

October 13, 2026

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Tim O'Hara
☐ Don Kettering

☐ Sam Hummel
☐ Nick Huber
☐ Kelly Kneifl

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.

Riibe Rezone - Applicant is requesting to rezone a Lot that is dual zoned Low Density Rural Residential District (R1) and Rural Transitional District (RT) to High Density Rural Residential District (R3) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 6 Conway's Addition, in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota

7:10 P.M.

Plats

Jamesville Hutterian Brethren - Plat of Tract 1, Jamesville Addition, in the NW1/4 of the NW1/4 of Section 9, T96N, R56W of the 5th P.M., Yankton County, South Dakota

Jerke - Plat of Tract A of Jerke's Addition, in the NW1/4 and in the SW1/4 of Section 11, T93N, R57W of the 5th P.M., Yankton County, South Dakota.

7:15 P.M.

Public Hearing on Data Center Ordinance 26-ZN-05

7:20 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 9/30/2026 TIME: 6PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

CALL:

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

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

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

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

AGENDA ITEM: Data Center Ordinance Discussion

ADDRESS/LEGAL: _____

COMMENTS: Nancy Wenande

MOTION: Recommend moving Article 30 to a public hearing on October 13

APPROVAL: MOTION BY: Loest SECOND BY: Huber

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

AGENDA ITEM: Public Comment

ADDRESS/LEGAL: _____

COMMENTS: Nancy Wenande

MOTION: Adjourn

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

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ KNEIFL

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

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

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
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ADDRESS/LEGAL: _____
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MOTION: _____

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ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

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

MOTION: _____

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

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

MOTION: _____

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ KNEIFL

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Riibe – Rezone

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

☐ LC – Lakeside Commercial ☒ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 607 ☐ Section 705 ☐ Section 1709 ☐ Section 1723

☒ Section 1809 ☒ Section 2003

NOTE:

Applicant is requesting to rezone a Lot that is dual zoned Low Density Rural Residential District (R1) and Rural Transitional District (RT) to High Density Rural Residential District (R3) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 6 Conway's Addition, in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 9/10/2026

Time: 7:05 PM

Board of Adjustment date: 11/5/2026 11/17/2026

Time: 6:30 PM, 6:30 PM

Location

FINDINGS OF FACT – REZONE

Riibe – REZ-2610

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	Yes
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: a. Special conditions and circumstances exist which require the land to be rezoned; b. The special conditions and circumstances do not result from the actions of the applicant; and c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area.	
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone;	
b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;	
c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and	

d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.	
6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.	
7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with: a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable:	
1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and 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; 3. 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 amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability,	

and compatibility; 6. Screening and buffering with reference to type, dimensions, and character; 7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district; 8. Required yards and other open spaces; and 9. General compatibility with adjacent properties and other property in the district.	
8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.	

VERIFICATION OF APPROVAL
YANKTON COUNTY, SOUTH DAKOTA

I Beggs Jueden date this 10 day of September, 2016 am aware of the
proposed Variance/CUP/Rezone/Building Permit being proposed by _____ at the
property legally

described as: Lot Six (6), Conway's Addition in Section
Fourteen (14), Township Ninety-Three (93) North, Range
Fifty-Five (55), West of the 5th P.M., County of Yankton, South
Dakota

Beggs Jueden
Signature

2507 Dunham Drive
Address

Yankton SD 57078
City, State, Zip

402-841-5140
Phone

REZONE PERMIT

Longitude

-97.30056582705814

Latitude

42.87003941279962

Permit Number

REZONE2610

Parcel Number

05.014.200.160

Permit Status

Approved Active

Permit Fee

450

Total Due

450

Was fee paid?

Yes

Receipt Number

669

Planning Commission Action Date

Oct 13, 2026

Planning Commission Action Time

7:05 PM

Board Adjustment Action Date

Nov 5, 2026

Board_Adjustment Action Time

6:30 PM

Application Accepted By

Bill Conkling

Checked By

Bill Conkling

Existing Zoning

RURAL TRANSITIONAL

Affected Zoning Ordinance

18-1809, 20-2003

Section Township Range

14-93-55

Is location in floodplain?

No

Applicant Name

Erin Riibe

Applicant Phone

6056610474

Applicant Address

1101 Pasque Ct.

Applicant Email Address

riibewedding@gmail.com

Owner Name

Regg Jueden

Owner Phone

402-841-5140

Owner Address

2507 Dunham Drive Yankton Sd 57078

Location of Property

Lat: 42.870039 Lon: -97.300566



Property Address

Lot 6 Conway's Addition

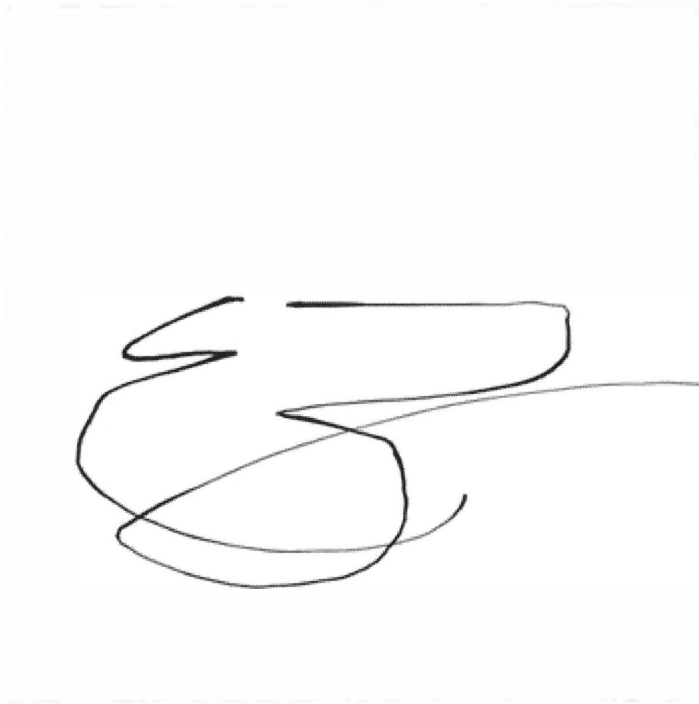
Reason for Request

Rezone to high density rural for building a residence

Legal Description

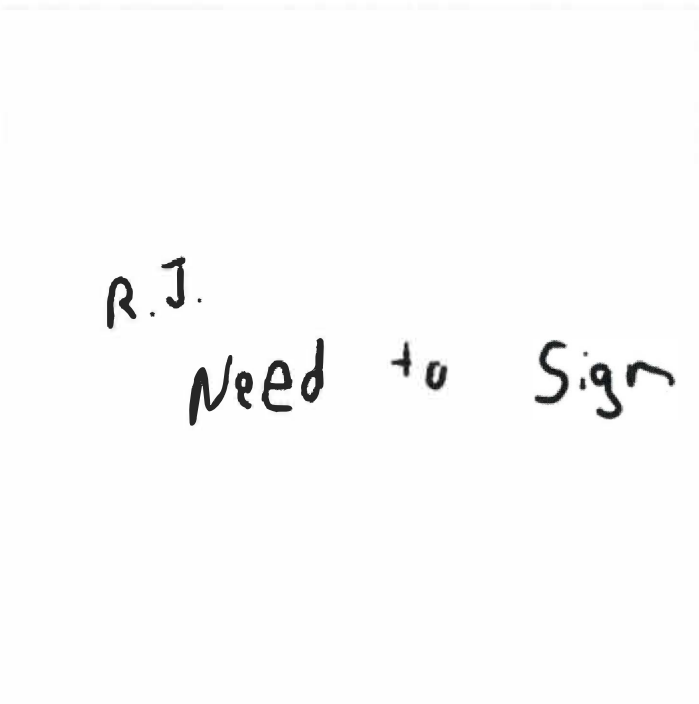
Lot Six (6), CONWAY'S Addition in Section fourteen (14), Township Ninety-Three (93) North, Range Fifty-Five (55), West of the 5th P.M. County of Yankton South Dakota

Applicant Signature



ApplicantSignature-.jpg

Owner Signature



OwnerSignature-.jpg

Date of Application Submission

Sep 16, 2026

AFFIDAVIT OF MAILING

I, Erin Riibe, hereby certify that on the 28th day of September, 20 26, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 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 28th day of September, 20 26.

[Signature]
(Name)
Affiant

Subscribed and sworn to before me this 28 day of September, 20 26.

[Signature]
Notary Public - South Dakota
My commission expires: 6/14/27

(SEAL)



NOTIFICATION

September 28, 2026

Applicant:
Erin Riibe
1101 Pasque Circle
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 1320 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 13th day of October, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to rezone a Lot that is dual zoned Low Density Rural Residential District (R1) and Rural Transitional District (RT) to High Density Rural Residential District (R3) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 6 Conway's Addition, in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th PM, Yankton County, 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,
Erin Riibe
Petitioner

CHRISTENSEN, RONALD V&SHERRI L (I
PO BOX 431
SIOUX FALLS SD 57101

CONKLING, WILLIAM JOHN (D)
902 KAREN DR
YANKTON SD 57078

CONWAY, AARON R (D)
1011 WEST 12 ST
YANKTON SD 57078

COULSON FAMILY PROTECTION TRST (I
1205 WEST 11 ST
YANKTON SD 57078

COULSON, THOMAS (D)
1205 WEST 11 ST
YANKTON SD 57078

CUTLER, SCOTT A (D)
107 POISON IVY LN
YANKTON SD 57078

JUEDEN, REGG (D)
2507 DUNHAM DR
YANKTON SD 57078

KOSTER, GERALD FAMILY TRUST (D)
100 POISON OAK DR
YANKTON SD 57078

KOSTER, TRAVIS R (D)
108 POISON IVY LN
YANKTON SD 57078

LEPP, DONALD LIVING TRUST (D)
101 POISON IVY LN
YANKTON SD 57078

MANAS-LAMMERS, LORI A (D)
31147 445 AVE
YANKTON SD 57078

MITTLEIDER, DUSTIN F (D)
26795 COUNTRY ACRES DR
SIOUX FALLS SD 57106

PANKRATZ, LAURA L (D)
PO BOX 650
KEYSTONE SD 57751

VAN OSDEL, BARRY G (C)
44732 SD HWY 50
MISSION HILL SD 57046

2010 Legal and Public Notices

to Adopt Yankton County Ordinance 2020 Amendment to Yankton County Ordinance 2020, adding Article 30 Data Centers.

The complete text of this proposed ordinance amendment referred to above is on file with the Yankton County Auditor office and Yankton County Planning and Zoning Office. The document 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 the proposed amendments to Yankton County Ordinance 2020, adding Article 30 Data Centers. At the conclusion of the hearing, the Yankton County Planning Commission may recommend adoption of Yankton County Ordinance No.26-ZN-05.

Dated this 2nd day of October, 2026

ATTEST: Gary Vetter Development Services Director

Published twice at a total approximate cost of \$37.22 and can be viewed free of charge at www.sd-publicnotices.com

Published October 2 & 9, 2026.

NOTICE OF HEARING UPON APPLICATIONS FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton for a new Retail (on-off sale) Malt Beverage & SD Farm Wine license from Matt Evans, dba River City Jump, 2101 Broadway Ave, Ste 20, Yankton, SD.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Tuesday, October 13, 2026 at 6:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st St., Room 114, Yankton, SD, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota this 28th day of September, 2026.

Lisa Yardley
FINANCE OFFICER

Published once at the total approximate cost of \$15.04 and can be viewed free of charge at www.sd-publicnotices.com

Published October 2, 2026.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Board of Adjustment, Yankton County, South Dakota, at 6:30 P.M. on the 6th day of October, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Trevor Rueb is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1, Schwarz 2nd Addition at the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 2415 Deer Blvd, Yankton.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Commission, Yankton County, South Dakota, at 6:35 P.M. on the 6th day of October, 2026 and 6:30 P.M. on the 20th day of October, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Joel McDowell is requesting to rezone a Lot that is dual zoned Moderate Density Rural Residential District (R2) and Lakeside Commercial District (LC) to Lakeside Commercial District (LC) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 2, Fickhoff Addition in

2010 Legal and Public Notices

west Quarter (NE1/4NW1/4) all in Section Seven (7) Township Ninety-six (96) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Drainage Board, Yankton County, South Dakota, Tuesday, October 6, 2026, at 6:45 P.M. at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:
Roger Heckenlaible is Requesting a Drainage Permit to install drain tile which outlets into the ditch at the property legally described as The Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) and The Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) all in Section Six (6) Township Ninety-six (96) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Drainage Board, Yankton County, South Dakota, Tuesday, October 6, 2026, at 6:50 P.M. at the Yankton County Government Center, Commission Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:
RPM Trust/Ron Bohlman is Requesting a Drainage Permit to install drain tile which outlets into a natural drainage. Said properties are legally described as The North ¾ of the Northeast Quarter (NE1/4) in Section One (1) Township Ninety-six (96) North, Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota.

Published twice at the total approximate cost of \$54.64 and can be viewed free of charge at www.sd-publicnotices.com

Published September 25 & October 2, 2026.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of October, 2026 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Erin Riibe is requesting to rezone a Lot that is dual zoned Low Density Rural Residential District (R1) and Rural Transitional District (RT) to High Density Rural Residential District (R3) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lot 6 Conways Addition, in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-five (55) West of the 5th P.M., Yankton County, South Dakota

Published twice at the total approximate cost of \$20.37 and can be viewed free of charge at www.sd-publicnotices.com

Published October 2 & 9, 2026.

ORDINANCE #26

AN ORDINANCE IMPOSING A COUNTY GROSS RECEIPTS TAX AND A USE TAX FOR YANKTON COUNTY, SOUTH DAKOTA

BE IT ORDAINED BY YANKTON COUNTY, SOUTH DAKOTA.

Section 1. PURPOSE: The purpose of this ordinance is to provide additional needed revenue for Yankton County, South Dakota, by imposing county gross receipts tax pursuant to the powers granted to the county by the State of South Dakota by SDCL 10-52B. The purpose of the county gross receipts tax is to provide property tax relief on the county property tax levy for all property classified as owneroccupied. All monies collected by the county from the gross receipts tax must be deposited into a property tax reduction fund, where passage of this ordinance shall hereby create.

Section 2. EFFECTIVE DATE AND ENACTMENT OF TAX: From and after the first day of January, 2027, there is hereby imposed as a county gross receipts tax of one-quarter per-

2010 Legal and Public Notices

Section 5. INTERPRETATION: It is declared to be the intention of this ordinance and the taxes levied hereunder that the same shall be interpreted and construed in the same manner as all sections of the South Dakota Retail Occupational Sales and Service Tax, SDCL 10-45 and acts amendatory thereto and the South Dakota Use Tax, SDCL 10-46 and acts amendatory thereto, and that this shall be considered a similar tax except for the rate thereof to that tax.

Section 6. COUNTY ADMINISTRATIVE FEES: There shall be allocated from the Property Tax Reduction Fund established herein, amounts necessary to implement this ordinance in the amount of two percent (2%) of all monies deposited in the property tax reduction fund during the first year of implementation and \$20,000 per year thereafter.

Section 7. PENALTY: Any person failing or refusing to make reports or payments prescribed by this ordinance and the rules and regulations relating to the ascertainment and collection of the tax herein levied shall be subject to all such collection remedies authorized by SDCL 10-45, and acts amendatory thereto, and SDCL 10-46, and acts amendatory thereto.

Section 8. SEVERABILITY: If any provision of this ordinance is declared unconstitutional or the application thereof to any person or circumstances held invalid the constitutionality of the remainder of the ordinance and applicability thereof to other persons or circumstances shall not be affected thereby.

Yankton County Chairman, John Marquardt /s/

ATTEST: Patty Hojem, Yankton County Auditor /s/

First Reading: October 6, 2026
Second Reading and Adoption: October 20, 2026
Publication Date: September 25, 2026 and October 2, 2026

Published twice at the total approximate cost of \$88.27 and can be viewed free of charge at www.sd-publicnotices.com

Published September 25 & October 2, 2026.

STATE OF SOUTH DAKOTA
COUNTY OF YANKTON
IN CIRCUIT COURT
FIRST JUDICIAL CIRCUIT

IN THE MATTER OF THE PETITION OF:

Abigail Mary Reynolds
(Current Name)

FOR A CHANGE OF NAME TO:

Abigail Mary Litcher
(Proposed Name)

FILE NO.: CIV 26-397

NOTICE OF HEARING FOR ADULT NAME CHANGE

NOTICE IS HEREBY GIVEN that a Verified Petition for Adult Name Change has been filed by Abigail Mary Reynolds to change Petitioner's name from Abigail Mary Reynolds to Abigail Mary Litcher. The petition will be heard on the 20th day of October, 2026, at 10:00 am by the Honorable Judge Knoff, David, at the Yankton County Courthouse, in the city of Yankton, South Dakota. Anyone may appear at that time and place and show reasons, if any, why Petitioner's name should not be changed.

Dated this 8th day of September, 2026.

Augustine Schuller
Deputy Clerk

ATTEST:

Jody Johnson
Clerk of Court

Nicole Jensen
Deputy

Published four times at the total approximate cost of \$78.75 and can be viewed free of charge at www.sd-publicnotices.com

Published September 11, 18, 25 &

Forum

From Page 1

address the hyper-partisanship.

Every candidate seemed to agree that it's become out of control.

Misinformation and lying is a huge problem in America and in Yankton, according to Holcomb.

"We also need to stop the politicians who are lying and siding with the propaganda to perpetuate these lies," he said. "We need to stop politicians and news outlets from lying to us."

Marquardt and Springer joked that they had just seen each other in an AI-generated ad in which they were apparently boxing. The funny thing is it was an issue on which they agree.

"It was a Facebook post," Marquardt said. "It said we were fighting over data centers. We have nothing to fight over on data centers."

Springer added, "I'll ask people what issues are important to them, and I can tell they want to say something, and I say, 'It's OK. You can be honest.' We don't talk to each other anymore with civility. I think that's where my military background (22 years, Air Force) comes into play. We had to work together, (regardless of our differences) or things would go horribly wrong."

Stevens tended to agree, touting personal relationships and connection.

"Our society has come to the point where we don't take the time to sit down and talk to somebody and find out who they are," he said. "I think when you start doing that, you will have a lot better understanding of them and maybe find some commonality."

Swihart said she is tired of the lies, as well.

"Something we need to be doing is holding people accountable to honesty and truth," she said. "We need to hold people and agencies accountable for not telling the truth as to what's going on."

Nelson said facts matter and gave an example that happened while she was knocking on doors campaigning.

"I went in the door, and we found out we don't agree on a few things," she said. "But what was fun about it is the fact that he backed up how he felt with facts ... We had a great conversation for about 20 minutes ... he had some really good points."

AFFORDABILITY

All the candidates acknowledged the affordability issues. The nation, state and community are facing. While all of them said there may be little things the



KELLY HERTZ/P&D

District 18 House candidates appearing at Thursday's forum held at the Yankton Elks Lodge included, from left: Jared Holcomb, John Marquardt, Kara Springer and Mike Stevens. Rose Hauger (standing, left) served as moderator.

Legislature can do, the problems are mostly national (Iran, tariffs).

Marquardt, who is in the trucking business, said his operation's fuel costs have doubled over the past month. Although he appreciates Gov. Larry Rhoden's consideration of putting some state fuel taxes on pause until prices come down, he said it's most likely too late for some people.

Holcomb, who said he is a homeowner, said he doesn't think the property tax relief measures truly helped people who need help.

"I remember two candidates in 2022 running against each other saying they were going to get rid of the grocery tax," he recalled. "Then, the one (who won) decided that was no longer feasible after she took office. If that's not a bait-and-switch, I don't know what is. The grocery tax is regressive and attacks families much more than someone like me (property owner)."

PUBLIC EDUCATION

The final question candidates were asked was whether they felt teachers were compensated appropriately. The responses varied.

Springer said they don't get compensated fairly.

"Nebraska pays higher and has better benefits," she said. "Iowa pays more. Minnesota pays more. How are we supposed to keep our teachers here in South Dakota?"

"Public education is necessary," Swihart said. "We have to keep whatever funds there are in the public funds for the schools. We cannot support charter schools that will take away the \$7,000 or \$8,000 per student. The public schools we have are excellent."

Stevens defended the Legisla-

ture somewhat on this topic but acknowledged more funding is necessary.

Nelson took a different approach. "Why do they need to be paid more?" she asked. "What I'm hearing from my teachers that I've talked to, the reason they want to be paid more is because they're dealing with a lot of stuff - student behavior ... I had one tell me it's 'hazard pay.' We need to have targeted funding."

Holcomb said it's embarrassing that South Dakota is ranked 46th in the nation when it comes to teacher salaries. He also pointed out that if the salaries don't keep up with the rate of inflation, it's actually a decrease in pay. South Dakota is constitutionally required to fund teacher pay by the cost of living or the cost of inflation, whichever is less. Holcomb said the word "less" needs to be changed to "more."

Marquardt said he had heard from some school superintendents that some of them prefer the lower hikes for planning purposes.

"They told me), rather than giving us 8% because the money was available, we would just as soon have had the 3% so we knew how to budget everything out and move everything alongside strategically versus 'We have a high here and a low there,'" he told the audience.

The next Yankton Thrive/Sertoma candidate forum will feature the four Yankton City Commission candidates: incumbents Ben Brunick, Brian Hunhoff and challengers Charlie Gross and Sam Hummel. It will be held at noon Thursday, Oct. 8, at the Yankton Elks Lodge. The forum is free, there is a charge for lunch for those participating.

Freeman

From Page 9

in the inland sea covering the region during the Late Cretaceous period.

"It's crazy to see how this little assignment I didn't like very much (at first) has taken shape," Annenson said. "It's amazing, and I have learned so much."

WHERE MOLLY CAME FROM

The mosasaur exhibit was gifted to the now-closed Freeman Junior College, according to Tim Waltnor, the museum education/communications director.

In the 1930s, a Marion chiropractor received the fossilized jawbone from a patient, and he in turn donated the fossil. In 1970, the School of Mines and Technology in Rapid City verified the specimen was a mosasaur jawbone that was 70 million years old.

In 2020, a new Freeman resident — who was an agronomist and rockhound — came to the museum and was stunned to find the mosasaur jawbone.

The Freeman Lions Club raised enough money to transport the jawbone to Black Hills Institute in Hill City, where the staff created a rendition that was returned to Freeman.

The museum staff knew it wanted to showcase the mosasaur but had limited resources. "And then came Thor," Waltnor said. "We decided to

WHAT WAS MOLLY LIKE?

Using the fossil projections, "Molly" was a giant creature that could feed on large sharks, Annenson said. The mosasaurs apparently roamed from the Rocky Mountains on the west to the Great Lakes on the east, he added.

Based on the size of the fossil, it is suspected that, had her entire skeleton been discovered, Molly would have been among the largest mosasaur skeletons ever found.

Most mosasaurs had large, thick bodies with four fins and a large tail, Annenson said. "Molly would have lunched on any marine animal she came across," he said.

Annenson has given presentations to audiences visiting the Schmeddest ethnic festival each spring.

"One of the most special moments for me was when one of my best friends, Luke Peters, came to one of my presentations," he said. "Afterwards, he said, 'Thor, I didn't know any of this, and it's amazing! You should be really proud of yourself.' I don't think he knew how much that comment was appreciated."

Now a college student, Annenson looked back on what has become his legacy.

"What I hope people take away from this is that there is so much

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/26/2026

Applicant

Jamesville Hutterian Brethren - 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:

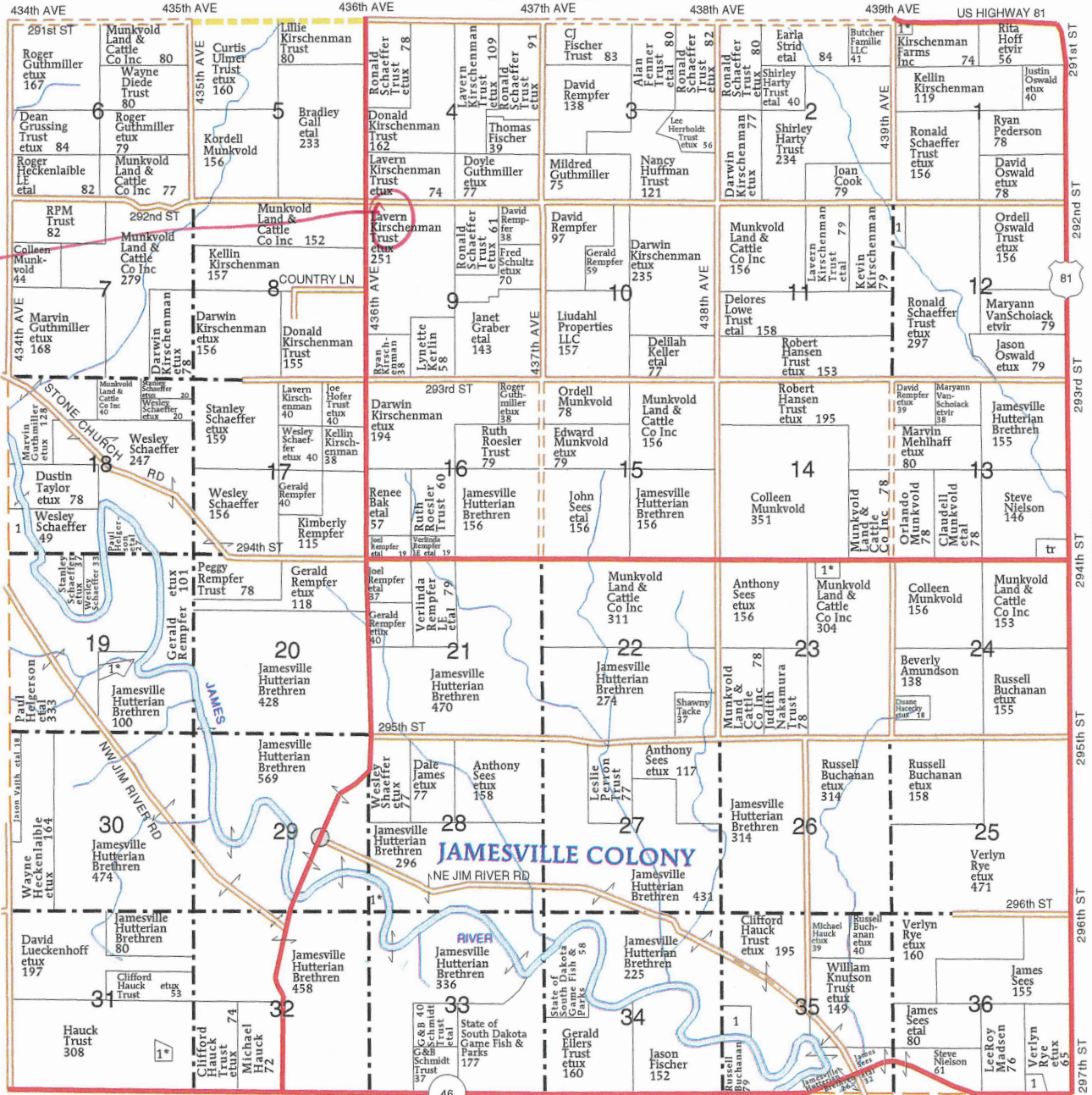
Affects Section:

NOTE:

Plat of Tract 1, Jamesville Addition, in the NW1/4 of the NW1/4 of Section 9, T96N, R56W of the 5th P.M., Yankton County, South Dakota

(Landowners)

HUTCHINSON CO.



JAMESVILLE TOWNSHIP

SECTION 1

1 WEISS, DALE ETUX 6

SECTION 12

1 KIRSCHENMAN, RYAN 16

SECTION 18

1 FISCHER, MARK 13

SECTION 19

1 MASSEY, FRANK ETAL 13

SECTION 23

1 MUNKVOLD, ORLANDO ETUX 7

SECTION 28

1 SEINER, TRACY ETAL 5

SECTION 31

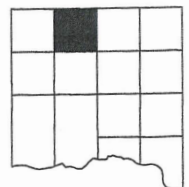
1 HAUCK, RICHARD ETUX 9

SECTION 35

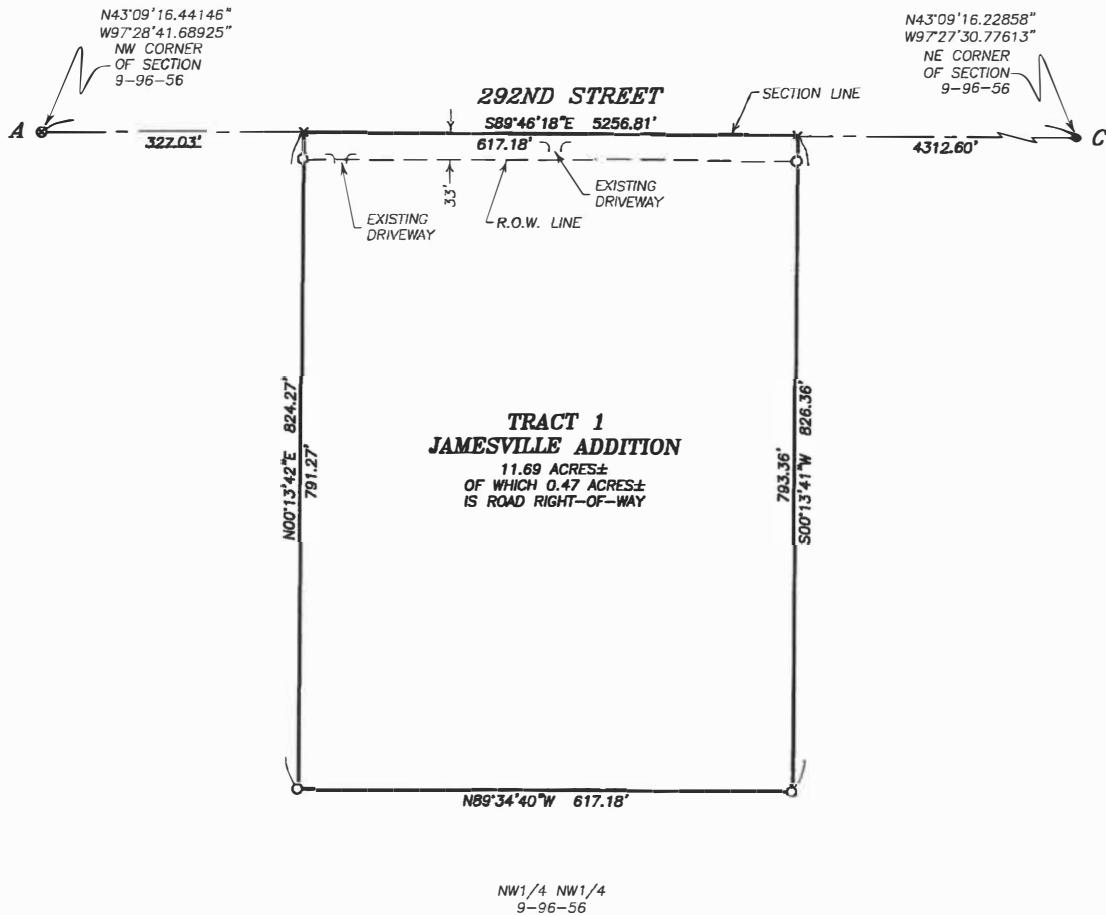
1 JAMESVILLE HUTTERIAN BRETHREN 17

SECTION 36

1 HARPER, ARLENE 10



PLAT OF TRACT 1, JAMESVILLE ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 9, T96N, R56W 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 "TOM WEEK LS 2912"
- ⊗ FOUND 5/8" REBAR
- × CALCULATED CORNER

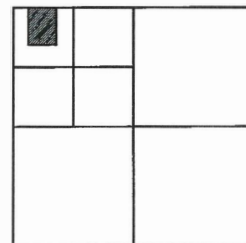
CORNER REFERENCE TIES

- A. NORTHWEST CORNER OF SEC. 9, T96N, R56W**
1. 61.60' NW TO A NAIL & BOTTLECAP IN A POWER POLE.
 2. 63.18' SW TO A NAIL & BOTTLECAP IN A CORNER POST.
 3. 98.47' WSW TO A DOUBLE HEADED NAIL IN A GATE POST.
- B. NORTHEAST CORNER OF SEC. 9, T96N, R56W**
1. 48.81' NW TO A NAIL & BOTTLECAP IN A POWER POLE.
 2. 38.95' SW TO A LANDSCAPE SPIKE.
 3. 51.24' SE 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 9-96-56

**PLAT OF TRACT 1, JAMESVILLE ADDITION, IN THE NW1/4 OF THE NW1/4 OF
SECTION 9, T96N, R56W 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 TRACT 1, JAMESVILLE ADDITION, IN THE NW1/4 OF THE NW1/4 OF SECTION 9, T96N, R56W 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 AUGUST, 2026.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

I, MATTHEW WURTZ, PRESIDENT OF JAMESVILLE HUTTERIAN BROTHERS, INC., DO HEREBY CERTIFY THAT JAMESVILLE HUTTERIAN BROTHERS, INC., 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____.

MATTHEW WURTZ
PRESIDENT

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MATTHEW WURTZ, WHO ACKNOWLEDGED HIMSELF TO BE PRESIDENT OF JAMESVILLE HUTTERIAN BROTHERS, INC., AND THAT HE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ZONING ADMINISTRATOR

I, THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY 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 JAMESVILLE ADDITION QUALIFIES AS A FARMSTEAD.

ZONING ADMINISTRATOR

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

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 292ND 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

-97.47557632891623

Latitude

43.153492397754114

Permit Number

PLAT2679

Parcel Number

12.009.400.100

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

cash

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

213

Current Legal Description

NW4 EXC E163.50' N21.9 RODS OF E21.9 RODS OF NW4 & NW4 SW4 & N2 NE4 SW4

Applicant Name

Jamesville Hutterian Brethren

Applicant Phone

6056658455

Applicant Address

29568 436 AVE UTICA SD 57067

Applicant Email Address

accounting@jamesvillehb.com

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

Jamesville Hutterian Brethren

Owner Phone

6056658455

Owner Address

29568 436 AVE UTICA SD 57067

Owner Email Address

accounting@jamesvillehb.com

Location of Property

Lat: 43.153492 Lon: -97.475576



Powered by Esri

Section Township Range

9-96-56

Tract or Lot Number

Tract 1

Number of Acres Being Platted

11

Addition Name

Jamesville 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

11

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](#)
123.3KB

Applicant Signature

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

ApplicantSignature-.jpg

Owner Signature

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

OwnerSignature-.jpg

Date of Application Submission

Aug 27, 2026

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/3/2026

Applicant Jerke Family Protection Trust - 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:

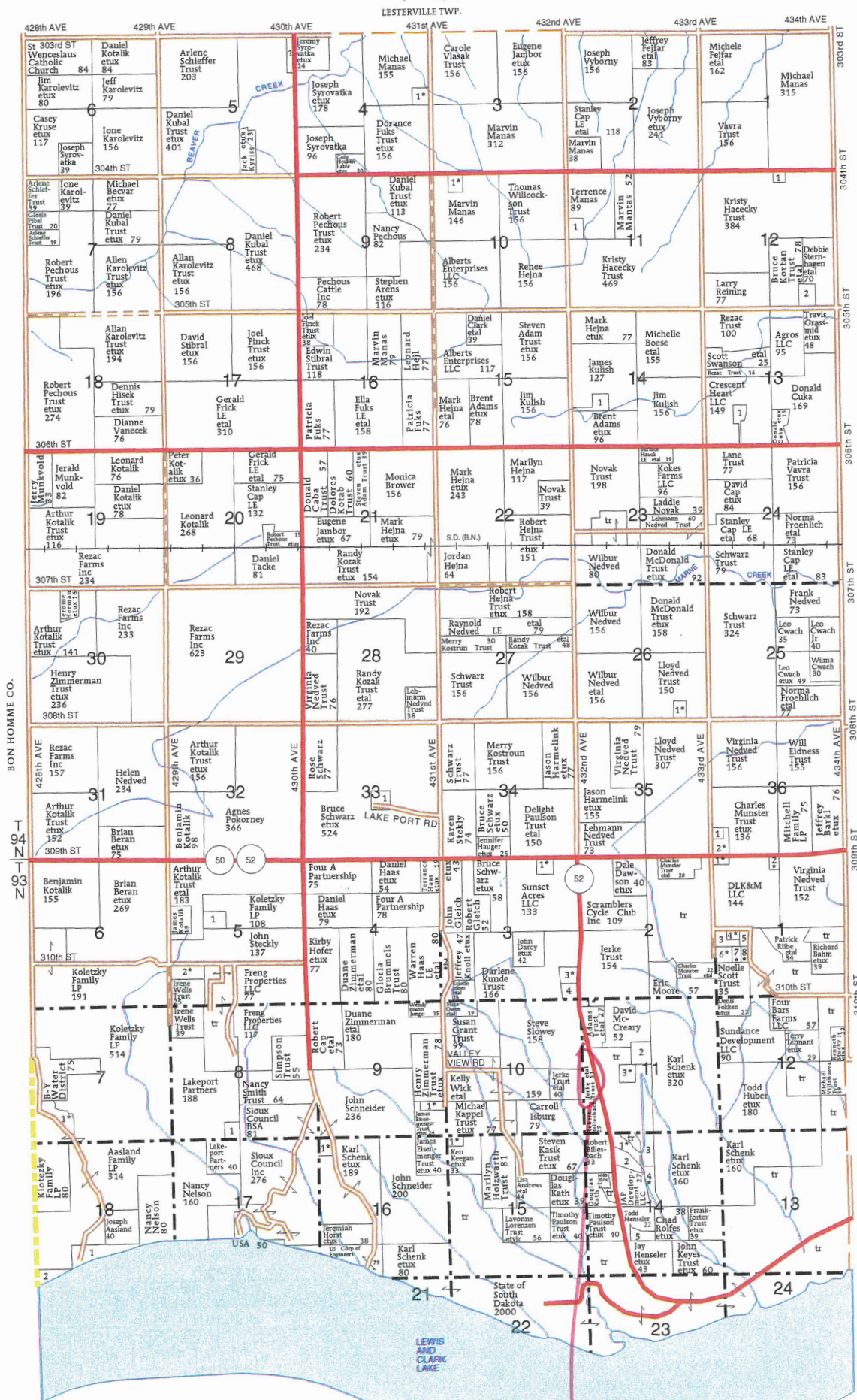
Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract A of Jerke's Addition, in the NW1/4 and in the SW1/4 of Section 11, T93N, R57W of the 5th P.M., Yankton County, South Dakota



ZISKOV TOWNSHIP

SECTION 1S

- 1 GATES, GARY ETAL 6
- 2 BAKKE, KENDRA ETVR 6
- 3 BARTH, CHAD 9
- 4 FISCHER, KATRINA ETAL 5
- 5 GAUSE, JANELL 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 HEJNA, MARILYN 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 16S

- 1 MCGARGILL, JONI ETVR 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

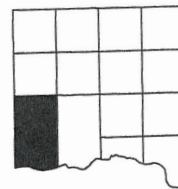
- 1 MARTIN, NATHAN ETUX 6

SECTION 33

- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

SECTION 36

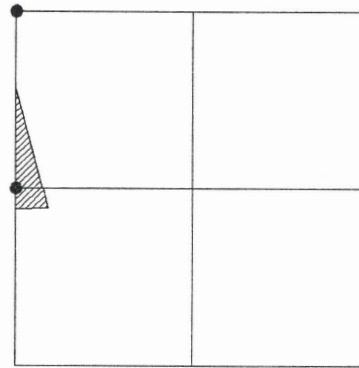
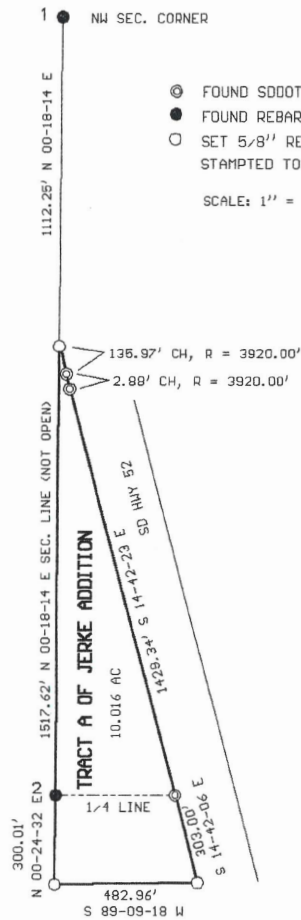
- 1 TACKE, JOSEPH 5
- 2 KOLETZKY, DAVID ETUX 8



KNOX CO., NE

Location

PLAT OF TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SECTION 11, T93N, R57W

1, LAT 42-53-39.24465 N, LONG 97-33-20.65168 W
2, LAT 42-53-13.27068 N, LONG 97-33-20.84313 W



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W 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 2ND. DAY OF AUGUST, 2026.

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

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THE EXISTING ACCESS TO SD HIGHWAY 52 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.

DATED THIS _____ DAY OF _____, _____.

STATE AUTHORITY, REPRESENTATIVE

PLAT OF TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, DAVE A. JERKE AND JACKIE L. JERKE, AS TRUSTEES OF THE JERKE FAMILY PROTECTION TRUST, DO HEREBY CERTIFY THAT THE JERKE FAMILY PROTECTION TRUST IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W 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 _____, _____.

DAVE A. JERKE, TRUSTEE

JACKIE L. JERKE, TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DAVE A. JERKE AND JACKIE L. JERKE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS TRUSTEES EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS 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

PLAT OF TRACT A OF JERKE'S ADDITION, IN THE NW1/4 AND IN THE SW1/4 OF SECTION 11, T93N, R57W 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 _____, ____.

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

-97.55449974950602

Latitude

42.8852134821753

Permit Number

PLAT2675

Parcel Number

13.011.400.060

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

13693

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

50

Current Legal Description

PARCEL W/RD IN NW4 & SW4

Applicant Name

Jerke Family Protection Trust

Applicant Phone

6056658333

Applicant Address

111 Cottonwood St, Yankton

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr., Yankton

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Jerke Family Protection Trust

Owner Phone

6056658333

Owner Address

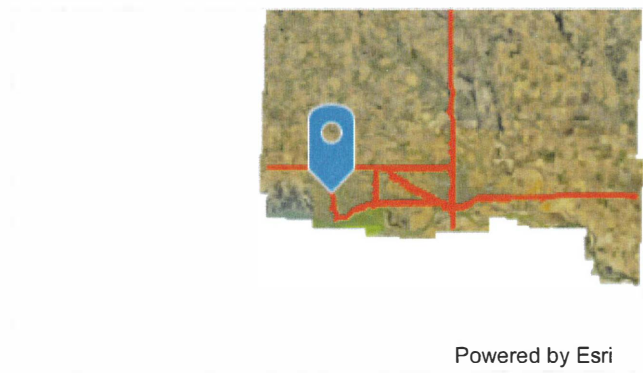
111 Cottonwood St, Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.884982 Lon: -97.55417



Powered by Esri

Section Township Range

11-93-57

Tract or Lot Number

Tract A

Number of Acres Being Platted

10

Addition Name

Jerke's Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

Do you have the County Treasuer's Signature

Yes

Insert Plat Here

PDF

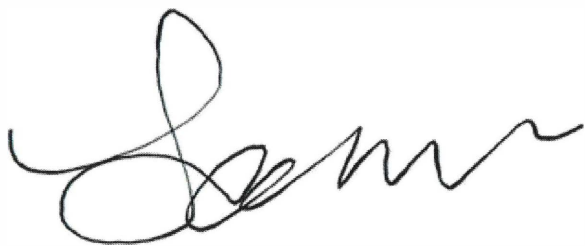
PLAT-.pdf
375.9KB

Applicant Signature

A handwritten signature in black ink, appearing to be 'John', written in a cursive style.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to be 'Sam', written in a cursive style.

OwnerSignature-.jpg

Date of Application Submission

Aug 3, 2026

ARTICLE 30

DATA PROCESSING CENTERS (DC)

Section 3001 Purpose and Intent

The purpose of this chapter is to guide the siting and operation of data centers, no larger than 25 MW, in Yankton County in a manner that balances the benefits they bring with the need to protect public health, safety, and the overall quality of life for residents. All data centers operating in excess of 25 MW are prohibited.

3002 DEFINITIONS.

Data Processing Center. A building, or group of structures primarily used to house and maintain electronic hardware computer systems and associated components, such as telecommunications and data processing systems, to be used for the remote storage, management, processing or distribution of electronic data. Examples of such data include, but are not limited to, computationally intensive applications such as blockchain technology, cryptocurrency mining, weather modeling, genome sequencing, etc. Such facilities may also include air handlers, power generators, water cooling and storage facilities, utility substations, battery storage facilities and other associated utility infrastructure to support operations. Common computer servers for business use are not considered data centers.

Section 3003 Permitting.

The installation or construction of a data center, or any modification to a lawfully existing data center beyond routine maintenance, requires a Conditional Use Permit in permitted districts, to only include commercial and agricultural.

Section 3004 Siting Requirements

1. Data Processing centers shall comply with the following requirements.
 - a. All generators must:
 1. Meet Tier 4 compliance
 2. Demonstrate compliance with allowable peak sound levels allowed in this Section.
 3. Specify type of enclosure around generators.
 4. Natural Gas generators are not permitted.
 - b. Plans for perimeter or security fencing are required to be submitted with application.
 - c. A lighting plan shall be submitted providing details of the light spread and intensity diagrams, fixture specifications and mounting height details. Any lighting used for outdoor illumination on the property shall be full cut off fixtures so that light does not shine upward nor adversely impact adjoining property.
 - d. Sidewall height to not exceed 40 feet
 - e. In Agricultural districts a screening and buffering plan is required.
2. Agricultural District - Data centers and all the equipment and structures shall be set back at least 1/3 mile (1,760 feet) from all single-family and multi-family dwellings, schools, churches, synagogues, and other similar religious institutions or structures, and public parks as measured from the nearest property line except in the instance where a waiver is secured from the affected property owner within the setback.
3. Commercial District - Setbacks consistent with the zoning district and the ability to meet section 3005 Noise.

4. No part of or share of a Data Center purchase of land, construction, or rental of data processing services be owned, operated, managed or leased to any Prohibited Entity including foreign nation or natural persons who are not a United States Citizen as defined in SDCL 43-2A-1(5).

Section 3005 Utility Notifications.

1. No grid-connected data processing center shall be issued a permit until evidence has been provided by the operator that installation of the system has been approved by the electrical utility provider. Off-grid systems shall be exempt from this requirement. Written verification from the Electric Utility provider shall state the following:

- a. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the planning area is consistent with the normal projected load growth envisioned by the data center.
- b. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use.
- c. The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises.
- d. How it plans to deliver the power (routing, overhead, substations, etc.)

2. The applicant shall submit a comprehensive water study indicating the source of any water used and demonstrating that water needs will not drain local groundwater or disrupt existing users. If connecting to any existing water systems, the applicant shall provide documentation from the water providers that there is sufficient water capacity for the proposed data center.

Section 3006 Noise.

1. The noise level of the data center shall not exceed 55 dB(A) during daytime (6:00 am to 10:00 pm) and 45 dB(A) nighttime (10:00 pm - 6:00 am) as measured at the nearest property line.

- a. All proposed data centers shall submit a pre-construction sound modeling plan from a licensed engineer and noise mitigation plan at the time of the conditional use permit application containing at a minimum the following :

1. A list of all sound sources that contribute to the overall sound emission from the site.
2. Data showing the anticipated noise level at all property boundaries. Including maintaining dB(C) to background noise level.
3. On commercially zoned parcels an exception to the noise limit shall be made if test confirms it doesn't exceed adjacent operations.

- b. Ninety (90) days after operations commence the applicant shall provide post-construction field tests from a licensed engineer verifying compliance including all emergency power generation while operating at full capacity.

- c. The County reserves the right to require independent verification of noise measurements and/or to request additional measurements at different points on the property, at the owner's expense.

Section 3007 Signage.

1. No signage shall be permitted on the perimeter fence, with the exception of one (1) sign not to exceed thirty-two (32) square feet that displays the name, address and emergency contact information of the facility as well as appropriate warning signs.

Section 3008 Structural Requirements

1. The facility shall meet all requirements of the most current edition of the International Building Code (IBC). Any electric wiring shall be located underground, except where wiring is brought together for interconnection to system components and/or the local utility power grid.
2. The use of cargo containers, railroad cars, semi-truck trailers and other similar storage containers for any component of the operation is strictly prohibited for long-term storage exceeding 90 days.

Section 3009 Access.

1. Written approval from the County Emergency Management Director must be provided with application stating that roads are sufficient width to accommodate emergency vehicles.
2. Prior to commencement of construction, the permittees shall identify all state, county, or township “haul roads” that will be used for the data center project and shall notify the governing body having jurisdiction over the roads to determine if the haul roads identified are acceptable. The governmental body shall be given adequate time to inspect the haul roads prior to use. Where practical, existing roadways shall be used for all activities associated with the data center construction. Where practical all-weather roads shall be used to deliver concrete and all other heavy components to and from the data center site.
3. The permittees shall, prior to use of approved haul roads, make satisfactory arrangements with the appropriate governmental body having jurisdiction over approved haul roads for construction of the data center for the maintenance and repair of the haul roads that will be subject to extra wear and tear due to transportation of equipment and components. The permittees shall notify the County Planning Department of such arrangements.

Section 3010 - Emergency Response Plan

1. The applicant shall submit an emergency response plan prior to any ground disturbance at the project site detailing the planned response actions that will be taken by facility representatives in the event of an emergency. These actions are intended to minimize health risks to personnel and people in the surrounding community, as well as minimize adverse impacts to the environment.
 - a. The plan shall include, but is not limited to, a detailed narrative of response procedures and the facility representatives responsible for management of the following plausible contingencies that could occur at the facility: natural disaster/severe weather, fire, security incident, capacity/transmission, environmental, chemical, pipeline (if applicable), and medical. It shall include procedures for a site evacuation, designated egress routes and emergency staging areas.
 - b. The plan shall include a stand-alone section detailing emergency response protocols specific to battery energy storage areas (if applicable).
 - c. The plan shall be developed in coordination with local first responders and Yankton County Emergency Management.
 - d. Notwithstanding anything in this section to the contrary, the applicant may redact confidential or proprietary information from any submission hereunder.

Section 3011 - Waste Stream Management Requirements

All data centers shall submit a Waste Stream Management Plan. The plan shall identify all categories of liquid waste, solid waste including electronic waste and hazardous materials, and other refuse generated by the facility, including packaging, cooling system by-products, and equipment replacement materials. The plan shall include at a minimum:

1. Liquid

- a. A description of the processes that will be used for management of all water, process liquids and wastewater including equipment cooling, humidity maintenance, both process and sanitary wastewater, and stormwater run-on and run-off, in accordance with all local, state, and federal requirements.
- b. A wastewater feasibility study shall be required and approved by the appropriate State agencies if the data center relies upon a private wastewater disposal system. Any untreated wastewater generated is prohibited from being discharged to stormwater systems or surface waters.

2. Solid

- a. Procedures for safe removal and recycling and/or disposal of server infrastructure, hazardous materials, batteries, electronic waste, and related products that meet all state and federal requirements, which will apply in cases when the equipment within the data center is updated or decommissioned.
- b. Demonstration that for any proposed battery storage or storage of any other device or group of devices capable of storing energy for supply at a later time, whether the energy is stored for use on-site or off-site, compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards, and include fire suppression systems designed specifically for battery storage.

Section 3012 Decommissioning/Restoration/Abandonment.

It is important to ensure that when the facility closes the community is financially able to decommission the facility and prevent blight. The most important aspect of this plan is a financial security that guarantees funds to cover all costs.

1. Financial Assurance. Applicant is responsible financially for the cost of decommissioning. To ensure the funding is available Applicants shall post a bond with Yankton County, establish an escrow account, provide letter of credit, or provide such other financial security deemed acceptable by the County. One (1) year after commencement of construction, 20% of the estimated decommissioning cost shall be guaranteed by the security instrument approved by the county. Annual 20% increments will be added to the financial instrument until fully funded.

2. Abandonment, decommissioning, and reclamation plan. Decommissioning/reclamation plan shall be required to ensure that all structures and equipment are properly removed after their useful life. Decommissioning of Data Center or its components must occur in the event that they do not properly operate and have no demonstrated plan to restore to operating condition. The decommissioning of the Data Center shall begin within eight (8) months of the expiration of this permit, or earlier termination of operation of the Data Center and be completed within eighteen (18) months of the expiration of this permit or earlier termination of operation of the Data Center. The decommissioning plan shall be written by a third party certified professional engineer and shall include, at a minimum:

- a. Timeline: A detailed timeline for the decommissioning process, including key milestones and estimated completion dates for each phase of the decommissioning activities.
- b. Equipment and Material Removal Procedures: Specific procedures for the safe dismantling and removal of all equipment, materials, and structures not deemed useful for future use. This should include methods for handling and transporting equipment to prevent damage, ensure safety, and utilize Road Haul Agreement.

c. Hazardous Materials Management: Detailed methods for identifying, handling, and disposing of hazardous materials in compliance with federal, state, and local regulations. This should include a list of all hazardous materials present on-site and the procedures for their safe removal and disposal.

d. Site Remediation Plan: A comprehensive plan for site remediation, including soil and groundwater testing, identification of any contamination, and proposed cleanup measures. This should also include a timeline for remediation activities and methods for monitoring and verifying the effectiveness of the remediation efforts.

e. Site Restoration Plan: A detailed plan for restoring the site to a condition suitable for future use. This should include the removal of any remaining non-repurposed structures, re-vegetation, landscaping, and any other necessary measures to ensure the site is safe and aesthetically pleasing.

g. Compliance and Reporting: A plan for ensuring compliance with all applicable regulations and the approved decommissioning plan. This should include procedures for regular reporting to the Yankton County Planning and Zoning Department, including progress reports and a final decommissioning report.

h. The applicant or its successor shall update the decommissioning cost every five (5) years following approval of the conditional use permit and updating financial assurance. This update is to be completed by a third-party certified engineer, at the owner's expense.

Section 3013 Submittal Requirements.

The application for the installation or construction of a data center, or for modifications to a lawfully existing data center beyond routine maintenance, shall follow the application procedures for Conditional Use Petitions and any other procedures as may be required by this Ordinance for data centers, such as zoning map amendments, plating, or variances. In addition, applications shall include the following:

1. Applicant name(s) and contact information. The applicant must also identify on the application, if different than the applicant, the recorded owner of the property, the occupant or lessee of the property, and the operator of the data center. Under no circumstances may any of these include a Prohibited Entity as defined in SDCL 43-2A-1(5).
2. A narrative describing the proposed project, including a description of how the project meets market demand, the facility's processing capacity, and the facility's anticipated water and electricity needs.
3. A site plan, drawn to scale, showing the location and dimensions of all existing and proposed structures, screening, fencing, lighting, electrical connections, property lines, and roadway access.
4. A map of the project area showing all single-family and multi-family dwellings, schools, churches, synagogues, and other similar religious institutions or structures, and public parks located within one mile of the exterior boundaries of the property where the data center will be located.
5. Utility verification and studies from 3004
6. The pre-construction sound model plan from 3005.
7. Signage plan from 3006
8. Written approval for road use approval from 3008
9. Emergency response plan from 3009
10. Waste stream management plan as outlined in 3010
11. Decommissioning plan and financial instrument as outline in 3011
12. Other relevant studies, reports, certifications, and approvals may be reasonably requested by Yankton County to ensure compliance with Article 30.