

December 10, 2024

AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Chris Barkl
- Dan Clark

- Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Guenther – Plat

Plat of Lots 1, 2, 3, and 4 of Wildwood Heights, in the E1/2 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota.

This is a replat of Lots A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, The North ½ of Lot B-16 Except the West 38 Feet, Lot C-23 and the vacated Dakota Trail, All in Far View Heights, Lot 1, Block 1, English Heights, and the unplatted land that lies east of Lewis and Clark Trail and lies between Far View Heights and English Heights, Yankton County, SD.

Far View Heights Lots recorded in Book S-3, pages 100 & 100A

Lot 1, Block 1, English Heights recorded in Book S-4, pages 26A

7:10 P.M.

Discussion on potential ordinance changes

7:15 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 11/12/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

CALL:

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

Barkl added discussion on potential ordinance changes to agenda

AGENDA ITEM: Bloch - Plat

ADDRESS/LEGAL: Plat of Tract 1 of Bloch's addition, in the SE1/4 of the NE1/4 of Section 33, T95N, R57W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

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

APPROVAL: MOTION BY: Kettering SECOND BY: Hummel

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Kabeiseman

ADDRESS/LEGAL: Plat of Tract 1 of John's Addition, in the N1/2 of the SW1/4, lying North of the railroad right-of-way, Section 19, T94N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

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

APPROVAL: MOTION BY: Loest SECOND BY: Hummel

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Discussion on potential ordinance changes – added to agenda

ADDRESS/LEGAL: _____

COMMENTS:

MOTION:

No action taken

APPROVAL:

MOTION BY: _____ SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM:

Public Comment

ADDRESS/LEGAL:

COMMENTS:

None

MOTION:

**Adjourn
Passed 7-0**

APPROVAL:

MOTION BY: Hummel SECOND BY: Loest

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

MOTION:

APPROVAL:

MOTION BY: _____ SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM:

ADDRESS/LEGAL:

COMMENTS:

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: _____

MOTION BY: _____

SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: _____

MOTION BY: _____

SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: _____

MOTION BY: _____

SECOND BY: _____

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 12/1/2024

Applicant

Guenther- PLAT

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

LC – Lakeside Commercial RT-Rural Transitional

Variance needed:

Section 513 (4) – Existing Farmstead/Home Section 515 Section 705

Section 715 Section 805

Other 605

North Side/ Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

East Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

South Side / Yard lot line: ____ feet or no closer than ____ feet to the ____ lot line.

West Side / Yard lot line ____ feet or no closer than ____ feet to the ____ lot line.

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 1, 2, 3, and 4 of Wildwood Heights, in the E1/2 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota.

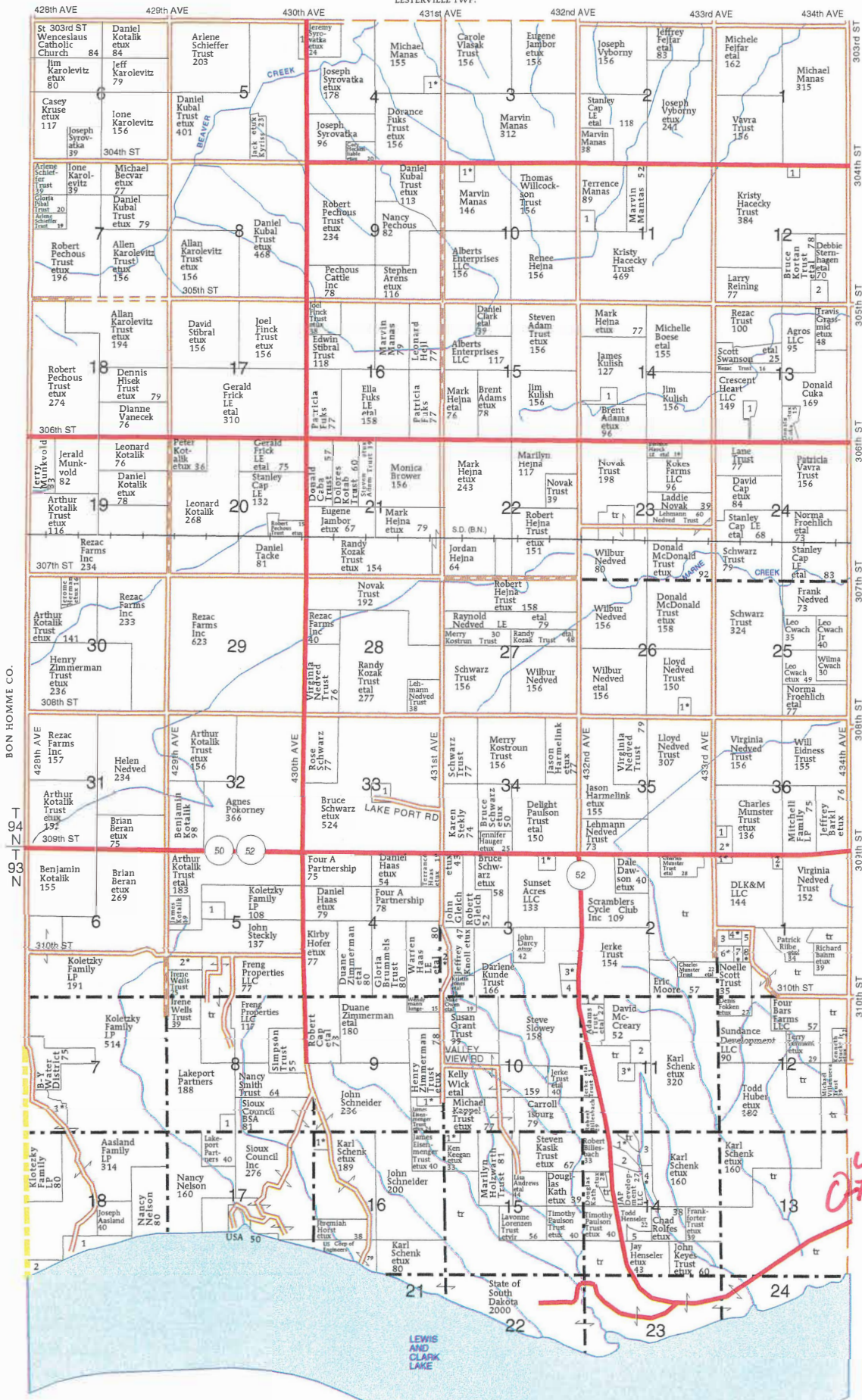
This is a replat of Lots A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, The North ½ of Lot B-16 Except the West 38 Feet, Lot C-23 and the vacated Dakota Trail, All in Far View Heights, Lot 1, Block 1, English Heights, and the unplatted land that lies east of Lewis and Clark Trail and lies between Far View Heights and English Heights, Yankton County, SD.

Far View Heights Lots recorded in Book S-3, pages 100 & 100A

Lot 1, Block 1, English Heights recorded in Book S-4, pages 26A

(Lendowners)

LESTERVILLE TWP.



ZISKOV TOWNSHIP

SECTION 1S

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

SECTION 3S

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

SECTION 4N

- 1 HOFFMAN, RC ETUX 10

SECTION 5N

- 1 POLISH CATHOLIC CONGREGATION 9

SECTION 5S

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

SECTION 7S

- 1 KOLETZKY, JONE ETAL 17

SECTION 8S

- 1 KOSTER, JEFF 9

SECTION 9S

- 1 WOSTREL, ELDON ETUX 15

SECTION 10N

- 1 MANAS, TERENCE ETUX 10

SECTION 11N

- 1 CAP, DANIEL 11

SECTION 11S

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

SECTION 12N

- 1 HACECKY, KERRY ANN 6
- 2 HEJNA, MARILYN 9

SECTION 13N

- 1 MANAS, DYLAN 6

SECTION 14N

- 1 SUDBECK, CHARLENE 12

SECTION 14S

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

SECTION 16S

- 1 MCGARGILL, JONI ETVIR 7

SECTION 16S

- 1 FLANNERY, ROBBIE ETUX 14

SECTION 18S

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

SECTION 26

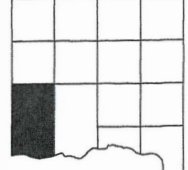
- 1 MARTIN, NATHAN ETUX 6

SECTION 33

- 1 ST WENCESLAUS ROMAN CATHOLIC CHURCH 10

SECTION 36

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

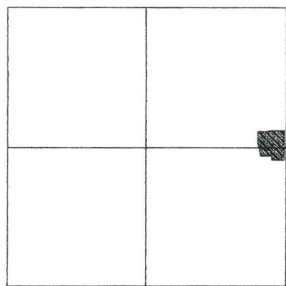
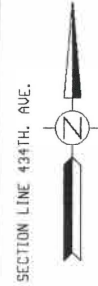
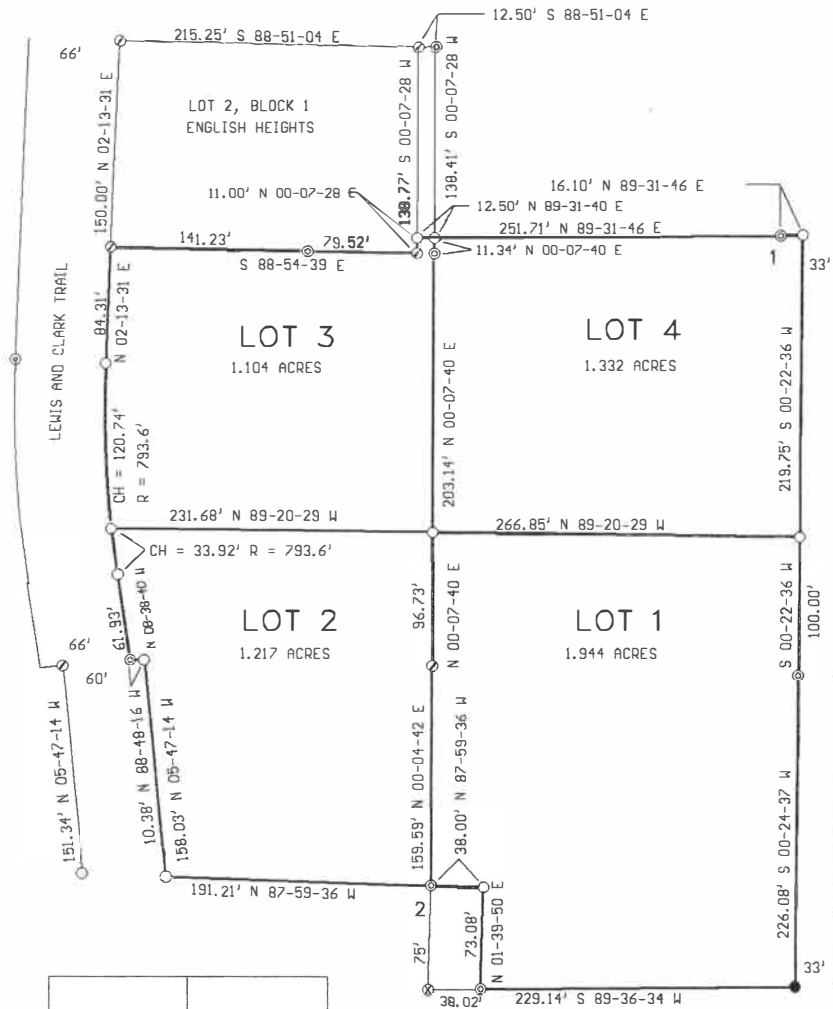


PLAT OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SD.

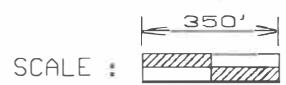
THIS IS A REPLAT OF LOTS A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, THE N1/2 OF LOT B-16 EXCEPT THE WEST 38 FEET, LOT C-23 AND THE VACATED DAKOTA TRAIL, ALL IN FAR VIEW HEIGHTS, LOT 1, BLOCK 1, ENGLISH HEIGHTS, AND THE UNPLATTED LAND THAT LIES EAST OF LEWIS AND CLARK TRAIL AND LIES BETWEEN FAR VIEW HEIGHTS AND ENGLISH HEIGHTS, YANKTON COUNTY, SD.

FAR VIEW HEIGHTS LOTS RECORDED IN BOOK S-3, PAGES 100 & 100A

LOT 1, BLOCK 1, ENGLISH HEIGHTS RECORDED IN BOOK S-4, PAGES 26A



SECTION 13, T93N, R57W



- SCALE :
- FOUND 5/8" REBAR
 - ⊗ FOUND CHISELED X
 - ⊙ FOUND PIPE
 - ⊕ FOUND 5/8" REBAR WITH CAP
 - SET 5/8" REBAR WITH CAP STAMPED TOM WEEK LS 2912

1, LAT = 42-52-24.28531 N, LONG = 97-30-59.97562 W
 2, LAT = 42-52-19.61482 N, LONG = 97-31-03.36759 W

PLAT OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W 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 LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 28TH. DAY OF NOVEMBER, 2024.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

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

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY REPRESENTATIVE

OWNERS CERTIFICATE

WE, SAMUEL CLEMENS AND LISA ANN CLEMENS, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF LOT C-23, FAR VIEW HEIGHTS, YANKTON COUNTY, SOUTH DAKOTA.

WE, KENNETH J. GUENTHER AND CAROL J. GUENTHER AS CO-TRUSTEES OF THE KENNETH AND CAROL GUENTHER REVOCABLE TRUST, DO HEREBY CERTIFY THAT THE KENNETH AND CAROL GUENTHER REVOCABLE TRUST IS THE ABSOLUTE AND UNQUALIFIED OWNER OF LOTS A-1, A-2, A-3, A-4, A-13, A-14, A-15, A-16, B-15, THE N1/2 OF LOT B-16 EXCEPT THE WEST 38 FEET, THE VACATED DAKOTA TRAIL THAT LIES WITHIN THE ABOVE LOTS, ALL BEING IN FAR VIEW HEIGHTS, LOT 1, BLOCK 1, ENGLISH HEIGHTS, AND THE UNPLATTED LAND THAT LIES EAST OF LEWIS AND CLARK TRAIL AND LIES BETWEEN FAR VIEW HEIGHTS AND ENGLISH HEIGHTS, YANKTON COUNTY, SOUTH DAKOTA.

TOGETHER WE ARE THE OWNERS OF LOT 2, WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W 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 _____, 2024.

SAMUEL CLEMENS

LISA ANN CLEMENS

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SAMUEL CLEMENS AND LISA ANN CLEMENS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

PLAT OF LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

DATED THIS _____ DAY OF _____, 2024.

STATE OF _____
COUNTY OF _____
ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KENNETH J. GUENTHER AND CAROL J. GUENTHER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY AS CO-TRUSTEES, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

KENNETH J. GUENTHER, CO-TRUSEE

CAROL J. GUENTHER, CO-TRUSTEE

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOTS 1, 2, 3 AND 4 OF WILDWOOD HEIGHTS, IN THE E1/2 OF SECTION 13, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS _____ DAY OF _____, _____.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY

PLAT PERMIT

Longitude

-97.51689863870213

Latitude

42.87215072914767

Permit Number

PLAT2421

Parcel Number

13.013.100.115

Permit Status

Approved Active

Permit Fee

100

Total Due

100

Was fee paid?

Yes

Receipt Number

12290

Application Accepted By

Bill Conkling

Site Plan Checked By

Gary Vetter

Is location in floodplain?

No

Existing Zoning

MODERATE DENSITY RESIDENTIAL

Size of the Current Parcel

5

Current Legal Description

LT B15, E117'LT A16, N2 LT B-16 EXC W38' FARVIEW HEIGHTS & ADJ PORTION VAC

Applicant Name

Kenneth Guenther

Applicant Phone

6056658333

Applicant Address

31151 434 AVE

Applicant Email Address

tcweek@iw.net

Name of the Surveyor / Engineer

Tom Week

Surveyor / Engineer Address

407 Regal Dr, Yankton

Surveyor / Engineer Phone

6056658333

Surveyor / Engineer Email

tcweek@iw.net

Surveyor / Engineer Contact Person

Tom Week

Owner Name

Kenneth Guenther

Owner Phone

6056658333

Owner Address

31151 434 AVE

Owner Email Address

tcweek@iw.net

Location of Property

Lat: 42.872151 Lon: -97.516899



Powered by Esri

Section Township Range

13-93-57

Tract or Lot Number

1, 2, 3, 4

Number of Acres Being Platted

5

Addition Name

Wildwood Heights

How is the Property Currently Being Used

MD

How Will the Property Be Used

MD

Is this Property an Existing Farmstead

No

If a Farmstead, How Many Acres Surround it

0

Has the Plat Been Approved By the City of Yankton

No

Is Owner Signature Notarized

Yes

Do you have Signatures and Approval from the Road Authority

Yes

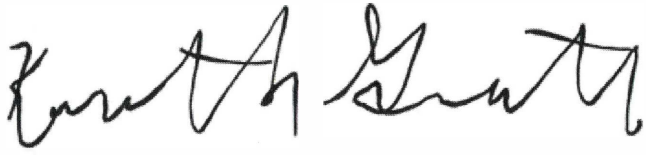
Do you have the County Treasurer's Signature

Yes

Insert Plat Here

PDF Scanned Document_20241202_063244.pdf
739.5KB

Applicant Signature

A handwritten signature in black ink, appearing to read "Kenneth A. Smith". The signature is written in a cursive style with a large initial 'K' and 'S'.

ApplicantSignature-.jpg

Owner Signature

A handwritten signature in black ink, appearing to read "Sam". The signature is written in a cursive style with a large initial 'S'.

OwnerSignature-.jpg

Date of Application Submission

Dec 2, 2024