty.

Jason Jones was convicted of fatally shooting 86-year-old Gene Twiford and his 85-year-old wife, Janet, and their 55-year-old daughter, Dana, in their home and 53-year-old Michele Ebeling in her house. After the killings, he set each residence on fire.

Carrie Jones stands trial as a co-defendant for her alleged role both before and after Gene Twiford's death.

DEPOSITION GRANTED

Meisner approved the state's request to depose Jason Jones in an oral deposition last Monday. The judge noted that the defendant did not oppose the state's motion.

The court, upon consideration thereof, finds that said motion should be granted," the judge said. "The date, time and location of the deposition shall be arranged and agreed upon by the parties."

Assistant Attorney General Sandra Allen filed the motion seeking to depose Jason Jones prior to his wife's trial, expected to last three weeks based on the length of his trial.

In support of this motion, the state has a reasonable belief, based on information received from the ongoing criminal investigation, that Jason Jones will be called as a witness on behalf of the defendant at trial," Allen said.

In her motion, Allen wrote that Jason Jones' testimony "may be material or relevant to the issue to be determined at the trial of the offense, and (b) may be of assistance to the State in preparation of its case."



C. Jones

Allen cited four sources of information:

- Carrie Jones' letter, dated Jan. 2, 2025, stating Jason Jones is supposed to be a witness at her trial;
- Jail phone calls made by Carrie Jones on Jan. 29, 2025, and March 19, 2025, where

discussions are held regarding Jason Jones testifying at her trial;

- 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's attorneys, Doug and Nate Stratton;
- Jail phone calls Jason Jones made on March 11, 2025, where he stated that he met with Carrie's attorneys, and they are going to have him testify at her trial.

ALLEGED ROLE

The prosecution alleges that Carrie Jones encouraged her husband to "do something" about Gene Twiford for what she termed his sexually inappropriate remarks toward her over a three-year period.

In addition, the state alleges she aided her husband by hiding or destroying evidence, not turning him over to authorities and misleading law enforcement by her statements and withholding information.

The defense argues that Carrie Jones didn't participate or assist her husband in carrying out the crimes. Also, the defense notes she was not at home at the time and didn't return from her job in Sioux City until after the crimes were committed.

Under Nebraska law, an accessory can be charged and sentenced the same as a perpetrator.

CHANGE OF VENUE

Meisner previously granted a defense motion for a change of venue. The defense argued that Carrie Jones couldn't receive a fair trial in Cedar County because of pre-trial publicity and juror questionnaires where a large number expressed a strong bias against the defendant.

Meisner moved the trial to Madison County, about 60 miles away. The judge noted Madison County's 36,000 residents, including 25,000 in Norfolk, provides a much larger jury pool than Cedar County's 8,300 residents.

In addition, Meisner noted that, while the Norfolk media covered the Laurel case, that a Madison County jury would be less affected by pre-trial publicity. Also, a Madison County jury wouldn't have personal knowledge or connections to the case, victims and witnesses as would a Cedar County jury, he said.

ACTING ON MOTIONS

During the status hearing earlier this month, Meisner heard motions and arguments from prosecutors Allen and Corey O'Brien, acting as Special Deputy County Attorneys, and the Strattons as defense counsel.

Meisner said he makes a very concerted effort at separating co-defendants' trials in a jury's mind.

"With every co-defendant, I try not to speak of the other co-defendant ... because it can confuse the jury," the judge said.

Meisner said he intended to act quickly on the large number of motions, given the tight timeline before next month's trial.

He has granted the state's motion to call additional witnesses and a joint order for disclosure of the jury list and questionnaires. Also, the two sides have agreed to usual actions such as the defendant appearing before the jury in street clothes rather than prison attire and free of restraints such as handcuffs and shackles. Those measures are taken as part of the guarantee of a fair trial.

In addition, Meisner issued an order regarding the defendant's accommodations during trial proceedings.

Carrie Jones will remain housed in Madison County through the duration of her trial. Unless otherwise ordered by the court, she will be returned to the Cedar County Jail or other facility designated by Koranda upon conclusion of the trial.

Currently, she is housed at the Boone County Jail in Albion, Nebraska.

Jason Jones is scheduled for a status hearing July 25 at the Cedar County Courthouse in Hartington.

His trial was moved from Cedar County to Dakota County, where the jury that convicted him also found circumstances warranting consideration of the death penalty.

A three-judge sentencing panel, consisting of Meisner and two others, is expected to meet later this year at the Cedar County Courthouse. The judges will decide whether Jason Jones receives the death penalty or a life sentence.

No date has been announced for the sentencing panel.

This is a developing story. Follow the Press & Dakotan for further developments online, on social media and in print.

Follow @RDockendorf on Twitter.

Courts

From Page 2

Yankton; Municipal animal bite; \$126.50; Petty theft 2nd degree - \$400 or less violation - no shots; \$25.

Cadence Alexis McCleod, 514 Spruce St., Yankton; Speeding on other roadways; \$117.50.

Zachary Charles James Engen, 1502 Douglas Ave., Yankton; Renewal registration during assigned month; \$132.50; Driving with suspended (not revoked) license; \$282.50.

Christina K. Beeson, Tyndall; Speeding on other roadways; \$117.50.

Leven L. McHatt, Sioux Falls; Speeding on other roadways; \$157.50.

Stephanie G. Mohnen, 112 Spring Meadow Rd., Yankton; Speeding on other roadways; \$117.50.

Jacob Daniel Warembourg, Springfield; Speeding on other roadways; \$97.50.

Natasha Yvonne Broz, Tyndall; Speeding on other roadways; \$117.50.

Dore S. Johnke, 422 E. 15th St., Apt. 37; Yankton; Speeding on other roadways; \$97.50.

Gavin Lee Sawtell, 1604 Pearl St., Yankton; Illegal passing/pass zone; \$132.50.

Jorge Yordano Messing Rodriguez, Norfolk, Neb.; No driver's license; \$132.50.

Justin James Puffer, Council Bluffs, Iowa; Speeding on other roadways; \$97.50.

Wyett A. Juhnke, 217 Kay St., Yankton; Speeding on other roadways; \$97.50.

Liliana Santesteban Dominguez, 501 W. 4th St., Apt. 9; Yankton; Speeding on other roadways; \$97.50.

Daniel Alexander Gleason, 415 Linn Street, Yankton; Speeding on other roadways; \$117.50.

Christopher K. Pokorney, 103 Linn St., Apt. 2; Yankton; Speeding on other roadways; \$117.50.

Kayn D. Becker, 30741 435th Ave., Yankton; Speeding on other roadways; \$97.50.

Devin H. DiPlazzia, 3601 Whiting Drive, Yankton; Speeding on other roadways; \$137.50.

Hayley Jade Van Essen, 600 E. 19th St., Yankton; Headlamps required; \$25; Renewal registration during assigned month; \$132.50.

Leslie Diane Kronalzi, Vermillion; Speeding on other roadways; \$97.50.

Judith V. Apolito, Dakota Dunes; Speeding on other roadways; \$117.50.

Edward Ledel Deurnier, Mission Hill; Municipal speeding; \$111.50.

Randall Inezah Elizabet Mills 414

Juan Alberto Lanuza Guzman, Sioux City, Iowa; Speeding on other roadways; \$97.50; Operator assure passengers 5-18 wear seat belts; \$25; Operator assure passengers 5-18 wear seat belts; \$25.

Devon Jacob Yoshida, 361 Bunker Ln., Apt. 22; Yankton; Speeding on other roadways; \$97.50.

Taylor Marvin Blom, Corsica; Overweight on axle; \$278.50.

Paul Alan Boersma, Monroe; Overweight on axle; \$230.50.

Shawn Michael David Nulph, 1911 Locust St., Yankton; Speeding on other roadways; \$117.50.

Phillip T. Tejral, Crofton, Neb.; Speeding on other roadways; \$117.50; Renewal registration during assigned month; \$132.50.

Sebastian Morales Lator, 2200 Douglas Ave., Yankton; Seat belt violation; \$25.

Derek Adam Benton, 905 E. 11th St., Yankton; Seat belt violation; \$25.

Lindsey Irene Konrad, 718 W. 8th St., Yankton; Speeding on other roadways; \$117.50.

Bryan Joseph Berg, Emery; Seat belt violation; \$25.

Gary Steven Ginsbach, 201 Gavins Gulch Rd., Yankton; Seat belt violation; \$25.

Alex Jordan Balvin, Tyndall; Seat belt violation; \$25.

Andy DeJesus, Sioux Falls; Use or possession of drug paraphernalia; \$282.50.

Roy Dale Wilcox, 1206 W. 10th St., Yankton; Seat belt violation; \$25.

Brooke Heston Lancaster, 802 Jason Way, Yankton; Speeding on other roadways; \$97.50.

Jose Ramon Perez Urbina, 1305 W. 8th St., Apt. 7; Yankton; Speeding on other roadways; \$117.50.

Jeffrey Donald Todd, 500 E. 9th Street, Yankton; Speeding on other roadways; \$97.50.

Dustin Dean Beason, Mission Hill; Speeding on other roadways; \$97.50.

Lucia Gultorn, 1300 W. 11th, Yankton; Speeding on other roadways; \$97.50.

Lian Manuel Cardenas Cedeno, Kansas City, Mo.; Speeding on other roadways; \$97.50.

Charles Joseph Holan, 2312 Cedar Terrace, Yankton; Failure to make proper stop at stop intersection; \$132.50.

Anna Marie Honeywell, 1616 Mulberry St., Yankton; No driver's license; \$132.50.

Turner James Volesky, Vermillion; Speeding on other roadways; \$97.50.

Timothy Michael Schrag, Irene; Speeding on other roadways; \$97.50.

Thomas Arnold Eskens, 3217 Aurora St., Yankton; Pet violations - animal at large dog/cat; \$28.50.

William Earl Burcham, 906 E. 13th

ways; \$117.50.

Bradley Michael Eilers, 1600 Sunrise Dr., Yankton; Seat belt violation; \$25.

Dominic Logan Spies, 505 Burleigh St., Yankton; Renewal registration during assigned month; \$132.50.

Chaz Andrew Neuhaus, 903 W. 11th St., Yankton; Speeding on other roadways; \$97.50.

Devin Hunter DiPlazzia, 3601 Whiting Drive, Yankton; Speeding on other roadways; \$97.50.

Brian Lee Bauch, Crofton, Neb.; Speeding on other roadways; \$97.50.

Wyatt C. Johnson, 606 Linn St., Yankton; Fishing without license - resident; \$132.50.

Brendan Jay Waldner, Ulrica; Speeding on other roadways; \$97.50.

Lori J. Folck, St. Helena, Neb.; Speeding on other roadways; \$97.50.

Juliana B. Wolter, 2517 Timberland Dr., Yankton; Speeding on other roadways; \$97.50.

Neil T. Oleson, Norfolk, Neb.; Speeding on other roadways; \$117.50.

Jeremy L. Tjersdema, 3711 Neu Dr., Yankton; Speeding on other roadways; \$117.50.

Bo J. Myer, 1000 West Street, Yankton; Speeding on other roadways; \$97.50.

Kobe Dean Kortan, 204 Violet Dr., Yankton; Speeding on other roadways; \$97.50.

Kevin William Fairley, Vaughn, Fla.; Speeding on other roadways; Dismissed by prosecutor.

Marc Aaron Delatolice, 1201 Douglas Ave., Yankton; Speeding on other roadways; \$97.50.

Jason O. Hartman, Beresford; Speeding on other roadways; \$97.50.

Nancy Ann Nielsen, 301 E. 19th St., Yankton; Fail to stop or slow down for school bus; \$132.50.

Talain Michael Kenney, 2904 Lakeview Dr., Yankton; Speeding on other roadways; \$97.50.

Abby Ann Swanson, Mission Hill; Speeding on other roadways; \$97.50.

Tyler L. Kozak, Viborg; Open alcoholic beverage container accessible in vehicle; \$132.50.

Jordan Elizabeth Watts, 800 W. 25th St., Apt. 84; Yankton; Speeding on other roadways; \$97.50.

Julie A. Kint, Randolph, Neb.; Speeding on other roadways; \$97.50.

Erma Marie Hladky, 229 Lewis and Clark Trail, Yankton; Failure to make proper stop at stop intersection; \$132.50.

William Gonzalez Delgado, 301 Bunker Lane, Apt. 15; Yankton; Speeding on other roadways; \$117.50.

month; \$132.50.

Jack Daniel Van Driel, Freeman; Speeding on other roadways; \$97.50.

Andrew G. James, 815 Picotte St., Apt. 1; Yankton; Speeding on other roadways; \$97.50.

James Patrick Murray, Sioux Falls; Renewal registration during assigned month; \$132.50.

Francis William Int'l Veld, 3006 Mary St., Yankton; Seat belt violation; \$25.

Ryan Dean Watson, Freeman; Seat belt violation; \$25.

Mark R. Rolland - Hausmann, 813 Grandview Cir., Yankton; Seat belt violation; \$25.

Benjamin Michael Myhre, Crooks; Overweight on axle; \$220.30.

Larry Eugene Hasellus, Dickinson, N.D.; Operate oversized/overweight vehicle; \$182.50.

Quinn Nicole Groves, Papillion, Neb.; Speed on four-lane in rural areas; \$117.50.

Guadalupe Ramos-Vall, Belgrade, Mont.; Speeding on other roadways; \$97.50.

Gregory L. Franz, 307 Lilac Ln., Yankton; Speeding on other roadways; \$97.50.

Yanet Cabrera Castro, 112 Privet St., Yankton; Speeding on other roadways; \$97.50.

James Anthony Houtman, 422 W. 15th St., Apt. 38; Yankton; Speeding on other roadways; \$97.50.

Gilberto Magana, 2800 Broadway Ave., Yankton; Speeding on other roadways; \$97.50.

Stanley G. Uhing, Crofton, Neb.; Speeding on other roadways; \$97.50.

Colin Jay Strombeck, Bridgewater; Renewal registration during assigned month; \$132.50.

Elvin Eugene Pritchard, 1500 Joseph Circle, Yankton; Speeding on other roadways; \$97.50.

Raymond Morehouse, 406 W. 6th St., Yankton; Failure to make proper stop at stop intersection; \$132.50.

Bryce Benjamin Konda, Marion; Throw match or burning object from vehicle; \$182.50.

Karen Louise Haran, Wagner; Speeding on other roadways; \$97.50.

Ariel Diaz Rodriguez, 102 Juniper St., Yankton; Speeding on other roadways; \$97.50.

Patrick Lee Cox, 518 Linn St., Yankton; Speeding on other roadways; \$97.50.

Lila Gomez Figueroa, 305 Pine St., Apt. 5; Yankton; Failure to yield right of way; \$132.50.

Regan R. Luken, 409 E. 6th St., Yankton; Speeding on other roadways; \$117.50.

Walter William Hansen, 1207 East-

Steven Douglas Corman, Burns, Wyo.; Overweight on axle; \$241.50.

Morgan Amadeus Boli, Rapid City; Speeding on other roadways; \$117.50.

Rodney Wayne Bales, Lawton, Iowa; Speeding on other roadways; \$117.50.

Christopher Schaffer, Elk Point; Speeding on other roadways; \$97.50.

Jess M. Waddell, Sutton, Neb.; Speeding on other roadways; \$97.50.

Jeffrey C. Haase, 2900 Douglas Ave. #403, Yankton; Emptying bait container into public waters; \$182.50.

Matthew R. Holt, 404 Timberland Dr., Yankton; Speeding on other roadways; \$97.50.

Christina Ann Wilson, 114 East 3rd St., Apt. 3; Y

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/5/2025

Applicant

Mabee Addition- 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:

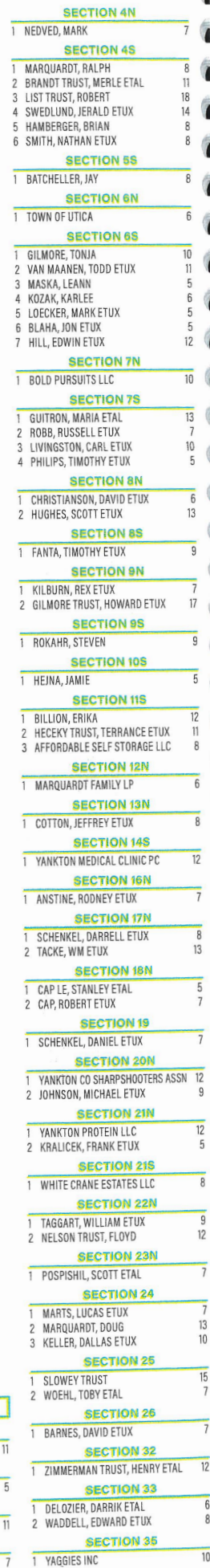
Proposed building size:

Proposed sidewall height:

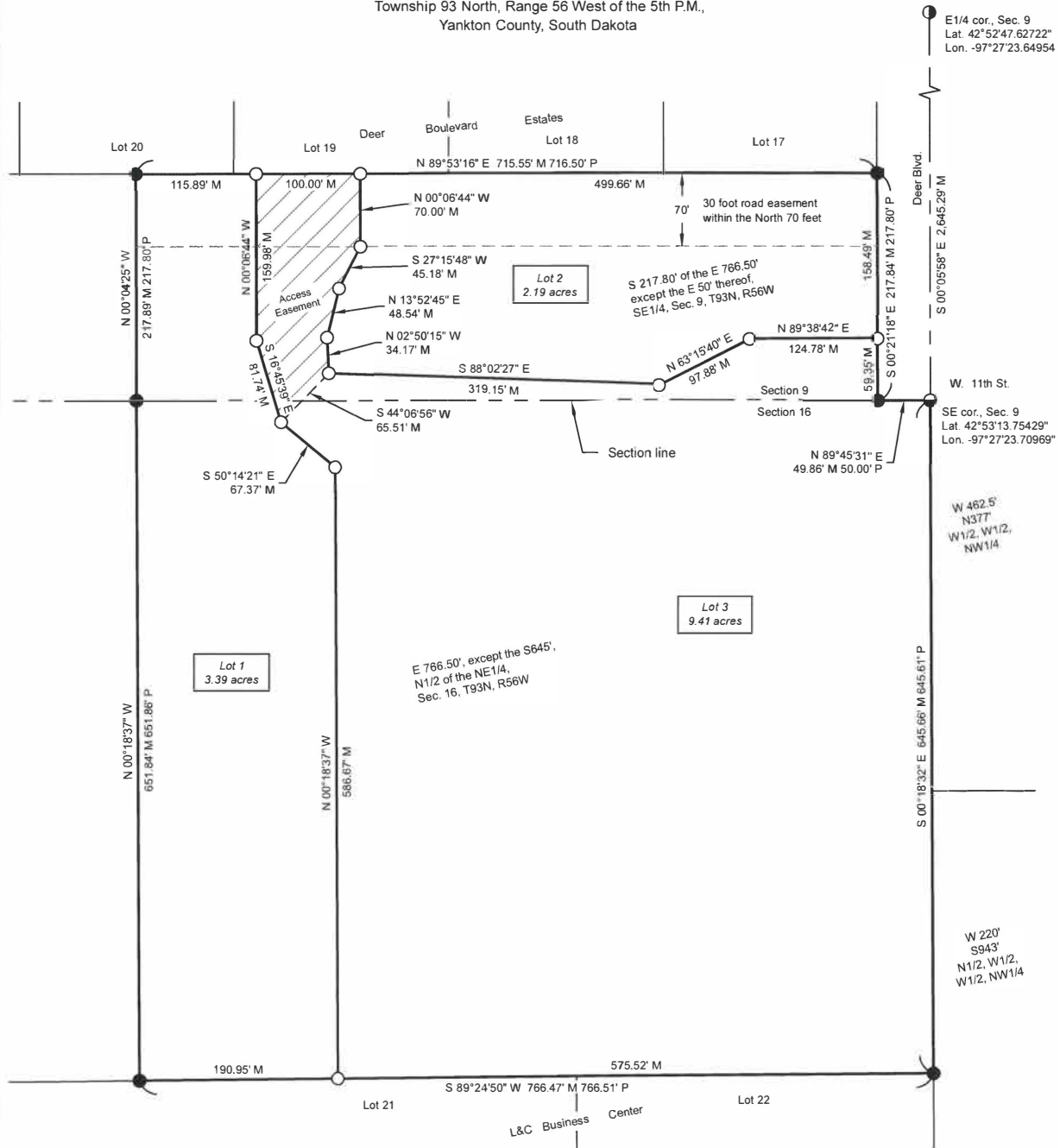
Affects Section:

NOTE:

Plat of Lot 1, Lot 2, and Lot 3 of Mabee Addition located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota



Plat of Lot 1, Lot 2 and Lot 3 of Mabee Addition
located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16,
Township 93 North, Range 56 West of the 5th P.M.,
Yankton County, South Dakota



Surveyor's Statement

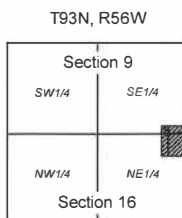
I, Brian J. Benson, a duly Registered Land Surveyor under the laws of the State of South Dakota, have performed a survey of Lot 1, Lot 2 and Lot 3 of Mabee Addition located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota, and the above survey was made by me or under my direct supervision and is true and accurate to the best of my knowledge.

Brian J. Benson, LS 11950

Date

Legend

- Found Rebar and cap "Week LS 2912"
- Found 5/8" Rebar
- Found Rebar and cap "Brandt RLS 5349"
- Set 1/2"x24" Rebar & Cap Stamped "LS 11950"
- M Measured Distance
- P Plat Distance



Prepared for:
Mark Mabee
3803 W. 11th Street
Yankton, SD 57078
605.661.0034

Date: 5/14/2025

Job Number: 24007

Drawn by: BB

Page: 1 of 2

Scale: 1" = 100'

Meridian
LAND SURVEYING LLC

Brian J. Benson
1109 Douglas Ave.
Yankton, SD 57078
402-860-4332
brian@meridianrls.com

Preliminary



Plat of Lot 1, Lot 2 and Lot 3 of Mabee Addition
located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16,
Township 93 North, Range 56 West of the 5th P.M.,
Yankton County, South Dakota

Owners Certificate

We, Mark Judson Mabee and Tamara Lynn Mabee, Co-Trustees of the Mark and Tamara Mabee Revocable Trust dated November 14, 2024, owners of the South Two Hundred Seventeen and Eighty hundredths feet of the East Seven Hundred Sixty-six and Fifty Hundredths feet, excepting the East Fifty feet thereof, located in the South 13.2 acres of the Southeast Quarter, Section Nine, Township Ninety-three, Range Fifty-six, AND the East Seven Hundred Sixty-six and Fifty Hundredths feet, excepting the South Six Hundred Forty-five feet and further excepting Lot H-2 thereof, in the North half of the Northeast Quarter, Section Sixteen, Township Ninety-three, Range Fifty-six, Yankton County, South Dakota, as per plat recorded in Book S18, page 257, subject to easements, restrictions and right-of-ways of record; that this Plat was made at our request and under our direction for the purpose of defining and describing the property as shown by this plat and shall hereafter be known as Lot 1, Lot 2 and Lot 3 of Mabee Addition located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota. The development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Dated this _____ day of _____, 20____.

Mark Judson Mabee, Co-Trustee

Tamara Lynn Mabee, Co-Trustee

State of _____)

County of _____)

Be it remembered that on this _____ day of _____, 20____ before me the undersigned, a Notary Public within and for the county and state aforesaid, personally appeared Mark Judson Mabee and Tamara Lynn Mabee, known to me to be the persons who are described in and who executed the within and foregoing instrument and certificate and acknowledged to me that they executed the same.

My commission expires _____

Notary Public

Approval of Highway Authority

State of South Dakota County of Yankton

The location of the existing proposed access roads abutting the County or State highway as shown hereon is hereby approved. Any change in the location of the existing or proposed access shall require additional approval.

Highway Authority

County Planning Commission Approval

Approval of the final plan of Lot 1, Lot 2 and Lot 3 of Mabee Addition located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota, is hereby granted by the Yankton County Planning Commission on this _____ day of _____, 20____.

Chair, County Planning Commission
Yankton County, South Dakota

County Commission Approval

I hereby certify that the final plan of Lot 1, Lot 2 and Lot 3 of Mabee Addition located in the Southeast Quarter of Section 9 and the Northeast Quarter of Section 16, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota, was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the _____ day of _____, 20____.

Chairman County Commission
Yankton County, South Dakota

Treasurer Certificate

I, Treasurer of Yankton County, South Dakota, 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.

Treasurer
Yankton County, South Dakota

County Auditor Certificate

I do hereby certify that the above certificate of approval is true and correct including the signature thereon.

Dated this _____ day of _____, 20____.

County Auditor
Yankton County, South Dakota

Director of Equalization Certificate

I, the undersigned Director of Equalization of Yankton County, South Dakota, certify that I have received a copy of the foregoing plat.

Dated this _____ day of _____, 20____.

Director of Equalization
Yankton County, South Dakota

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
Yankton County, South Dakota

Preliminary

Date: 5/14/2025

Job Number: 24007

Drawn by: BB

Page: 2 of 2



PLAT PERMIT

Longitude

-97.45866304950637

Latitude

42.88021149721597

Permit Number

PLAT2533

Parcel Number

09.009.200.201

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

5659

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Size of the Current Parcel

0

Current Legal Description

S217.8' E766.5' EXC E50' S13.2 ACRES SE4

Applicant Name

Mark Mabee

Applicant Phone

4028604332

Applicant Address

3803 W 11th St, Yankton

Applicant Email Address

brian@meridianrls.com

Name of the Surveyor / Engineer

Brian Benson

Surveyor / Engineer Address

1109 Douglas Ave., Yankton

Surveyor / Engineer Phone

4028604332

Surveyor / Engineer Email

brian@meridianrls.com

Surveyor / Engineer Contact Person

Brian Benson

Owner Name

Mark Mabee

Owner Phone

4028604332

Owner Address

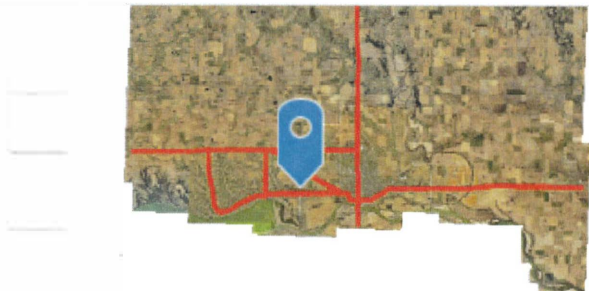
3803 W 11th St, Yankton

Owner Email Address

brian@meridianrls.com

Location of Property

Lat: 42.880211 Lon: -97.458663



Powered by Esri

Section Township Range

9-93-56

Tract or Lot Number

1, 2, 3

Number of Acres Being Platted

15

Addition Name

Mabee Addition

How is the Property Currently Being Used

MD

How Will the Property Be Used

MD

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
1.5MB

Applicant Signature

A handwritten signature in black ink, appearing to read "John M. [unclear]". The signature is fluid and cursive.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "John". The signature is fluid and cursive.

OwnerSignature-.jpg

Date of Application Submission

Jun 5, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/9/2025

Applicant

Van Beek - 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:

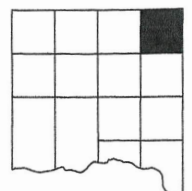
Affects Section:

NOTE:

Plat of Van Beek Tract 3 in the N1/2 of the NW1/4 of Section 12, T96N, R54W of the 5th P.M.,
Yankton County, South Dakota

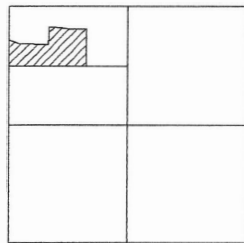
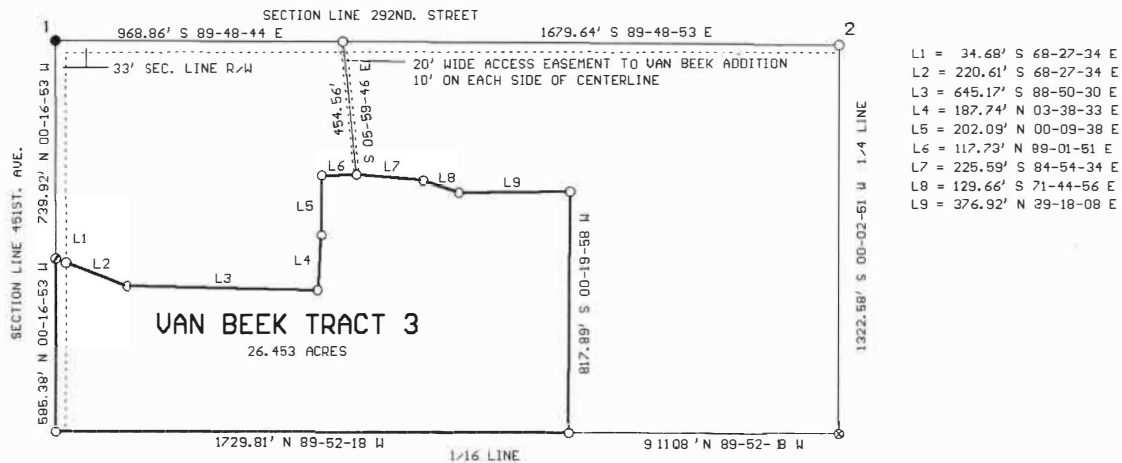


SECTION 28		
1	NELSON, DAVID	13
SECTION 31		
1	DSS EQUIPMENT & PROPERTY LLC	5
SECTION 34		
1	BUCKMILLER, JANET	10
SECTION 35		
1	RUDD, JACK	6
2	HINSETH, CHARLOTTE ETAL	10
SECTION 36		
1	ELI, DANIEL	10
2	BARKER, DEBBIE	5
3	AGGERGAARD MEMORIAL CEMETERY	10
4	HANSEN, KYLE ETAL	6

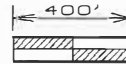


PLAT OF VAN BEEK TRACT 3 IN THE N1/2 OF THE NW1/4 OF SECTION 12, T96N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THIS PLAT VACATES Z.T.C. TRACT 1 IN THE N1/2 OF THE NW1/4 OF SECTION 12, T96N, R54W
OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. FILED ON MAY 29TH., 1998, AND RECORDED
IN BOOK S18, PAGE 57.



SCALE :



- CALCULATED CORNER
- ⊗ WOOD CORNER POST
- FOUND RR SPIKE
- SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912



1 = LAT. 43-09-19.81160 N, LONG. 97-10-49.17959 W
2 = LAT. 43-09-19.71893 N, LONG. 97-10-13.45181 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 VAN BEEK TRACT 3 IN THE N1/2 OF THE NW1/4 OF
SECTION 12, T96N, R54W 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 8TH. DAY OF JUNE, 2025.

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
VAN BEEK TRACT 3 IN THE N1/2 OF THE NW1/4 OF SECTION 12, T96N, R54W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

ACCESS TO VAN BEEK TRACT 3 IS FROM A 20 FOOT WIDE ACCESS EASEMENT OFF OF 292ND. STREET.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY APPROVAL

PLAT OF VAN BEEK TRACT 3 IN THE N1/2 OF THE NW1/4 OF SECTION 12, T96N, R54W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, TODD M. VAN BEEK AND CASEY VAN BEEK, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: VAN BEEK TRACT 3 IN THE N1/2 OF THE NW1/4 OF SECTION 12, T96N, R54W 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.

DATED THIS ____ DAY OF _____, ____.

TODD M. VAN BEEK

CASEY VAN BEEK

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED TODD M. VAN BEEK AND CASEY VAN BEEK, 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

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: VAN BEEK TRACT 3 IN THE N1/2 OF THE NW1/4 OF SECTION 12, T96N, R54W 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

-97.1758013700511

Latitude

43.153468247278425

Permit Number

PLAT2534

Parcel Number

04.012.400.020

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

No

Receipt Number

10700

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

75

Current Legal Description

N2 NW4 EXC Z.T.C. TRACT 1

Applicant Name

Todd Van Beek

Applicant Phone

6056658333

Applicant Address

45117 282 st, Viborg

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Todd Van Beek

Owner Phone

6056658333

Owner Address

45117 282 st, Viborg

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.153468 Lon: -97.175801



Powered by Esri

Section Township Range

12-96-54

Tract or Lot Number

Tract 3

Number of Acres Being Platted

26

Addition Name

Van Beek

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

26

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
529.5KB

Applicant Signature

Zolt V. Ben

ApplicantSignature-.jpg

Owner Signature

Sam

OwnerSignature-.jpg

Date of Application Submission

Jun 9, 2025