

October 14, 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 meeting

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Daniel Leber – Conditional Use Permit

Applicant is requesting a Conditional Use Permit in an Agriculture District for a campground per Article 5 section 509, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to maintain a 13-unit campground. Said property is legally described as Lot A in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Thirty-four (34), Township Ninety-six (96) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota. E911 address is 44398 S HWY 46, Irene, South Dakota.

7:10 P.M.

Plats

Frohreich Trust - Plat of Tracts 1, 2, and 3 Frohreich's Addition being a replat of the South 23 Acres of the N1/2 of the SW1/4; The S1/2 of the SW1/4 and the SE1/4, Section 19, Also a portion of Gov. Lots 6 and 7, being in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota

Frohreich Trust - Plat of Tract 4 Frohreich's Addition being a replat of a portion of Gov. Lots 6 and 7, and that portion of Gov. Lot 8 that lies South of the ¼ Line, in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota

Sinclair - Plat of Sinclair Addition, being a replat of a portion of Tract IIA in Tract II and a portion of SE1/4 all in Section 19, and Tract IIB of Tract II and a portion of the SW1/4 all in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota

7:15 P.M.

Open meeting laws review

7:20 P.M.

Highway 52 Overlay discussion

7:25 P.M.

Public comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 9/9/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

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

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

AGENDA ITEM: Open Meeting Laws review
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: Tabled until the October meeting
Approved 7-0

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

AGENDA ITEM: Law – Plat 09.008.200.120
ADDRESS/LEGAL: Plat of Tract H, Deer Ridge, in the NW1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 8, and a plat of Tracts I, J, and K, Deer Ridge, in the NE1/4 of the SE1/4 of Section 8, all in T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

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

AGENDA ITEM: Kjeldseth – Plat 03.024.400.100

ADDRESS/LEGAL: Plat of Tract 1, Palu Addition, in the NW1/4 of the SW1/4 and in the NE ¼ of the SW1/4 Lying West of the Turkey Creek of Section 24, T95N, R54W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

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

AGENDA ITEM: **Vavra/Dooley – Plat 13.013.100.410**

ADDRESS/LEGAL: Lots 1A, 2A, and 3A, 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.
(Lots 1, 2, and 3, 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 as recorded in book S21 of Plats on page 114)
Containing 4.24 Acres more or less.

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

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

Daniel Leber – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit in an Agriculture District for a campground per Article 5 section 509, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to maintain a 13 unit campground. Said property is legally described as Lot A in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Thirty-four (34), Township Ninety-six (96) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota. E911 address is 44398 S HWY 46, Irene, South Dakota.

PC: Article 18 Section 1805

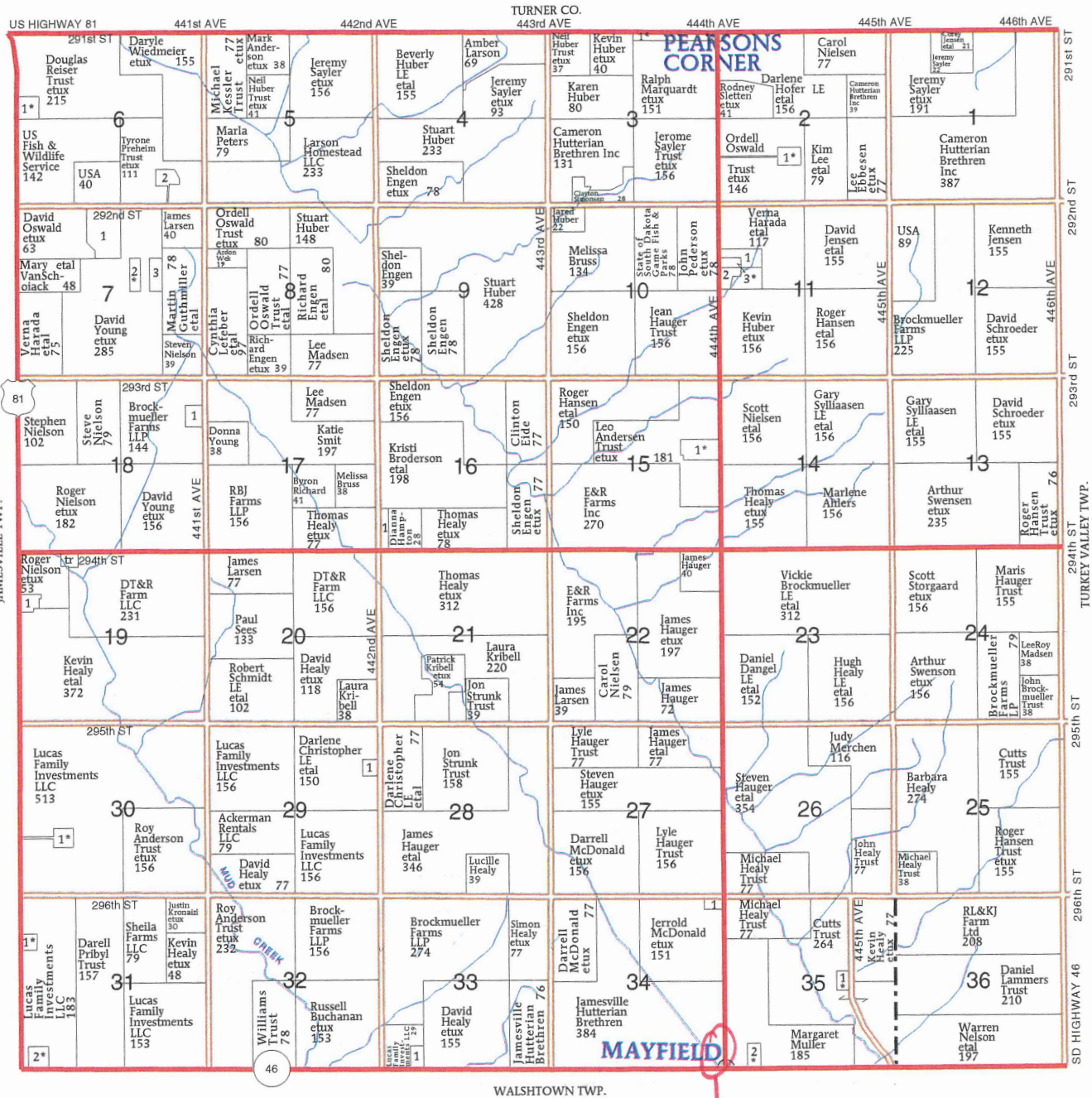
BOA: Article 19 Section 1905

Planning Commission date:
10/14/2025

Board of Adjustment date:
11/4/2025

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

(Landowners)



MAYFIELD TOWNSHIP

SECTION 2

1 CONWAY, MATTHEW ETUX 9

SECTION 3

1 MAYO, JOHN ETUX 6

SECTION 6

1 SALONEN, BRITTANY ETAL 7

2 MASSEY, LARRY 7

SECTION 7

1 STATE OF SOUTH DAKOTA

GAME FISH & PARKS 17

2 YOUNG, DAVID ETAL 9

3 LARSEN, JAMES 8

SECTION 11

1 KERNS, CONNIE 14

2 SORENSON, ETHEL 8

3 KERNS-GRAMS, CONNIE ETAL 17

SECTION 15

1 HLAVAC, CORY ETUX 14

SECTION 16

1 HIGHLAND, COREY 11

SECTION 18

1 RYE TRUST 12

SECTION 19

1 OUR REDEEMER LUTHERAN CHURCH 9

SECTION 29

1 JONES, JUDY 7

SECTION 30

1 VANBUREN SR, LLOYD ETUX 8

SECTION 31

1 LUCAS, BENJAMIN ETUX 6

2 KRAMER, CHRIS ETUX 9

SECTION 33

1 JENSEN, DONALD 7

SECTION 34

1 ST COLUMBIA CHURCH MAYFIELD 5

SECTION 35

1 NELSON, RORY ETAL 6

2 NELSON, TIMOTHY ETAL 6

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Leber – CUP-2517

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 an Agriculture District for a campground per Article 5 section 509, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to maintain a 13 unit campground.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other	

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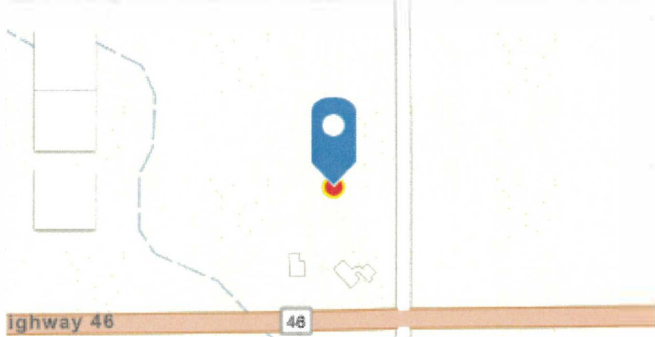
CUP MANAGER

Submitted by: Anonymous user

Submitted time: Sep 1, 2025, 4:15:12 PM

Point

Lat: 43.083575 Lon: -97.318962



Esri Community Maps Contributors, South Dakota Game Fish and Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,... Powered by Esri

Longitude

-97.31896158695541

Latitude

43.08357486448726

Permit Number

CUP2517

Parcel Number

08.034.200.020

Permit Status

Approved Active

Additional Notes

13 camper pads

Permit Fee

300

Total Due

300

Was fee paid?

Yes

Receipt Number

cash

Planning Commission Action Date

Oct 14, 2025, 7:05:00 PM

Planning Commission Action Time

7:05 PM

Board Adjustment Action Date

Nov 4, 2025, 6:30:00 PM

Board_Adjustment Action Time

6:30 PM

Application Accepted By

Bill Conkling

Checked By

BILL GARY

Existing Zoning

AGRICULTURE

Affected Zoning Ordinance

5-509, 18-1805, 19-1905

Township Range Section

34-96-55

Is location in floodplain?

No

Applicant Name

Daniel Leber

Applicant Phone

6057601809

Applicant Address

44398 SD HWY 46

Applicant Email Address

dpleber1@yahoo.com

Owner Name

Daniel Leber

Owner Phone

6057601809

Owner Address

44398 SD HWY 46

Owner Email Address

dpleber1@yahoo.com

Property Address

44398 SD HWY 46

Reason for Request

This use permit is for the existing seasonal campground that has been with the property since I Daniel Leber purchased the property from Stuart Huber at the end of 2019. This is to continue to utilize this area for traveling construction workers.

Height of Building

No change in the current building structure of the Mayfield Bar and Grill.

Legal Description

LT A SE4 SE4

Date of Application Submission

Sep 1, 2025, 12:00:00 PM

Section Township Range

34-96-55

Attachments:



SKETCH-.jpg



Screenshot 2025-09-01 155506.jpg

Daniel

ApplicantSignature-.jpg

Dudman

OwnerSignature-.jpg

AFFIDAVIT OF MAILING

I, Daniel Leher, hereby certify that on the 1
day of October, 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 2640 feet radius of
the proposed project to the most recent address of the recipient
known to your Affiant.

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

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

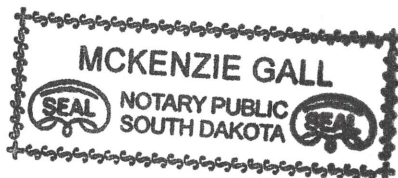
Dated the 2 day of October, 2025.

[Signature]
(Name)
Affiant

Subscribed and sworn to before me this 2 day of
Oct, 2025.

[Signature]
Notary Public - South Dakota
My commission expires: 8-29-29

(SEAL)



NOTIFICATION

September 29, 2025

Applicant:
Daniel Leber
44398 SD HWY 46
Irene, SD 57037

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 2640 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 10th day of October, 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 an Agriculture District for a campground per Article 5 section 509, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to maintain a 13 unit campground. Said property is legally described as Lot A in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Thirty-four (34), Township Ninety-six (96) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota. E911 address is 44398 S HWY 46, Irene, 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,
Daniel Leber
Petitioner

CUTTS FAMILY PROTECTION TRUST (D
44681 309 ST
MISSION HILL SD 57046

HAUGER, JEAN M LIVING TRUST (D)
29575 444 AVE
IRENE SD 57037

HAUGER, LYLE C LIVING TRUST (D)
29575 444 AVE
IRENE SD 57037

HEALY, DAVID (D)
30848 444 AVE
MISSION HILL SD 57046

HUBER, STUART (D)
44254 292 ST
IRENE SD 57037

JAMESVILLE HUTTERIAN BRETHREN (C
29568 436 AVE
UTICA SD 57067

LEBER, DANIEL (C)
44398 SD HWY 46
IRENE SD 57037

MCDONALD, JERROLD J REV TRUST (D
29645 444 AVE
IRENE SD 57037

MULLER, MARGARET A (D)
1201 WEST 16 ST
YANKTON SD 57078

NELSON, TIMOTHY C (D)
44414 SD HWY 46
IRENE SD 57037

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

PRESS & DAKOTAN

www.yankton.net/classifieds

CLASSIFIEDS

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

1101 Announcements Events

EFFECTIVE

1/01/26
WE WILL NO LONGER
BE OFFERING THE
\$100 OR LESS ADS
FOR FREE

1200 Cars

*All junk cars, pickups, vans,
running or not WE BUY!

FREE PICKUP

McLean Auto Salvage
402-360-0756

1335 Other Employment

Join our team at
Springfield Assisted
Living Center
Assistant
Administrator

Applicant must be personable
and possess excellent leader-
ship and communication skills.
RN, LPN or Admin certification
preferred but not necessary,
we are willing to train the right
person. For more information
please inquire within.
Submit your resume or pick
up application at
SALC, c/o Board of
Directors, 701 Pine St.
Springfield, SD 57062 or
email normslq@gwc.net

1435 Carpentry

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

Classifieds 665-7811

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

Business Manager

The Freeman School District is seeking a full-time
Business Manager starting in November of 2025.
Salary Range of \$65,000 - \$75,000 + full family
health insurance benefits (based on qualifications and
experience).
Applications and a full job description may be found
on the district website: freeman.k12.sd.us under the
employment tab.

Application materials may be submitted
electronically to: jake.tietje@k12.sd.us

Application Deadline: Wednesday, October 10th, 2025

OPEN HOUSES

Saturday, October 4th

11:30-12:30 ~ 1800 Peninah \$334,900



12:45-1:45 ~ 1505 Jo Lane \$304,900



1465 Electrical

J&P Electrical Service
available for new construction,
remodel and repair work. Serv-
icing Yankton, Springfield, Tyndall,
Avon. 605-760-1284.

1530 Roofing - Siding

* H & H ROOFING *
(605) 867-1472
We Install/Repair
Roofs of all kinds
CALL FOR A FREE
Inspection/Estimate
Licensed/Bonded/Insured
Locally Owned & Operated In
Yankton
Justus & Team have
30 Years Experience
References Available

1555 Dogs - Puppies



AKC LAB PUPPIES
ALL COLORS WHITE YEL-
LOW DK RED DK CHOCO-
LATE BLK. HUNTING / FAMI-
LY FULL AKC. MITCHELL SD
CALL-TEXT 605-999-7149
www.southdakotayellowlabs

Classifieds Work! Call 605-665-7811 To Place An Ad Today.

Bishon and Shih-Tzu teddy
bear puppies. 8-weeks old 1-
male, 3-females born 8/8/25. Lo-
cated in Menno. \$425/each. Text
or call. 763-486-8682.

1335 Other Employment

1600 Other Real Estate

EQUAL HOUSING OPPORTUNITY

All real estate advertised in
this newspaper is subject to
the Federal Fair Housing Act,
which makes it illegal to adver-
tise any preference, limitation,
or discrimination based on
race, color, religion, sex, handi-
cap, familial status or national
origin, in the sale, rental or fin-
ancing of housing or an inten-
tion to make any such prefer-
ence, limitation or discrimina-
tion. Familial status includes
children under the age of 18
living with parents or legal
guardians, pregnant women
and people securing custody of
children under the age of 18.

In addition, South Dakota
State Law also prohibits dis-
crimination based on ancestry
and creed.

This paper will not knowingly
accept any advertising for real
estate which is in violation of
the law. All persons are hereby
informed that all dwellings ad-
vertised are available on an
equal opportunity basis. If you
believe you have been discrimi-
nated against in connection
with the sale, rental or financ-
ing of housing, call the South
Dakota Fair Housing ombuds-
man at 877-832-0161.

1605 Apartment For Rent

1-Bdrm. \$575+. Scotland, SD.
Free utilities. Pets Allowed.
Remodeled.
605-464-0872 or 866-740-4550.

LINCOLN ARMS, 600 W. 6th.
AFFORDABLE APARTMENTS
FOR SENIORS 55+ 1-bedroom
\$600/month. No pets, heat/water
furnished. Laundry facilities.
605-751-9095 or 605-668-2203.

The Residence Fully furnished
Weekly and Monthly living in
Hartington, Nebraska.
\$750/month. Includes electricity,
water, sewer, trash, and internet.
Amenities: Fridge, Microwave,
TV, 1G Internet, Queen Bed,
Dresser, Desk, & Communal
Kitchen. 402-302-0985.

1705 Items \$100 or Less

3 1/2 foot cactus. \$25. (605)261-
0778

EFFECTIVE

1/01/26
WE WILL NO LONGER
BE OFFERING THE
\$100 OR LESS ADS
FOR FREE

King grill combination char-
coal/propane grill, used very little
\$75. 605-364-7672 after 5pm.

Toaster- \$5, crockpot- \$10,
electric griddle- \$10, 3 gal stew
pot- \$7, 3 gal juice dispenser w/
spigot- \$5. 605-661-8017

Wood table 60x45 w 6 chairs.
Might be vintage. \$95 (605)261-
0778

1775 Home Furnishings

Queen size lift bed with remote.
Includes headboard, chest of
drawers, dresser with mirror \$50.
Call/text 763-486-8682.

1815 Miscellaneous

For Sale: 8 Plex in Gayville, SD.
\$625,000. Call 605-677-9006.

John Deere mower S240 42"
21hp. hydro, 17 hours. \$2,700 in
Vermillion, SD. (605)624-8181
call during day.

1830 Rummage Sales

We've Got News For

1830 Rummage Sales

Storage/ Garage Clean Out!

805 Eastside Dr.
Turn South of Case IH Sign
(It's a Big Building)
Look for a large white tent!
Huge Estate Storage
Just cleared out large storage
and garage last week.
So much Stuff!

Friday Oct. 3rd 9am-6pm
Saturday Oct. 4th 9am-3pm
Antiques, Blow Molds, Beer
signs, Italian Towelware, Beauti-
ful Beveled Mirrors, Lots of
Large Pictures, Jolene Steffen
Original, MCM Hanging
Lamps, Glassware, Electron-
ics, Video Games, Vintage
Christmas, Halloween Decora-
tions, Tools, Patio Heater,
Name Brand Clothes all sizes,
Electric Fireplace, Halloween
Costumes \$1.00 each, Crafters
Supplies, 300 books, 100's of
items for \$1.00 or Less many
Free items.

2010 Legal and Public Notices

NOTICE OF POSSIBLE YANKTON COUNTY COMMISSION QUORUM

There may be a quorum of the
Yankton County Commission on
Tuesday, October 7, 2025 at 4:00
pm at the location of 1250 Stan-
ford St. Vermillion, SD. A ceremony
will be held that afternoon for the
ground breaking of the Law Enforce-
ment Center & Jail Ribbon Cutting &
Grand Opening. If a quorum is
present, no action will be taken.

Published once at the total approxi-
mate cost of \$10.08 and can be
viewed free of charge at www.sd-
publicnotices.com

Published October 3, 2025

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public
hearing will be held before the
Yankton County Planning Commis-
sion, Yankton County, South Dako-
ta, at 7:05 P.M. on the 14th day of
October 2025 at the Yankton Coun-
ty Government Center, Commis-
sioners Chambers, 321 West Third
St., Yankton, South Dakota.

Daniel Leber is requesting a Condi-
tional Use Permit in an Agriculture
District for a campground per Ar-
ticle 5 section 509, Article 18 section
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unit-campground. Said property is
legally described as Lot A in the
Southeast Quarter of the Southeast
Quarter (SE1/4SE1/4) in Section
Thirty-four (34), Township Ninety-
six (96) North, Range Fifty-five (55)
West of the 5th PM, Yankton Coun-
ty, South Dakota. E911 address is
44398 S HWY 46, Irene, South
Dakota.

Published twice at the total approxi-
mate cost of \$22.31 and can be
viewed free of charge at www.sd-
publicnotices.com

Published October 3 & 10, 2025.

NOTICE TO BIDDERS SURPLUS VEHICLE & EQUIPMENT ONLINE AUCTION

Online bids will be received by Purple
Wave Auction, www.purple-
wave.com, on behalf of the City of
Yankton, Yankton, South Dakota for
surplus vehicles and equipment be-
ing sold through Purple Waves on-
line Government Auction. The on-
line auction is currently active and
concludes at 10:00 a.m. CST on
Tuesday October 14, 2025.

The City of Yankton is selling the
following vehicles and equipment
through the online government auc-
tion:

Year, Make, Model, VIN#
2021 Chevrolet Tahoe VIN# 1GN-
SKLED4MR415427
2019 Chevrolet Tahoe VIN# 1GN-
SKDEC7KR293592
2017 Wilkens Walking Floor
Trailer VIN# 1W91C4820HM288764
2016 Ford Explorer Pursuit VIN#
1FMSK8AR8GGA28962
2016 Elgin Pelican Street Sweeper

2010 Legal and Public Notices

VIN# 1FDWF37F01EC32926

1988 Arrow D500 Drop Hammer
Snapper 7800758 Push Mower
SN# 201492735
2ft Caterpillar Blade Extension
2ft Blitzscreed Concrete Screed
2 Count 10ft Concrete Screed
Overhead Door SEL201 Garage
Door Opener
Sweeper Brooms (4 count)
4 Pallets of Polyurethane Base
with Base & Aromatic Binders
Canya Floating Pool Dividers
Antique Tables & Chairs from
Capital Building
Miscellaneous office furniture &
filing cabinets
Miscellaneous police, fire, and
garage equipment/tools

All items will be sold AS
IS/WHERE IS without warranty or
guarantee. All non-titled equip-
ment is subject to sales tax. Vehicles
and equipment may be viewed at the
City of Yankton Central Garage lo-
cated at 700 Levee Street, Yankton,
South Dakota. For a listing and pic-
tures of the items, go to Purple
Wave Auction website at https://bit-
ly/YanktonCityAuction. Bids for all
items will be accepted online only
on Purple Wave.

Bids will not be accepted in any
form at the City of Yankton. All
equipment and vehicles sold must be
removed within the timeframe as
stated on the auction website. After
the specified date, a \$25.00 per day
per item storage fee will be charged
to the buyer.

The City of Yankton, Yankton,
South Dakota DOES NOT provide
transportation or loading services for
buyers to remove their merchandise.
Any and all methods of lifting, tow-
ing, and hauling, as well as all other
methods or requirements for the re-
moval and transport of the materials,
equipment and/or vehicles, is the
sole responsibility of the buyer.

You may contact the City of Yank-
ton Central Garage at 605-668-5211

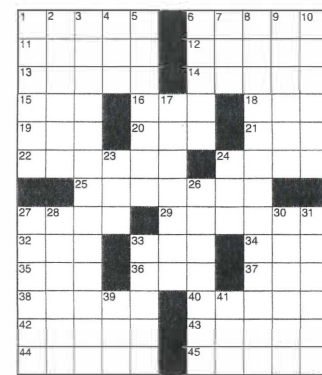
CROSSWORD

By THOMAS JOSEPH

ACROSS
1 Basil-
based
sauce
6 Tough
question
11 Pallid
12 Got up
13 Crumpet's
cousin
14 Floats on
the breeze
15 Road
sealer
16 Long of
film
18 Kicker's
aid
19 Make a
choice
20 Fall mo.
21 Drenched
22 Sales
come-on
24 Flock
fathers
25 Lemon,
perhaps
27 Funny
folks
29 Tribe
symbols
32 Auditing
org.
33 Stock
holder
34 Easy
victim
35 At
present
36 Clumsy
one
37 Western
Indian
38 Cager
Shaquille

40 Select
group
42 Nephew's
sister
43 Located
44 Played a
role
45 Prophets
DOWN
1 Flock
leader
2 Houdini
feat
3 Nicely
concise
4 Wallet
bill
5 Limited
in
range
6 Bat
around,
kitten-style
7 Singer
Rita
8 Set of
connected
apps
9 High
regard
10 Fixes,
as a
clock
17 Summer
cooler
23 Cart
puller
24 Scoundrel
26 Come
clean
27 Ryder of
"Beetle-
juice"
28 Sly, in
a way
30 Physics
topic
31 Ignores
the limit
33 Moved
a raft
39 Star
pitcher
41 Golf
position

Yesterday's answer
FEDUP TALON
IRENE OXIDE
GRETA RIVET
POSIT
SOS ONE DRE
UMLAUT SEAL
DEEPOCKETS
AGEE TAIPEI
NAP ZAP SSE
DOLLOP
JAPAN ERASE
AWARE TACOS
MELTS SLEDS



Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 9/10/2025

Applicant

Frohreich 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:

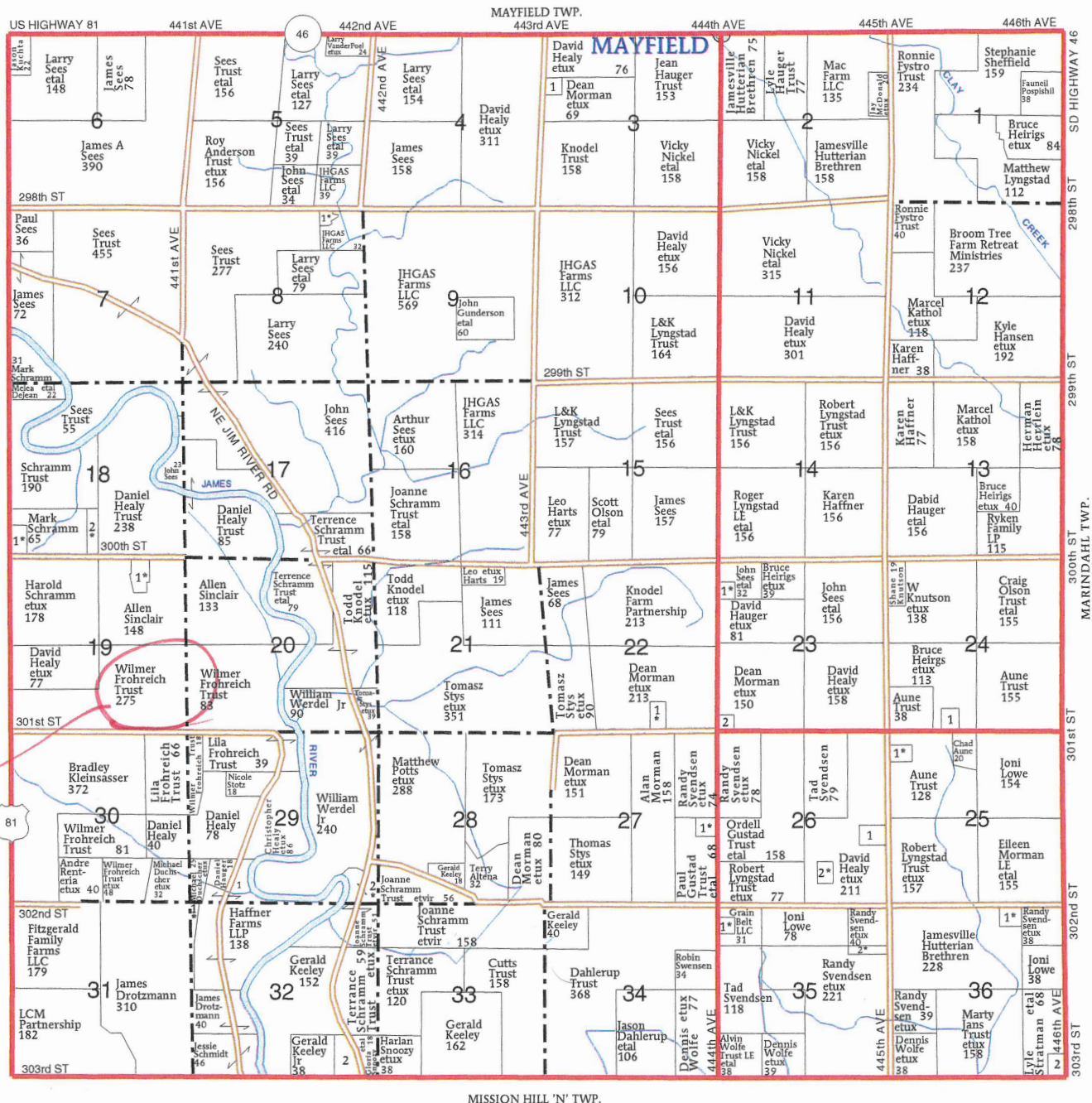
Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tracts 1, 2, and 3 Frohreich's Addition being a replat of the South 23 Acres of the N1/2 of the SW1/4; The S1/2 of the SW1/4 and the SE1/4, Section 19, Also a portion of Gov. Lots 6 and 7, being in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota

(Landowners)

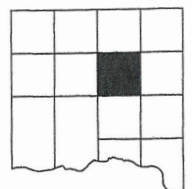


MISSION HILL 'N' TWP.

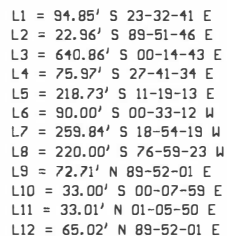
WALSHTOWN TOWNSHIP

SECTION 3	
1 FUHRER, DARREN	11
SECTION 8	
1 ZIMMERMAN, LEVI ETUX	8
SECTION 18	
1 SCHRAMM, ADAM ETUX	14
2 SCHRAMM, MARK ETAL	10
SECTION 19	
1 SINCLAIR, ALLEN ETAL	12
SECTION 22	
1 MOEHRING TRUST, ALAN ETAL	7
SECTION 23	
1 DYKSTRA, JERRY ETUX	9
2 SOUTHEAST AG PROPERTIES LLC	5
SECTION 24	
1 SORENSEN, GORDON	5
SECTION 25	
1 SCHMIDT, BRAD ETAL	7

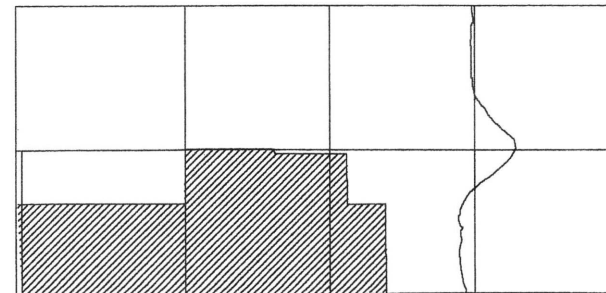
SECTION 26	
1 ANDRZEJEK, BOBBI	13
2 TRUMAN, GARY ETUX	7
SECTION 27	
1 HABECK TRUST, ROBERT ETUX	6
SECTION 29	
1 HAFFNER FARMS LLP	31
2 SCHRAMM TRUST, JOANNE ETVIR	31
SECTION 32	
1 DUCHSCHER, MICHAEL ETUX	7
2 GREAT BEAR SAND & GRAVEL LLC	20
SECTION 35	
1 COOK, LINZE ETAL	7
2 EKEREN, GLENDON ETUX	13
SECTION 36	
1 MELLEM, PAUL ETUX	8
2 DAUGHERTY, RICK	8



2640.61' N 00-11-19 W SECTION LINE U.S. HWY 81



- ⑦ FOUND SURVEY SPIKE
- ⑥ FOUND PIPE
- ⑤ FOUND ANGLE IRON POST
- ④ FOUND LARGE SPIKE
- ③ FOUND WOOD CORNER POST
- ② FOUND REBAR WITH CAP
- ① SET 5/8" REBAR WITH CAP
STAMPED TOM WEEK LS 2912



SECTION 20

PLAT OF TRACTS 1, 2, AND 3 OF FROHREICH'S ADDITION BEING A REPLAT OF THE SOUTH 23 ACRES OF THE N1/2 OF THE SW1/4; THE S1/2 OF THE SW1/4 AND THE SE1/4, SECTION 19, ALSO A PORTION OF GOV. LOTS 6 AND 7 BEING IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACTS 1, 2, AND 3 OF FROHREICH'S ADDITION BEING A REPLAT OF THE SOUTH 23 ACRES OF THE N1/2 OF THE SW1/4; THE S1/2 OF THE SW1/4 AND THE SE1/4, SECTION 19, ALSO A PORTION OF GOV. LOTS 6 AND 7 BEING IN SECTION 20, T95N, R55W 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 9TH. DAY OF SEPTEMBER, 2025.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

I, STEVE PIETILA, AS TRUST OFFICER FOR FIRST DAKOTA NATIONAL BANK, N.A., TRUSTEE OF THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, DO HEREBY CERTIFY THAT THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACTS 1, 2, AND 3 OF FROHREICH'S ADDITION BEING A REPLAT OF THE SOUTH 23 ACRES OF THE N1/2 OF THE SW1/4; THE S1/2 OF THE SW1/4 AND THE SE1/4, SECTION 19, ALSO A PORTION OF GOV. LOTS 6 AND 7 BEING IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 _____, 2025.

STEVE PIETILA, TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVE PIETILA, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF FIRST DAKOTA NATIONAL BANK, N.A., TRUSTEE OF THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, AND THAT HE, AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACTS 1, 2, AND 3 OF FROHREICH'S ADDITION BEING A REPLAT OF THE SOUTH 23 ACRES OF THE N1/2 OF THE SW1/4; THE S1/2 OF THE SW1/4 AND THE SE1/4, SECTION 19, ALSO A PORTION OF GOV. LOTS 6 AND 7 BEING IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

PLAT OF TRACTS 1, 2, AND 3 OF FROHREICH'S ADDITION BEING A REPLAT OF THE SOUTH 23 ACRES OF THE N1/2 OF THE SW1/4; THE S1/2 OF THE SW1/4 AND THE SE1/4, SECTION 19, ALSO A PORTION OF GOV. LOTS 6 AND 7 BEING IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACTS 1, 2, AND 3 OF FROHREICH'S ADDITION BEING A REPLAT OF THE SOUTH 23 ACRES OF THE N1/2 OF THE SW1/4; THE S1/2 OF THE SW1/4 AND THE SE1/4, SECTION 19, ALSO A PORTION OF GOV. LOTS 6 AND 7 BEING IN SECTION 20, T95N, R55W 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 _____, 2025.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

THERE IS AN EXISTING APPROACH TO EACH OF THE TRACTS 1, 2 AND 3 FROM 301ST. STREET.

DATED THIS ____ DAY OF _____, ____.

TOWNSHIP/COUNTY REPRESENTATIVE

CERTIFICATE OF STREET AUTHORITY

THERE IS NO APPROACH OFF OF U.S. HWY 81 TO TRACT 1. ACCESS NEEDS TO COME FROM 301ST. STREET.

DATED THIS ____ DAY OF _____, ____.

STATE HIGHWAY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, 2025.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2025.

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS ____ DAY OF _____, 2025, ____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333

PLAT PERMIT

Longitude

-97.38178056542844

Latitude

43.02880903381333

Permit Number

PLAT2542

Parcel Number

07.019.200.200

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

120

Current Legal Description

W3/4 SE4

Applicant Name

Wilmer Frohreich Trust

Applicant Phone

605-665-8333

Applicant Address

407 Regal Dr. Yankton

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr., Yankton

Surveyor / Engineer Phone

605-665-8333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Wilmer Frohreich Trust

Owner Phone

605-665-8333

Owner Address

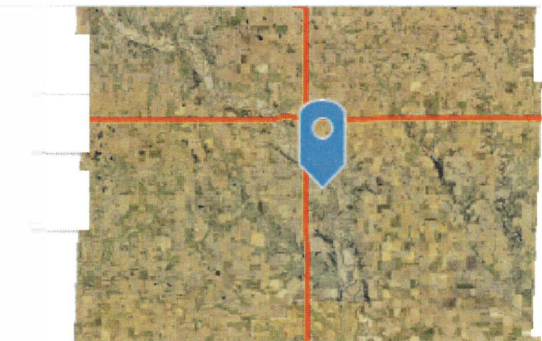
407 Regal Dr. Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.028809 Lon: -97.381781



Powered by Esri

Section Township Range

19-95-55

Tract or Lot Number

1, 2, and 3

Number of Acres Being Platted

315

Addition Name

Frohreich's 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

29

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

Frohreich plat 1, 2, and 3.pdf
236.1KB

Applicant Signature



ApplicantSignature-.jpg

Owner Signature



OwnerSignature-.jpg

Date of Application Submission

Sep 10, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 9/10/2025

Applicant

Frohreich 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:

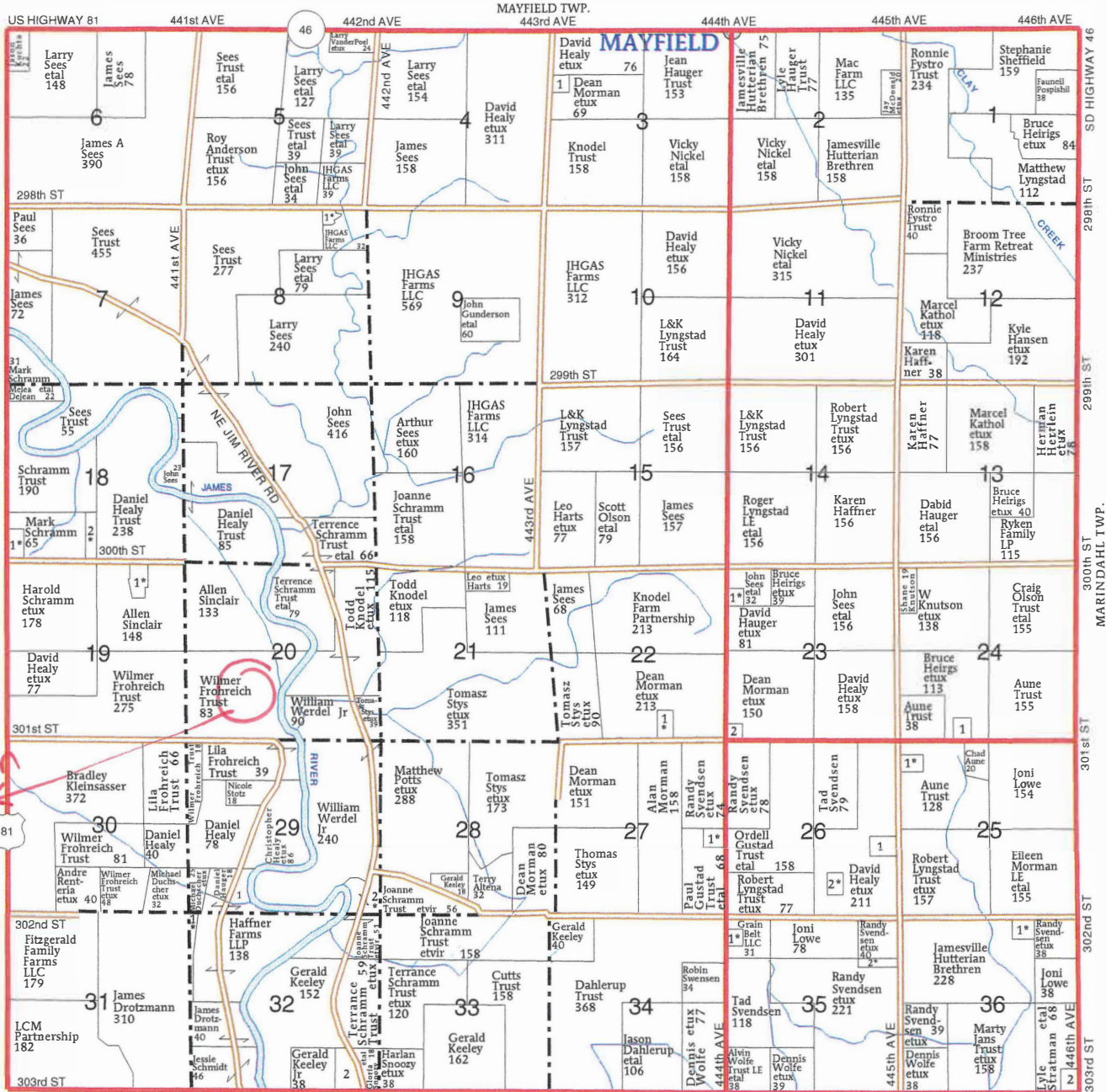
Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 4 Frohreich's Addition being a replat of a portion of Gov. Lots 6 and 7, and that portion of Gov. Lot 8 that lies South of the ¼ Line, in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota

(Landowners)



MISSION HILL 'N' TWP.

WALSHTOWN TOWNSHIP

SECTION 3

1 FUHRER, DARREN 11

SECTION 8

1 ZIMMERMAN, LEVI ETUX 8

SECTION 18

1 SCHRAMM, ADAM ETUX 14

2 SCHRAMM, MARK ETAL 10

SECTION 19

1 SINCLAIR, ALLEN ETAL 12

SECTION 22

1 MOEHRING TRUST, ALAN ETAL 7

SECTION 23

1 DYKSTRA, JERRY ETUX 9

2 SOUTHEAST AG PROPERTIES LLC 5

SECTION 24

1 SORENSON, GORDON 5

SECTION 25

1 SCHMIDT, BRAD ETAL 7

SECTION 26

1 ANDRZEJEK, BOBBI 13

2 TRUMAN, GARY ETUX 7

SECTION 27

1 HABECK TRUST, ROBERT ETUX 6

SECTION 29

1 HAFFNER FARMS LLP 31

2 SCHRAMM TRUST, JOANNE ETVIR 31

SECTION 32

1 DUCHSCHER, MICHAEL ETUX 7

2 GREAT BEAR SAND & GRAVEL LLC 20

SECTION 35

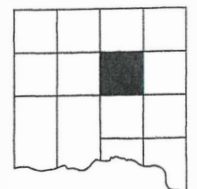
1 COOK, LINZE ETAL 7

2 EKEREN, GLENDON ETUX 13

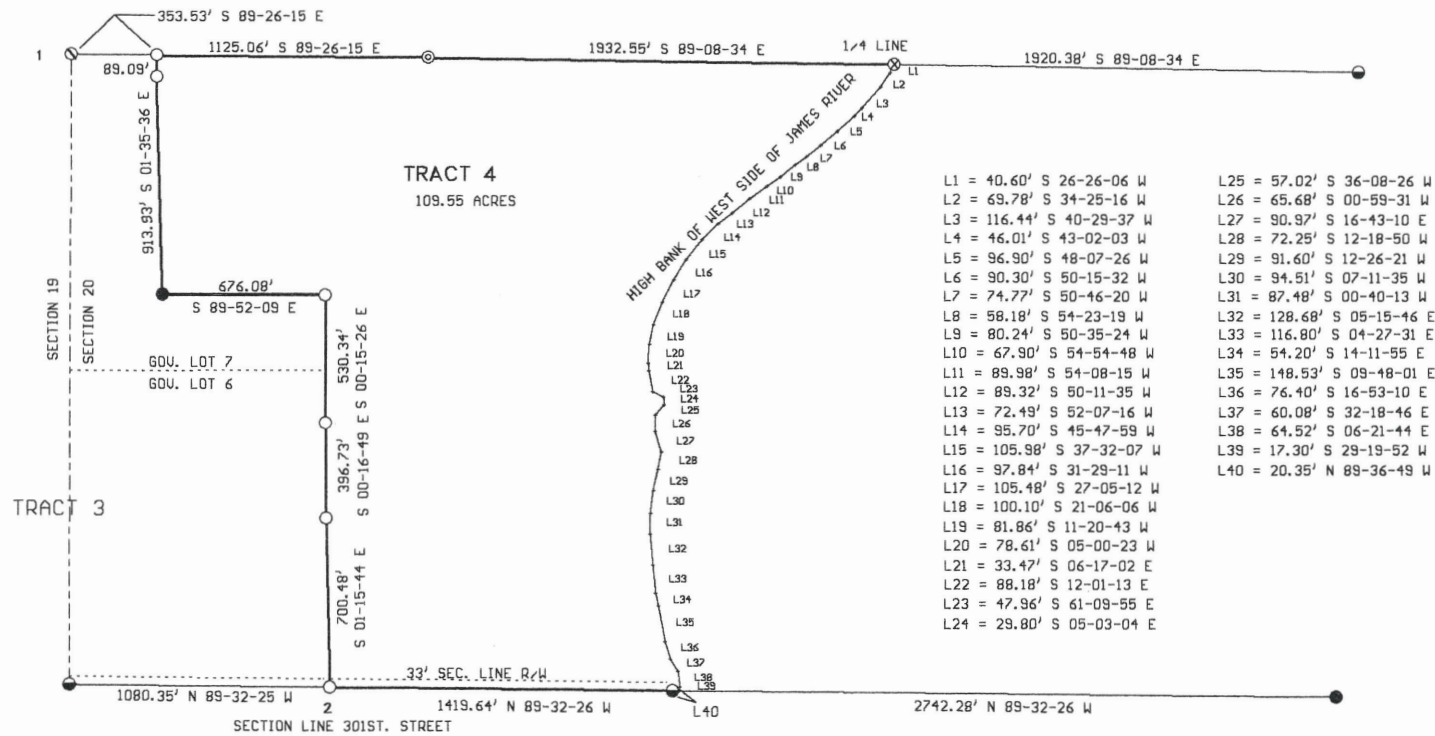
SECTION 36

1 MELLEME, PAUL ETUX 8

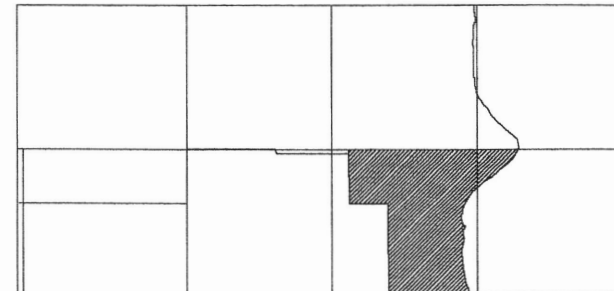
2 DAUGHERTY, RICK 8



PLAT OF TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



- ⊗ CALCULATED CORNER
- ⊙ FOUND PIPE
- ⊙ FOUND ANGLE IRON POST
- FOUND STONE
- FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912



SECTION 19

SECTION 20

PLAT OF TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W 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 9TH. DAY OF SEPTEMBER, 2025.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

I, STEVE PIETILA, AS TRUST OFFICER FOR FIRST DAKOTA NATIONAL BANK, N.A., TRUSTEE OF THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, DO HEREBY CERTIFY THAT THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY 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 _____, 2025.

STEVE PIETILA, TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVE PIETILA, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF FIRST DAKOTA NATIONAL BANK, N.A., TRUSTEE OF THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, AND THAT HE, AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

PLAT OF TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACT 4 OF FROHREICH'S ADDITION BEING A REPLAT OF A PORTION OF GOV. LOTS 6 AND 7, AND THAT PORTION OF GOV. LOT 8 THAT LIES SOUTH OF THE 1/4 LINE, IN SECTION 20, T95N, R55W 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 _____, 2025.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

THERE IS AN EXISTING APPROACH TO TRACT 4 FROM 301ST. STREET.

DATED THIS ____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

DIRECTOR OF EQUALIZATION CERTIFICATE

I, _____, DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS ____ DAY OF _____, 2025.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2025.

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

I, _____, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT I HAVE RECEIVED THE ORIGINAL PLAT, FILED FOR RECORD THIS ____ DAY OF _____, 2025, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

PREPARED BY: TOM WEEK
407 REGAL DRIVE
YANKTON, SOUTH DAKOTA 57078
1-605-665-8333

PLAT PERMIT

Longitude

-97.37162215734313

Latitude

43.028927011907385

Permit Number

PLAT2541

Parcel Number

07.020.300.100

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

AGRICULTURE

Size of the Current Parcel

83

Current Legal Description

LOTS 6, 7 & THAT PART OF LT 8 LYING S/E&W QTR LINE

Applicant Name

FrohreichTrust

Applicant Phone

6056658333

Applicant Address

407 Regal Dr. Yankton

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr., Yankton

Surveyor / Engineer Phone

605-665-8333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

FrohreichTrust

Owner Phone

6056658333

Owner Address

639 Augusta Circle, Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.028927 Lon: -97.371622



Powered by Esri

Section Township Range

20-95-55

Tract or Lot Number

Tract 4

Number of Acres Being Platted

109

Addition Name

Frohreich's Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF Frohreich Tract 4.pdf
680KB

Applicant Signature

A handwritten signature in black ink, appearing to read "John R. L.", written in a cursive style.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "John", written in a cursive style.

OwnerSignature-.jpg

Date of Application Submission

Sep 10, 2025

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 9/16/2025

Applicant

Sinclair 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:

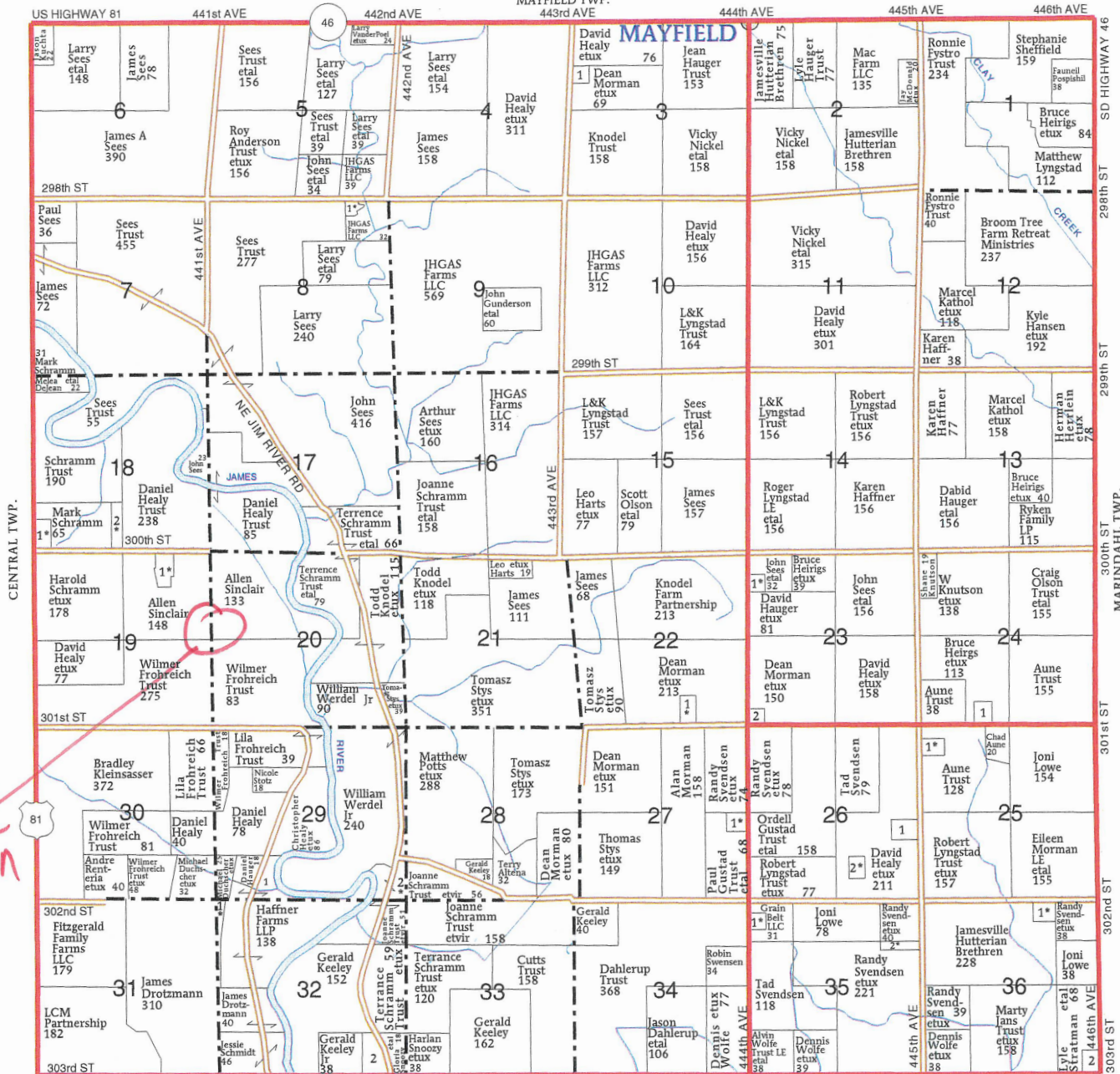
Affects Section:

NOTE:

Plat of Sinclair Addition, being a replat of a portion of Tract IIA in Tract II and a portion of SE1/4 all in Section 19, and Tract IIB of Tract II and a portion of the SW1/4 all in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota

(Landowners)

MAYFIELD TWP.



MISSION HILL 'N' TWP.

WALSHTOWN TOWNSHIP

SECTION 3

1 FUHRER, DARREN 11

SECTION 8

1 ZIMMERMAN, LEVI ETUX 8

SECTION 18

1 SCHRAMM, ADAM ETUX 14

2 SCHRAMM, MARK ETAL 10

SECTION 19

1 SINCLAIR, ALLEN ETAL 12

SECTION 22

1 MOEHRING TRUST, ALAN ETAL 7

SECTION 23

1 DYKSTRA, JERRY ETUX 9

2 SOUTHEAST AG PROPERTIES LLC 5

SECTION 24

1 SORENSON, GORDON 5

SECTION 25

1 SCHMIDT, BRAD ETAL 7

SECTION 26

1 ANDRZEJEK, BOBBI 13

2 TRUMAN, GARY ETUX 7

SECTION 27

1 HABECK TRUST, ROBERT ETUX 6

SECTION 29

1 HAFFNER FARMS LLP 31

2 SCHRAMM TRUST, JOANNE ETVIR 31

SECTION 32

1 DUCHSCHER, MICHAEL ETUX 7

2 GREAT BEAR SAND & GRAVEL LLC 20

SECTION 35

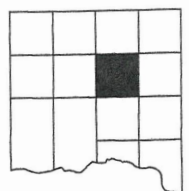
1 COOK, LINZE ETAL 7

2 EKEREN, GLENDON ETUX 13

SECTION 36

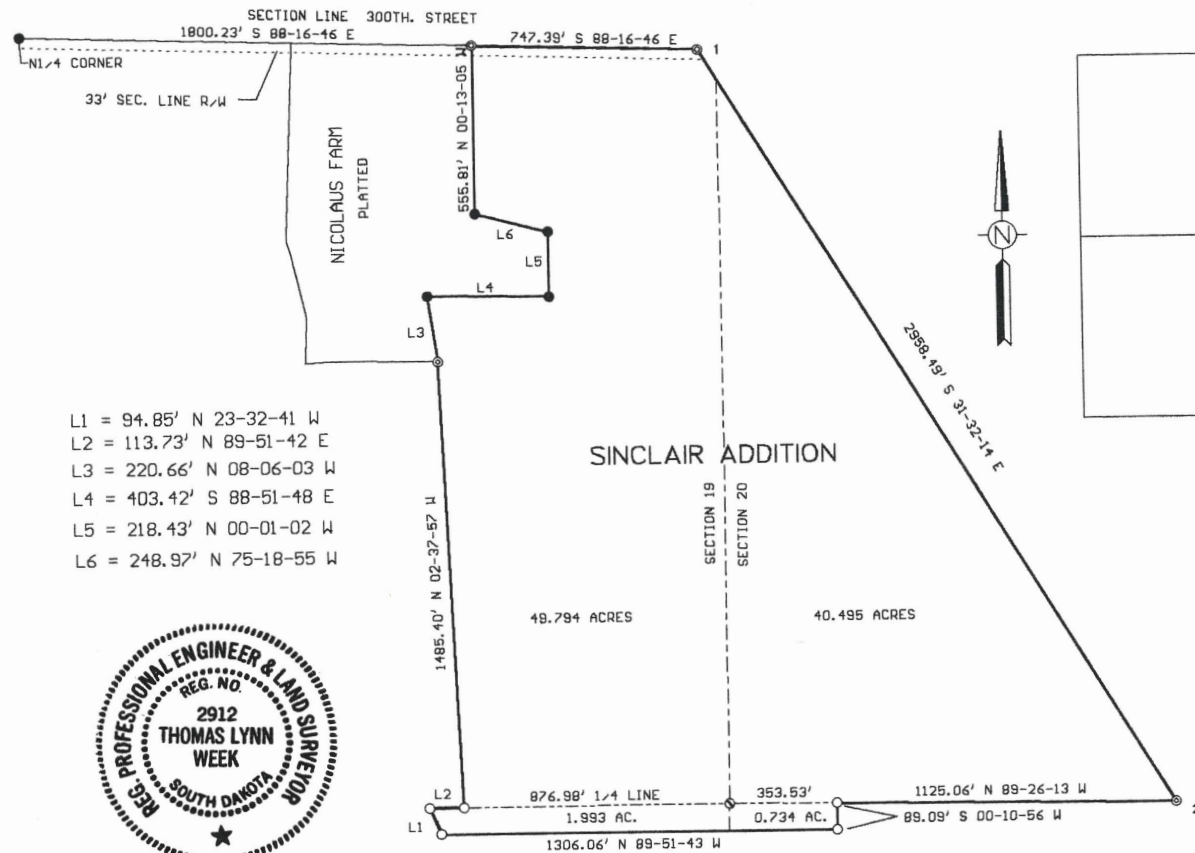
1 MELLEM, PAUL ETUX 8

2 DAUGHERTY, RICK 8



PLAT OF SINCLAIR ADDITION, BEING A REPLAT OF A PORTION OF TRACT IIA IN TRACT II AND A PORTION OF SE1/4 ALL IN SECTION 19, AND TRACT IIB OF TRACT II AND A PORTION OF THE SW1/4 ALL IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA

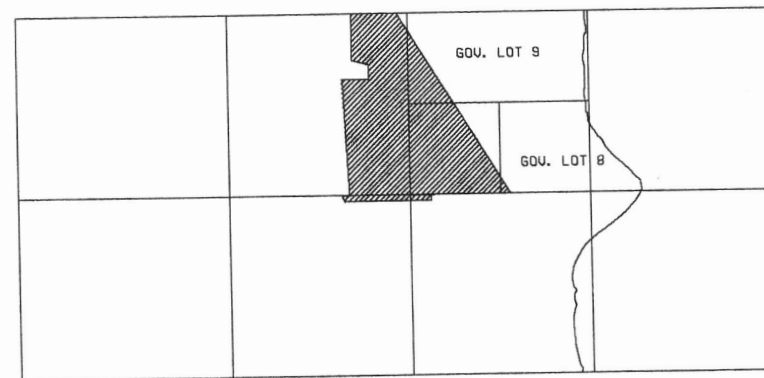
THIS PLAT VACATES PREVIOUSLY PLATTED TRACT IIB IN TRACT II IN THE SW1/4 OF THE NW1/4; GOV. LOT 8 AND GOV. LOT 9, SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. FILED ON OCTOBER 4TH. 1983 AND RECORDED IN BOOK S11, PAGE 54.



- L1 = 94.85' N 23-32-41 W
- L2 = 113.73' N 89-51-42 E
- L3 = 220.66' N 08-06-03 W
- L4 = 403.42' S 88-51-48 E
- L5 = 218.43' N 00-01-02 W
- L6 = 248.97' N 75-18-55 W



SHEET 1 OF 3



SECTION 19

SECTION 20

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

SCALE : 300'

- 1 = LAT. 43-02-20.20191 N, LONG 97-22-39.23902 W
- 2 = LAT. 43-01-55.28463 N, LONG. 97-22-18.43437 W

PLAT OF SINCLAIR ADDITION, BEING A REPLAT OF A PORTION OF TRACT IIA IN TRACT II AND A PORTION OF THE SE1/4 ALL IN SECTION 19, AND TRACT IIB IN TRACT II AND A PORTION OF THE SW1/4 ALL IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNERS, MADE A SURVEY OF SINCLAIR ADDITION, BEING A REPLAT OF A PORTION OF TRACT IIA IN TRACT II AND A PORTION OF THE SE1/4 ALL IN SECTION 19, AND TRACT IIB IN TRACT II AND A PORTION OF THE SW1/4 ALL IN SECTION 20, T95N, R55W 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 16TH. DAY OF SEPTEMBER, 2025.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE EXISTING ACCESS APPROACHES ENTERING SINCLAIR ADDITION, IS HEREBY APPROVED. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY/AUTHORITY

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING SINCLAIR ADDITION, BEING A REPLAT OF A PORTION OF TRACT IIA IN TRACT II AND A PORTION OF THE SE1/4 ALL IN SECTION 19, AND TRACT IIB IN TRACT II AND A PORTION OF THE SW1/4 ALL IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: SINCLAIR ADDITION, BEING A REPLAT OF A PORTION OF TRACT IIA IN TRACT II AND A PORTION OF THE SE1/4 ALL IN SECTION 19, AND TRACT IIB IN TRACT II AND A PORTION OF THE SW1/4 ALL IN SECTION 20, T95N, R55W 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

PLAT OF SINCLAIR ADDITION, BEING A REPLAT OF A PORTION OF TRACT IIA IN TRACT II AND A PORTION OF THE SE1/4 ALL IN SECTION 19, AND TRACT IIB IN TRACT II AND A PORTION OF THE SW1/4 ALL IN SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, ALLEN R. SINCLAIR, DO HEREBY CERTIFY THAT I AM THE OWNER OF THAT PORTION OF SINCLAIR ADDITION IN THE NE1/4 OF SECTION 19 AND THAT PORTION OF SINCLAIR ADDITION IN THE NW1/4 OF SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

I, STEVE PIETILA, AS TRUST OFFICER FOR FIRST DAKOTA NATIONAL BANK, N.A., TRUSTEE OF THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, DO HEREBY CERTIFY THAT THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE THAT PORTION OF SINCLAIR ADDITION THAT LIES IN THE SE1/4 OF SECTION 19 AND THE SW1/4 OF SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF SINCLAIR ADDITION THAT LIES IN THE SE1/4 OF SECTION 19 AND THE SW1/4 OF SECTION 20, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

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

DATED THIS _____ DAY OF _____, 2025,

ALLEN R. SINCLAIR

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ALLEN R. SINCLAIR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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

DATED THIS _____ DAY OF _____, 2025.

STEVE PIETILA, TRUSTEE

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED STEVE PIETILA, WHO ACKNOWLEDGED HIMSELF TO BE TRUST OFFICER OF FIRST DAKOTA NATIONAL BANK, N.A., TRUSTEE OF THE WILMER E. FROHREICH REVOCABLE TRUST AGREEMENT, AND THAT HE, AS SUCH TRUST OFFICER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

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

PLAT PERMIT

Longitude

-97.37906852059848

Latitude

43.03390592310806

Permit Number

PLAT2543

Parcel Number

07.019.100.020

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

1846

Existing Zoning

AGRICULTURE

Size of the Current Parcel

44

Current Legal Description

TRACT IIA IN NE4

Applicant Name

Allen Sinclair

Applicant Phone

605-665-8333

Applicant Address

407 Regal Dr. Yankton

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 nRegal Dr., Yankton

Surveyor / Engineer Phone

605-665-8333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Allen Sinclair

Owner Phone

605-665-8333

Owner Address

2705 Arlington, Yankton

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 43.033906 Lon: -97.379069



Powered by Esri

Section Township Range

19-95-55

Tract or Lot Number

Tract 1A Tract B

Number of Acres Being Platted

49

Addition Name

Sinclair Addition

How is the Property Currently Being Used

AG

How Will the Property Be Used

AG

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

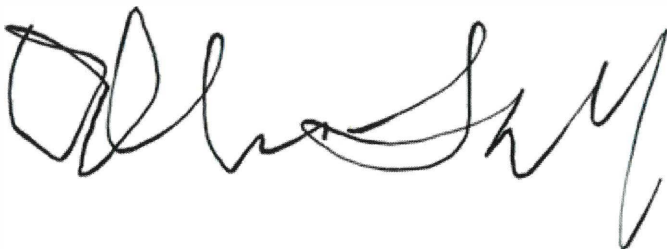
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF PLAT-.pdf
917.7KB

Applicant Signature

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

ApplicantSignature-.jpg

Owner Signature

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

OwnerSignature-.jpg

Date of Application Submission

Sep 16, 2025

ARTICLE 11

LAKESIDE COMMERCIAL DISTRICT (LC)

Section 1101 Intent

The intent of the Lakeside Commercial District (LC) is to provide commercial areas for those establishments that can function most satisfactorily in an area directly related to a tourist, outdoor recreation, and residential environment requiring vehicular circulation routes and large off right-of-way parking due to the nature of the customer base and vehicle traffic.

Section 1103 Permitted Principal Uses and Structures (Amended October 21, 2021)

The following principal uses and structures shall be permitted in a Lakeside Commercial District (LC): **(Amended June 21, 2022)**

1. Arcades;
2. Bars;
3. Day Cares, family;
4. Day Cares, group family home;
5. Financial institutions;
6. Gasoline stations;
7. Golf courses;
8. Governmental services;
9. Historic sites;
10. Indoor archery/shooting ranges;
- 11 . Open sales areas;
12. Parks;
13. Restaurants;
14. Restaurants, drive-in;
15. Restaurants, in-house;
16. Retail sales;
17. Service establishments;

18. Theaters;
19. Utility facilities.
20. Cannabis Cultivation Facility
21. Cannabis Dispensary
22. Cannabis Product Manufacturing Facility; **(Amended December 19, 2023)**
23. Cannabis Testing Facility, and **(Amended December 19, 2023)**
24. Solar Energy Conversion Systems (SECS) under 50 kilowatts alternating current (AC) **(Amended December 19, 2023)**

Section 1105 **Permitted Accessory Uses and Structures**

Those accessory uses and structures normally appurtenant to the permitted principal uses and structures shall be permitted in a Lakeside Commercial District (LC) when established in conformance within the space limits of this district. **(Amended June 21, 2022)**

- I. Signs, banner;
2. Signs, directional off-site;
3. Signs, directional on-site;
4. Signs, easement and utility;
5. Signs, flag.
6. Signs, name and address plate;
7. Signs, on-site;
8. Signs, real estate; and
9. Accessory Structures.

Section 1107 **Conditional Uses**

After the provisions of this resolution relating to conditional uses have been fulfilled, the Board of Adjustment may permit as conditional uses in a Lakeside Commercial District (LC): **(Amended May 19, 2025)**

- I. Amusement parks;
2. Campgrounds;
3. Day care centers;
4. Dwellings, multi-family;

5. Dwellings, single-family;
6. Dwellings, two-family;
7. Exhibition areas;
8. Garages, public;
9. Hotels;
10. Kennels;
11. Motels ;
12. Outdoor shooting/archery ranges;
13. Outdoor storage areas;
14. Repair shops, auto-body;
15. Repair shops, motor vehicle;
16. Self-storage warehouses;
17. Signs, off-site, pursuant to Article 14;
18. Swimming pools;
19. Towers , pursuant to Article 25 & Article 26;
20. Veterinary clinics;
21. Warehousing facilities; and
22. Fireworks sales.

Section 1109 Classification of Unlisted Uses

In order to insure that the zoning ordinance will permit all similar uses in each district, the Board of Adjustment, upon its own initiative or upon written application, shall determine whether a use not specifically listed as a permitted, accessory, or conditional use in a District shall be deemed a permitted, accessory, or conditional use in one or more districts on the basis of similarity to uses specifically listed.

Section 1111 Prohibited Uses and Structures

All uses and structures which are not specifically permitted as principal, accessory, or conditional uses or approved as such within the provisions of Section 1109 shall be prohibited.

Section 1113 Minimum Lot Requirements (Amended June 21, 2022)

- I. The minimum lot area shall be 20,000 sq. ft.; and

2. The minimum lot width shall be seventy-five (75) feet.

Section 1115 Minimum Yard Requirements

All yards must meet the following criteria as measured from the lot lines. This Section shall apply to all buildings and structures, including but not limited to decks, patios, and carports: **(Amended June 21, 2022)**

1. There shall be a front yard of not less than a depth of fifty (50) feet;
2. There shall be a rear yard of not less than a depth of twenty-five (25) feet; and
3. Each side yard shall be not less than twenty-five (25) feet.

Section 1117 Traffic Visibility

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

Section 1119 Project Design Guidelines and Exceptions

Any new development requiring a building permit built on land within the Lakeside Commercial District is subject to these guidelines. Rehabilitation , casualty loss replacement, repair, addition(s) or enlargement(s) of a building in place or under construction on a site as of the effective date of this Regulation are exceptions.

Site Design Guidelines

(A) BUILDING LOCATION AND ORIENTATION

1. Facades with principal entrances shall be oriented to the project's primary street or to an active pedestrian or public zone within the site. The primary street for a development is Highway 52, Timberland Drive, Deer Boulevard, or

a collector (frontage) street that fronts the development. The site plan shall determine orientation of the principal entrance.

2. Developments at intersections shall identify or emphasize their corners with significant landscaping or similar public feature. In a corner situation, a public feature may include a sign as referred to in Part E of this Section.
3. A clearly delineated pathway or route should connect all principal building business entrances to any sidewalks or trails on streets adjacent to the project.



(B) PEDESTRIAN ACCESS

1. Developments shall provide a continuous walkway connection at least 5 feet in width from the public sidewalk to the customer entrances of all principal buildings on the site. Developments adjacent to multi-use trails shall provide a direct connection from the trail to the development's internal pedestrian circulation system. For trails that are proposed in the county's comprehensive plan, trail master plan, or other adopted county document but are not yet constructed, the development plan shall make provisions for a connection to the trail, and shall be responsible for constructing the connection when the trail becomes available.
2. Multi-building developments shall provide clear and safe walkways at least 5 feet in width that connect all buildings on the site. Buildings not intended for routine customer access or intended solely for drive-up services are excluded from this requirement.
3. Where the required walkways specified in this section cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; scored, colored concrete; or painted concrete.
4. Pedestrian connections to adjacent developments shall be provided.

(C) VEHICULAR ACCESS

1. Developments shall make maximum use of internal cross-easements and shared access points when possible.
2. Main driveways and drive aisles shall provide a continuous system that connects to the main site entrance.

(D) PARKING

1. Parking shall be grouped into parking blocks that are divided by pedestrian paths, landscaping, or buildings.
2. A maximum of 400 parking stalls may be located in any one parking block.

**(E) SIGNS**

All permanent signs shall be designed, constructed and maintained in accordance with the following standards:

1. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building. All signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure. All signs shall be maintained in a safe and legible condition at all times, including the replacement of defective or damaged parts, painting, repainting, cleaning and other services required for maintenance of the signs. All signs with an electronic message display capability shall have internal ambient light monitors installed which automatically adjust brightness to the level defined in this chapter. If a sign is not so maintained, then the owner shall be notified in writing and required to remove the sign or to immediately bring the sign into compliance.
2. All lots abutting Highway 52 shall use monument or ground signs, shall not exceed fifteen feet (15) in height and shall not exceed 120 square feet on each side. Each pole sign shall not exceed thirty (30) feet in height and one hundred twenty (120) square feet on each side for electronic signs and / or one hundred twenty (120) square feet for traditional text / graphics signs. Multi-tenant business sign shall not exceed two (2) square feet / one (1) linear foot of street frontage with maximum of four hundred (400) square feet on each side.
3. All lots abutting Highway 52 exterior building on-site signs shall not exceed two (2) square feet / one (1) linear foot of structure frontage with maximum total of two hundred (200) square feet of signage for each structure.
4. Illuminated signs shall be so shielded, shaded or directed so that the light intensity shall not adversely affect the surrounding or facing premises nor adversely affect the safe vision of operators of vehicles on private or public roads. No illumination, including traditionally illuminated signs, shall exceed a

brightness level of 0.3 foot candles above ambient light at the nearest property line of abutting property.

5. A landscaped base area shall be provided for all signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture, decorative paving, turf grass, loose stone, and mulch.
6. All banner signs will require a special permit for a period not exceeding sixty (60) days in a calendar year for a fee of \$50.00 for each sign permit. A banner sign permit for a period not exceeding three (3) days in a calendar year for a fee of \$25.00 for each sign permit.
7. Lots not abutting the designated highway are allowed signs as regulated by Article 14 of the Yankton County Zoning Ordinance.



(F) SCREENING

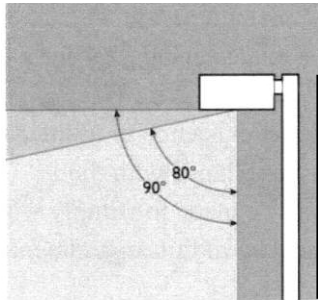
Developments shall provide year-round screening of outdoor storage, utility meters, HVAC equipment, trash collection and processing. Utility meters, HVAC, and trash collection, outdoor storage and processing shall be screened to its full vertical height. Trash enclosure gates shall furnish a steel frame with decorative steel or wood covering, or another design acceptable to the Zoning Administrator. Screening shall be integrated into the overall design of buildings and landscaping and fully contain the visual impact of these service functions from adjacent public streets and neighboring properties.

(G) LIGHTING

1. All lighting used to illuminate an off-street parking area, sign or other structure shall be arranged so as to deflect light away from any adjoining property through

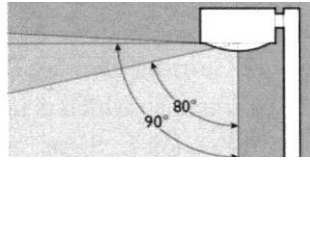
fixture type and location. When lighting is mounted to the underside of canopies, these lights shall be recessed so that the visible light source is no lower than the plane of the underside of the canopy.

2. The maximum height of lighting standards shall be 30 feet, unless the County grants a specific exception as part of the application approval process.
3. Exterior lighting of buildings shall be limited to illuminating devices hooded (bulb type/non-glare) in such a manner that the direct beam of any light sources will not glare upon adjacent property or public streets.



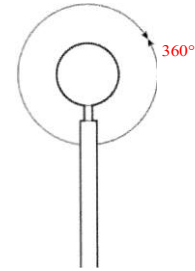
Permitted: Full Cutoff Luminaire

Does not allow light at 90 degrees.
Allows 100 cd per 1,000 lamp lumens at 80 degrees



Permitted: Cutoff Luminaire

Allows 25 cd per 1,000 lamp lumens at 90 degrees and 100 cd per 1,000 lamp lumens at 80 degrees



Not Permitted: Non-Cutoff Luminaire

Allows unrestricted distribution of light at any angle.

Source: IESNA

(H) MASS AND SCALE FOR BUILDINGS

1. Variations in the vertical plane of the building shall be incorporated into the mass of the building at significant entrances or along walls that front plazas or other significant pedestrian features. Methods of variation may include towers, pediments, or facade articulations or variations; changes in the horizontal plane; or enhancements in color and materials, consistent with the overall design of the building.
2. Primary building facades shall meet one of the following guidelines:
 - a. Facades shall incorporate projections or recesses in the wallplane.
 - b. Facades shall display a pattern of color change, texture change, material change, or expression of structural bays with an offset of at least 12 inches from the ruling plane of the facade.
3. The Yankton County Board of Commissioners may waive these guidelines if the applicant demonstrates an alternative building design that in the Board's opinion provides visual interest and scale to the building.

(I) ARCHITECTURAL ELEMENTS

1. Front facades facing a primary street shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or

porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.

2. Front facades shall utilize variations in color, horizontal planes, materials, patterns, height, or other techniques to provide visual interest and scale to buildings.
3. All rear and side facades abutting an arterial or collector shall use a simplified expression of the materials and design used on the front facade.

(J) BUILDING MATERIALS

1. Permitted exterior building materials shall be high quality, durable materials that include, but are not limited to, brick, native or manufactured stone, wood, concrete, cement and/or architectural metals.
2. Materials on all sides of the building shall complement the front facade.
3. These guidelines are not intended to inhibit creativity and innovation in building design.

(K) ROOF FORMS

1. Buildings with slightly sloped roofs to drain shall incorporate parapets on all facades that face a public street or residential district. Variations in parapet height and articulation of cornice lines may be used to add interest.
2. Roof forms shall be designed to express various building functions or features, such as entrances.
3. Visible roof materials shall include clay or concrete tile, split shakes, tern metal, architectural grade asphalt shingles, asphalt shingles, fiberglass shingles, architectural metals, copper, natural or synthetic slate, or similar durable



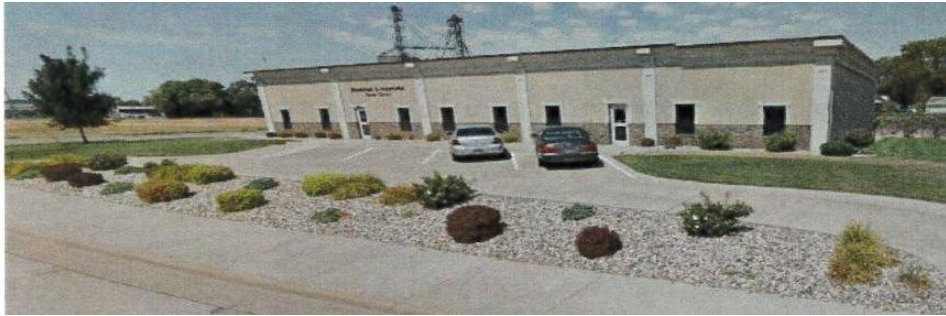
materials,

Section 1121 LANDSCAPE STANDARDS FOR ALL USES

1. Building Perimeter Walls

Shrubs, or other landscape materials, shall be planted / placed within 15 feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 50 lineal feet of building facade except for sides or rear of building

used for loading or service areas. Foundation plantings may be clustered to provide visual interest.



2. Roadway Frontage

Along highway frontage there shall be a minimum 10-ft. wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (6 ft. tall, 2" caliper, dbh, at time of planting, and not less than 20 ft. tall at maturity) planted not more than 50 ft. on center, and shrubbery forming an intermittent hedge not less than 3 ft. in height designed to provide an adequate screen. Landscape berms, earthen mounds designed to provide visual interest, screen undesirable views, and/or decrease noise, may be incorporated into the landscape design.



3. Outdoor Sales Display Areas

Along highway frontage there shall be a minimum 10 -ft. wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted in a bed of ground cover, sod, landscape mulch and/or low shrubbery.

4. Outdoor Storage Areas

Along highway frontage there shall be a minimum 10-ft. wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted in a bed of ground cover, sod, landscape mulch and/or low shrubbery.

5. Customer Parking Lot Landscaping

- a. Each parking area of over 25 spaces shall include landscaped islands within the parking area equivalent to not less than 5 - 10 percent with Planning Director discretion of the total paved area of the parking lot, not including pervious paving surfaces.

Landscaping in parking lots shall contain at least 1 shade tree (minimum of 6 ft. tall and 2" caliper dbh at time of planting and 20 ft. tall at maturity) for each 100 square feet of landscaping. Shade trees shall be planted in a bed of ground cover, sod, landscape mulch and/or low shrubbery. -



6. Perimeter Landscaping

- a. Where parking lots abut adjacent residentially zoned or residentially used property, a transitional buffer is required.
- b. Where parking lots abut public streets other than the Highway, a landscape strip is required.
- c. Appropriate shade tree species for landscaping parking lots are required.

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REPEAL:

ARTICLE 27

HIGHWAY 52 CORRIDOR OVERLAY DISTRICT

Section 2701—PURPOSE

~~Yankton County offers one of the most scenic drives in South Dakota. The view from Chalkstone Hill is spectacular and the corridor ends at beautiful Lewis and Clark Lake. This rich natural environment should be complemented by a vibrant built environment. The Highway 52 Corridor Overlay District (HC) provides basic guidelines that promote quality design along the most visible and heavily traveled road corridor in the Yankton County zoning jurisdiction: Highway 52 from the City of Yankton to Lewis and Clark Lake. The Highway 52 Corridor Overlay District is intended to: Encourage development design that strengthens the physical character and image of Yankton County; Support the value of property and quality of development in the major highway corridor; set basic requirements for good site design and development, building design, landscaping, and signage without discouraging creativity and flexibility in design; permit safe and convenient transportation access and circulation for motorized and non-motorized vehicles, and for pedestrians; manage the impact of commercial and industrial development on adjacent residential neighborhoods.~~

Section 2703—PROHIBITED USES

~~The uses permitted in the Highway 52 Corridor Overlay District (HC) shall be the same as those permitted by the underlying base zoning district except as provided by this section. The following uses shall be prohibited within the Highway 52 Corridor Overlay District:~~

- ~~• Hazardous waste storage;~~
- ~~• Manufacturing as stated in the Definitions section of the Yankton County Zoning Ordinance, except by a conditional use permit;~~
- ~~• Mobile home, modular home, and manufactured home sales;~~
- ~~• Mobile home parks;~~
- ~~• Pawn shops, as stated in the Definitions section of the Yankton County Zoning Ordinance;~~
- ~~• Residential houses (exclude all rural residential districts);~~
- ~~• Salvage or junk yard operations and transfer stations, as a primary use;~~
- ~~• Tow lots, as a primary use.~~

~~Section 2705—HIGHWAY CORRIDOR OVERLAY DISTRICT BOUNDARIES (HC)~~

The Highway Corridor Overlay District (HC) applies to the following areas:

- ~~Land within 650 feet south and north side of the centerline of Highway 52 within the planning jurisdiction of Yankton County.~~
- ~~The eastern terminus of the Corridor Overlay District is the intersection of Highway 52 and lower Chalkstone Road.~~
- ~~The western terminus of the Corridor Overlay District is the intersection of Highway 52 and Welkom Avenue. This area shall include all property zoned Lakeside Commercial on the north side of Highway 52.~~

~~Section 2707—PROJECT APPLICATION AND EXCEPTIONS~~

The Highway 52 Corridor Overlay District (HC), its development guidelines, and other provisions, apply to the following:

~~Any new development requiring a building permit built on land within the boundaries of the Highway 52 Corridor Overlay District after the effective date of this Regulation, except any land that was platted prior to the adoption of this Overlay District. Replats, lot line adjustments, and lot consolidations of such platted properties shall remain excepted. Phased Developments, such as Planned Unit Developments, shall mean property that was, at a minimum, preliminary platted and at least a part of the property within the preliminary plat was final platted. This Overlay District shall include phased developments, such as Planned Unit Developments, if new development occurs within the boundaries of the District as outlined in Section 105.~~

~~The requirements of the Highway 52 Corridor Overlay District apply to any rehabilitation, repair, addition(s) or enlargement(s) of a building in place or under construction on a site as of the effective date of this Regulation. The requirements of the HC Overlay District do not apply to any building under construction on a site as of the effective date of this regulation necessitated by casualty loss.~~

~~Section 2709—DESIGN GUIDELINES FOR COMMERCIAL AND OFFICE USES~~

Site Design Guidelines

~~(K) BUILDING LOCATION AND ORIENTATION~~

1. ~~Facades with principal entrances shall be oriented to the project's primary street or to an active pedestrian or public zone within the site. The primary street for a development is Highway 52, Timberland Drive, Deer Boulevard, or~~

~~a collector (frontage) street that fronts the development. The site plan shall determine orientation of the principal entrance.~~

- ~~2. Developments at intersections shall identify or emphasize their corners with significant landscaping or similar public feature. In a corner situation, a public feature may include a sign as referred to in Part E of this Section.~~
- ~~3. A clearly delineated pathway or route should connect all principal building or business entrances to any sidewalks or trails on streets adjacent to the project.~~



~~(L) PEDESTRIAN ACCESS~~

- ~~5. Developments shall provide a continuous walkway connection at least 5 feet in width from the public sidewalk to the customer entrances of all principal buildings on the site. Developments adjacent to multi-use trails shall provide a direct connection from the trail to the development's internal pedestrian circulation system. For trails that are proposed in the county's comprehensive plan, trail master plan, or other adopted county document but are not yet constructed, the development plan shall make provisions for a connection to the trail, and shall be responsible for constructing the connection when the trail becomes available.~~
- ~~6. Multi-building developments shall provide clear and safe walkways at least 5 feet in width that connect all buildings on the site. Buildings not intended for routine customer access or intended solely for drive-up services are excluded from this requirement.~~
- ~~7. Where the required walkways specified in this section cross drives, parking aisles, or other vehicular ways, the crosswalks shall be distinguished from driving surfaces by the use of durable, low-maintenance surface materials such as concrete or brick pavers; scored, colored concrete; or painted concrete.~~
- ~~8. Pedestrian connections to adjacent developments shall be provided.~~

~~(M) VEHICULAR ACCESS~~

- ~~1. Developments shall make maximum use of internal cross-easements and shared access points when possible.~~
- ~~2. Main driveways and drive aisles shall provide a continuous system that connects to the main site entrance.~~

~~(N) PARKING~~

- ~~1. Parking shall be grouped into parking blocks that are divided by pedestrian paths, landscaping, or buildings.~~
- ~~2. A maximum of 400 parking stalls may be located in any one parking block.~~

~~(O) SIGNS~~

~~All permanent signs shall be designed, constructed and maintained in accordance with the following standards:~~

- ~~8. Attached signs shall be located above the building entrance, storefront opening, or at other locations that are compatible with the architectural features of the building. All signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure. All signs shall be maintained in a safe and legible condition at all times, including the replacement of defective or damaged parts, painting, repainting, cleaning and other services required for maintenance of the signs. All signs with an electronic message display capability shall have internal ambient light monitors installed which automatically adjust brightness to the level defined in this chapter. If a sign is not so maintained, then the owner shall be notified in writing and required to remove the sign or to immediately bring the sign into compliance.~~
- ~~9. All lots abutting Highway 52 shall use monument or ground signs, shall not exceed fifteen feet (15) in height and shall not exceed 120 square feet on each side. Each pole sign shall not exceed thirty (30) feet in height and one hundred twenty (120) square feet on each side for electronic signs and / or one hundred twenty (120) square feet for traditional text / graphics signs. Multi tenant business sign shall not exceed two (2) square feet / one (1) linear foot of street frontage with maximum of four hundred (400) square feet on each side.~~
- ~~10. All lots abutting Highway 52 exterior building on site signs shall not exceed two (2) square feet / one (1) linear foot of structure frontage with maximum total of two hundred (200) square feet of signage for each structure.~~
- ~~11. Illuminated signs shall be so shielded, shaded or directed so that the light intensity shall not adversely affect the surrounding or facing premises nor adversely affect the safe vision of operators of vehicles on private or public roads. No illumination, including traditionally illuminated signs, shall exceed a~~

brightness level of 0.3 foot candles above ambient light at the nearest property line of abutting property.

- ~~12. A landscaped base area shall be provided for all signs appropriate to the mass and height of the sign. All areas within 5 feet of the base of any sign shall be landscaped. The landscaped area may include trees, shrubs, flowering perennials, ornamental tall grass, fountains, water features, decorative stonework, planters, sculpture, decorative paving, turf grass, loose stone, and mulch.~~
- ~~13. All banner signs will require a special permit for a period not exceeding sixty (60) days in a calendar year for a fee of \$50.00 for each sign permit. A banner sign permit for a period not exceeding three (3) days in a calendar year for a fee of \$25.00 for each sign permit.~~
- ~~14. All property in the Hwy 52 Corridor Overlay District in existence as of the date of this amended Overlay Ordinance which is not in compliance with the requirements of Article 27, Section E: Signs, #6, shall be made to comply with all such regulations within twelve (12) months of the date of this amendment to the Corridor Overlay District.~~
- ~~15. Lots not abutting the designated highway are allowed signs as regulated by: Article 14 of the Yankton County Zoning Ordinance.~~



~~(P) SCREENING~~

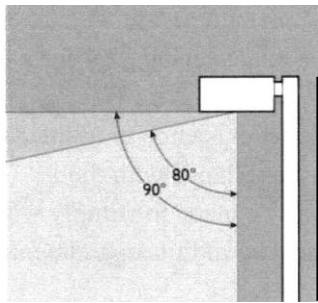
~~Developments shall provide year-round screening of outdoor storage, utility meters, HVAC equipment, trash collection and processing. Utility meters, HVAC, and trash collection, outdoor storage and processing shall be screened to its full vertical height. Trash enclosure gates shall furnish a steel frame with decorative steel or wood covering, or another design acceptable to the Zoning Administrator. Screening shall be integrated into the overall design of buildings and landscaping and fully contain the visual impact of these service functions from adjacent public streets and neighboring properties.~~

~~(Q) LIGHTING~~

- ~~4. All lighting used to illuminate an off-street parking area, sign or other structure shall be arranged so as to deflect light away from any adjoining property through~~

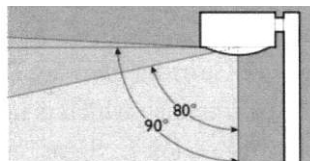
~~fixture type and location. When lighting is mounted to the underside of canopies, these lights shall be recessed so that the visible light source is no lower than the plane of the underside of the canopy.~~

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- ~~6. Exterior lighting of buildings shall be limited to illuminating devices hooded (bulb type/non-glare) in such a manner that the direct beam of any light sources will not glare upon adjacent property or public streets.~~



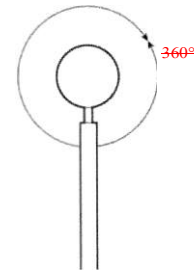
Permitted: Full Cutoff Luminaire

~~Does not allow light at 90 degrees.~~
Allows 100 cd per 1,000 lamp lumens at 80 degrees



Permitted: Cutoff Luminaire

Allows 25 cd per 1,000 lamp lumens at 90 degrees and 100 cd per 1,000 lamp lumens at 80 degrees



Not Permitted: Non-Cutoff Luminaire

Allows unrestricted distribution of light at any angle.

Source: IESNA

Section 2711 ARCHITECTURAL GUIDELINES

(A) MASS AND SCALE FOR BUILDINGS

- ~~4. Variations in the vertical plane of the building shall be incorporated into the mass of the building at significant entrances or along walls that front plazas or other significant pedestrian features. Methods of variation may include towers, pediments, or facade articulations or variations; changes in the horizontal plane; or enhancements in color and materials, consistent with the overall design of the building.~~
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 - ~~a. Facades shall incorporate projections or recesses in the wall plane.~~
 - ~~b. Facades shall display a pattern of color change, texture change, material change, or expression of structural bays with an offset of at least 12 inches from the ruling plane of the facade.~~~~
- ~~6. The Yankton County Board of Commissioners may waive these guidelines if the applicant demonstrates an alternative building design that in the Board's opinion provides visual interest and scale to the building.~~

(B) ARCHITECTURAL ELEMENTS

- ~~4. Front facades facing a primary street shall have visible, clearly defined customer entrances that include at least three of the following elements: canopies or~~

~~porticos, overhangs, recesses or projections, arcades, raised cornice parapets over the entrance door, distinctive roof forms, arches, outdoor patios or plazas, display windows, or integral planters.~~

- ~~5. Front facades shall utilize variations in color, horizontal planes, materials, patterns, height, or other techniques to provide visual interest and scale to buildings.~~
- ~~6. All rear and side facades abutting an arterial or collector shall use a simplified expression of the materials and design used on the front facade.~~

~~(C) BUILDING MATERIALS~~

- ~~4. Permitted exterior building materials shall be high quality, durable materials that include, but are not limited to, brick, native or manufactured stone, wood, concrete, cement and/or architectural metals.~~
- ~~5. Materials on all sides of the building shall complement the front facade.~~
- ~~6. These guidelines are not intended to inhibit creativity and innovation in building design.~~

~~(D) ROOF FORMS~~

- ~~1. Buildings with slightly sloped roofs to drain shall incorporate parapets on all facades that face a public street or residential district. Variations in parapet height and articulation of cornice lines may be used to add interest.~~
- ~~4. Roof forms shall be designed to express various building functions or features, such as entrances.~~
- ~~5. Visible roof materials shall include clay or concrete tile, split shakes, tern metal, architectural grade asphalt shingles, asphalt shingles, fiberglass shingles, architectural metals, copper, natural or synthetic slate, or similar durable~~



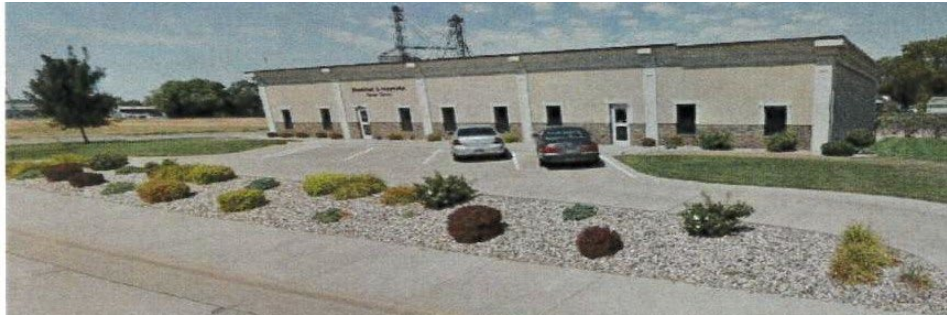
~~materials,~~

~~Section 2713 – LANDSCAPE STANDARDS FOR ALL USES~~

~~7. Building Perimeter Walls~~

~~Shrubs, or other landscape materials, shall be planted / placed within 15 feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 50 lineal feet of building facade except for sides or rear of building~~

~~used for loading or service areas. Foundation plantings may be clustered to provide visual interest.~~



~~8. Roadway Frontage~~

~~Along highway frontage there shall be a minimum 10-ft. wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted with shade trees (6 ft. tall, 2" caliper, dbh, at time of planting, and not less than 20 ft. tall at maturity) planted not more than 50 ft. on center, and shrubbery forming an intermittent hedge not less than 3 ft. in height designed to provide an adequate screen. Landscape berms, earthen mounds designed to provide visual interest, screen undesirable views, and/or decrease noise, may be incorporated into the landscape design.~~



~~9. Outdoor Sales Display Areas~~

~~Along highway frontage there shall be a minimum 10-ft. wide landscape strip, continuous along the frontage except for perpendicular crossings for driveways and utilities. The landscape strip shall be planted in a bed of ground cover, sod, landscape mulch and/or low shrubbery.~~

~~10. Outdoor Storage Areas~~

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~~11. Customer Parking Lot Landscaping~~

- ~~a. Each parking area of over 25 spaces shall include landscaped islands within the parking area equivalent to not less than 5–10 percent with Planning Director discretion of the total paved area of the parking lot, not including pervious paving surfaces.~~

~~Landscaping in parking lots shall contain at least 1 shade tree (minimum of 6 ft. tall and 2" caliper dbh at time of planting and 20 ft. tall at maturity) for each 100 square feet of landscaping. Shade trees shall be planted in a bed of ground cover, sod, landscape mulch and/or low shrubbery.~~

~~12. Perimeter Landscaping~~

- ~~a. Where parking lots abut adjacent residentially zoned or residentially used property, a transitional buffer is required.~~
- ~~b. Where parking lots abut public streets other than the Highway, a landscape strip is required.~~
- ~~c. Appropriate shade tree species for landscaping parking lots include the following:~~
 - ~~1. White Swamp Oak~~
 - ~~2. Various ornamental crab apple cultivars~~
 - ~~3. Ginkgo (Variety: President, Autumn Gold, male gender)~~
 - ~~4. Acco Lade Elm~~
 - ~~5. Amur Maple~~
 - ~~6. Autumn Blaze Maple~~
 - ~~7. Various Lindencultivars~~
 - ~~8. Various Sprucecultivars~~
 - ~~9. Various Birch cultivars~~
 - ~~10. Other indigenous species approved by the Zoning Administrator.~~

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