

July 14, 2026

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Nick Huber
- Kelly Kneifl

- Tim O'Hara

## **7:00 P.M.**

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

## **7:05 P.M.**

### **Plats**

**Dumont Holdings, LLC** - Plat of Lots 15, 16 and 17, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

## **7:10 P.M.**

### **Public Comment**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 6/9/2026 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

CALL:

APPROVAL OF MINUTES: MOTION BY: O'Hara SECOND BY: Huber

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

APPROVAL OF AGENDA: MOTION BY: Loest SECOND BY: Kettering

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** Taylor – Conditional Use Permit 09.017.125.500

ADDRESS/LEGAL: Applicant is requesting a conditional Use Permit for a single-family dwelling in a Lakeside Commercial District per Article 11 Section 1107, Article 18 Section 1805 and Article 19 Section 1905. Said property is legally described as Tract A in Lot G of Fishin Hole NO. 2, in Lot 5 of Tramp's 6<sup>th</sup> Addition, in the NE1/4 of the NE1/4 of Section 17, T93N, Range 56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS: Randy Taylor - applicant

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

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** Walloch – Plat 15.020.100.400

ADDRESS/LEGAL: Plat of Tract 1, LG&F Addition, in the NW1/4 of the NE1/4 of Section 20, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS: None

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

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APPROVAL: MOTION BY: Kettering SECOND BY: O'Hara

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** **Jacobson – Plat** **09.018.300.430**  
**ADDRESS/LEGAL:** Plat of Lot 3 of Hillesland Tract 2, being a replat of Lot 1 of Hillesland Tract 2 and a portion of Lot 2 of Parcel C of McVay Addition, all in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of Section 18, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.  
This plat vacates the previously platted Lot 1 of Hillesland Tract 2, in Section 18, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Filed on September 20<sup>th</sup>, 2024, and recorded in book S21, Page 163.  
**COMMENTS:** None

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

**APPROVAL:** **MOTION BY:** Huber **SECOND BY:** O’Hara  
**PLANNING:**  HUBER  LOEST  KETTERING  HUMMEL  O’HARA  WELSH  KNEIFL

**AGENDA ITEM:** **Pepper – Plat** **13.005.300.565**  
**ADDRESS/LEGAL:** A Replat of Lots 9 and 10, Block 1, Zedicker’s Subdivision, in the SE1/4 of the SW1/4 Section 5, and the E1/2 of the NW1/4 of Section 8, All in T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota;  
**Hereafter to be known as:**  
Lot 9A, Block 1, Zedicker’s Subdivision, in the SE1/4 of the SW1/4 Section 5, and the E1/2 of the NW1/4 of Section 8, All in T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

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

**APPROVAL:** **MOTION BY:** Huber **SECOND BY:** Kettering  
**PLANNING:**  HUBER  LOEST  KETTERING  HUMMEL  O’HARA  WELSH  KNEIFL

**AGENDA ITEM:** **Bob Law, INC – Plat ETJ** **09.011.300.205**  
**ADDRESS/LEGAL:** Plat of Lots 1 and 2 of Parcel L-1, in the SW1/4 of Section 11, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:**

MOTION: Approve as presented  
Passed 5-0

APPROVAL: MOTION BY: Loest SECOND BY: O'Hara  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

AGENDA ITEM: Public Comment  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: None

MOTION: Adjourn  
Passed 5-0

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

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

AGENDA ITEM: \_\_\_\_\_  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING: \_\_\_\_\_

HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING: \_\_\_\_\_

HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING: \_\_\_\_\_

HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL:

MOTION BY: \_\_\_\_\_

SECOND BY: \_\_\_\_\_

PLANNING:

HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 6/4/2026

Applicant

Dumont Holdings, 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:

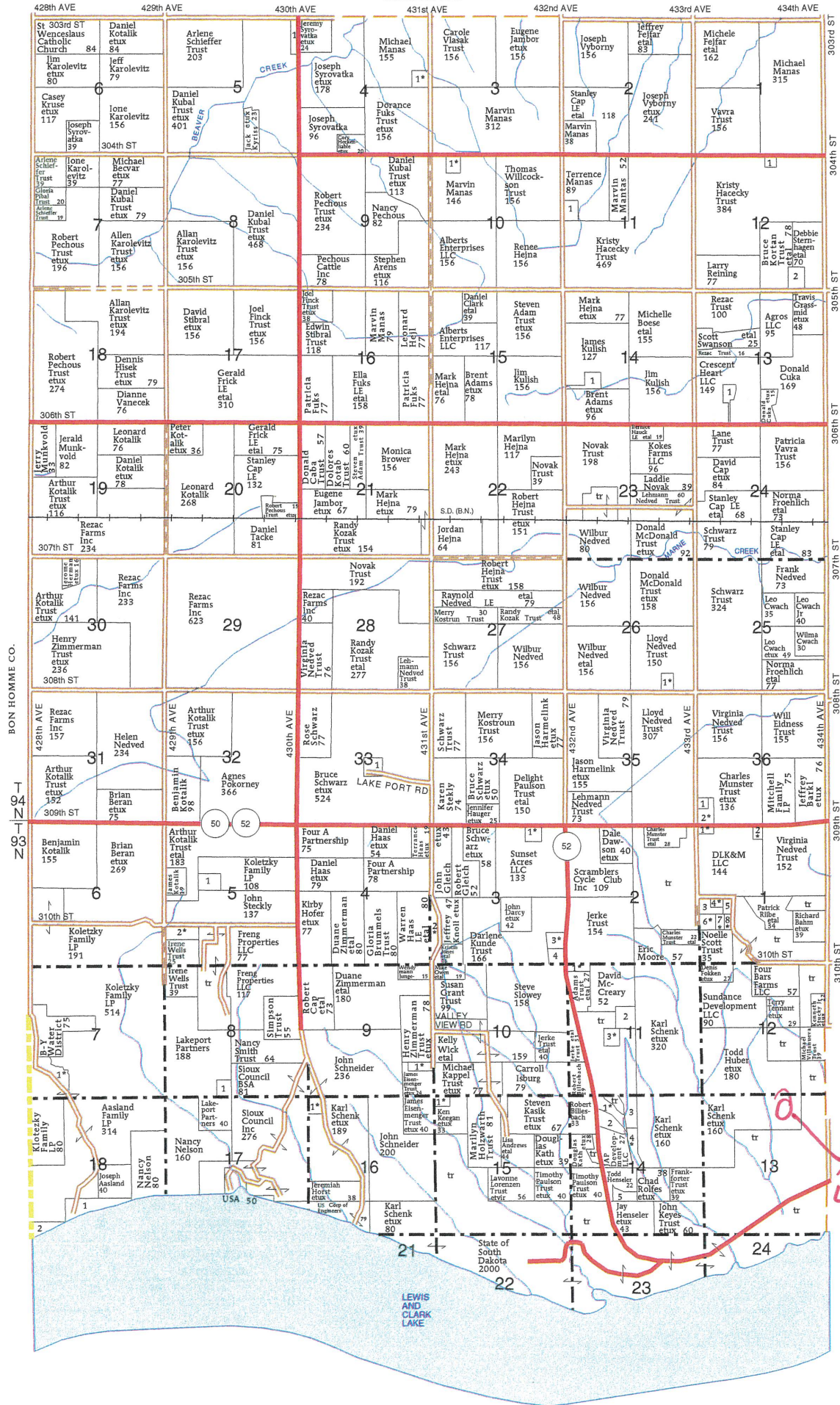
Proposed sidewall height:

Affects Section:

**NOTE:**

Plat of Lots 15, 16 and 17, Forest Lake Subdivision, in the NW1/4 of the NE1/4 of Section 13, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

(Landowners)



ZISKOV TOWNSHIP

SECTION 1S

- 1 GATES, GARY ETAL 6
- 2 BAKKE, KENDRA ETVIR 6
- 3 BARTH, CHAD 9
- 4 FISCHER, KATRINA ETAL 5
- 5 GAUSE, JANEL 5
- 6 TAYLOR, LYNN ETUX 9
- 7 SCOTT, BJAYE ETUX 5
- 8 KRAMER, FRANCIS ETAL 5

SECTION 3S

- 1 AUSDEMORE, ROBERT ETAL 9
- 2 HAAS TRUST, WARREN ETUX 10
- 3 MUELLER, JAMES ETUX 8
- 4 KUNDE, DARLENE 8

SECTION 4N

- 1 HOFFMAN, RC ETUX 10

SECTION 5N

- 1 POLISH CATHOLIC CONGREGATION 9

SECTION 5S

- 1 WILLISIE, CAROL 11
- 2 SEDLACEK, KENNETH ETUX 12

SECTION 7S

- 1 KOLETZKY, IONE ETAL 17

SECTION 8S

- 1 KOSTER, JEFF 9

SECTION 9S

- 1 WOSTREL, ELDON ETUX 15

SECTION 10N

- 1 MANAS, TERENCE ETUX 10

SECTION 11N

- 1 CAP, DANIEL 11

SECTION 11S

- 1 HABERMAN, ADAM ETUX 10
- 2 KONOPASEK TRUST 10
- 3 LYONS, SEAN ETAL 10

SECTION 12N

- 1 HACECKY, KERRY ANN 6
- 2 HEINA, MARLYN 9

SECTION 13N

- 1 MANAS, DYLAN 6

SECTION 14N

- 1 SUDBECK, CHARLENE 12

SECTION 14S

- 1 PETERSON, COREY ETAL 9
- 2 FEIMER FAMILY PROTECTION TRUST 9
- 3 COLBY, DAVID 13
- 4 VANDEKOP, DALE ETUX 10
- 5 K&M HENSELER TRUST 9

SECTION 15S

- 1 MCGARGILL, JONI ETVIR 7

SECTION 16S

- 1 FLANNERY, ROBBIE ETUX 14

SECTION 18S

- 1 STATE OF SOUTH DAKOTA GAME FISH & PARKS 66
- 2 YONKE TRUST, MARK 5

SECTION 26

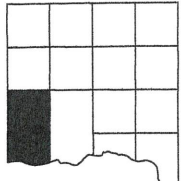
- 1 MARTIN, NATHAN ETUX 6

SECTION 33

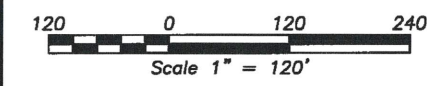
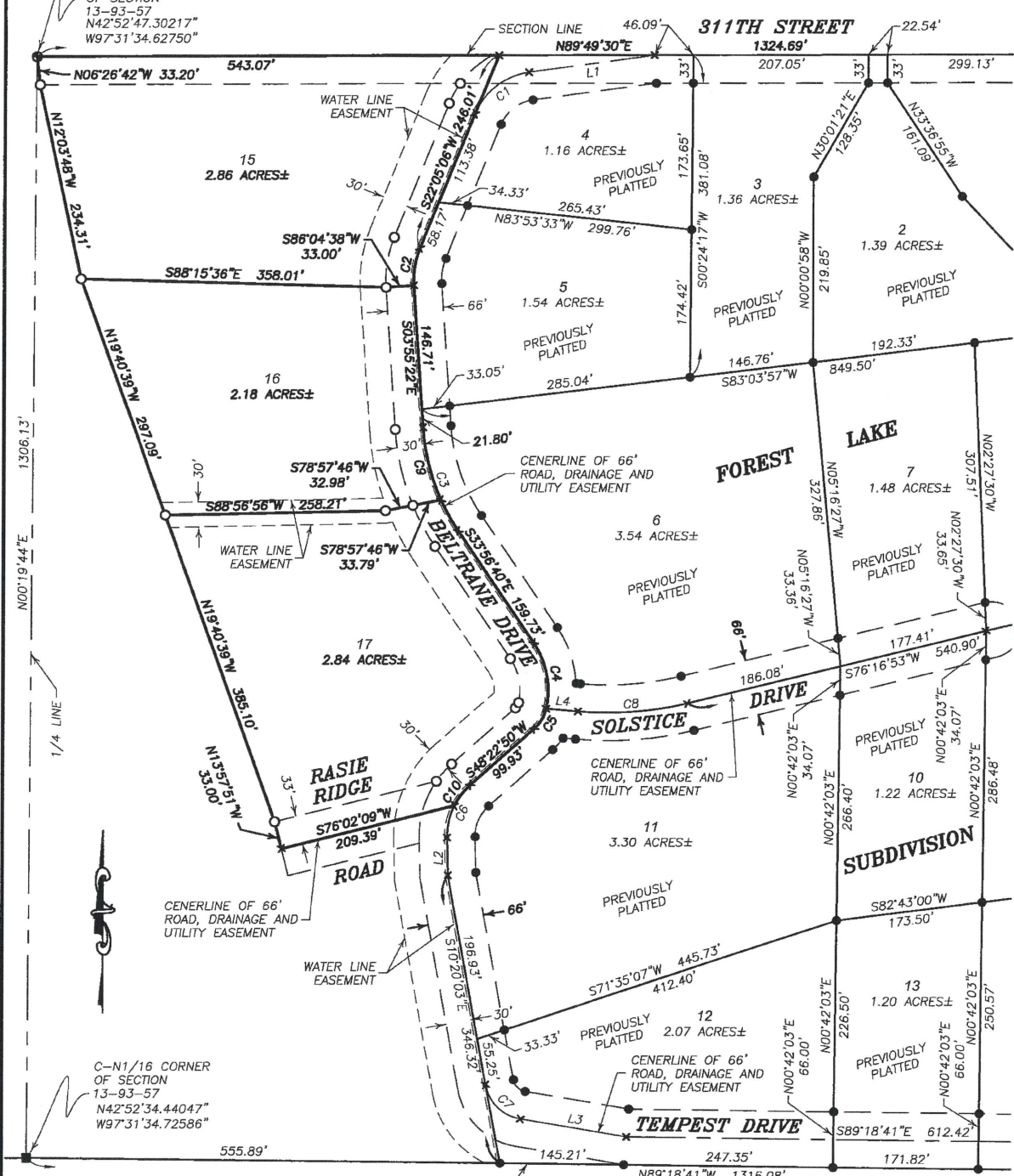
- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

SECTION 36

- 1 TACKE, JOSEPH 5
- 2 KOLETZKY, DAVID ETUX 8



**PLAT OF LOTS 15, 16 AND 17, FOREST LAKE SUBDIVISION,  
IN THE NW1/4 OF THE NE1/4 OF SECTION 13, T93N, R57W OF THE 5TH P.M.,  
YANKTON COUNTY, SOUTH DAKOTA.**



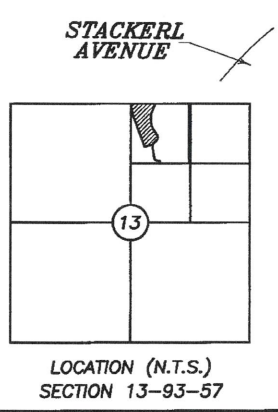
- LEGEND**
- SET 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
  - FOUND 5/8" REBAR WITH L.S. CAP STAMPED "SD 5349 NE 708 BRANDT"
  - ⊙ FOUND IRON PIPE
  - FOUND 1/2" REBAR
  - ⊕ FOUND NAIL
  - × CALCULATED CORNER

LINE	BEARING	DISTANCE
L1	S82°08'10"W	149.02'
L2	S01°15'50"E	44.93'
L3	S80°22'45"E	126.00'
L4	N85°04'06"W	37.44'

CURVE	RADIUS	LENGTH	CURVE TABLE		
			DELTA	CHORD BEARING	CHORD LENGTH
C1	80.00'	83.85'	60°03'03"	S52°06'38"W	80.06'
C2	100.00'	45.39'	26°00'28"	S09°04'52"W	45.00'
C3	250.00'	130.99'	30°01'18"	S18°58'01"E	129.50'
C4	100.00'	81.25'	46°33'10"	S10°40'05"E	79.03'
C5	45.00'	28.10'	35°46'20"	S30°29'40"W	27.84'
C6	80.00'	69.31'	49°38'20"	S23°33'40"W	67.16'
C7	50.00'	61.13'	70°02'42"	S45°21'24"E	57.39'
C8	400.00'	130.20'	18°39'01"	S85°36'24"W	129.63'
C9	250.00'	88.80'	20°18'21"	S14°04'33"E	88.14'
C10	80.00'	30.71'	21°59'47"	S37°22'56"W	30.52'

**NOTE:**  
BASIS OF BEARING  
BY GPS OBSERVATION

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



**PLAT OF LOTS 15, 16 AND 17, FOREST LAKE SUBDIVISION,  
IN THE NW1/4 OF THE NE1/4 OF SECTION 13, T93N, R57W 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 OWNER, MADE A SURVEY AND PLAT OF LOTS 15, 16 AND 17, FOREST LAKE SUBDIVISION, IN THE NW1/4 OF THE NE1/4 OF SECTION 13, T93N, R57W 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 26TH DAY OF MAY, 2026.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, ROBERT W. KLIMISCH, MEMBER OF DUMONT HOLDINGS, LLC, DO HEREBY CERTIFY THAT DUMONT HOLDINGS, 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. I HEREBY DEDICATE THE 66' ROAD, DRAINAGE AND UTILITY EASEMENTS AND THE WATER LINE EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROBERT W. KLIMISCH, MEMBER  
DUMONT HOLDINGS, LLC

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROBERT W. KLIMISCH, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF DUMONT HOLDINGS, LLC, AND THAT HE AS MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

COUNTY PLANNING COMMISSION RESOLUTION

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 \_\_\_\_\_

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 \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 311TH STREET IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY \_\_\_\_\_

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAVE BEEN PAID IN FULL.

COUNTY TREASURER \_\_\_\_\_

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION \_\_\_\_\_

REGISTER OF DEEDS

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M., AND RECORDED IN BOOK \_\_\_\_\_ OF

PLATS ON PAGE \_\_\_\_\_.

REGISTER OF DEEDS \_\_\_\_\_

# PLAT PERMIT

Longitude

**-97.5245834428576**

Latitude

**42.877577550977016**

Permit Number

**PLAT2667**

Parcel Number

**13.013.400.010**

Permit Status

**Approved Active**

Permit Fee

**100**

Total Due

**100**

Was fee paid?

**Yes**

Receipt Number

**1061**

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

**128**

Current Legal Description

**SW4 NW4 EXC KEITH'S ADDN & NW4 NE4 EXC LTS 1-14 FOREST LAKE S/D & N2 NW4**

Applicant Name

**Dumont Holdings, LLC**

Applicant Phone

**6056658455**

Applicant Address

**44352 308th st, Mission Hill**

Applicant Email Address

**jackbrandt@vyn.midco.net**

Name of the Surveyor / Engineer

**John Brandt**

Surveyor / Engineer Address

**1202 Wilowdale Rd., Yankton**

Surveyor / Engineer Phone

**6056658455**

Surveyor / Engineer Email

**jackbrandt@vyn.midco.net**

Surveyor / Engineer Contact Person

**Jack Brandt**

Owner Name

**Dumont Holdings, LLC**

Owner Phone

**6056658455**

Owner Address

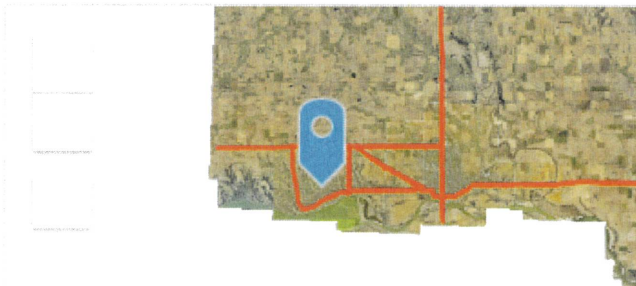
**44352 308th st, Mission Hill**

Owner Email Address

**jackbrandt@vyn.midco.net**

Location of Property

**Lat: 42.877578 Lon: -97.524583**



Powered by [Esri](#)

Section Township Range

**13-93-57**

Tract or Lot Number

**Lots 15, 16, 17**

Number of Acres Being Platted

**8**

Addition Name

**Forest Lake Subdivision**

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](#)  
160.7KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Paul H. Sun". The signature is written in a cursive style with a large initial "P" and "S".

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Paul H. Sun". The signature is written in a cursive style with a large initial "P" and "S".

OwnerSignature-.jpg

Date of Application Submission

**Jun 8, 2026**