

March 8, 2022

# AGENDA

## YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman  
☐ Cathy Weiss  
☐ Don Kettering

☐ Dennis Michael  
☐ Chris Barkl  
☐ Matt Evans

☐ Kristi Schultz

### **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.**

#### **Darlene Jensen - Variance**

Applicant is requesting a variance to minimum lot size in a Moderate Density Residential District per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 3A, 6A and 8A of DJ's Addition, Being Accretion Property lying south of Lots A and B, in Section 16, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

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

#### **Darin Hochstein – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit to use his Cabin as a vacation rental in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Lot One (1) in Gavin's Gulch, located in Engen Tract Fourteen (14), as per plat recorded in Book S17, page 36, Yankton County, South Dakota. E911 address is 101 Gavin's Gulch Rd, Yankton, South Dakota

### **7:15 P.M.**

#### **Jon Maras – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit for a Self-Storage Facility in a Lakeside Commercial District per Article 11 Section 1107. Said property is legally described as A Replat of lots 6 and 8, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Hereafter to be known as: Lot 12, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 605 Deer Blvd, Yankton, South Dakota

### **7:20 P.M.**

#### **Stuart Huber – Variance**

Applicant is requesting a Variance to minimum lot size in an Agriculture District (AG) per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5<sup>th</sup> Principal Prime Meridian, Yankton County, South Dakota, Containing 128.447 S.F. (2.95 Acres more or less). E911 address is 44398 SD HWY 46, Irene, SD.

**7:25 P.M.**

**Plats**

**Jon Maras** - A Replat of lots 6 and 8, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Hereafter to be known as: Lot 12, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Stuart Huber** - Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5<sup>th</sup> Principal Prime Meridian, Yankton County, South Dakota, Containing 128.447 S.F. (2.95 Acres more or less).

**Cheryl Boeckman** - Replat of the Lot K and Lot L in the NE1/4 of the SE1/4 of Section 7, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Now to be known as Lot K1 and Lot L1 in the NE1/4 of Section 7, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

**7:30 P.M.**

**Public Comment**

**7:35 P.M.**

**Adjourn**

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 2/8/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter  
ROLL ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN  
CALL:  
APPROVAL OF MINUTES: MOTION BY: Schultz SECOND BY: Hoffman  
PLANNING: ☒ BARKL ☒ EVANS ☐ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN  
  
APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Schultz  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Sudbeck – Conditional Use Permit**  
ADDRESS/LEGAL: Applicant wishes to build an accessory structure that is 4800 square feet with 18 foot side walls in a Planned Unit Development per Article 18 Section 1805. Said property is legally described as Lot Eight (8), Deerfield Ranch Estates, Yankton County, South Dakota, as per plat recorded in Book S18, page 283. Yankton County, South Dakota. E911 address is 256 Deerfield Dr, Yankton, South Dakota  
  
COMMENTS: Nick Moser spoke for applicant  
Roger Frieler – asked about HOA covenants

MOTION: **Approve as presented**  
**Passed 6-1**

APPROVAL: MOTION BY: Kettering SECOND BY: Evans  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☐ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Groetken – Conditional Use Permit**  
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to build a two-family home in a Moderate Density Residential district per Article 7 section 707. Said property is legally described as Lot 4 Block 2, Law Overlook Subdivision, located in the Northeast Quarter (NE1/4) of Section Eighteen (18), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E91 Address is 112 Okie Dokie Ln, Yankton.  
  
COMMENTS: Nick Moser spoke for applicant

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

APPROVAL: MOTION BY: Evans SECOND BY: Schultz  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Fred Schultz - Plat**

ADDRESS/LEGAL: Plat of Schultz Addition, in the E1/2 of Section 9, T96N, R56W, of the 5th P.M., Yankton County, South Dakota

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

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

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APPROVAL: MOTION BY: Michael SECOND BY: Kettering  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **William Kludt - Plat**

ADDRESS/LEGAL: Plat of Kludt's 2<sup>nd</sup> Addition Located in the SW1/4 of the SW1/4 and in Government Lot 8 of Section 10. and in the North 20 Acres of the NW1/4 of Section 15, T96N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota; And Kludt's 3<sup>rd</sup> Addition in the SW1/4 of the SW1/4, Government Lots 8, 9, and 10, Section 10, T96N, R57W of the 5<sup>th</sup> P.M., Yankton County, SD.

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

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

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APPROVAL: MOTION BY: Schultz SECOND BY: Evans  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Bob Law - Plat**

ADDRESS/LEGAL: Plat of Lot 4 of Block 4 and Lots 6 & 7 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

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



MOTION: Approve as presented  
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Kettering  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: Public comment  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: NONE

MOTION: Adjourn

APPROVAL: MOTION BY: Evans SECOND BY: Michael  
PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

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

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

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

APPROVAL: \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

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

APPROVAL: \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

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

APPROVAL: \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

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

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

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

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

**Yankton County Planning Commission**  
**Yankton County Board of Adjustment**

Applicant

Darlene Jensen – Variance

2/4/2022

**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 ☒ Section 1807 ☒ Section 1907

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**NOTE:**

Applicant is requesting a variance to minimum lot size in a Moderate Density Residential District for accretion property per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 3A, 6A and 8A of DJ's Addition, Being Accretion Property lying south of Lots A and B, in Section 16, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

PC: Article 18 Section 1807

BOA: Article 19 Section 1907

Planning Commission date:  
3/8/2022

Board of Adjustment date:  
4/5/2022

Time:  
7:05  
PM  
Time:

Permit Number: VAR-2022-64

## Yankton County

  X   Variance             Conditional Use             Rezoning

Owner: Darlene Jensen

Owners Address: 511 E Side Dr

Owners Phone: 6055000779

Applicants Name, \_\_\_\_\_  
if different from \_\_\_\_\_

Owner: Darlene Jensen

Applicants

Address: 511 E Side Dr

Job Address: \_\_\_\_\_

Legal: LTS A EXC TRACTS 1-6 DJ'S ADDN & E558' LT B

Section, 16.32-55

Township, Range: 16-93-55

## Zoning

Classification: R2

Affected Zoning Single-Family Detached 10075

Ordinance: Section 1807Section 18071907

Reason for Variance to minimum lot size

Request: \_\_\_\_\_

List Specific

Hardships: \_\_\_\_\_

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 03/08/2022 7:05 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): \_\_\_\_\_

Application Fee: \$450.00 Check #: 5060 Receipt #: \_\_\_\_\_

Check #: 5060 Receipt #: \_\_\_\_\_

Receipt #: \_\_\_\_\_

Date:

02/02/2022

Signature: \_\_\_\_\_ 02/02/2022

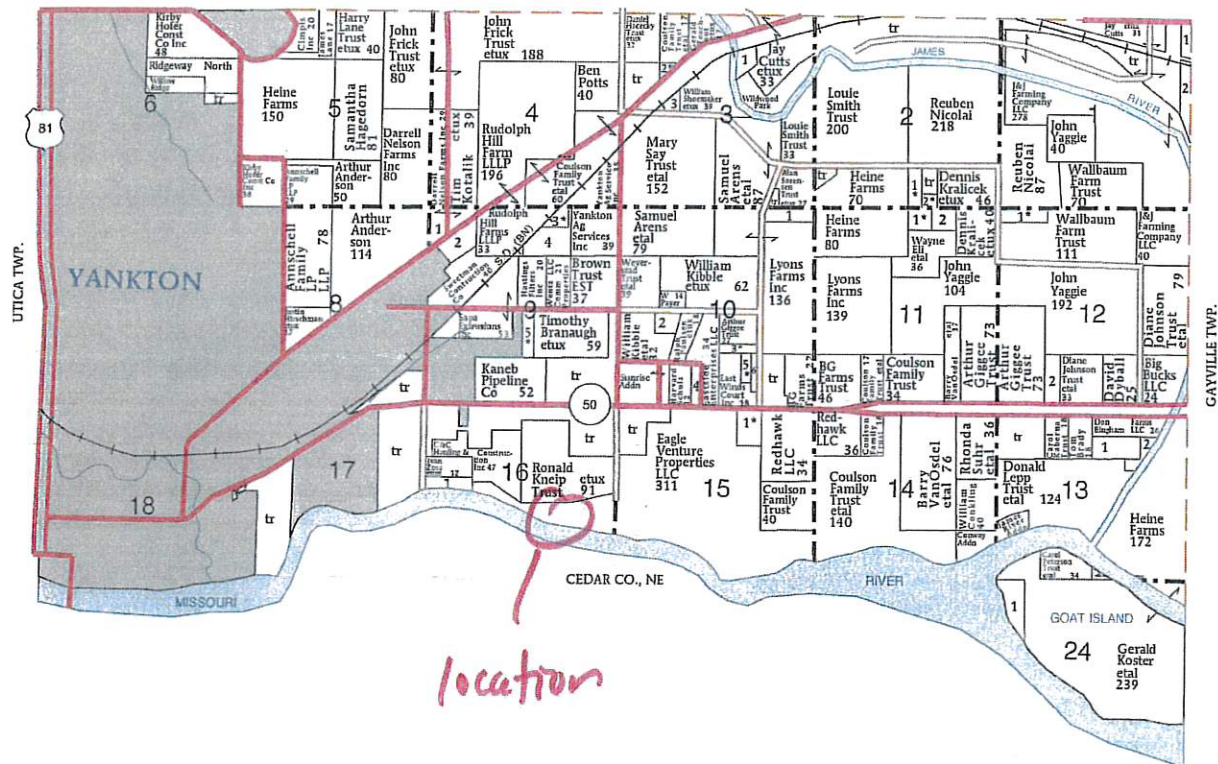
Darlene Jensen

# Site Map



Parcel Number: 05.016.100.250

Site Description:

**MISSION HILL 'S'****TOWNSHIP****SECTION 1**

1. RWH Land LLC 6
2. Nelson, Nancy 13

**SECTION 2**

1. Palecek, Lance etux 15
2. Willman, David etux 5

**SECTION 3**

1. State of South Dakota 9
2. Anderson, Richard etux 9

**SECTION 9**

3. Loecker, Reynold 9
- SECTION 9**
1. Keehr, Mark 5
  2. Northwestern Public Service 15

3. Eide, Mark etux 6
4. Yankton Area Progressive Growth Inc 25
5. Holmstrom, Thomas etux 10

**SECTION 10**

1. Madson Trust, Clifford 14

**SECTION 10**

2. Goeden, Josephine 10
3. Brasel, Anthony etux 6
4. Schulz Trust, Harvard 6
5. Tackle, Dan etal 7
6. Tackle, Dan 5

**SECTION 11**

1. Jensen Trust, Gary etux 10

2. Merkwan, Daryl 10

**SECTION 12**

1. Kopejka, Jeff etux 8
2. Kaberna Trust, Carol 8

**SECTION 13**

1. Brady Tree Farm & Landscape LLC 27

**SECTION 15**

2. Brady, Thomas 8

**SECTION 15**

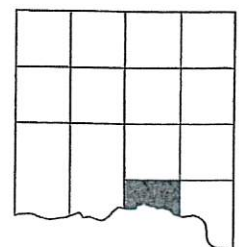
1. Harper, John etux 8

**SECTION 16**

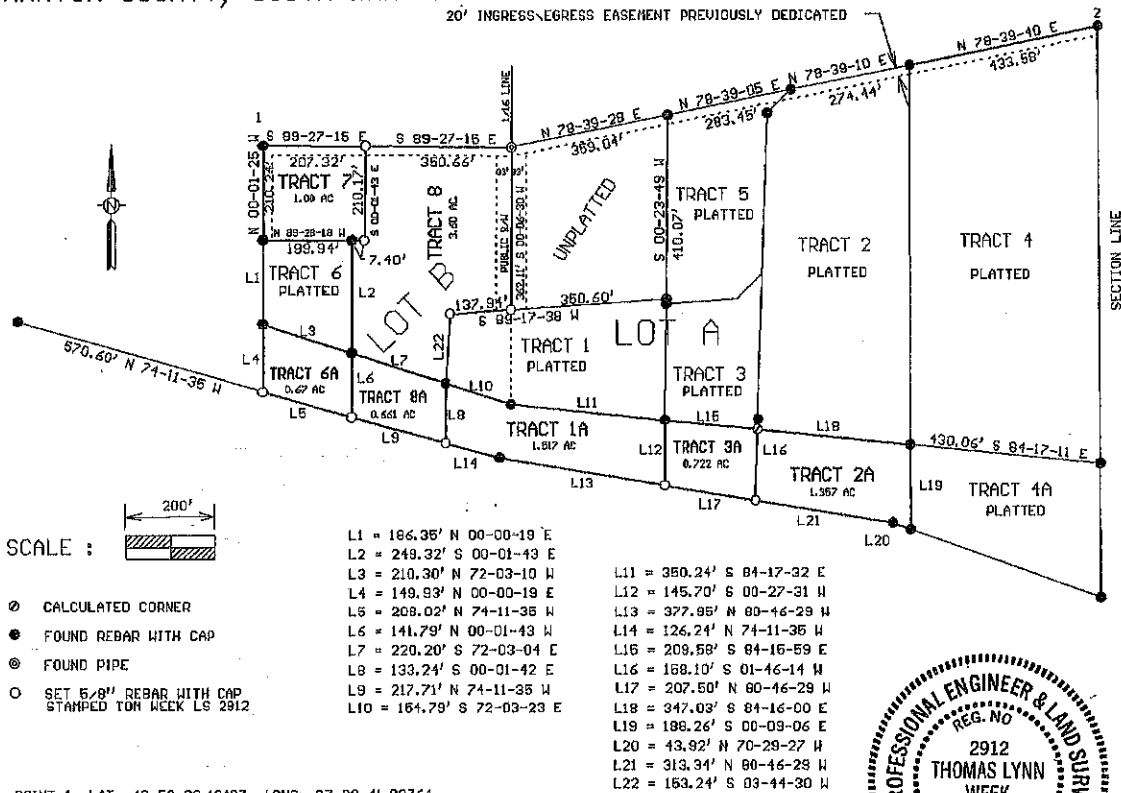
1. National Field Archery Assn Foundation 12

**SECTION 24**

1. Henning, Mary 15



PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH. DAY OF SEPTEMBER, 2021.

*Thomas Lynn Week*  
THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

#### OWNERS CERTIFICATE

I, DARLENE M. JENSEN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 12 DAY OF October, 2021.

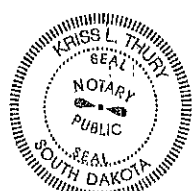
*Darlene M. Jensen*  
DARLENE M. JENSEN

STATE OF SOUTH DAKOTA  
COUNTY OF YANKTON

ON THIS 12 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DARLENE M. JENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 08/25/2027

SHEET 1 OF 2



*Kriss L. Shury*  
NOTARY PUBLIC



PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 \_\_\_\_\_.

\_\_\_\_\_  
COUNTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

ACCESS TO THIS PLATTED LOT WILL BE FROM THE SECTION LINE ROAD. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

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

\_\_\_\_\_  
TOWNSHIP/COUNTY AUTHORITY

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON CITY ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS 13th DAY OF October, 2021.

D. J. W. M. S.  
COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

I, AL VIERICK, CITY FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS 13 DAY OF OCTOBER, 2021.

Al Vierick  
FINANCE OFFICER OF THE CITY OF YANKTON,

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES 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, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

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

\_\_\_\_\_  
REGISTER OF DEEDS, YANKTON COUNTY, S.D.

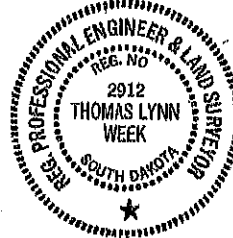
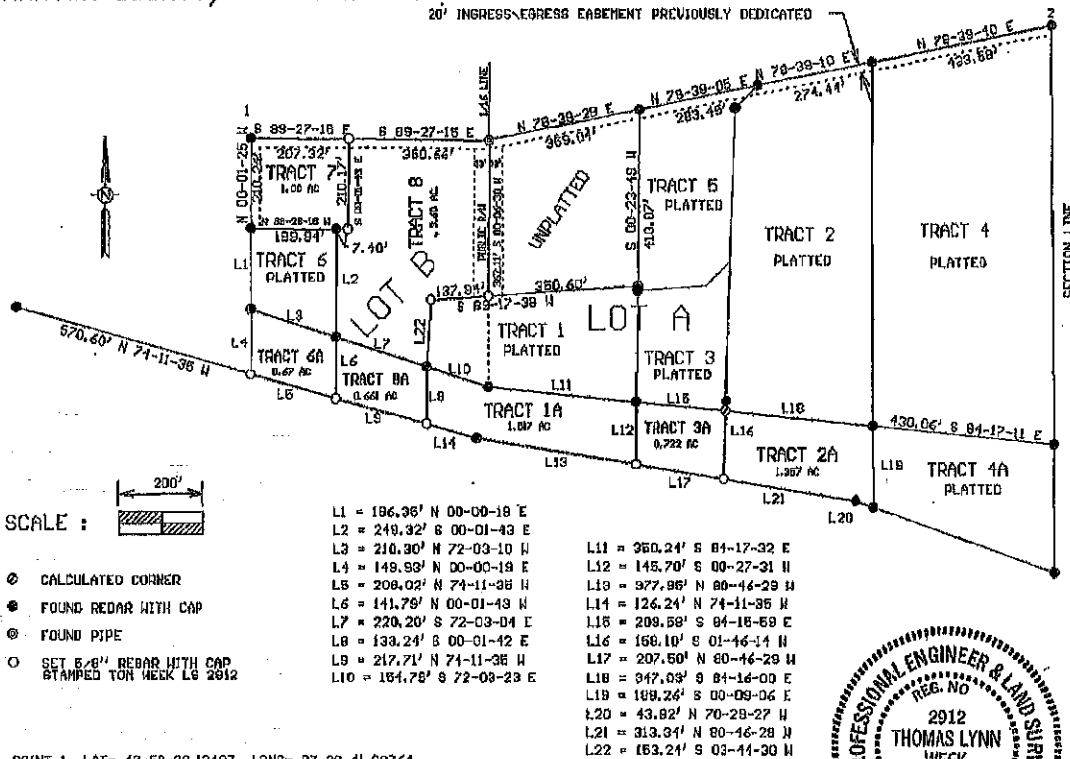
# FINDINGS OF FACT – VARIANCE

Jensen-Var-2022-64

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 1807:	
1. A. The strict application of the ordinance would produce undue hardship;	Applicant is requesting a Variance to minimum lot size in a Moderate Density Residential District for Accretion Property per Article 18 Section 1807 and Article 19 Section 1907
B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;	
C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; and	
D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, and caprice.	
2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance.	
3. A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district;	
B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;	
C. The special conditions and circumstances do not result from the actions of the applicant; and	

D.	The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district.	
E.	No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.	
F.	Notice of public hearing shall be given, as in Section 1803 (3-5).	Mailed – Published –
G.	The public hearing shall be held. Any party may appear in person for by agent or by attorney.	Public hearing –
H.	The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendation of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.	
I.	In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.	
J.	Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.	

PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 11TH. DAY OF SEPTEMBER, 2021.

*Thomas Lynn Week*  
 THOMAS LYNN WEEK  
 REGISTERED LAND SURVEYOR  
 REG. NO. 2912

#### OWNERS CERTIFICATE

I, DARLENE M. JENSEN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 12 DAY OF October, 2021.

*Darlene M. Jensen*  
 DARLENE M. JENSEN

STATE OF SOUTH DAKOTA  
 COUNTY OF YANKTON

ON THIS 12 DAY OF October, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DARLENE M. JENSEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 08/25/2027

SHEET 1 OF 2



*Kim L. Thury*  
 NOTARY PUBLIC

PLAT OF TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, R55W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: TRACTS 1A, 2A, 3A, 6A AND 8A OF DJ'S ADDITION, BEING ACCRETION PROPERTY LYING SOUTH OF LOTS A AND B, AND TRACTS 7 AND 8 OF DJ'S ADDITION IN LOT B, IN SECTION 16, T93N, 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 \_\_\_\_\_.

\_\_\_\_\_  
COUNTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF STREET AUTHORITY

ACCESS TO THIS PLATTED LOT WILL BE FROM THE SECTION LINE ROAD. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

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

\_\_\_\_\_  
TOWNSHIP/COUNTY AUTHORITY

CERTIFICATE OF COMMUNITY DEVELOPMENT DIRECTOR

I, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON, HAVE REVIEWED THIS PLAT AND HAVE FOUND IT TO CONFORM TO THE SUBDIVISION REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, AND PURSUANT TO THE AUTHORITY GRANTED IN SDCL 11-3-6 AND YANKTON CITY ORDINANCE SECTION 17-72, I HAVE APPROVED THIS PLAT AS A FINAL PLAT.

DATED THIS 13th DAY OF October, 2021.

D. J. W. 025  
COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON

CERTIFICATE OF FINANCE OFFICER

I, AL VIERECK, CITY FINANCE OFFICER OF THE CITY OF YANKTON, DO HEREBY CERTIFY THAT THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF YANKTON HAS APPROVED THIS FINAL PLAT AS SHOWN HEREON.

DATED THIS 13 DAY OF OCTOBER, 2021.

Al Viereck  
FINANCE OFFICER OF THE CITY OF YANKTON,

DIRECTOR OF EQUALIZATION CERTIFICATE

THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT SHE HAS RECEIVED A COPY OF THE FOREGOING PLAT. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, YANKTON COUNTY, S.D.

TREASURER CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES 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, S.D.

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS, YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

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

\_\_\_\_\_  
REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Variance, Conditional  
Use and Rezoning  
Application  
VAR-2022-64

Fees Paid  
\$450.00

Applicant  
Harley Llewellyn

Created  
February 1, 2022

Number  
VAR-2022-  
64

05.016.100.250 | Darlene  
Jensen | , , SD,  
Submitted by Harley0856 on  
2/1/2022



## Applicant

Harley Llewellyn

6056610856

Harley0856@yahoo.com

Parcel search Completed On 2/1/2022 5:50 PM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
05.016.100.250			JENSEN, DARLENE M (D)	0.000

Site Plan Completed On 2/1/2022 6:09 PM EST by Harley0856

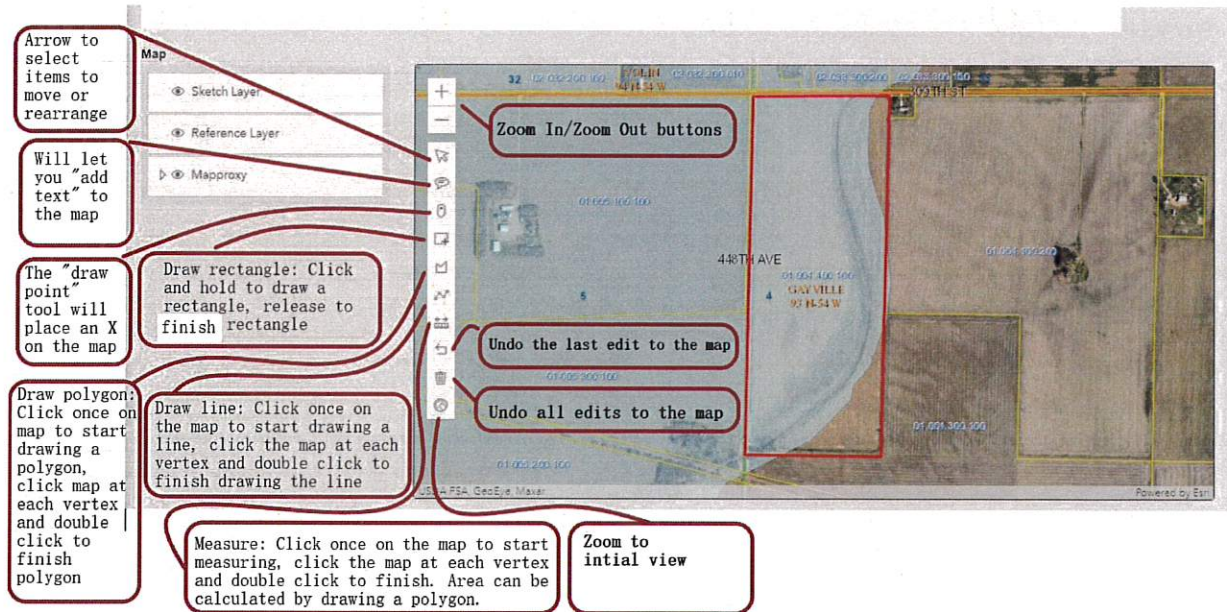
Map - Mark the location of structures and other necessary information.

- ☒ Sketch Layer
- ☒ Reference Layer
- ☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 2/1/2022 6:09 PM EST by HarleyI0856

Upload Draft Building Permit

Draft Building Permit Form Completed On 2/1/2022 6:09 PM EST by HarleyI0856

Job Address

Legal Description of Construction Site

LTS A EXC TRACTS 1-6 DJ'S ADDN & E558' LT B

Owner Name

JENSEN, DARLENE M (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

**Generate Draft Building Permit** Completed On 2/1/2022 6:09 PM EST by HarleyI0856

[Generate Draft Building Permit](#)

**Submit** Completed On 2/1/2022 6:10 PM EST by HarleyI0856

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

**Applicant Agreement**

Please check the box to confirm you have read and agree to the notices above.

Signature







---

Date

2/2/2022

Application Submitted Successfully Completed On 2/2/2022 9:07 AM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Request Information Completed On 2/2/2022 9:09 AM EST by bconkling

Type of Request

Variance

Fee

\$450.00

Reason for Request

Variance to minimum lot size

List Specific Hardships

## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Darlene Jensen

Applicant Address

511 E Side Dr

Applicant Phone

6055000779

## Owner Information

Owner Name

Darlene Jensen

**Owner Address**

511 E Side Dr

**Owner Phone Number**

6055000779

**Property Information**

**Parcel ID Number**

05.016.100.250

**Legal Description**

LTS A EXC TRACTS 1-6 DJ'S ADDN & E558' LT B

**Site Address**

**City**

**Zip**

**Section-Township-Range**

16-93-55

**Zoning District**

RT

**Zoning Description**

RT

**Existing Use of Property**

**Planning Review** Completed On 2/2/2022 9:11 AM EST by bconkling

**Continue with application**

Continue

**Describe what the applicant is requesting**

Applicant is requesting a variance to minimum lot size of 1 acre. The lots are accretion land.

**Planning Commission Code Reference**

Section 1807

**Other Planning Commission Code Reference ⓘ**

**Board of Adjustment Code Reference**

Section 1807

**Other Board of Adjustment Code Reference ⓘ**

1907

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

**Zoning Classification ⓘ**

R2

**Wave Fee**

**Notes ⓘ**

**Director Review** Completed On 2/2/2022 9:15 AM EST by gvetter

**Zoning Director Review**

Approve

**Payment** Completed On 2/4/2022 1:58 PM EST by bconkling

**Fees Paid**

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

**Confirmation Data**

Payment Method	Check
Confirmation Number	5060
Amount Paid	\$450.00

## External Notes

### Documents

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## Internal Notes

### Documents

## NOTIFICATION

February 22, 2022

Darlene Jensen  
3205 Whippoorwill Ln  
Yankton,, SD 57078

Dear Yankton County Property Owner:

The Yankton County Zoning Ordinance requires written notification describing a specific action be sent to the owners of real property lying within 1320 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:25 P.M. on the 12th day of January, 2021 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 variance to minimum lot size in a Moderate Density Residential District for Accretion property per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 3A, 6A and 8A of DJ's Addition, Being Accretion Property lying south of Lots A and B, in Section 16, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota*

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

Sincerely,  
Darlene Jensen

Petitioner

C&C HAULING & CONSTRUCTION INC (D)  
2300 WILLOWDALE RD  
YANKTON SD 57078

EAGLE VENTURE PROPERTIES LLC (D)  
PO BOX 711  
YANKTON SD 57078

GULLIKSON, GREGORY (D)  
3102 MISSOURI VALLEY DR  
YANKTON SD 57078

HUNTLEY, CHARLES (D)  
2015 GREEN ST #123  
YANKTON SD 57078

JENSEN, DARLENE M (D)  
511 EASTSIDE DR  
YANKTON SD 57078

JOHNSON, MERTON (D)  
PO BOX 32  
WALKER IA 52352

KAISER, DONALD J (D)  
3104 MISSOURI VALLEY DR  
YANKTON SD 57078

KING, BRAD (D)  
908 BILL BAGGS RD #19  
YANKTON SD 57078

KNEIP, RONALD J REV LIV TRUST (D)  
1380 TURNBERRY AVE  
LE MARS IA 51031

LARRINGTON, THOMAS J (D)  
406 SNIPE'S RD  
YANKTON SD 57078

LLEWELLYN, KRIS (D)  
3109 OLD RIVER RD  
YANKTON SD 57078

NELSON, DOMINIC AUBREY (D)  
801 EAST SIDE DR  
YANKTON SD 57078

POSCH, THOMAS (D)  
234 MARINA DELL AVE  
YANKTON SD 57078

ROBINSON, CARMEN (D)  
3106 MISSOURI VALLEY DR  
YANKTON SD 57078

SOTELO-ZAGAL, JUAN ANTONIO (D)  
3205 MISSOURI VALLEY DR  
YANKTON SD 57078

WENZLAFF, RODGER (D)  
805 EAST SIDE DR  
YANKTON SD 57078

Liquor License for July 23, 2022, from Rock N' Rumble, LLC, (Michael Carda, President), dba Rock N' Rumble, 3rd St. from Douglas to 14th block East, on Capitol, plus intersecting Capitol Street, 14th Block North to 14th Block South, Yankton, S.D.

7. Establish public hearing for sale of alcoholic beverages.

Establish February 28, 2022, as the date for the public hearing in the quest for a Special Events Mall Beverage (on-sale) Retailers License for 1 day, March 17, 2022, from The Center (Katie Thury, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

Roll Call: All members present voting Aye; voting Nay: None.

Motion adopted.

Action 22-027

This was the time and place for the public hearing for a Special Mall Beverage (on-sale) Retailers License for 3 days, August 19-21, 2022, from Yankton Area Riverboat Days, Inc. (Millsie Wuebben, Treasurer), Riverside Park, Yankton, S.D. (Memorandum 22-18) No one was present to speak for or against the application.

Moved by Commissioner Brunick, seconded by Commissioner Webber, to approve the license.

Roll Call: Commissioners voting Aye were Brunick, Johnson, Matbaum, Schramm, Webber and Mayor Moser; voting Nay None.

Abstain: Commissioner Villanueva.

Motion adopted.

Action 22-028

This was the time and place for the public hearing for a Special Mall Beverage (on-sale) Retailers License for 3 days, August 19-21, 2022, from Yankton Area Riverboat Days, Inc. (Millsie Wuebben, Treasurer), City Hall Addition, Yankton, S.D. (Memorandum 22-19) No one was present to speak for or against the application.

Moved by Commissioner Webber, seconded by Commissioner Johnson, to approve the license.

Roll Call: Commissioners voting Aye were Brunick, Johnson, Matbaum, Schramm, Webber and Mayor Moser; voting Nay None.

Abstain: Commissioner Villanueva.

Motion adopted.

Action 22-029

This was the time and place for the

2022 Kubota mower serial number ending 10658. Parks Dept.

Roll Call: All members present voting Aye; voting Nay: None.

Motion adopted.

Action 22-030

Commissioner Schramm introduced and Mayor Moser read the title of Ordinance No. 1055, AN ORDINANCE REGARDING THE CONSUMPTION ORDINANCE, and set the date of the second reading and public hearing at February 28, 2022.

Commissioner Webber introduced and Mayor Moser read the title of Ordinance No. 1060, AN ORDINANCE AMENDING THE PROCEDURES FOR OBTAINING ESTABLISHMENT OF SPECIAL EVENT, NO-PARKING ZONES AND ESTABLISHING REQUIREMENTS FOR THE APPLICATION FOR AND NOTICE OF THE ZONES IN SECTION 14 OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, SOUTH DAKOTA, and set the date of the second reading and public hearing as February 28, 2022.

Moved by Commissioner Schramm, seconded by Commissioner Johnson, to approve Resolution 22-08. (Memorandum 22-33)

WHEREAS, it appears from an examination of the plat of Lot B1, being Acquisition Property Lying South of Lot B in Section 16, T39N, T55W of the 5th P.M., Yankton County, South Dakota, prepared by John L. Bfradt, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been presented according to law and is consistent with the City's overall Comprehensive Development Plan and is subject to County review.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above-described property is hereby approved.

Roll Call: All members present voting Aye; voting Nay: None.

Motion adopted.

Action 22-031

Moved by Commissioner Webber, seconded by Commissioner Johnson, to approve the increase in the Summit Activity Center rates for the current 36 day pass to \$7 day pass; \$15 monthly membership to \$20 monthly; and the annual membership fee from \$120 to \$200/year to help ease the current yearly subsidy and bring rates closer to similar facilities.

Roll Call: All members present voting Aye; voting Nay: None.

Motion adopted.

Action 22-032

Moved by Commissioner Johnson, seconded by Commissioner Villanueva, to approve the City Manager to sign the Grant Agreement for the receipt of Airport Rescue Grant funds and any subsequent administrative documents associated. (Memorandum 22-21)

Roll Call: All members present voting Aye; voting Nay: None.

Motion adopted.

Action 22-033

Moved by Commissioner Johnson, seconded by Commissioner Johnson, to approve the license.

Regular meeting of the Board of City Commissioners of the City of Yankton was reconvened by Mayor Moser.

Roll Call: Present: Commissioners Brunick, Johnson, Matbaum, Schramm, Webber and Villanueva. City Attorney Don Herder and City Manager Leon were also present.

Abstain: Commissioners Benson and Miner.

Quorum present.

Action 22-034

Moved by Commissioner Johnson, seconded by Commissioner Villanueva, to adjourn at 8:45 p.m.

Roll Call: All members present voting Aye; voting Nay: None.

Motion adopted.

Stephanie Moser, Mayor

Al Viorek, Finance Officer

Published once at the total approximate cost of \$257.92.

2-25&3-4

ADVERTISEMENT FOR BIDS

YANKTON SCHOOL DISTRICT

63-3

YANKTON, SOUTH DAKOTA

57078

Yankton School District 63-3 will accept sealed bids for furnishing all materials and equipment and doing all work required for painting in Bands School until 1:30 p.m., Tuesday, March 8, 2022. Bids will be opened, read aloud by the Building Manager, and witnessed by the Supervisor of Buildings & Grounds or designee, and submitted in the meeting room in the Administration Building at 2410 West City Limits Road, Yankton, South Dakota at said time and presented to the school board for their consideration at the regular meeting on March 14, 2022.

Specifications and other documents may be obtained at the Yankton School District Administration Building. Bids may be directed to Jim Reinhardt, Supervisor of Buildings and Grounds at (605) 665-3990.

Bids must be accompanied by a cashier's check payable to Yankton School District in an amount equal to five percent (5%) of the total amount of the bid, or a bid bond for amount percent (10%) of the total amount of the bid. Bids shall be marked "Bid for Carpet Replacement YHS".

Yankton School District 63-3 reserves the right to reject any or all bids and to waive any irregularities or informalities therein.

Jason Bletz

Business Manager

Yankton School District 63-3

Yankton, South Dakota 57078

Published twice at the total approximate cost of \$29.69.

2-25&3-4

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 8th day of March, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a variance to minimum lot size in a Moderate Density Residential District for a vacation property per Article 18 Section 1907 and Article 19 Section 1907. Said property is legally described as Tracts 3A, 6A and 8A of DIs Addition, Being Acquisition Property lying south of Lois A and B, in Section 16, T39N, R55W of the 5th P.M., Yankton County, South Dakota.

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 8th day of March, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to use his Cabin as a vacation rental in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Lot One (1) in Garvin Creek, located in Big Horn River Foundation (147) ac. +/-, recorded in Book 517, page 36, Yankton County, South Dakota. B911 address is 101 Gladys Glen Rd., Yankton, South Dakota.

Notice is hereby given that a public hearing will be held before the

Follow @RobNelsenFandD on Twitter

Follow @RDechendorf on Twitter

March, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Variance to minimum lot size in an Agriculture District (AG) per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 36 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 128.447 S.F. (2.95 Acres more or less). B911 address is 44398 SD HWY 46, Lone, SD.

Published twice at the total approximate cost of \$60.19.

2-25&3-4

RANDOLPH PUBLIC SCHOOLS

NOTICE TO BIDDERS

NOTICE is hereby given that Randolph Public Schools is soliciting bids for construction of a new vocational / art building to be located at the Southeast corner of North Pierce St., and West Highways St., Randolph, Nebraska ("Project"). Bidding documents will be available at the office of the superintendent, located at 207 North Pierce St., Randolph, Nebraska. Sealed bids will be due on or before 2:00 p.m. on March 15, 2022, in the superintendent's office, Randolph Public Schools, 207 North Pierce St., Randolph, Nebraska, and shall be immediately opened at that time. Jeff Hoesing, Superintendent, will be the official in charge of receiving all sealed bids. Alternative items may be contained in the bidding documents and may be considered by the School Board when awarding any contract. Contact Fackler Architects, L.L.C., Project Architect, at (402) 228-3020 or email mickael@facklerarchitects.com for additional information.

Published once at the total approximate cost of \$20.44.

P&D CLASSIFIEDS

WORK FOR YOU!

605-665-7811

Thune

From Page 1.

However, Thune said cyber attacks are a very real threat.

"Right now, there are efforts to harden some of those things we believe could be Russian targets in the cyber world," he said. "There's never really been what I would call a 'cyber war' where there have been any kind of rules of engagement established. It's a whole new world."

Over the course of 45 minutes, Thune tackled questions relating to the stock market's response to the Ukraine conflict and whether Russian civilians favor the invasion.

He also took on other questions about his role as a senator, the 2020 election, how he deals with the stresses of the job and if he'd ever seek a higher office.

Following the engagement, Thune told the Press & Dakotan that one of the most important factors going forward will be remaining united against Putin's threat to Europe.

"A calculation has to be made, but I think as long as we do it in a way that's unified with our NATO allies, I think it can be very effective," he said. "The most effective sanctions on Russia in the past have been those that have been levied, not just by the United States — because we have done some unilaterally — but those where we had our European allies with us. The more unified we are, the more decisive we are, the more likely those sanctions are to have a deterrent effect on Putin's behavior."

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Follow @RDechendorf on Twitter

border of Ukraine, and potentially to the NATO countries on the Black Sea, Romania and Bulgaria."

In addition, the U.S. will likely provide more military equipment and supplies to Ukraine and NATO countries, he said.

As its stance, Western sanctions won't halt the Russian offensive, he said. President Vladimir Putin "won't be deterred by anything less than massive sanctions crippling his action, the professor said."

"If the goal of sanctions is to prevent Russia from taking more Ukrainian territory, or to roll the Russians back from the territory they have seized, they will not work," Schorn said.

"The sanctions would have to include the energy sector of the Russian economy before they have any impact, and the rest of the world economy would also pay a price."

Sanctions need to go beyond the Russian government, he said.

"To truly hit the oligarchs and elite, Western governments would have to seize all assets belonging to individuals wherever they are found, from the offshore bank account to the New York condo to the London townhouse to the pro soccer teams," he said.

"The Russian economy may already be prepared to withstand outside pressure," Schorn said.

"Many economies can build some immunity over time, and Russia has had eight years since the original sanctions to build up that immunity," he said.

Currently, Putin could withstand an economic hit better than an invaded Ukraine, Schorn said.

"The Russians may take a small hit, but if they can find new markets for their resources and debt bonds, they will survive and Ukraine, in its present form, won't," he said.

Putin dreams of rebuilding a superpower, Schorn said.

"Putin's actions in Ukraine have little to nothing to do with NATO," the professor said. "It has to do with Putin's desire to recreate a Russian empire that would include Ukraine. Putin realizes that Russia is a diminished power, and this is Putin's way to lash out and assert Russia's role in Europe."

Schorn sees troop movements planned for other areas.

"We can expect to see additional Russian troops being sent into Ukraine, not just in the separatist-held areas and probably not just the Donetsk and Luhansk regions," he said.

"The current Russian invasion has been well planned with the use of many resources," Schorn said. "There are many factors that go into Putin's use of Russian troops," he said.

The invasion has represented a massive exercise, Schorn said.

"First, he has moved upward to 190,000 troops from as far away as the Siberian bases, nearly 4,000 miles," the professor said. "This is an incredibly difficult and costly undertaking. This is (not) something a leader does lightly and not just for military exercises. It is expensive not just to deploy the troops, but (also) to sustain them once deployed."

Schorn raised questions about Putin's intentions.

"Putin has spent the last 15 years building and testing a well-armed, better-trained, modern and professional army. He knows that Russia faces few threats, so what else would the purpose of these forces be?" the professor asked.

"So, along with this being an expensive and diplomatically costly enterprise, it also creates certain expectations domestically and amongst his allies. Were he to stop now, it would appear that he's caving in to the Western pressure."

"Putin also faces a 'closing window' on securing his place in history, with the current invasion perhaps his effort to achieve that lasting fame, Schorn said.

"Putin is not getting any younger, and by rebuilding the Russian military and beginning to rebuild the Russian empire, he creates his legacy," the professor said.

"He can't afford to send the troops home and then attempt to reconstitute his offensive military force again."

2-25

ORDINANCE NO. 1055

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE #1055,

THE 2022 ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF YANKTON, SOUTH DAKOTA.

Be it ordained by the City of Yankton, South Dakota, that Ordinance #1055 is amended to wit:

Ord. #1055

Ord. #1058

SECTION I - GENERAL FUND

A. Appropriations

General Government:

Information Services

TOTAL GENERAL GOVERNMENT

Public Safety:

Police Department

Fire Department

TOTAL PUBLIC SAFETY

Public Works:

Street & Highways

City Hall

Chad Gurney Airport

TOTAL PUBLIC WORKS

Culture, Recreation:

Senior Citizens Center

TOTAL CULTURE, RECREATION

Other Financing Uses / Transfers Out

TOTAL OTHER FINANCING USES

TOTAL APPROPRIATIONS

B. Means of finance

Unappropriated Fund Balances

TOTAL MEANS OF FINANCE

SECTION II - SPECIAL REVENUE

Ord. #1055

Ord. #1058

A. Appropriations

Parks & Recreation

911/Dispatch

Lodging Sales Tax

TOTAL APPROPRIATIONS

B. Means of Finance

Unappropriated Fund Balance

Transfer From General Fund

TOTAL MEANS OF FINANCE

SECTION III - CAPITAL PROJECT FUNDS

Ord. #1055

Ord. #1058

A. Appropriations

Park Capital Projects

Huerfano Aquatics Center Construction

TOTAL APPROPRIATIONS

B. Means of Finance

Unappropriated Fund Balances

Transfer From General Fund

TOTAL OTHER FINANCING SOURCES

TOTAL MEANS OF FINANCE

SECTION IV - INTERNAL SERVICE FUNDS CENTRAL GARAGE

Unappropriated Fund Balance

Estimated Revenue - Bldings

TOTAL ESTIMATED BALANCE & REVENUES

Less Appropriations

Estimated Surplus

SECTION VII - EFFECTIVE DATE

This Ordinance being necessary for the support of the government of the City of Yankton and its existing institutions shall take effect upon its passage and publication. Adopted: February 14, 2022

Stephanie Moser, Mayor

ATTEST: Al Viorek, Finance Officer

Introduction and first reading: January 24, 2022

Second reading: February 14, 2022

Published in the Yankton Daily Press and Dakotan, Official Newspaper: Feb. 25, 2022

Published one time at the total approximate cost of \$102.82.

# Yankton County, South Dakota

**Paid by**  
Harley Llewellyn  
Harleyl0856@yahoo.com

**Payment number**  
**Date paid**  
**Payment method**

## Receipt

5060  
February 4, 2022 01:58 PM  
Check

**\$450.00 paid on February 4, 2022**

**Variance, Conditional Use and Rezoning Application**

**Application ID: VAR-2022-64**

Description	Amount
Fee	\$450.00



**Yankton County Planning Commission**  
**Yankton County Board of Adjustment**

Applicant - **Darin Hochstein -- 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 to use his Cabin as a vacation rental in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Lot One (1) in Gavin's Gulch, located in Engen Tract Fourteen (14), as per plat recorded in Book S17, page 36, Yankton County, South Dakota. E911 address is 101 Gavin's Gulch Rd, Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:  
3/8/2022

Board of Adjustment date:  
4/5/2022

Time:  
7:10  
P.M.  
Time:

## Yankton County

         Variance        X   Conditional Use               Rezoning

Owner: DHS Lodging LLC

Owners Address: 42365 301st Tyndall, SD 57066

Owners Phone: 605-212-8087

Applicants Name,  
if different from

Owner: Darin Hochstein

## Applicants

Address: 1216 Pine St. Yankton, SD 57078

Job Address: 101 GAVINS GULCH RD

Legal: LOT 1 GAVINS GULCH ENGEN TRACT 14 SW4 SE4 & SE4 SW4

Section,

Township, Range: 15-93-57

## Zoning

Classification: R2

### Affected Zoning

Ordinance: 709709

Reason for Request: Using our cabin as an Vacation home (VRBO/AirBnB) rental. We plan to use the cabin as our own vacation home, but rent it out when we are not

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 03/08/2022 7:10 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00

Check #: 1047

Receipt #:

Date:

01/26/2022

Signature:

DHS Lodging LLC

# Site Map

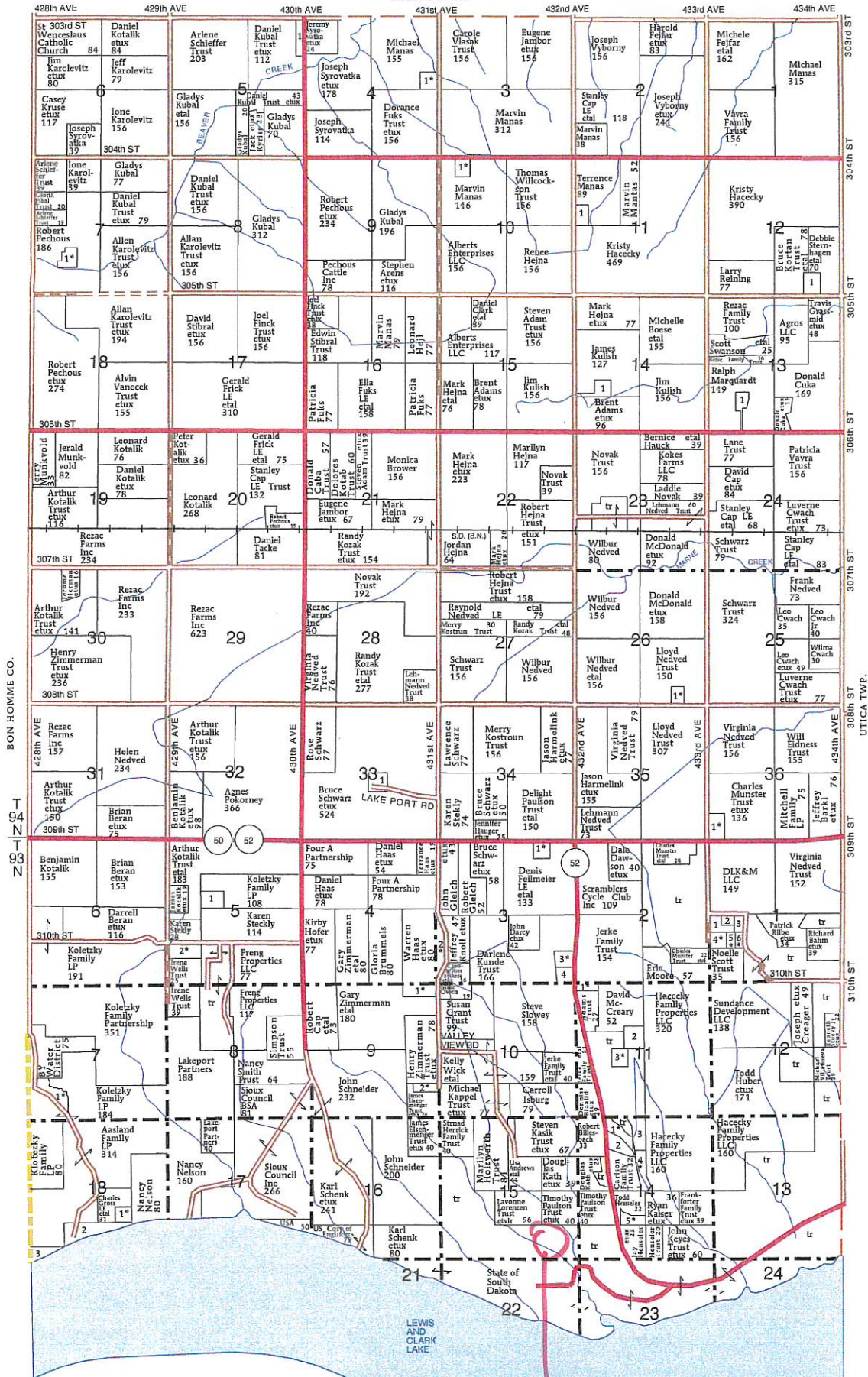


Parcel Number: 13.015.300.621

Site Description:



LESTERVILLE TWP.



# ZISKOV TOWNSHIP SECTION 1S

1. Barth, Chad 9
2. Fischer, Katrina 5
3. Gause, Janell 5
4. Taylor, Lynn etux 9
5. Scott, BJay etux 5
6. Kramer, Francis etal 5

## SECTION 3S

1. Ausdemore, Robert etal 9
2. Haas, Warren etux 10
3. Mueller, James etux 8
4. Kunde, Darlene 8

## SECTION 4N

1. Hoffman, RC etux 10

## SECTION 5N

1. Polish Catholic Congregation 9

## SECTION 5S

1. Willisie, Carol 11
2. Sedlacek, Kenneth etux 12

## SECTION 7N

1. Pechous, Robert etux 10

## SECTION 7S

1. Koletzky, Ione etal 17

## SECTION 9S

1. Jungemann, Jerry etux 15

## SECTION 10N

1. Wostrel, Eldon etux 15

## SECTION 10S

1. Manas, Terence etux 10

## SECTION 11N

1. Cap, Daniel 11

## SECTION 11S

1. Haberman, Adam etux 10

## SECTION 13N

2. Konopasek Family Trust 10

## SECTION 13S

3. Lyons, Sean etal 10

## SECTION 12N

1. Hejna, Marilyn 9

## SECTION 14N

1. Sudbeck, Charlene 12

## SECTION 14S

1. Peterson, Corey etal 9

## SECTION 16S

2. Feimer Family Protection Trust 9

## SECTION 18S

3. Colby, David 13

## SECTION 26S

4. VanDeKop, Dale etux 10

## SECTION 33S

5. Henseler, Kevin etux 9

## SECTION 36S

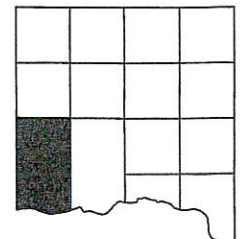
1. Martin, Nathan etux 6

## SECTION 33S

1. St Wenceslaus Roman Catholic Church 10

## SECTION 36S

1. Koletzky, David etux 8



KNOX CO., NE

# FINDINGS OF FACT – CONDITIONAL USE PERMIT

Hochstein– CUP-2022-65

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 to use his Cabin as a vacation rental in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Lot One (1) in Gavin's Gulch, located in Engen Tract Fourteen (14), as per plat recorded in Book S17, page 36, Yankton County, South Dakota. E911 address is 101 Gavin's Gulch Rd, Yankton, South Dakota
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.	



Variance, Conditional  
Use and Rezoning  
Application  
CUP-2022-65  
Applicant  
Darin James  
Hochstein  
Fees Paid  
\$300.00  
Created  
January 26, 2022

Number  
CUP-2022-  
65

13.015.300.621 | DHS Lodging  
LLC | 101 GAVINS GULCH RD,  
YANKTON, SD, 57078  
Submitted by djhochstein on  
1/26/2022



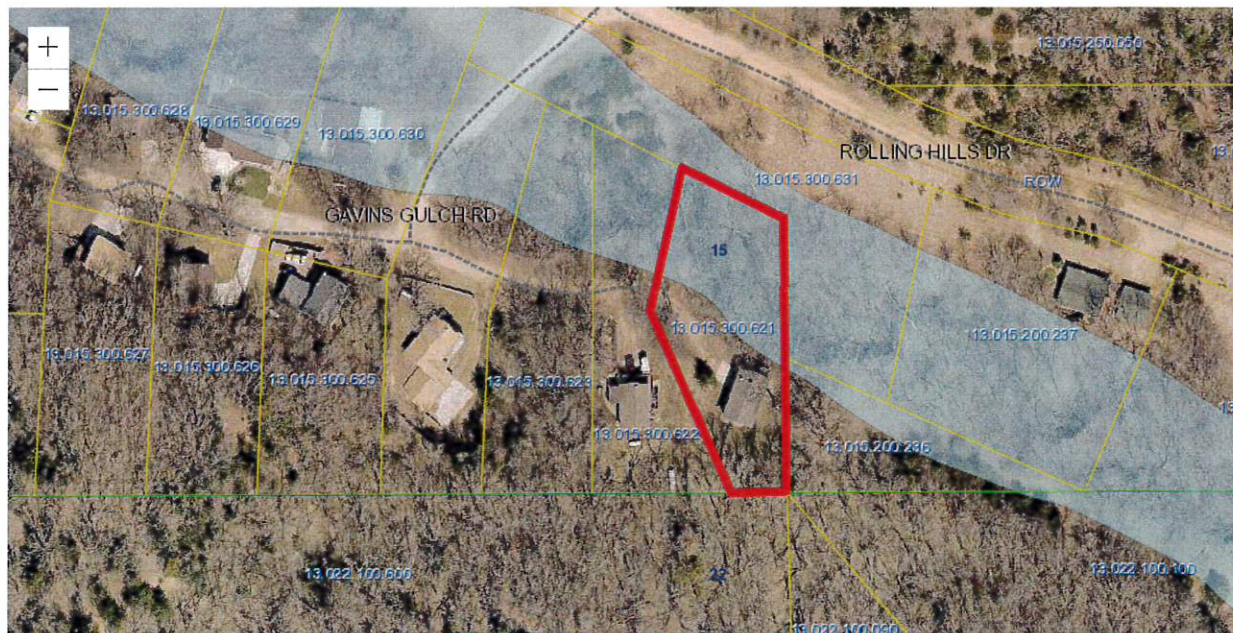
## Applicant

Darin James Hochstein

6052128087

darinhoch@gmail.com

Parcel search Completed On 1/26/2022 1:09 PM EST by Anonymous



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.015.300.621	101 GAVINS GULCH RD	YANKTON	DHS LODGING LLC (D)	0.000

Request Information Completed On 1/26/2022 3:31 PM EST by djhochstein

### Type of Request

Conditional Use

### Fee

\$300.00

### Reason for Request

Using our cabin as an Vacation home (VRBO/AirBnB) rental. We plan to use the cabin as our own vacation home, but rent it out when we

### List Specific Hardships

## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Darin Hochstein

Applicant Address

1216 Pine St. Yankton, SD 57078

Applicant Phone

605-212-8087

## Owner Information

Owner Name

DHS Lodging LLC

Owner Address

42365 301st Tyndall, SD 57066

Owner Phone Number

605-212-8087

## Property Information

Parcel ID Number

13.015.300.621

Legal Description

LOT 1 GAVINS GULCH ENGEN TRACT 14 SW4 SE4 & SE4 SW4

Site Address

101 GAVINS GULCH RD

City

YANKTON

Zip



57078

Section-Township-Range  
15-93-57

Zoning District  
MD

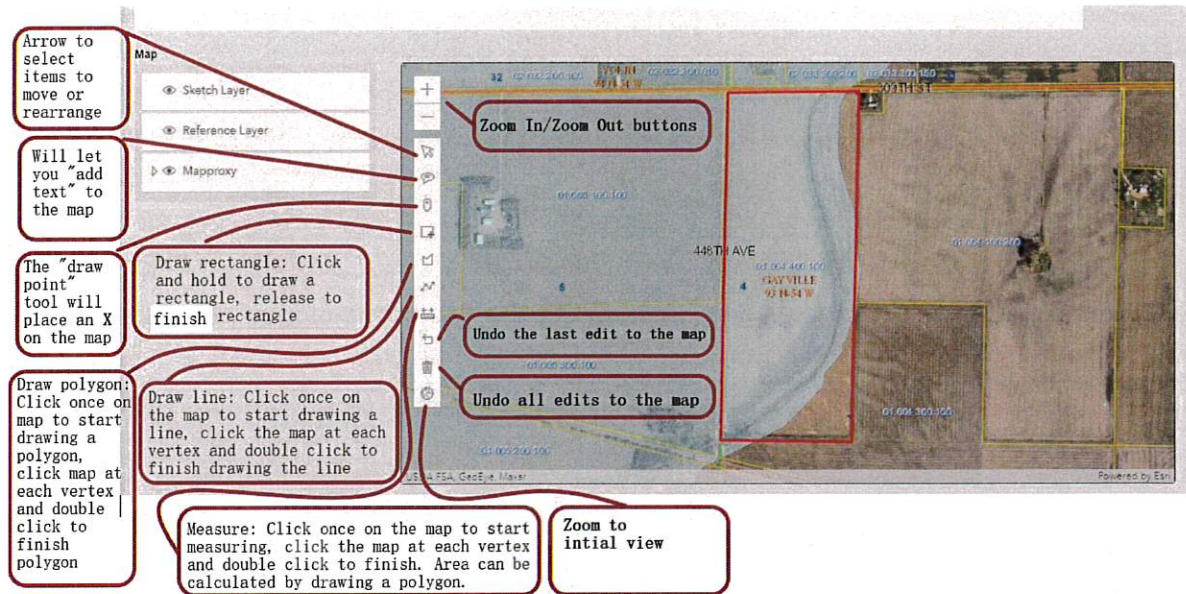
Zoning Description  
MD

Existing Use of Property

Site Plan Completed On 1/26/2022 3:32 PM EST by djhochstein

Map - Mark the location of structures and other necessary information.





Draft Building Permit Completed On 1/26/2022 3:32 PM EST by djhochstein

Upload Draft Building Permit 

Draft Building Permit Form Completed On 1/26/2022 3:32 PM EST by djhochstein

Job Address

101 GAVINS GULCH RD

Legal Description of Construction Site

LOT 1 GAVINS GULCH ENGEN TRACT 14 SW4 SE4 & SE4 SW4

Owner Name

DHS LODGING LLC (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 1/26/2022 3:32 PM EST by djhochstein

[Generate Draft Building Permit](#)

Submit Completed On 1/26/2022 3:33 PM EST by djhochstein

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

Signature



Date

1/26/2022

Application Submitted Successfully Completed On 1/26/2022 3:33 PM EST by djhochstein

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 1/26/2022 3:36 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to use his cabin as a short term rental property

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

709

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

709

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

Zoning Classification ⓘ

R2

Wave Fee

Notes ⓘ

Director Review Completed On 1/26/2022 3:37 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 2/11/2022 9:59 AM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

## Confirmation Data

Payment Method	Check
Confirmation Number	1047
Amount Paid	\$300.00

PC Prep Completed On 2/11/2022 10:32 AM EST by bconkling

## Planning Commission Meeting

Planning Commission Meeting Date and Time

March 8th 2022, 7:10 pm CST

Letters to be mailed 10 days prior to the public meeting:

undefined

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

undefined

Place your zoning action sign 7 days prior to the public meeting:

undefined

Date to send email to applicant

02/22/2022

Upload PC Mailing Labels

[Hochstein Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 3-8-2022.pdf](#)

Permit Number

CUP-2022-65

Receipt Number

PC App Form Completed On 2/11/2022 10:33 AM EST by bconkling

[PC App Form](#)

External Notes

---

## Internal Notes

## Documents

---

AFFIDAVIT OF MAILING

I, Darin Hochstein, hereby certify that on the 25<sup>th</sup> day of February, 2022, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 25<sup>th</sup> day of February, 2022.

Darin Hochstein

(Name)

Affiant

Subscribed and sworn to before me this 25 day of February, 2022.

Lisa Utech

Notary Public - South Dakota

My commission expires: Feb 27, 2022

(SEAL)

# NOTIFICATION

February 22, 2022

Darin Hochstein  
1216 Pine St.  
Yankton, SD 57078

Dear Yankton County Property Owner:

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

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 8th day of March, 2022 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 to use his Cabin as a vacation rental in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Lot One (1) in Gavin's Gulch, located in Engen Tract Fourteen (14), as per plat recorded in Book S17, page 36, Yankton County, South Dakota. E911 address is 101 Gavin's Gulch Rd, Yankton, South Dakota*

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

Sincerely,  
Darin Hochstein

Petitioner



ABBAS, JOE R (D)  
PO BOX 305  
LENNOX SD 57039

ANDRE, RICH (D)  
310 GAVINS GULCH RD  
YANKTON SD 57078

BAKER, STEPHEN W III (D)  
548 ROLLING HILLS DR  
YANKTON SD 57078

BONNEMA, BYRON (D)  
4311 DOVE AVE  
IRETON IA 51027

BONNEMA, DICK H (D)  
PO BOX 14  
IRETON IA 51027

BONNEMA, TIMOTHY D (D)  
PO BOX 124  
IRETON IA 51027

BOWMAN, WESLEY S (D)  
7 23 ST  
SIOUX CITY IA 51104

CLAYTON, WENDY (D)  
203 GAVINS GULCH RD  
YANKTON SD 57078

CRISS, RUSS C (D)  
202 GAVINS GULCH RD  
YANKTON SD 57078

DHS LODGING LLC (D)  
42365 301 ST  
TYNDALL SD 57066

EHRHART, RICHARD REV TRUST (D)  
169 OAK HOLLOW LN  
YANKTON SD 57078

FLYNN, JESSICA J (D)  
PO BOX 81  
YANKTON SD 57078

GINSBACH, GARY (D)  
201 GAVINS GULCH RD  
YANKTON SD 57078

GREEN, CYNTHIA LEE (D)  
135 OAK HOLLOW LN  
YANKTON SD 57078

HANS, RUSSELL (D)  
12551 N SHORE DR  
SPRINGFIELD NE 68059

JANSEN, DALE M (D)  
527 ROLLING HILLS DR  
YANKTON SD 57078

LANGDON, THOMAS J (D)  
186 OAK HOLLOW LN  
YANKTON SD 57078

LORENZEN, RONALD REV TRUST (D)  
282 OAK PARK RD  
YANKTON SD 57078

MANSFIELD, JOHN L (D)  
3100 CHAMBERS ST  
SIOUX CITY IA 51104

MERKWAN, JOEL V (D)  
2505 ABBOTT DR  
YANKTON SD 57078

PARR, RICHARD D (D)  
311 GAVIN'S GULCH RD  
YANKTON SD 57078

PAULSON, TIMOTHY D REV TRUST (D)  
43159 SD HWY 52  
YANKTON SD 57078

PEARSON, JAMES T REV TRUST (D)  
447 ROLLING HILLS DR  
YANKTON SD 57078

ROOT, TODD A (D)  
206 GAVINS GULCH RD  
YANKTON SD 57078

SCHEMPPE, MATTHEW E (D)  
28165 416 AVE  
TRIPP SD 57376

SCHWARTZ, TODD J (D)  
205 GAVINS GULCH RD  
YANKTON SD 57078

SD DEPT OF GAME FISH & PARKS (D)  
523 EAST CAPITOL AVE  
PIERRE SD 57501

SEURER-TJELMELAND INVEST LLC (D)  
6007 S MUSTANG AVE  
SIOUX FALLS SD 57108

VAN HOESEN MILLER, ELIZABETH (D)  
PO BOX 701  
YANKTON SD 57078

VIK, IAN S (D)  
256 S RIDGEWAY DR  
YANKTON SD 57078

WIELENGA, LEROY J (D)  
200 GAVINS GULCH RD  
YANKTON SD 57078

WILLARD, LAURA L (D)  
548 ROLLING HILLS DR  
YANKTON SD 57078

Liquor License for July 23, 2022, from Rock N Rumble, Inc. (Michael Carls, President), the Rock N Rumble, 3rd St. from Douglas to 1/2 block East on Capitol, plus intersecting Capitol Street, W Block North to 1/2 Block South, Yankton, S.D.

7. Establish public hearing for sale of alcoholic beverages.

Establish February 28, 2022, as the date for the public hearing on the request for a Special Events Mall Beverage (on-sale) Retailers License for 1 day, March 17, 2022, from The Center (Kristi Thrun, Executive Director), 900 Whiting Drive, Yankton, South Dakota.

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Action 22-027

This was the time and place for the public hearing for a Special Mall Beverage (on-sale) Retailers License for 3 days, August 19-21, 2022, from Yankton Area Riverboat Days, Inc. (Millissa Wuebben, Treasurer), Riverside Park, Yankton, S.D. (Memorandum 22-18) No one was present to speak for or against the application.

Moved by Commissioner Brunick, seconded by Commissioner Webber, to approve the license.

Roll Call: Commissioners voting Aye were Brunick, Johnson, Malbaum, Schramm, Webber and Mayor Moser; voting Nye: None.

Abstain: Commissioner Villanueva.

Motion adopted.

Action 22-028

This was the time and place for the public hearing for a Special Mall Beverage (on-sale) Retailers License for 3 days, August 19-21, 2022, from Yankton Area Riverboat Days, Inc. (Millissa Wuebben, Treasurer), City Hall Auditorium, Yankton, S.D. (Memorandum 22-19) No one was present to speak for or against the application.

Moved by Commissioner Webber, seconded by Commissioner Johnson, to approve the license.

Roll Call: Commissioners voting Aye were Brunick, Johnson, Malbaum, Schramm, Webber and Mayor Moser; voting Nye: None.

Abstain: Commissioner Villanueva.

Motion adopted.

Action 22-029

This was the time and place for the

Resolution to approve a resolution ending 105581. Parks Dept.

Resolution 22-06

WHEREAS, SDCL 6-13-1 requires a municipality owning personal property, which is no longer necessary, useable or suitable for municipal purposes shall, by resolution, declare it surplus and may, by resolution, order the sale, installation, destruction or other disposal of said personal property.

NOW, THEREFORE, BE IT RESOLVED that the following personal property be declared no longer necessary or suitable for municipal purposes and said property shall be disposed of in accordance with SDCL 6-13-1, et sequental:

**SURPLUS PROPERTY TO BE SURPLUSED**

Belgian Malinois (K9 Max), 2 year old Male 2015 Police Department.

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Action 22-032

Moved by Commissioner Johnson, seconded by Commissioner Villanueva, to approve the City Manager to sign the Grant Agreement for the receipt of Airport Rescue Grant funds and any subsequent administrative documents associated. (Memorandum 22-21)

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Action 22-033

Moved by Commissioner Johnson, seconded by Commissioner Brunick, to approve Change Order No. 6, decreasing the amount by \$20,930.15, to The Hoeher Family Aquatics Center contract with Well Construction Corporation, of Yankton, South Dakota. (Memorandum 22-23)

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Action 22-034

Moved by Commissioner Webber, seconded by Commissioner Johnson, to approve the increase in the Summit Activity Center rates from the current \$6 day pass to \$7 day pass; \$15 monthly membership to \$20 monthly; and the annual membership fee from \$120 to \$200/year to help ease the current yearly subsidy and bring rates closer to similar fa-

2012 Kubota, mower serial number ending 105581. Parks Dept.

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Commissioner Schramm introduced Commissioner Johnson the title of Ordinance No. 10559. AN ORDINANCE REGARDING THE CONSUMPTION ORDINANCE, and set the date of the second reading and public hearing as February 28, 2022.

Commissioner Webber introduced and Mayor Moser read the title of Ordinance No. 1060. AN ORDINANCE AMENDING THE PROCEEDURES FOR OBTAINING ESTABLISHMENT OR SPECIAL EVENT NO-PARKING ZONES AND ESTABLISHING REQUIREMENTS FOR THE APPLICATION FOR AND NOTICE OF THE ZONES IN SECTION 14 OF THE CODE OF ORDINANCES OF THE CITY OF YANKTON, SOUTH DAKOTA, and set the date of the second reading and public hearing as February 28, 2022.

Action 22-036

Moved by Commissioner Schramm, seconded by Commissioner Johnson, to approve Resolution 22-08. (Memorandum 22-33)

Resolution 22-08

WHEREAS, it appears from an examination of the plat of Lot B1, being Acquisition Property Lying South of Lot B in Section 16, T39N, R55W of the 5th P.M., Yankton County, South Dakota, prepared by John L. Bland, a registered land surveyor in the State of South Dakota, and

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan and is subject to County review.

NOW, THEREFORE, BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above-described property is hereby approved.

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Action 22-037

Moved by Commissioner Webber, seconded by Commissioner Brunick, to approve the purchase of a new

Regular meeting of the Board of City Commissioners of the City of Yankton was reconvened by Mayor Moser.

Roll Call: Present: Commissioners Brunick, Johnson, Malbaum, Schramm, Webber and City Attorney Den Hender and City Manager Leon were also present. Absent: Commissioners Benson and Miner.

Quorum present.

Action 22-040

Moved by Commissioner Johnson, seconded by Commissioner Villanueva, to adjourn at 8:45 p.m.

Roll Call: All members present voting Aye; voting Nye: None.

Motion adopted.

Stephanie Moser, Mayor

ATTEND:

Al Viereck, Finance Officer.

Published once at the total approximate cost of \$257.92.

2-25&3-4

ADVERTISEMENT FOR BIDS, YANKTON SCHOOL DISTRICT 63-3

Yankton School District 63-3 will accept sealed bids for furnishing all materials and equipment and doing all work required for painting in Beards School until 1:30 p.m., Tuesday, March 8, 2022. Bids will be opened, read aloud by the Business Manager and witnessed by the Supervisor of Buildings & Grounds or designees, and tabulated in the meeting room in the Administration Building at 2410 West City Limits Road, Yankton, South Dakota at said time and presented to the school board for their consideration at the regular meeting on March 14, 2022.

Specifications and other documents may be obtained at the Yankton School District Administration Building. Inquiries may be directed to Jim Kohnstien, Supervisor of Buildings and Grounds at (605) 665-3980.

Bids must be accompanied by a cashier's check payable to Yankton School District in an amount equal to five percent (5%) of the total amount of the bid, or a bid bond for ten percent (10%) of the total amount of the bid. Bids shall be marked "Bid for Carpet Replacement YHS".

Yankton School District 63-3 reserves the right to reject any or all bids and to waive any irregularities or informalities therein.

Jason Bietz  
Business Manager  
Yankton School District 63-3  
Yankton, South Dakota 57078  
Published twice at the total approximate cost of \$29.69.

2-25&3-4

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 8th day of March, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a variance to minimum lot size in a Moderate Density Residential District for Acquisition Property per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 3A, 6A and 8A of D1s Addition, Being Acquisition Property lying south of Lots A and B, in Section 16, T39N, R55W of the 5th P.M., Yankton County, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 8th day of March, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to use his Cabin as a vacation rental in a Moderate Density Residential District per Article 7 Section 707. Said property is legally described as Lot One (1) in Givens Gulch, located in Tract Fourteen (14), as plat recorded in Book 317, page 36 Yankton County, South Dakota. EPLI address is 101 Givens Gulch Rd., Yankton, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the

March, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Variance to minimum lot size in an Agriculture District (AG) per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5th Principal Meridian, Yankton County, South Dakota, Containing 128.44 S.R. (2.95 Acres more or less). EPLI address is 44398 SD HWY 46, Irene, SD. Published twice at the total approximate cost of \$60.19.

2-25&3-4

RANDOLPH PUBLIC SCHOOLS NOTICE TO BIDDERS

NOTICE is hereby given that Randolph Public Schools is soliciting bids for construction of a new vocational art building to be located at the Southeast corner of North Pierce St. and West Highway St., Randolph, Nebraska ("Project"). Bidding documents will be available at the office of the superintendent, located at 207 North Pierce St., Randolph, Nebraska. Sealed bids will be due on or before 2:00 p.m. on March 15, 2022, in the superintendent's office, Randolph Public Schools, 207 North Pierce St., Randolph, Nebraska, and shall be immediately opened at that time. Jeff Hoesung, Superintendent, will be the official in charge of receiving all sealed bids. Alternative items may be contained in the bidding documents and may be considered by the School Board when awarding any contract. Contact Parker Architects, Inc. (402) 228-3030 or email michael.parker@parker-architects.com for additional information. Published once at the total approximate cost of \$20.44.

P&D CLASSIFIEDS  
WORK FOR YOU!  
605-685-7811

## Thune

From Page 1

However, Thune said cyber attacks are a very real threat.

"Right now, there are efforts to tighten some of those things we believe could be Russian targets in the cyber world," he said. "There's never really been what I would call a 'cyber war' where there have been any kind of rules of engagement established. It's a whole new world."

Over the course of 45 minutes, Thune tackled questions relating to the stock market's response to the Ukraine conflict and whether Russian civilians favor the invasion.

He also took on other questions about his role as a senator, the 2020 election, how he deals with the stresses of the job and if he'd ever seek a higher office.

Following the engagement, Thune told the *Press & Dakotan* that one of the most important factors going forward will be remaining united against Putin's threat to Europe.

"A calculation has to be made, but I think as long as we do it in a way that's unified with our NATO allies, I think it can be very effective," he said. "The most effective sanctions on Russia in the past have been those that have been levied, not just by the United States — because we have done some unilateral — but those where we had our European allies with us. The more unified we are, the more decisive we are, the more likely those sanctions are to have a deterrent effect on Putin's behavior."

Follow @RobHjelsenPanda on Twitter

border of Ukraine, and potentially to the NATO countries on the Black Sea, Romania and Bulgaria."

In addition, the U.S. will likely provide more military equipment and supplies to Ukraine and NATO countries, he said.

As for Western sanctions won't halt the Russian offensive, he said, President Vladimir Putin won't be deterred by anything less than massive sanctions crippling his nation, the professor said.

"If the goal of sanctions is to prevent Russia from taking more Ukrainian territory, or to roll the Russians back from the territory they have seized, they will not work," Schorn said.

"The sanctions would have to include the energy sector of the Russian economy before they have any impact, and the rest of the world economy would also pay a price."

Sanctions need to go beyond the Russian government, he said. "To truly hit the oligarchs and elite, Western governments would have to seize all assets belonging to individuals wherever they are found, from the offshore bank account to the New York condo to the London townhouse to the pro soccer teams," he said.

"The Russian economy may already be prepared to withstand outside pressure," Schorn said. "Many economies can build some immunity over time, and Russia has had eight years since the original sanctions to build up that immunity," he said.

Currently, Putin could withstand an economic hit better than an invaded Ukraine, Schorn said.

"The Russians may take a small hit, but if they can find new markets for their resources and debt bonds, they will survive and Ukraine, in its present form, won't," he said.

Putin dreams of rebuilding a superpower, Schorn said.

"Putin's actions in Ukraine have little to nothing to do with NATO," the professor said. "It has to do with Putin's desire to recreate a Russian empire that would include Ukraine. Putin realizes that Russia is a diminished power, and this is Putin's way to lash out and assert Russia's role in Europe."

Schorn sees troop movements planned for other areas.

"We can expect to see additional Russian troops being sent into Ukraine, not just in the separatist-held areas and probably not just the Donetsk and Luhansk regions," he said.

The current Russian invasion has been well planned with the use of many resources, Schorn said. "There are many factors that go into Putin's use of Russian troops," he said.

The invasion has represented a massive exercise, Schorn said. "First, he has moved upward to 190,000 troops from as far away as the Siberian bases, nearly 4,000 miles," the professor said. "It's an incredibly difficult and costly undertaking. This is not something a leader does lightly and not just for military exercises. It is expensive not just to deploy the troops, but (also) to sustain them once deployed."

Schorn raised questions about Putin's intentions.

"Putin has spent the last 15 years building and testing a well-armed, better-trained, modern and professional army. He knows that Russia faces few threats, so what else would the purpose of these forces be?" the professor asked.

"So, along with this being an expensive and diplomatically costly enterprise, it also creates certain expectations domestically and amongst his allies. Were he to stop now, it would appear that he's caving in to the Western pressure," Putin also faces a "closing window" on securing his place in history, with the current invasion perhaps his effort to achieve that, lasting fame, Schorn said.

"Putin is not getting any younger, and by rebuilding the Russian military and beginning to rebuild the Russian empire, he creates his legacy," the professor said.

"He can't afford to send the troops home and then attempt to reconstitute his offensive military force again."

Follow @RDochendorf on Twitter

2125

ORDINANCE NO. 1055

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE #1055,

THE 2022 ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF YANKTON, SOUTH DAKOTA.

As it obtained by the City of Yankton, South Dakota, that Ordinance #1055 is amended to wit:

**SECTION I - GENERAL FUND**

Ord. #1055

Ord. #1058

**A. Appropriations:**

**General Government:**

**Information Services**

**TOTAL GENERAL GOVERNMENT**

506,789

1. 192,798

699,587

3,007,588

2. 192,798

3,200,386

**Public Safety:**

**Police Department**

**Fire Department**

**TOTAL PUBLIC SAFETY**

4,016,505

3. 39,854

4,056,359

854,307

4. 75,000

929,307

4,873,772

5. 114,854

4,988,626

**Public Works:**

**Street & Highways**

**City Hall**

**Clinton Gateway Airport**

**TOTAL PUBLIC WORKS**

2,285,666

6. 220,000

2,505,666

349,014

7. 65,233

414,247

789,238

8. 50,000

839,238

3,026,896

9. 335,233

3,362,129

**Culture - Recreation:**

**Senior Citizens Center**

**TOTAL CULTURE - RECREATION**

**Other Financing Uses / Transfers Out**

**TOTAL OTHER FINANCING USES**

**TOTAL APPROPRIATIONS**

63,723

10. 35,000

98,723

925,122

11. 35,000

960,122

6,555,163

12. 747,605

7,302,767

6,555,163

12. 747,605

7,302,767

320,528,749

13. 1,425,490

321,954,239

**B. Means of Finance**

**Unappropriated Fund Balances**

**TOTAL MEANS OF FINANCE**

\$6,111,997

14. 1,425,490

\$7,537,487

\$20,528,749

15. 1,425,490

\$21,954,239

**SECTION II - SPECIAL REVENUE**

Ord. #1055

Ord. #1058

**A. Appropriations**

**Parks & Recreation**

**911/Dispatch**

**Lodging Sales Tax**

**TOTAL APPROPRIATIONS**

\$1,896,393

16. 75,874

\$1,972,267

926,753

17. 650,731

1,577,484

719,423

18. 56,249

775,672

\$12,085,595

19. 782,854

\$12,868,449

**B. Means of Finance**

**Unappropriated Fund Balance**

**Transfer From General Fund**

**TOTAL MEANS OF FINANCE**

\$918,759

20. 56,249

\$975,008

4,460,939

21. 726,605

5,187,534

\$12,580,612

22. 782,854

\$13,365,914

**SECTION III - CAPITAL PROJECT FUNDS**

Ord. #1055

Ord. #1058

**A. Appropriations**

**Park Capital Projects**

**Heather Aquatics Center Construction**

**TOTAL APPROPRIATIONS**

1,587,000

23. 21,000

1,608,000

30,988

24. 2,850,771

2,900,859

\$2,193,821

25. 2,871,771

\$2,065,662

**B. Means of Finance**

**Unappropriated Fund Balance**

**Transfer From General Fund**

**TOTAL OTHER FINANCING SOURCES**

**TOTAL MEANS OF FINANCE**

\$5,108,512

26. 2,850,771

\$7,959,283

1,287,000

27. 21,000

1,308,000

1,456,720

28. 21,000

1,477,720

\$13,833,214

29. 2,871,771

\$16,724,985

**SECTION IV - INTERNAL SERVICE FUNDS-CENTRAL GARAGE**

**Unappropriated Fund Balance**

**Estimated Revenue - Billings**

**TOTAL ESTIMATED BALANCE & REVENUES**

**Less Appropriations**

**Estimated Surplus**

\$156,504

202,102

\$1,058,606

880,058

30. 20,000

900,058

\$188,548

\$168,548

**SECTION VII - EFFECTIVE DATE**

This Ordinance being necessary for the support of the government of the City of Yankton and its existing institutions shall take effect upon its passage and publication. Adopted: February 14, 2022

Stephanie Moser, Mayor

ATTEST: Al Viereck, Finance Officer

Introduction and first reading: January 24, 2022

Second reading: February 14, 2022

Published in the Yankton Daily Press and Dakotan, Official Newspaper, Feb. 23, 2022

Published one time at the total approximate cost of \$102.82.

# Yankton County, South Dakota

# Receipt

**Paid by**

Darin James Hochstein  
darinjhoch@gmail.com

**Payment number**

1047

**Date paid**

February 11, 2022 09:58 AM

**Payment method**

Check

## \$300.00 paid on February 11, 2022

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2022-65

Description	Amount
Fee	\$300.00

**Yankton County Planning Commission**  
**Yankton County Board of Adjustment**

Applicant

**Jon Maras – Conditional Use Permit**      2/14/2022

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

☒ LC – Lakeside Commercial    ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1107    ☒ Section 1805    ☒ Section 1905

---

**NOTE:**

**Conditional Use Permit**

Applicant is requesting a Conditional Use Permit to construct a Self-storage Facility in a Lakeside Commercial (LC) District per Article 11 Section 1107. Said property is legally described as A Replat of lots 6 and 8, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as: Lot 12, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 605 Deer Blvd, Yankton, South Dakota

PC:      Article 18 Section 1805

BOA:    Article 19 Section 1905

Planning Commission date:  
3/8/2022

Board of Adjustment date:  
4/5/2022

Time:  
7:15  
P.M.  
Time:

## Yankton County

         Variance        X   Conditional Use               Rezoning

Owner: Jon , Greg , and Matt Maras

Owners Address: 1900 E. 2nd St.

Owners Phone: 6053602766

Applicants Name,  
if different from

Owner: Yankton's Executive Storage

## Applicants

Address: 605 Dr. Blvd

Job Address: 605 DEER BLVD

Legal: A replat of lots 6 & 8 Whitetail Run , in the SE1/4 of the NE1/4 of

Section,  
Township, Range: 16-93-56

## Zoning

Classification: Lakeside Commercial (LC)

### Affected Zoning

Ordinance: Section 11071805Section 11071905

Reason for Add to existstorage facility site

Request:

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 03/08/2022 7:15 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00      Check #: 1128      Receipt #:

Date:

02/12/2022

Signature:

---

Jon , Greg , and Matt Maras

# Site Map



Parcel Number: 09.016.250.080

Site Description:



CENTRAL TWP.

**UTICA TOWNSHIP****SECTION 1N**

1. Siebrandt, Jacob etux 5

**SECTION 2N**

1. Kralicek, Melissa 11

**SECTION 2S**

1. Holdahl, Robert etux 5

**SECTION 3N**

1. Grate, Leo etux 11

**SECTION 3S**

1. Holtzmann Family Trust

**SECTION 4N**

1. Nedved, Mark 7

**SECTION 4S**

1. Larson, Robert 8

2. Brandt Trust, Merle etal

**SECTION 5S**

3. Zimmerman, Steve 20

**SECTION 6N**

4. List Trust, Robert 18

**SECTION 6S**

1. Batcheller, Jay 8

**SECTION 7N**

1. Town of Utica 6

**SECTION 7S**

1. Maska, Leann 5

**SECTION 8N**

2. Olivier, Curtis etux 6

**SECTION 8S**

3. Loecker, Mark etux 5

**SECTION 9N**

4. Blaha, Jon etux 5

**SECTION 9S**

1. Anthony, Craig etux 10

**SECTION 10N**

1. Phillips, Timothy etux 5

**SECTION 10S**

1. Christianson, David

**SECTION 11N**

2. Hughes, Scott etux 13

**SECTION 11S**

1. Fanta, Timothy etux 9

**SECTION 12N**

1. Rokahr, Steven 9

**SECTION 12S**

1. Hecke Trust, Terrance

**SECTION 13N**

2. Affordable Self Storage

**SECTION 13S**

LLC 8

**SECTION 14N**

1. Marquardt Family LP 6

**SECTION 14S**

1. Cotton, Jeffrey etux 8

**SECTION 15N**

1. Yankton Medical Clinic

**SECTION 15S**

PC 12

**SECTION 16N**

1. Anstine, Rodney etux 7

**SECTION 16S**

1. Schenkel, Darrell etux 8

**SECTION 17N**

2. Tacke, WM etux 13

**SECTION 17S**

1. Cap LE, Stanley etal 5

**SECTION 18N**

2. Cap, Robert etux 7

**SECTION 18S**

1. Schenkel, Daniel etux 7

**SECTION 19N**

1. Yankton Co

**SECTION 19S**

Sharpshooters Assn 12

**SECTION 20N**

2. Johnson, Michael etux

**SECTION 20S**

9

**SECTION 21N**

1. Kralicek, Frank etux 5

**SECTION 21S**

1. White Crane Estates

**SECTION 22N**

LLC 18

**SECTION 22S**

1. Taggart, William etux 9

**SECTION 23N**

1. Marquardt, Doug 13

**SECTION 23S**

2. Keller, Dallas etux 10

**SECTION 24N**

1. Barnes, David etux 7

**SECTION 24S**

1. Zimmerman Trust,

Henry etal 12

**SECTION 25N**

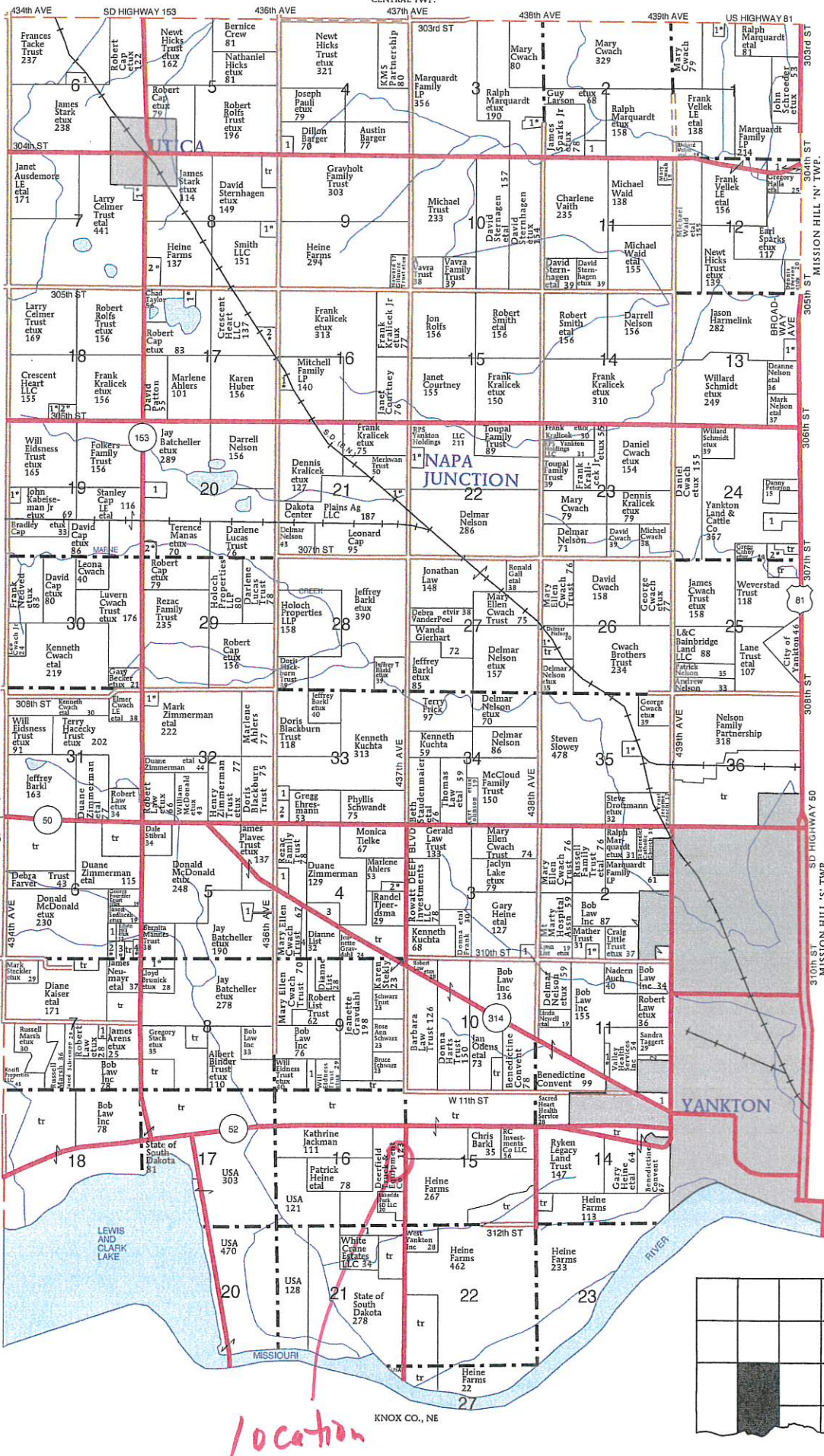
1. Delozier, Darrik 6

**SECTION 25S**

2. Waddell, Edward etux 8

**SECTION 26N**

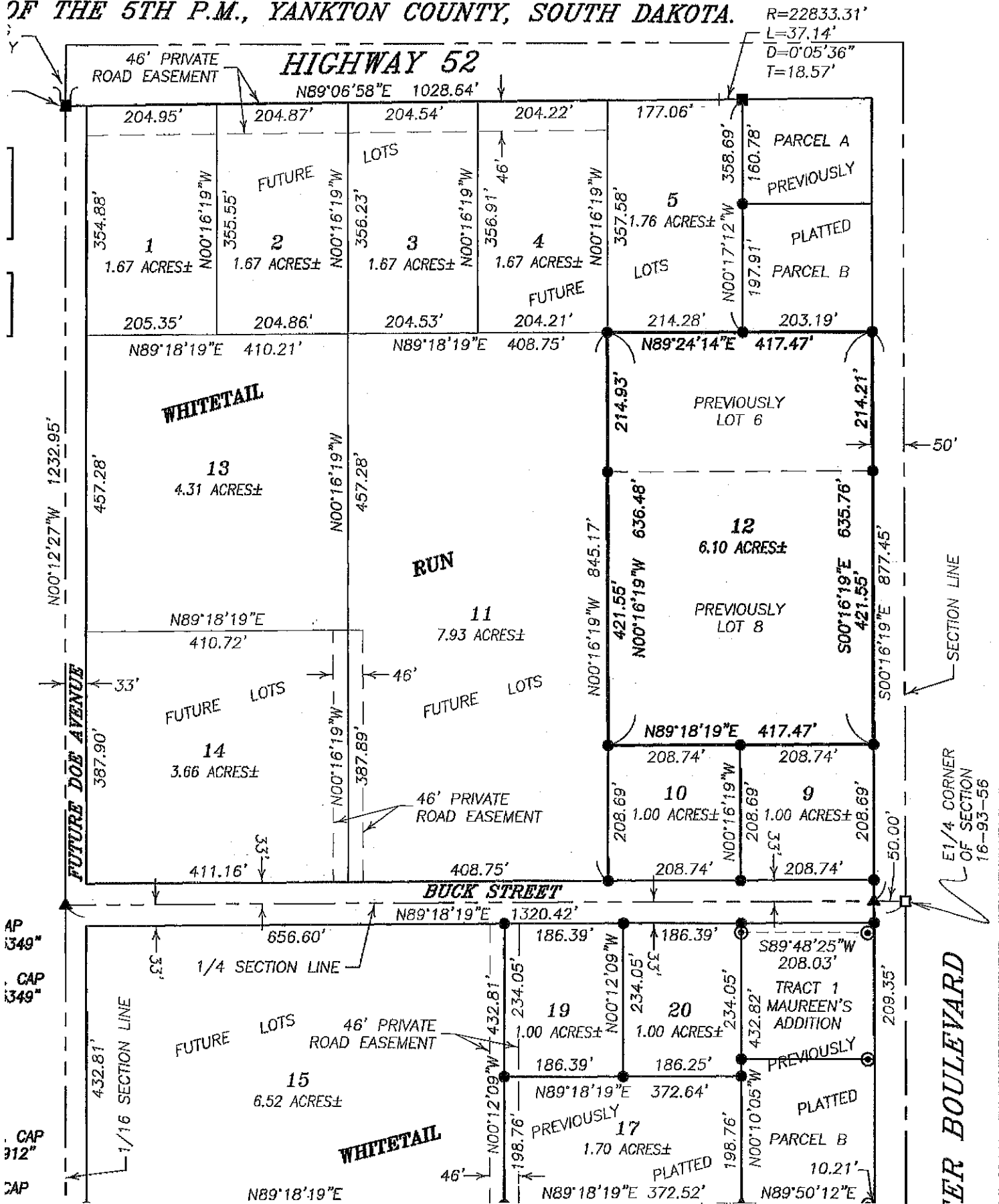
1. Slowey, Steven etux 14





LOTS 6 AND 8, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA,  
 HEREAFTER TO BE KNOWN AS:

IL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W  
 OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.



LOTS 6 AND 8, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF  
T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA,  
HEREAFTER TO BE KNOWN AS:

IL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W  
OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

RED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY  
8, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY,  
BE KNOWN AS:

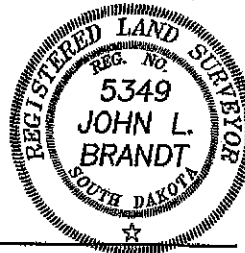
IE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY,

OWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

IL, 2021.

OWNER'S CERTIFICATE

JOHN L. BRANDT REG. NO. 5349



OF YANKTON'S EXECUTIVE STORAGE, LLC, DO HEREBY CERTIFY THAT YANKTON'S EXECUTIVE STORAGE, LLC, IS THE OWNER  
PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE  
ING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING  
ION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT 6, WHITETAIL RUN, AS  
PLATS, PAGE 433, AND LOT 8, WHITETAIL RUN, AS RECORDED IN BOOK S20 OF PLATS, PAGE 323.

\_\_\_\_\_, 20\_\_\_\_

JON MARAS  
MEMBER, YANKTON'S EXECUTIVE STORAGE, LLC

\_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JON MARAS, WHO  
IE A MEMBER OF YANKTON'S EXECUTIVE STORAGE, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO,  
STRUMENT FOR THE PURPOSES THEREIN CONTAINED.

RESOLUTION OF APPROVAL

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

HE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY, AND HAS SUBMITTED  
MISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

EN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR A REPORT AND  
O THE CITY COMMISSION AS REQUIRED BY LAW; NOW

THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND THE SAME IS HEREBY APPROVED. THE CITY  
ED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

\_\_\_\_\_  
MAYOR, CITY OF YANKTON, SOUTH DAKOTA DATE

OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS  
ITION PASSED BY THE CITY COUNCIL OF THE CITY OF YANKTON, SOUTH DAKOTA ON THIS \_\_\_\_\_ DAY  
20\_\_\_\_.

\_\_\_\_\_  
FINANCE OFFICER, YANKTON, SOUTH DAKOTA DATE

COUNTY PLANNING COMMISSION RESOLUTION

TON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE  
ANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE

\_\_\_\_\_  
PLANNING COMMISSION CHAIR DATE

\_\_\_\_\_  
ZONING ADMINISTRATOR DATE

COUNTY COMMISSIONER'S RESOLUTION

VTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED  
YANKTON COUNTY, SOUTH DAKOTA IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE  
SAME

Variance, Conditional  
Use and Rezoning  
Application  
CUP-2022-66  
Applicant  
Jon Maras  
Fees Paid  
\$300.00  
Created  
February 12, 2022

Number  
CUP-2022-  
66

09.016.250.080 | Jon , Greg ,  
and Matt Maras | 605 DEER  
BLVD, YANKTON, SD, 57078  
Submitted by  
Rvandboatstorage on  
2/12/2022



## Applicant

Jon Maras

6053602766

jon.maras@hotmail.com

Parcel search Completed On 2/12/2022 1:18 PM EST by Anonymous



ParcelID	Address	City	OwnerName	Acres
09.016.250.080	605 DEER BLVD	YANKTON	YANKTON'S EXEC STORAGE LLC (D)	0.000

Draft Building Permit Completed On 2/12/2022 1:27 PM EST by Rvandboatstorage

Upload Draft Building Permit ①

Draft Building Permit Form Completed On 2/12/2022 1:27 PM EST by Rvandboatstorage

Job Address

605 DEER BLVD

Legal Description of Construction Site

LT 8 WHITETAIL RUN

Owner Name

YANKTON'S EXEC STORAGE LLC (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

**Generate Draft Building Permit** Completed On 2/12/2022 1:27 PM EST by Rvandtboatstorage

Generate Draft Building Permit

**Submit** Completed On 2/12/2022 1:28 PM EST by Rvandtboatstorage

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one

hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

#### Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

#### Signature



#### Date

2/12/2022

Application Submitted Successfully Completed On 2/12/2022 1:28 PM EST by Rvandoatstorage

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Site Plan Completed On 2/14/2022 9:22 AM EST by bconkling

Map - Mark the location of structures and other necessary information.

☐ Sketch Layer

☐ Reference Layer

☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents





## Owner Information

**Owner Name**

Jon , Greg , and Matt Maras

**Owner Address**

1900 E. 2nd St.

**Owner Phone Number**

6053602766

## Property Information

**Parcel ID Number**

09.016.250.080

**Legal Description**

A replat of lots 6 & 8 Whitetail Run , in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County South Dakota

**Site Address**

605 DEER BLVD

**City**

YANKTON

**Zip**

57078

**Section-Township-Range**

16-93-56

**Zoning District**

RT

**Zoning Description**

RT

**Existing Use of Property**

Farmland to become part of existing storage facility

**Planning Review** Completed On 2/14/2022 9:28 AM EST by bconkling

**Continue with application**

Continue

Describe what the applicant is requesting

Applicant is Re-plating two lots into one and adding another self-storage building

Planning Commission Code Reference

Section 1107

Other Planning Commission Code Reference ⓘ

1805

Board of Adjustment Code Reference

Section 1107

Other Board of Adjustment Code Reference ⓘ

1905

*Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.*

Zoning Classification ⓘ

Lakeside Commercial (LC)

Wave Fee

Notes ⓘ

Property is not in the Flood Plain

Director Review Completed On 2/14/2022 9:38 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 2/14/2022 9:39 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method

Check



Confirmation Number

1128

Amount Paid

\$300.00

PC Prep Completed On 2/14/2022 10:05 AM EST by beonkling

## Planning Commission Meeting

Planning Commission Meeting Date and Time

March 8th 2022, 7:15 pm CST

Letters to be mailed 10 days prior to the public meeting:

undefined

Additional Instructions for PC email

Return the affidavit 8 days prior to the public meeting:

undefined

Place your zoning action sign 7 days prior to the public meeting:

undefined

Date to send email to applicant

02/22/2022

Upload PC Mailing Labels

Maras labels.pdf

Upload PC Affidavit of Mailing

3 Mailing affidavit 1320.pdf

Upload PC Notification Letter

MarasCUP NOT Letter.pdf

Upload PC Newspaper Publication

Legals 3-8-2022.pdf

Permit Number

CUP-2022-66

Receipt Number

PC App Form Completed On 2/14/2022 10:05 AM EST by bconkling  
PC App Form  
External Notes

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Jon Maras, hereby certify that on the 25th day of February, 20 22, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 25th day of February, 20 22.

Jon Maras  
(Name)  
Affiant

Subscribed and sworn to before me this 24th day of February, 20 22.



Heather Fischer  
Notary Public - South Dakota  
My commission expires: 12-23-2024

# NOTIFICATION

February 22, 2022

Jon Maras  
605 Deer Blvd  
Yankton, SD 57078

Dear Yankton County Property Owner:

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

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 8th day of March, 2022 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 to construct a Self-storage Facility in a Lakeside Commercial (LC) District per Article 11 Section 1107. Said property is legally described as A Replat of lots 6 and 8, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as: Lot 12, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 605 Deer Blvd, Yankton, South Dakota*

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

Sincerely,  
Jon Maras

Petitioner

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

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

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

CENTRAL NEBRASKA EXCHNG SERVICE  
309 WEST SUMMIT ST  
PAGE NE 68766

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

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

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

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

HEINE FARMS (D)  
PO BOX 477  
YANKTON SD 57078

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

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

KALTSULAS, THOMAS C (D)  
188 MARINA DELL AVE  
YANKTON SD 57078

LANGE FAMILY PROTECTION TRUST (D)  
827 HEMI DR  
YANKTON SD 57078

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

LEFEBVERE, JACOB W (D)  
308 EAST 21 ST  
YANKTON SD 57078

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

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

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

LUKEN CONSTRUCTION LLC (D)  
605 DOUGLAS AVE  
YANKTON SD 57078

LUTHER, THOMAS R (D)  
604 SAWGRASS  
YANKTON SD 57078

MABEE, TAMARA F (D)  
3803 WEST 11 ST  
YANKTON SD 57078

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

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

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

MR K TRUCK CENTER (D)  
30174 438 AVE  
UTICA SD 57067

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

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

PETERSEN, AARON (D)  
PO BOX 1097  
YANKTON SD 57078

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

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

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

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

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

SCS PROPERTY MANAGEMENT CORP (I  
3702 LEADER LN  
YANKTON SD 57078

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

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

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

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

T&M STORAGE LLC (D)  
118 WEST 3 ST  
YANKTON SD 57078

TJ LAND INC (D)  
6627 DUNSMORE RD  
RAPID CITY SD 57702

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

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

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

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

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



# Yankton County, South Dakota

## Receipt

**Paid by**  
Jon Maras  
jon.maras@hotmail.com

**Payment number**  
**Date paid**  
**Payment method**

1128  
February 14, 2022 09:39 AM  
Check

**\$300.00 paid on February 14, 2022**

**Variance, Conditional Use and Rezoning Application**

**Application ID: CUP-2022-66**

Description	Amount
Fee	\$300.00



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 2/18/2022

Applicant

Stuart Huber - Variance

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

☐ LC -- Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ Section 515 ☐ Section 705 ☐ Section 715 ☐ Section 805

☒ Section 1807 ☒ Section 1907

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:**

**Variance**

Applicant is requesting a Variance to minimum lot size in an Agriculture District (AG) per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5<sup>th</sup> Principal Prime Meridian, Yankton County, South Dakota, Containing 128,447 S.F. (2.95 Acres more or less). E911 address is 44398 SD HWY 46, Irene, SD.

PC: Article 18 Section 1807

BOA: Article 19 Section 1907

Planning Commission date:  
3/8/2022

Board of Adjustment date:  
4/5 2022

Time:

Time:

# Yankton County

X Variance

           **Conditional Use**

           Rezoning

Owner: Stuart Huber/Dan Leber

Owners Address: 44254 292 St , Irene, SD 57037

Owners Phone: 605-212-2423

Applicants Name,  
if different from

Owner: Mayfield Bar and Grill separation

## Applicants

Address: 44254 292 St, Irene, SD 57037

Job Address: 44398 SD HWY 46

Legal: LT A SE4 SE4 (2.00 A)

Section,  
Township, Range: 34-96-55

## Zoning

Classification: AG

## Affected Zoning

Ordinance: Section 1807Section 18071907

Reason for Request: Property has house and restaurant. Would like to separate residence from business to comply with contract.

List Specific Hardships: The development of Hwy 46 is removing a driveway for the residence. The state is installing a new driveway from Walshtown Road. This will give a separate approach to the house without going thru the business

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 03/08/2022 7:20 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$450.00

Check #:

Receipt #:

Signature:

Stuart Huber/Dan Leber

Date:

01/26/2022

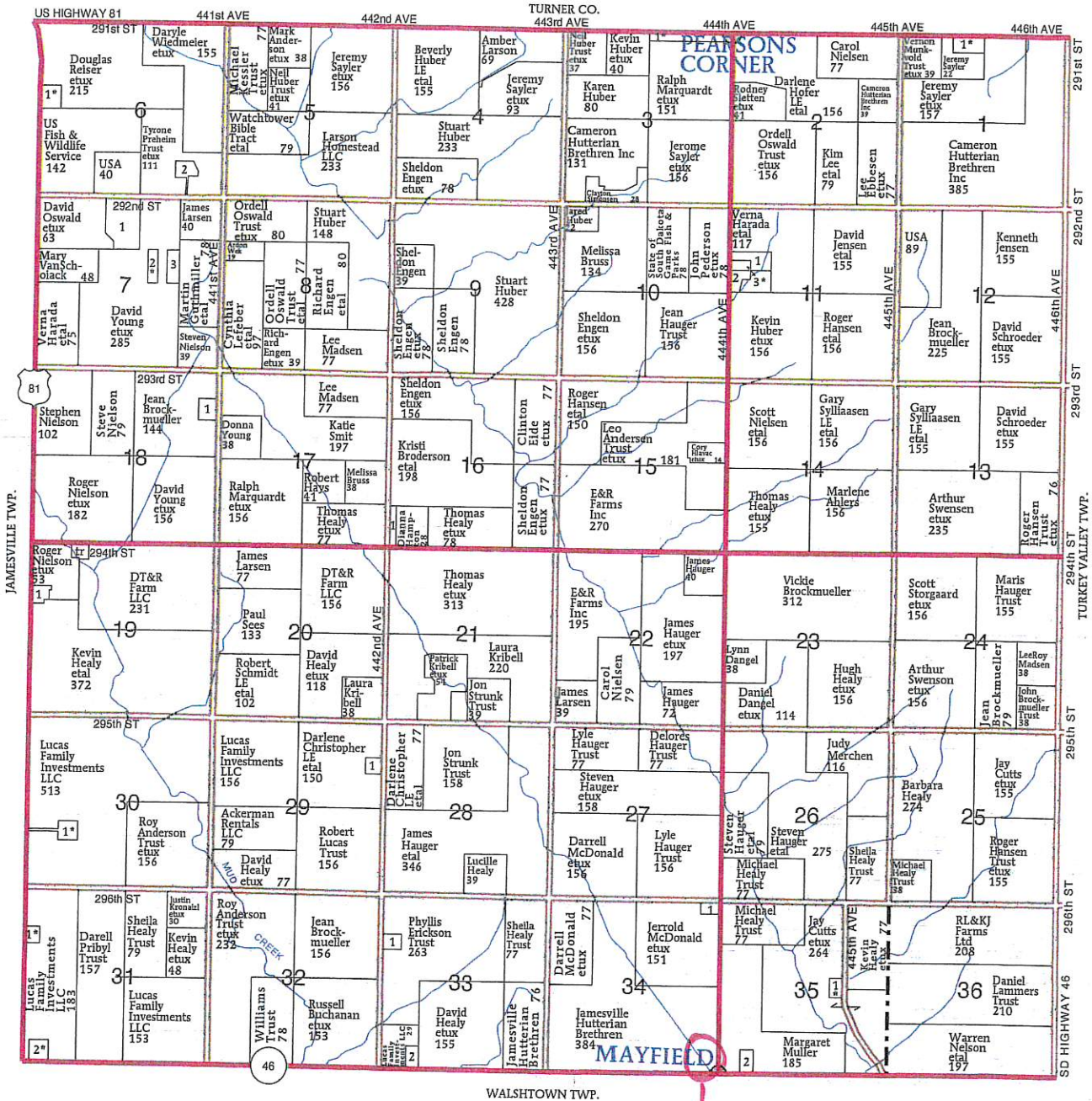
# Site Map



Parcel Number: 08.034.200.020

Site Description: Scottwell Engineering is in the process of plotting site.

(Landowners)



WALSH TOWNSHIP.

location

**MAYFIELD TOWNSHIP****SECTION 1**

1. Jensen, Corey et al 16

**SECTION 3**

1. Skjonsberg Sr, Ronald et al 6

**SECTION 6**

1. Kopejka, Tracy et al 7

2. Massey, Larry 7

**SECTION 7**

1. State of South Dakota Game Fish &amp; Parks 17

2. Young, David et al 9

3. Larsen, James 8

**SECTION 11**

1. Kerns, Connie 14

2. Sorensen, Ethel 8

3. Kerns-Grams, Connie et al 17

**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 et al 8

**SECTION 31**

1. Lucas, Benjamin et al 6

2. Kramer, Chris et al 9

**SECTION 33**

1. Brockmueller, Jean 11

2. Jensen, Donald 7

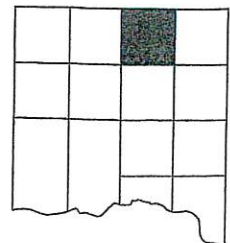
**SECTION 34**

1. St Columbia Church Mayfield 5

**SECTION 35**

1. Nelson, Rory et al 6

2. Nelson, Timothy 6







## SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before February 11, 2022, survey that parcel of land described as: TRACTS 1 AND 2 OF LOT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 96 NORTH, RANGE 65 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

Dated this 14th day of February, 2022.

*Brett R. Kennedy*  
Brett R. Kennedy, L.S. 5350



## OWNER'S CERTIFICATE

We do hereby certify that we are the owners of all the land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purpose of locating, marking and plating, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. We hereby dedicate to the public for public use forever, the streets, roads, alleys and parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements, on or under the streets, roads, alleys, parks and public grounds, whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

Dated this day of

Kevin Huber -- Power of Attorney  
for Stuart Huber

On this, the day of , before me, the undersigned officer, appeared Kevin Huber, the Power of Attorney (POA) for Stuart Huber, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he, as POA, executed the same for the purposes therein contained.

My commission expires

Notary Public, Yankton County, South Dakota

Dated this day of

Daniel Leber

On this, the day of , before me, the undersigned officer, appeared Daniel Leber, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

My commission expires

Notary Public, Yankton County, South Dakota

TRACTS 1 AND 2  
OF LOT A  
YANKTON COUNTY, SOUTH DAKOTA

STUART  
HUBER



**CERTIFICATE OF STREET AUTHORITY**

The location of existing access roads abutting or approaches entering the State/County/Township Road, is hereby approved. Any changes in the existing access shall require additional approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
State/County/Township Road Authority

**COUNTY PLANNING COMMISSION APPROVAL**

Approval of the final plan of **TRACTS 1 AND 2 OF LOT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA**, is hereby granted by the Yankton County Planning Commission on this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Chair, County Planning Commission  
Yankton County, South Dakota

**COUNTY COMMISSION APPROVAL**

I hereby certify that the final plan of **TRACTS 1 AND 2 OF LOT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Chairman, County Commission  
Yankton County, South Dakota

**COUNTY AUDITOR CERTIFICATE**

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

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
County Auditor  
Yankton County, South Dakota

**DIRECTOR OF EQUALIZATION**

I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above final plan has been filed at my office.

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Director of Equalization Yankton  
County, South Dakota

**COUNTY TREASURER CERTIFICATE**

I, Treasurer of Yankton County, South Dakota, hereby certify that all taxes which are liens upon any land shown in the above plat as shown by the records of my office, have been paid in full.

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Treasurer  
Yankton County, South Dakota

**REGISTER OF DEEDS**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ at \_\_\_\_ O'clock, \_\_\_\_ M., and recorded in book \_\_\_\_ of plats on page \_\_\_\_.

\_\_\_\_\_  
Register of Deeds  
Yankton County, South Dakota

3 OF 3

25 PROJECT # 21435

REVIEW OF DEEDS  
RECORDED  
DATE

**TRACTS 1 AND 2  
OF LOT A**  
YANKTON COUNTY, SOUTH DAKOTA

STUART  
HUBER

**STOCKWELL**  
STOCKWELL ENGINEERING, INC.  
1001 13TH AVE. S.W.  
YANKTON, SD 57401  
PH 605.466.5800  
FAX 605.466.5802

# FINDINGS OF FACT – VARIANCE

Huber-Var-2022-67

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 1807:	
1. A. The strict application of the ordinance would produce undue hardship;	Applicant is requesting a Variance to minimum lot size in an Agriculture District (AG) per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5 <sup>th</sup> Principal Prime Meridian, Yankton County, South Dakota, Containing 128.447 S.F. (2.95 Acres more or less). E911 address is 44398 SD HWY 46, Irene, SD.
B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;	
C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; and	
D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, and caprice.	
2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance.	
3. A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district;	
B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same	



district under the terms of this ordinance;	
C. The special conditions and circumstances do not result from the actions of the applicant; and	
D. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district.	
E. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.	
F. Notice of public hearing shall be given, as in Section 1803 (3-5).	Mailed – Published –
G. The public hearing shall be held. Any party may appear in person for by agent or by attorney.	Public hearing –
H. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendation of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.	
I. In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.	
J. Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.	

Variance, Conditional  
Use and Rezoning  
Application  
VAR-2022-67  
Applicant  
Stuart Huber

Fees Paid  
\$450.00  
Created  
January 21, 2022

Number  
VAR-2022-  
67

08.034.200.020 | Stuart  
Huber/Dan Leber | 44398 SD  
HWY 46, IRENE, SD, 57037  
Submitted by Stuart on  
1/21/2022



## Applicant

Stuart Huber

605-212-2423

huberhome@live.com

Parcel search Completed On 1/21/2022 11:08 AM EST by Anonymous



ParcelID	Address	City	OwnerName	Acres
08.034.200.020	44398 SD HWY 46	IRENE	LEBER, DANIEL (C)    HUBER, STUART (D)	0.000

Request Information Completed On 1/21/2022 11:25 AM EST by Stuart

### Type of Request

Variance

### Fee

\$0.00

### Reason for Request

Property has house and restaurant. Would like to separate residence from business to comply with contract.

### List Specific Hardships

The development of Hwy 46 is removing a driveway for the residence. The state is installing a new driveway from Walshtown Road. This will give a separate approach to the house without going thru the business parking lot. Which will enable separation of the house from the business property and allow us to comply with the existing contract. This will enable us to keep Mayfield Bar and Grill in business.

## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Mayfield Bar and Grill separation

Applicant Address

44254 292 St, Irene, SD 57037

Applicant Phone

605-212-2423

## Owner Information

Owner Name

Stuart Huber/Dan Leber

Owner Address

44254 292 St , Irene, SD 57037

Owner Phone Number

605-212-2423

## Property Information

Parcel ID Number

08.034.200.020

Legal Description

LT A SE4 SE4 (2.00 A)

Site Address

44398 SD HWY 46

City

IRENE

Zip

57037

Section-Township-Range

34-96-55

Zoning District

AG

Zoning Description

AG

Existing Use of Property

Bar and restaurant with a separate house on corner of property.

Site Plan Completed On 1/26/2022 1:18 PM EST by bconkling

Map - Mark the location of structures and other necessary information.

☐ Sketch Layer

☐ Reference Layer

☒ Mapproxy

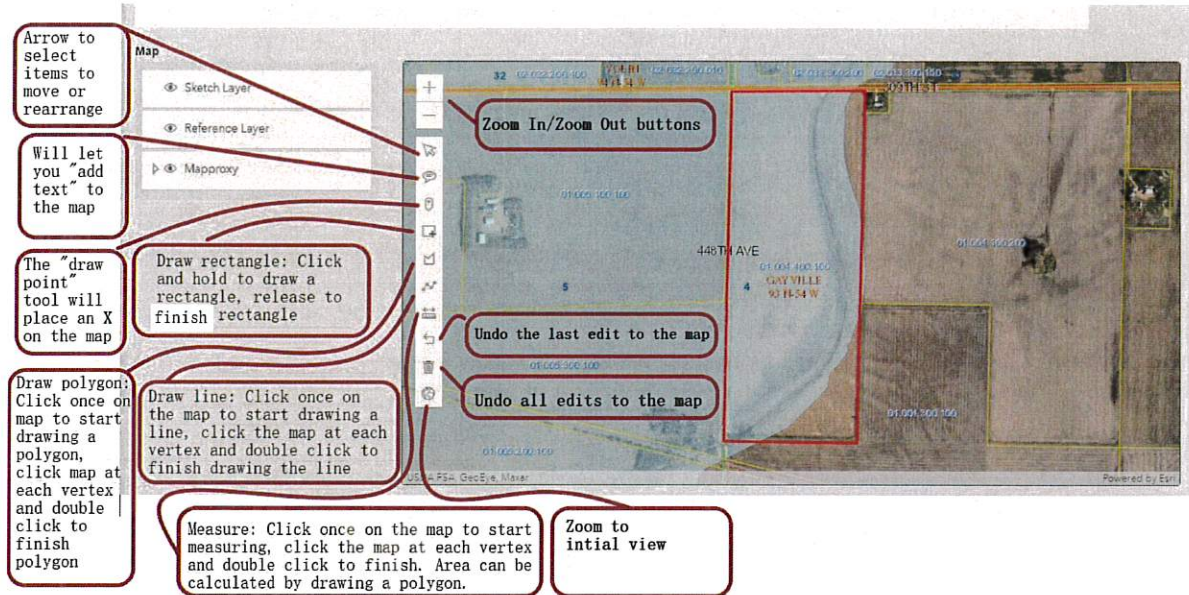


Describe the location and use of adjacent structures

Scottwell Engineering is in the process of plotting site.

Upload Site Plan and/or additional plans and documents





Draft Building Permit Completed On 1/26/2022 1:18 PM EST by bconkling

Upload Draft Building Permit 

Draft Building Permit Form Completed On 1/26/2022 1:19 PM EST by bconkling

Job Address

44398 SD HWY 46

Legal Description of Construction Site

LT A SE4 SE4 (2.00 A)

Owner Name

LEBER, DANIEL (C) || HUBER, STUART (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 1/26/2022 1:19 PM EST by bconkling

[Generate Draft Building Permit](#)

Submit Completed On 1/26/2022 1:19 PM EST by bconkling

A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be placed upon the closest available right-of-way and upon the property. Said signs shall not be less than one hundred and eighty seven (187) square inches in size. It shall be unlawful for any person to remove, mutilate, destroy or change such posted notice prior to such hearings.

Please pick the sign up from the zoning office on or before eight (8) days prior to the meeting.

Applicant Agreement

Please check the box to confirm you have read and agree to the notices above.

Signature



Date

1/26/2022

Application Submitted Successfully Completed On 1/26/2022 1:19 PM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Director Review Completed On 1/26/2022 1:30 PM EST by gvetter

Zoning Director Review

Approve

Planning Review Completed On 2/11/2022 1:21 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is applying for a Variance to minimum lot size. The home and business are on a nonconforming AG lot and he wishes to separate the home and business.

Planning Commission Code Reference

Section 1807

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 1807

Other Board of Adjustment Code Reference ⓘ

1907

Please confirm the zoning provided by the applicant. If zoning is incorrect, please enter the correct zoning. It is this field that is printed on the final form to avoid applicant/system error. The correct zoning must be entered.

Zoning Classification ⓘ

AG

Wave Fee

Notes ⓘ

Lot is a non-conforming, pre-zoning lot

Payment Completed On 2/18/2022 2:57 PM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

## Confirmation Data

Payment Method

Cash



Confirmation Number

Amount Paid

\$450.00

PC Prep Completed On 2/18/2022 3:01 PM EST by bconkling

## Planning Commission Meeting

Planning Commission Meeting Date and Time

March 8th 2022, 7:20 pm CST

Letters to be mailed 10 days prior to the public meeting:

undefined

Additional Instructions for PC email

Return the affidavit 8 days prior to the public meeting:

undefined

Place your zoning action sign 7 days prior to the public meeting:

undefined

Date to send email to applicant

02/22/2022

Upload PC Mailing Labels

Huber Labels.pdf

Upload PC Affidavit of Mailing

2 Mailing Affidavit 2640.pdf

Upload PC Notification Letter

Notification Letter Template - AG.pdf

Upload PC Newspaper Publication

Legals 3-8-2022.pdf

Permit Number

VAR-2022-67

Receipt Number

PC App Form Completed On 2/18/2022 3:01 PM EST by bconkling

PC App Form

External Notes

Documents

Internal Notes

Documents

---

AFFIDAVIT OF MAILING

I, Kevin Huber, hereby certify that on the 23 day of Feb, 2022, 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 23 day of Feb, 2022.

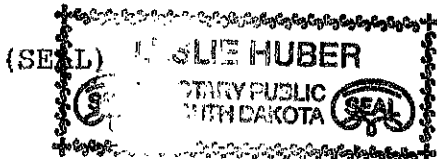
[Signature]

(Name)  
Affiant

Subscribed and sworn to before me this 23 day of Feb, 2022.

[Signature]

Notary Public - South Dakota  
My commission expires: 4-19-23



# NOTIFICATION

February 22, 2022

Stuart Huber  
44254 292 St  
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 7:20 P.M. on the 8th day of March, 2022 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 Variance to minimum lot size in an Agriculture District (AG) per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5<sup>th</sup> Principal Prime Meridian, Yankton County, South Dakota, Containing 128.447 S.F. (2.95 Acres more or less). E911 address is 44398 SD HWY 46, Irene, SD.*

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,  
Stuart Huber

Petitioner

CUTTS, JAY F (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 (D)  
29568 436 AVE  
UTICA SD 57067

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

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

MULLER, MARGARET A (D)  
1102 WEST 21 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

From Page 1

include Ukraine. Putin realized that Russia is a diminished power and this is Putin's way to lash out against Russia's role in Europe.

Schorn sees troop movements planned for other areas.

"We can expect to see additional Russian troops being sent into Ukraine, not just in separatist-held areas and not just the Donetsk and Luhansk regions," he said.

The current Russian invasion has been well planned with a lot of many resources, Schorn said.

"There are many factors that into Putin's use of Russian troops," he said.

The invasion has represented massive exercise, Schorn said.

"First, he has moved up to 150,000 troops from as far as the Siberian bases, nearly 5,000 miles," the professor said.

"It's an incredibly difficult and costly undertaking. It is God's will that things a leader does really pay for not just for military resources, but also expensive not just for military resources but (also) to sustain the troops (and) also to sustain the once deployed."

Schorn raised questions about Putin's intentions.

"Putin has spent the last 15 years building and testing his military, better trained, he knows what he's doing."

# Yankton County, South Dakota

## Receipt

**Paid by**

Stuart Huber

huberhome@live.com

**Payment number**

2639854ed61440a0aech0cb74000fefa

**Date paid**

February 18, 2022 02:57 PM

**Payment method**

Cash

### \$450.00 paid on February 18, 2022

Variance, Conditional Use and Rezoning Application

Application ID: VAR-2022-67

Description	Amount
Fee	\$450.00



Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 2/7/2022

Applicant - Maras

Lot 12 Whitetail Run - PLAT

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

☒ LC - Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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:**

A Replat of lots 6 and 8, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as: Lot 12, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## **YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST**

In order to insure prompt approval of your plat, please follow these steps:

☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- ☐ 8. County Planning Commission Chair signature?
- ☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- ☐ 10. County Commission Chairs signature?
- ☐ 11. County Auditor's signature?
- ☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 03/08/2022

Board of Adjustment date: 3/18/2022

**Please Check Plat Type:**

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

**-----Development Information-----**

Plat Name: A Replat of lots 6 and 8, Whitetail

Section No: 16 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 6

How is the property currently being used? Lakeside Commercial

What is the proposed use of the property? Lakeside Commercial

**-----Surveyor/Engineer Information-----**

Firm Name: Brandt Land Surveying

Address: \_\_\_\_\_

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

**-----Property Owner Information-----**

Name: Yankton Executive Storage

Address: 1900 S 2nd St

City: Hartford State: SD Zip: 57033

Contact person: Matt Maras

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agents Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 6 Acres

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☒ Yes ☐ No

If yes: Self Storage Facility - CUP application is  
Name, address and phone number of contractor(s) \_\_\_\_\_

**-----Owner certification-----**

This is to certify that Yankton Executive Storage  
the undersigned is/are the sole owner(s) of the property described  
above on the date of this application, and that I/we have read and  
understand Section 207 of the Yankton county Zoning Ordinance.

Matt Maras

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent  
is/are the sole owner(s) of the property described above on the date  
of this application, and that I have read and understand Section 207  
of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_  
County Commission Date: \_\_\_\_\_

## UTICA TOWNSHIP

## SECTION 1N

1. Siebrandt, Jacob etux 5

## SECTION 2N

1. Kralicek, Melissa 11

## SECTION 2S

1. Holdahl, Robert etux 5

## SECTION 3N

1. Grate, Leo etux 11

## SECTION 3S

1. Holtzmann Family Trust 7

## SECTION 4N

1. Nedved, Mark 7

## SECTION 4S

1. Larson, Robert 8
2. Brandt Trust, Merle etal 11
3. Zimmerman, Steve 20
4. List Trust, Robert 18

## SECTION 5S

1. Batcheller, Jay 8

## SECTION 6N

1. Town of Utica 6

## SECTION 6S

1. Maska, Leann 5
2. Olivier, Curtis etux 6
3. Loecker, Mark etux 5
4. Blaha, Jon etux 5

## SECTION 7N

1. Anthony, Craig etux 10

## SECTION 7S

1. Phillips, Timothy etux 5

## SECTION 8N

1. Christianson, David etux 6

## SECTION 8S

2. Hughes, Scott etux 13

## SECTION 9S

1. Fanta, Timothy etux 9

## SECTION 9S

1. Rokahr, Steven 9

## SECTION 11S

1. Hecky Trust, Terrance etux 11

## SECTION 12N

2. Affordable Self Storage LLC 8

## SECTION 13N

1. Marquardt Family LP 6

## SECTION 14S

1. Cotton, Jeffrey etux 8

## SECTION 14S

1. Yankton Medical Clinic PC 12

## SECTION 16N

1. Anstine, Rodney etux 7

## SECTION 17N

1. Schenkel, Darrell etux 8

## SECTION 17N

2. Tacke, WM etux 13

## SECTION 18N

1. Cap LE, Stanley etal 5

## SECTION 19

2. Cap, Robert etux 7

## SECTION 19

1. Schenkel, Daniel etux 7

## SECTION 20N

1. Yankton Co Sharpshooters Assn 12

## SECTION 20N

2. Johnson, Michael etux 9

## SECTION 21N

1. Kralicek, Frank etux 5

## SECTION 21S

1. White Crane Estates LLC 18

## SECTION 22N

1. Taggart, William etux 9

## SECTION 24

1. Marquardt, Doug 13

## SECTION 26

1. Keller, Dallas etux 10

## SECTION 26

1. Barnes, David etux 7

## SECTION 32

1. Zimmerman Trust, Henry etal 12

## SECTION 33

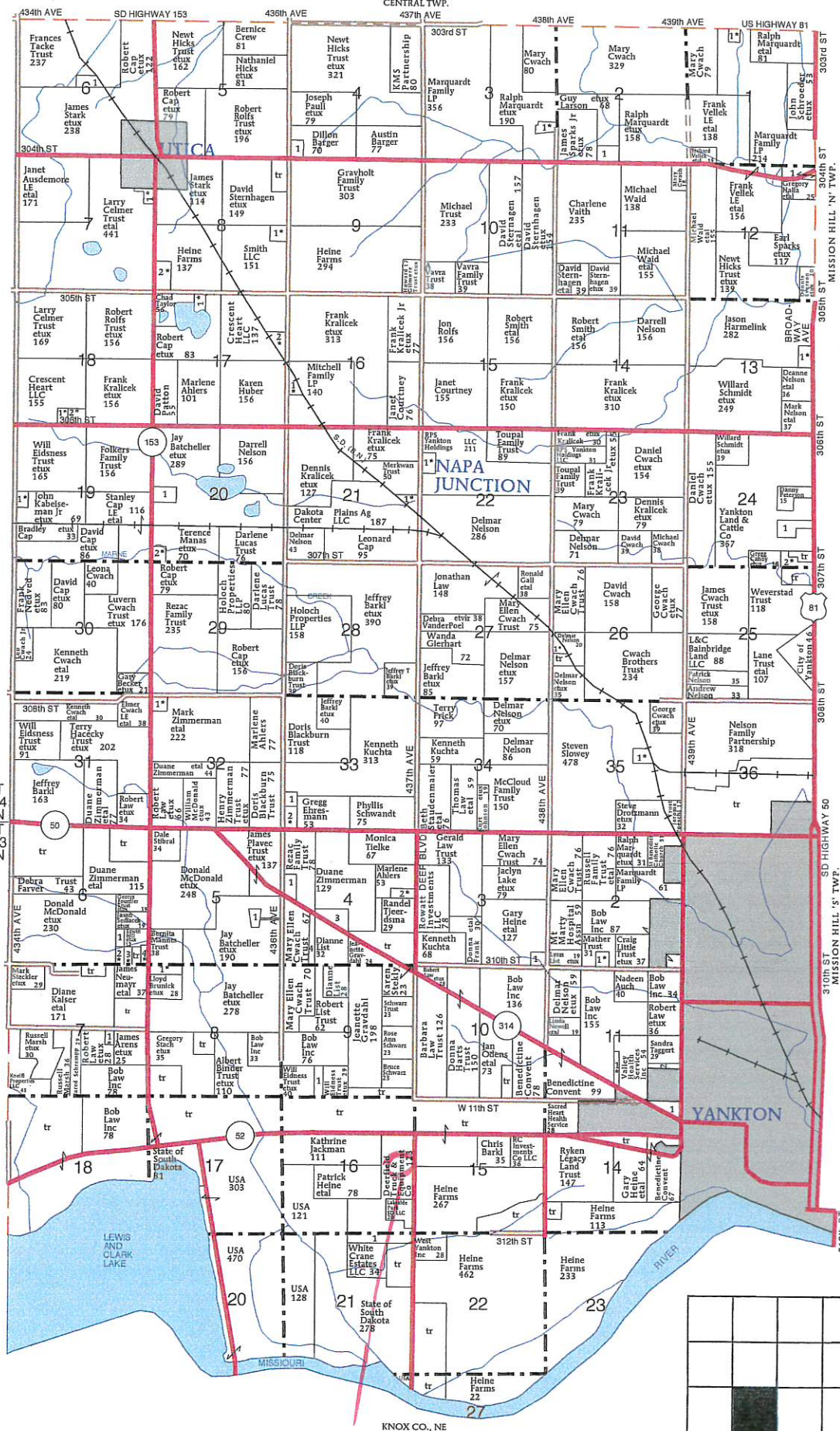
1. Delozier, Darrik 6

## SECTION 35

2. Waddell, Edward etux 8

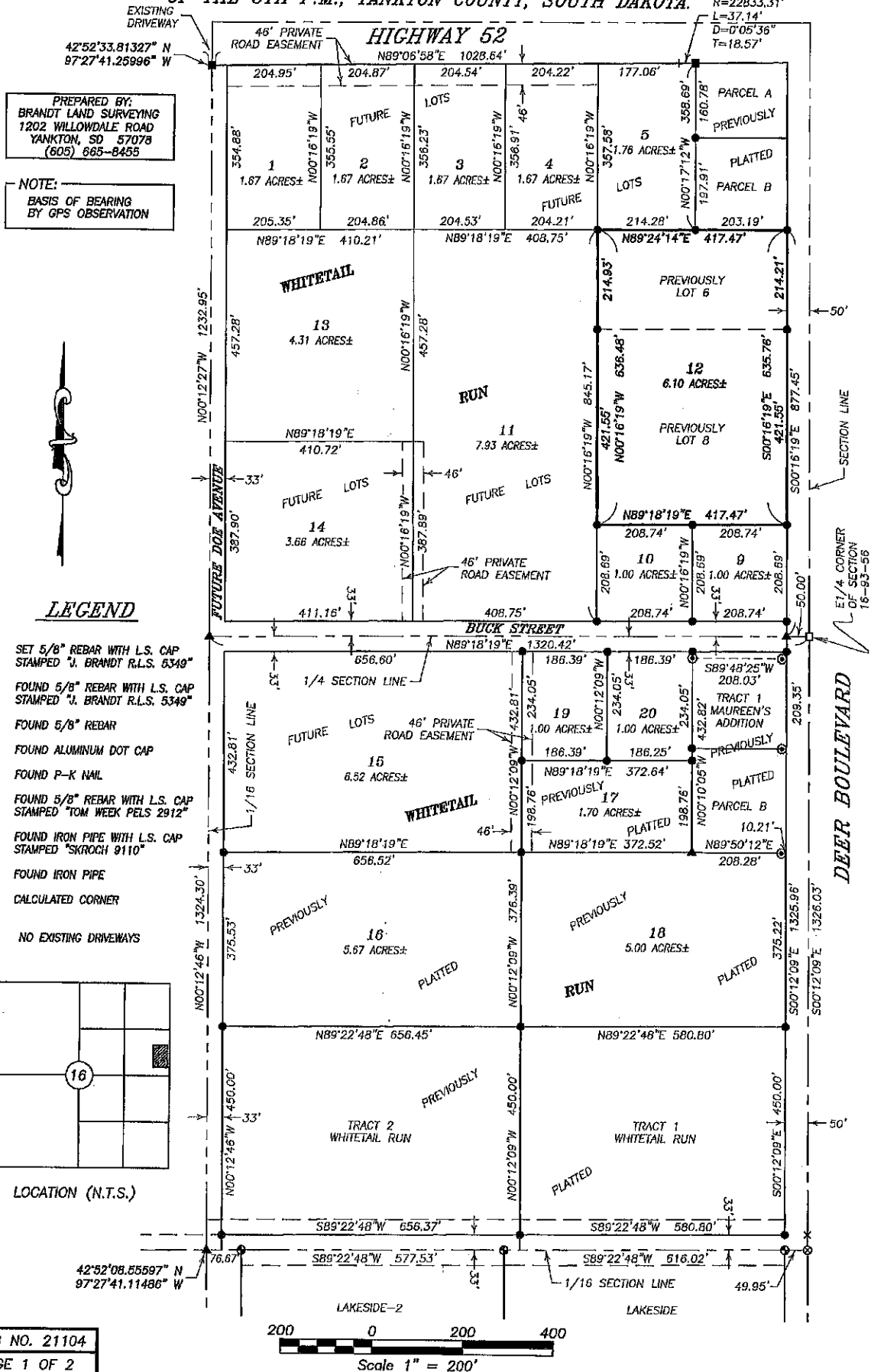
## SECTION 35

1. Slowey, Steven etux 14



location

**A REPLAT OF LOTS 6 AND 8, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:  
LOT 12, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**





**A REPLAT OF LOTS 6 AND 8, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:  
LOT 12, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**

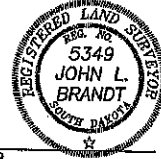
**SURVEYOR'S CERTIFICATE**

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND REPLAT OF LOTS 6 AND 8, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA, HEREAFTER TO BE KNOWN AS:

LOT 12, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 29TH DAY OF APRIL, 2021.



**OWNER'S CERTIFICATE**

JOHN L. BRANDT REG. NO. 5349

I, JON MARAS, AS A MEMBER OF YANKTON'S EXECUTIVE STORAGE, LLC, DO HEREBY CERTIFY THAT YANKTON'S EXECUTIVE STORAGE, LLC, IS THE OWNER OF THE ABOVE SAID REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THIS PLAT HEREBY VACATES LOT 8, WHITETAIL RUN, AS RECORDED IN BOOK S20 OF PLATS, PAGE 433, AND LOT 8, WHITETAIL RUN, AS RECORDED IN BOOK S20 OF PLATS, PAGE 323.

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

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

JON MARAS  
MEMBER, YANKTON'S EXECUTIVE STORAGE, LLC

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JON MARAS, WHO ACKNOWLEDGED HIMSELF TO BE A MEMBER OF YANKTON'S EXECUTIVE STORAGE, LLC, AND THAT HE AS A MEMBER, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

**RESOLUTION OF APPROVAL**

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

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE ABOVE DESCRIBED REAL PROPERTY, AND HAS SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

WHEREAS, SUCH PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR A REPORT AND RECOMMENDATIONS THEREON TO THE CITY COMMISSION AS REQUIRED BY LAW; NOW

THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND THE SAME IS HEREBY APPROVED. THE CITY FINANCE OFFICER IS AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

MAYOR, CITY OF YANKTON, SOUTH DAKOTA DATE \_\_\_\_\_

I, THE UNDERSIGNED, FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL OF THE CITY OF YANKTON, SOUTH DAKOTA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FINANCE OFFICER, YANKTON, SOUTH DAKOTA DATE \_\_\_\_\_

**COUNTY PLANNING COMMISSION RESOLUTION**

BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE ABOVE SURVEY AND PLAT IS APPROVED AND THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

PLANNING COMMISSION CHAIR DATE \_\_\_\_\_

ZONING ADMINISTRATOR DATE \_\_\_\_\_

**COUNTY COMMISSIONER'S RESOLUTION**

BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, THAT THE ABOVE SURVEY AND PLAT BE APPROVED AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE RESOLUTION AND CERTIFY THE SAME.

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

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA AT THE REGULAR MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY AUDITOR

**APPROVAL OF HIGHWAY AUTHORITY**

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

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

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

**COUNTY TREASURER'S CERTIFICATE**

I, THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, HAVE BEEN PAID IN FULL.

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

**DIRECTOR OF EQUALIZATION**

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

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

**REGISTER OF DEEDS**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

JOB NO. 21104

PAGE 2 OF 2

REGISTER OF DEEDS

Plat Approval  
Application  
27788  
Applicant  
Bill Testing  
Fees Paid  
\$100.00  
Created  
February 7, 2022

Number  
27788

Final | A Replat of lots 6 and 8,  
Whitetail Run, in the SE1/4 of  
the NE1/4 of Section 16, T93N,  
R56W of the 5th P.M., Yankton  
County, South Dakota, Hereafter  
to be known as: Lot 12,  
Whitetail Run, in the SE1/4 of  
the NE1/4 of Section 16, T93N,  
R56W of the 5th P.M., Yankton  
County, South Dakota | Yankton  
Executive Storage | 1900 S 2nd  
St | 09.016.250.070  
Submitted by BillTesting on  
2/7/2022



## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 2/7/2022 9:32 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.016.250.070			DEERFIELD TRUCK & EQUIPMENT CO (D)	0.000

Plat Approval Items Completed On 2/7/2022 9:47 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

### Upload Copy of Plat

[Lots 6 and 8 Whitetail Run.pdf](#)

### Plat Approval Applicant Checklist

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?



County Treasurer's signature?

Submit Application Completed On 2/7/2022 9:48 AM EST by bconkling

## Owner Certification

Owner(s)

Yankton Executive Storage

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 2/7/2022 9:48 AM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

## Confirmation Data

Payment Method	Check
Confirmation Number	1127
Amount Paid	\$100.00

Planning Commission Review Completed On 2/7/2022 9:49 AM EST by bconkling

## Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

03/08/2022

Plat Approval Application (Planning Commission) Completed On 2/7/2022 9:49 AM EST by bconkling

Plat Approval Application (Planning Commission)

Requested Information Completed On 2/7/2022 10:04 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

## Development Information

Plat Name

A Replat of lots 6 and 8, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as: Lot 12, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

16

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

6

**How is this property currently being used?**

Lakeside Commercial

**What is the proposed use of the property?**

Lakeside Commercial

## Surveyor/Engineer Information

**Firm Name**

Brandt Land Surveying

**Address**

1202 Willowdale Rd

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

John Brandt

**Phone**

6056658455

## Property Owner Information

**Owner Name**

Yankton Executive Storage

**Address**

1900 S 2nd St

**City**

Hartford

**State**

SD

Zip  
57033

Owner Phone  
6059403945

Contact Person  
Matt Maras

If the property owner is represented by an authorized agent, please provide the following:

Agent's name

Agent's Title

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

6 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Self Storage Facility - CUP application is in process

Construction contractors Name, Address, and phone number (if applicable)

External Notes

Documents

Internal Notes

Documents

# Yankton County, South Dakota

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

## Receipt

1127  
February 7, 2022 09:48 AM  
Check

**\$100.00 paid on February 7, 2022**

**Plat Approval Application**

**Application ID: 27788**

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 2/18/2022

Applicant

Huber - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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:**

Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34,  
Township 96 North, Range 55 West of the 5<sup>th</sup> Principal Prime Meridian, Yankton County, South  
Dakota, Containing 128.447 S.F. (2.95 Acres more or less).



**Please Check Plat Type:**

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

**Development Information**

Plat Name: Tracts 1 and 2 of Lot A in the

Section No: 34 Township No: 96

Range: 55 Number of Lots/Tracts: 2

Number of Acres: 2.95

How is the property currently being used?  
Commercial and Residential

What is the proposed use of the property?  
Commercial and Residential

**Surveyor/Engineer Information**

Firm Name: Stockwell Engineer

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Brett Kennedy

Phone: 6056658092

**Property Owner Information**

Name: Stuart Huber

Address: 44254 292 St

City: Irene State: SD Zip: 57037

Contact person: Stuart Huber

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agent's Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☐ Yes ☒ No

2. What is/are the lot size(s) 1.07 and 1.88

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☐ Yes ☒ No  
If yes:

Name, address and phone number of contractor(s)

**Owner certification**

This is to certify that Stuart Huber  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

Stuart Huber  
Owner Signature

\_\_\_\_\_  
Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

\_\_\_\_\_  
Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_

County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## **YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST**

In order to insure prompt approval of your plat, please follow these steps:

☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

☒ 1. All required signatures notarized (owner(s), surveyor)?

☒ 2. Taxes paid at County Treasures?

☒ 3. County Treasurer's signature?

☒ 4. Ownership verified by Director of Equalization and signed?

☒ 5. Street authority signature (DOT, Highway, Township)?

☒ 6. \$100.00 Fee Paid at Zoning Office?

☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?

☐ 8. County Planning Commission Chair signature?

☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?

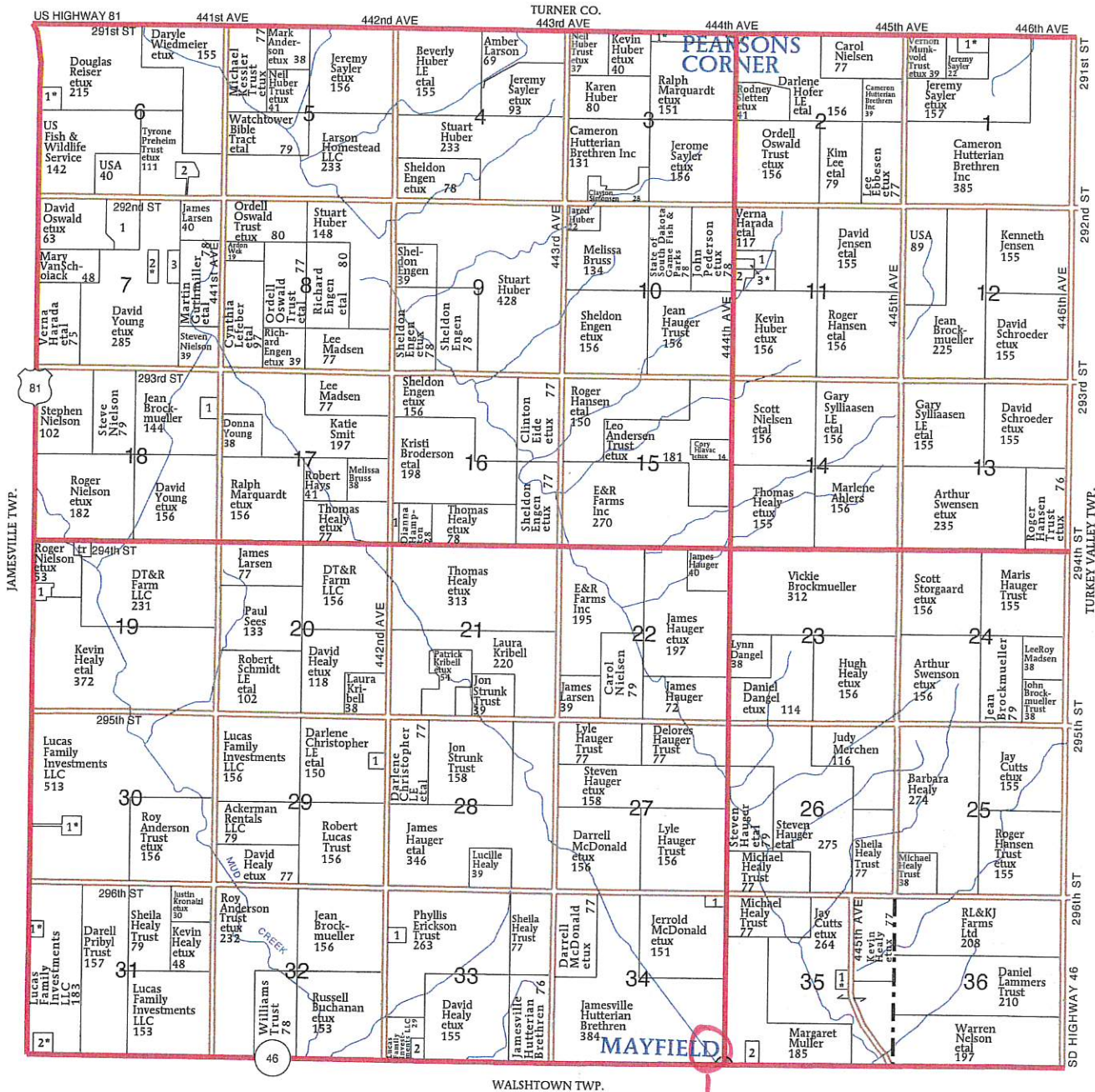
☐ 10. County Commission Chairs signature?

☐ 11. County Auditor's signature?

☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 03/08/2022

Board of Adjustment date: \_\_\_\_\_

**MAYFIELD TOWNSHIP****SECTION 1**

1. Jensen, Corey etal 16

**SECTION 3**

1. Skjonsberg Sr, Ronald etux 6

**SECTION 6**1. Kopejtko, Tracy 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. Sorensen, Ethel 8

3. Kerns-Grams, Connie etal 17

**SECTION 16**

1. Highland, Corey 11

**SECTION 18**

1. Rye Trust 12

**SECTION 19**

1. Our Redeemer Lutheran Church 9

**SECTION 29**

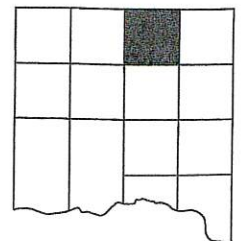
1. Jones, Judy 7

**SECTION 30**

1. VanBuren Sr, Lloyd etux 8

**SECTION 31**1. Lucas, Benjamin etux 6  
2. Kramer, Chris etux 9**SECTION 33**1. Brockmueller, Jean 11  
2. Jensen, Donald 7**SECTION 34**

1. St Columbia Church Mayfield 5

**SECTION 35**1. Nelson, Rory etal 6  
2. Nelson, Timothy 6

## 1 OF 3

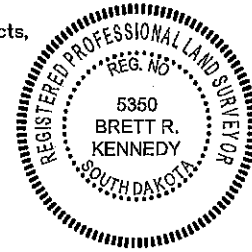
## SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before February 11, 2022, survey that parcel of land described as: **TRACTS 1 AND 2 OF LOT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.**

I also hereby certify that this plat is to the best of my knowledge and belief, in all respects, a true description of said property.

Dated this 14th day of February, 2022.

Brett R. Kennedy  
Brett R. Kennedy, L.S. 5350



## OWNER'S CERTIFICATE

We do hereby certify that we are the owners of all the land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purpose of locating, marking and platting, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations:

We hereby dedicate to the public for public use forever, the streets, roads, alleys and parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, roads, alleys, parks and public grounds, whether such improvements are shown or not. We also hereby grant easements to run with the land for water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Kevin Huber - Power of Attorney  
for Stuart Huber

On this, the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned officer, appeared Kevin Huber, the Power of Attorney (POA) for Stuart Huber, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he, as POA, executed the same for the purposes therein contained.

In witness thereof, I have hereunto set my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

My commission expires \_\_\_\_\_.

Notary Public, Yankton County, South Dakota

Dated this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Daniel Leber

On this, the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned officer, appeared Daniel Leber, known to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for the purposes therein contained.

In witness thereof, I have hereunto set my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

My commission expires \_\_\_\_\_.

Notary Public, Yankton County, South Dakota

2 OF 3

REPRODUCTION OF THIS DOCUMENT IS PROHIBITED

REPRODUCTION OF THIS DOCUMENT IS PROHIBITED

**TRACTS 1 AND 2**  
**OF LOT A**  
YANKTON COUNTY, SOUTH DAKOTA

STUART  
HUBER

**STOCKWELL**  
STOCKWELL ENGINEERS, INC.  
YANKTON, SD 57401  
PH 605.465.0772  
FAX 605.465.0723

**CERTIFICATE OF STREET AUTHORITY**

The location of existing access roads abutting or approaches entering the State/County/Township Road, is hereby approved. Any changes in the existing access shall require additional approval.

Approved this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
State/County/Township Road Authority

**COUNTY PLANNING COMMISSION APPROVAL**

Approval of the final plan of **TRACTS 1 AND 2 OF LOT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA**, is hereby granted by the Yankton County Planning Commission on this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chair, County Planning Commission  
Yankton County, South Dakota

**COUNTY COMMISSION APPROVAL**

I hereby certify that the final plan of **TRACTS 1 AND 2 OF LOT A IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 96 NORTH, RANGE 55 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA** was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairman, County Commission  
Yankton County, South Dakota

**COUNTY AUDITOR CERTIFICATE**

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

Dated this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
County Auditor  
Yankton County, South Dakota

**DIRECTOR OF EQUALIZATION**

I, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above final plan has been filed at my office.

Dated this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Director of Equalization Yankton  
County, South Dakota

**COUNTY TREASURER CERTIFICATE**

I, Treasurer of Yankton County, South Dakota, hereby certify that all taxes which are liens upon any land shown in the above plat as shown by the records of my office, have been paid in full.

Dated this \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Treasurer  
Yankton County, South Dakota

**REGISTER OF DEEDS**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ at \_\_\_\_ O'clock, \_\_\_\_ M., and recorded in book \_\_\_\_ of plats on page \_\_\_\_.

\_\_\_\_\_  
Register of Deeds  
Yankton County, South Dakota

3 OF 3

20 PROJECT # 21.000

REVISIONS

DATE

**TRACTS 1 AND 2  
OF LOT A**  
YANKTON COUNTY, SOUTH DAKOTA

STUART  
HUBER

**STOCKWELL**  
STOCKWELL ENGINEERS, INC.  
1000 S. DAKOTA AVE.  
YANKTON, SD 57401  
P.O. BOX 144  
YANKTON, SD 57402



Plat Approval  
Application  
29333  
Applicant  
Bill Testing

Fees Paid  
\$100.00  
Created  
February 18, 2022

Final | Tracts 1 and 2 of Lot A in  
the Southeast Quarter of the  
Southeast Quarter of Section  
34, Township 96 North, Range  
55 West of the 5th Principal  
Prime Meridian, Yankton  
County, South Dakota,  
Containing 128.447 S.F. (2.95  
Acres more or less). | Stuart  
Huber | 44254 292 St |  
08.034.200.020  
Submitted by BillTesting on  
2/18/2022



Number  
29333

## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 2/18/2022 3:19 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
08.034.200.020	44398 SD HWY 46	IRENE	LEBER, DANIEL (C)    HUBER, STUART (D)	0.000

Requested Information Completed On 2/18/2022 3:24 PM EST by bconkling

Fee

\$100.00

Plat Type

Final

## Development Information

Plat Name



Tracts 1 and 2 of Lot A in the Southeast Quarter of the Southeast Quarter of Section 34, Township 96 North, Range 55 West of the 5th Principal Prime Meridian, Yankton County, South Dakota, Containing 128.447 S.F. (2.95 Acres more or less).

**Section No:**

34

**Township No:**

96

**Range**

55

**Number of Lots/Tracts**

2

**Number of Acres**

2.95

**How is this property currently being used?**

Commercial and Residential

**What is the proposed use of the property?**

Commercial and Residential

## Surveyor/Engineer Information

**Firm Name**

Stockwell Engineer

**Address**

201 Walnut St

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

Brett Kennedy

**Phone**

6056658092

## Property Owner Information

**Owner Name**

Stuart Huber

**Address**

44254 292 St

**City**

Irene

**State**

SD

**Zip**

57037

**Owner Phone**

6052122423

**Contact Person**

Stuart Huber

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

---

**Agent's Title**

## Plat Information

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

No

**What is/are the lot size(s)**

1.07 and 1.88

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

No

If Yes:

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 2/18/2022 3:24 PM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[21630 Tr 1 and 2 Lot A Plat Huber.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 2/18/2022 3:24 PM EST by bconkling

**Owner Certification**

Owner(s)

Stuart Huber

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 2/18/2022 3:24 PM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

## Confirmation Data

Payment Method	Cash
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 2/18/2022 3:25 PM EST by bconkling

## Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

03/08/2022

Plat Approval Application (Planning Commission) Completed On 2/18/2022 3:25 PM EST by bconkling

Documents

Internal Notes

Documents

# Yankton County, South Dakota

## Receipt

**Paid by**  
Bill Testing  
test@test.com

**Payment number** 3393e5104cd1438bb83948b1a47aebb1  
**Date paid** February 18, 2022 03:24 PM  
**Payment method** Cash

**\$100.00 paid on February 18, 2022**

### Plat Approval Application

**Application ID:** 29333

Description	Amount
Fee	\$100.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Date filed: 2/7/2022

Applicant - Boeckman

Lot K1 and Lot L1 - PLAT

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

☐ LC - Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☐ Section 513 ☐ 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:**

Replat of the Lot K and Lot L in the NE1/4 of the SE1/4 of Section 7, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Now to be known as Lot K1 and Lot L1 in the NE1/4 of Section 7, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

Planning Commission date: 3/8/2022  
Board of Adjustment date: 3/15/2022

Time:  
Time:



**Please Check Plat Type:**

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

**Development Information**

Plat Name: Replat of the Lot K and lot L in the

Section No: 7 Township No: 93

Range: 56 Number of Lots/Tracts: 2

Number of Acres: 1.4

How is the property currently being used?  
Moderate Density Residential

What is the proposed use of the property?  
Moderate Density Residential

**Surveyor/Engineer Information**

Firm Name: Tom Week

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

**Property Owner Information**

Name: Cheryl Boeckman

Address: 108 Bird Dog Dr

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

If the property owner is represented by an authorized agent, please provide the following:

Agent's name: \_\_\_\_\_

Agent's Title: \_\_\_\_\_

**You must provide the following:**

The Yankton County Zoning Ordinance requires minimum lot sizes.

1. Does this lot/tract conform? ☒ Yes ☐ No

2. What is/are the lot size(s) 1 acre

3. Is this (plat) an existing farmstead? ☐ Yes ☒ No

4. If a farmstead, how many acres are surrounding it? \_\_\_\_\_

5. The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary? ☒ Yes ☐ No

6. Is this property to have construction on it? ☒ Yes ☐ No

If yes: Single Family Dwelling  
Name, address and phone number of contractor(s)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Owner certification**

This is to certify that Cheryl Boeckman  
the undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton county Zoning Ordinance.

*Cheryl Boeckman*

Owner Signature

Owner Signature

This is to certify that \_\_\_\_\_  
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: \_\_\_\_\_

County Commission Date: \_\_\_\_\_

Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

## **YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST**

In order to insure prompt approval of your plat, please follow these steps:

☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

- ☒ 1. All required signatures notarized (owner(s), surveyor)?
- ☒ 2. Taxes paid at County Treasures?
- ☒ 3. County Treasurer's signature?
- ☒ 4. Ownership verified by Director of Equalization and signed?
- ☒ 5. Street authority signature (DOT, Highway, Township)?
- ☒ 6. \$100.00 Fee Paid at Zoning Office?
- ☒ 7. Plat has been scheduled/approved by the Yankton County Planning Commission?
- ☐ 8. County Planning Commission Chair signature?
- ☐ 9. Plat has been scheduled/approved by the Yankton County Board of County Commissioners?
- ☐ 10. County Commission Chairs signature?
- ☐ 11. County Auditor's signature?
- ☐ 12. Plat has been filed with the Register of Deeds?

Planning Commission date: 03/08/2022

Board of Adjustment date: 3/15/2022

**UTICA TOWNSHIP****SECTION 1N**

1. Siebrandt, Jacob etux 5

**SECTION 2N**

1. Kralicek, Melissa 11

**SECTION 2S**

1. Holdahl, Robert etux 5

**SECTION 3N**

1. Grate, Leo etux 11

**SECTION 3S**

1. Holtzmann Family Trust

**SECTION 4N**

1. Nedved, Mark 7

**SECTION 4S**

1. Larson, Robert 8
2. Brandt Trust, Merle etal 11
3. Zimmerman, Steve 20
4. List Trust, Robert 18

**SECTION 5S**

1. Batcheller, Jay 8

**SECTION 6N**

1. Town of Utica 6

**SECTION 6S**

1. Maska, Leann 5
2. Olivier, Curtis etux 6
3. Loecker, Mark etux 5
4. Blaha, Jon etux 5

**SECTION 7N**

1. Anthony, Craig etux 10

**SECTION 7S**

1. Philips, Timothy etux 5

**SECTION 8N**

1. Christianson, David etux 6
2. Hughes, Scott etux 13

**SECTION 8S**

1. Fanta, Timothy etux 9

**SECTION 9S**

1. Rokahr, Steven 9

**SECTION 11S**

1. Heceky Trust, Terrance etux 11

**SECTION 12N**

1. Affordable Self Storage LLC 8

**SECTION 13N**

1. Marquardt Family LP 6

**SECTION 13S**

1. Cotton, Jeffrey etux 8

**SECTION 14S**

1. Yankton Medical Clinic PC 12

**SECTION 16N**

1. Anstine, Rodney etux 7

**SECTION 17N**

1. Schenkel, Darrell etux 8

**SECTION 18N**

2. Tacke, WM etux 13

**SECTION 18S**

1. Cap LE, Stanley etal 5

**SECTION 19**

1. Cap, Robert etux 7

**SECTION 19**

1. Schenkel, Daniel etux 7

**SECTION 20N**

1. Yankton Co

**SECTION 20S**

1. Sharpshooters Assn 12

**SECTION 21N**

2. Johnson, Michael etux 9

**SECTION 21S**

1. Kralicek, Frank etux 5

**SECTION 21S**

1. White Crane Estates LLC 18

**SECTION 22N**

1. Taggart, William etux 9

**SECTION 24**

1. Marquardt, Doug 13

**SECTION 26**

2. Keller, Dallas etux 10

**SECTION 32**

1. Barnes, David etux 7

**SECTION 32**

1. Zimmerman Trust, Henry etal 12

**SECTION 33**

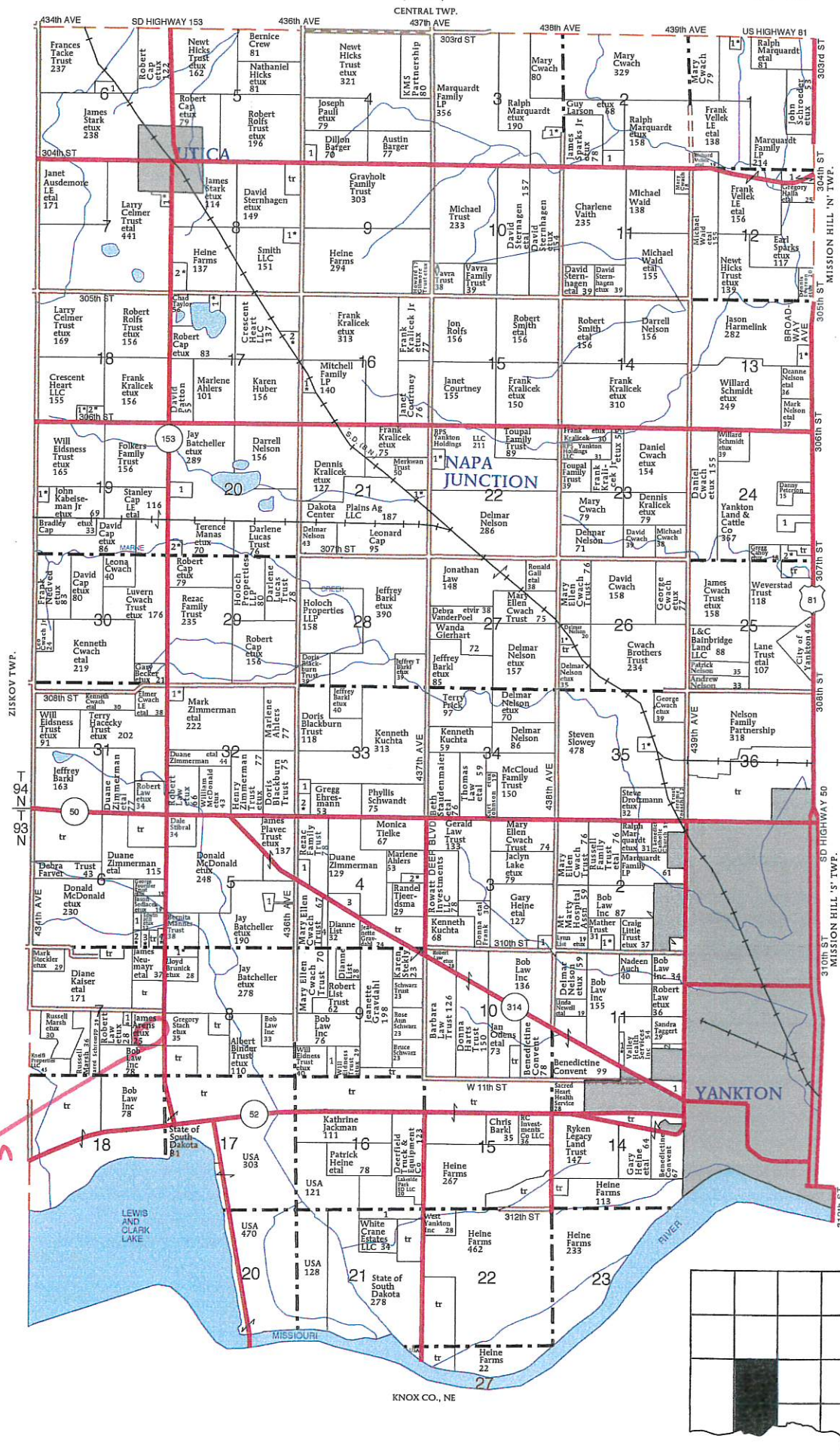
1. Delozier, Darrik 6

**SECTION 35**

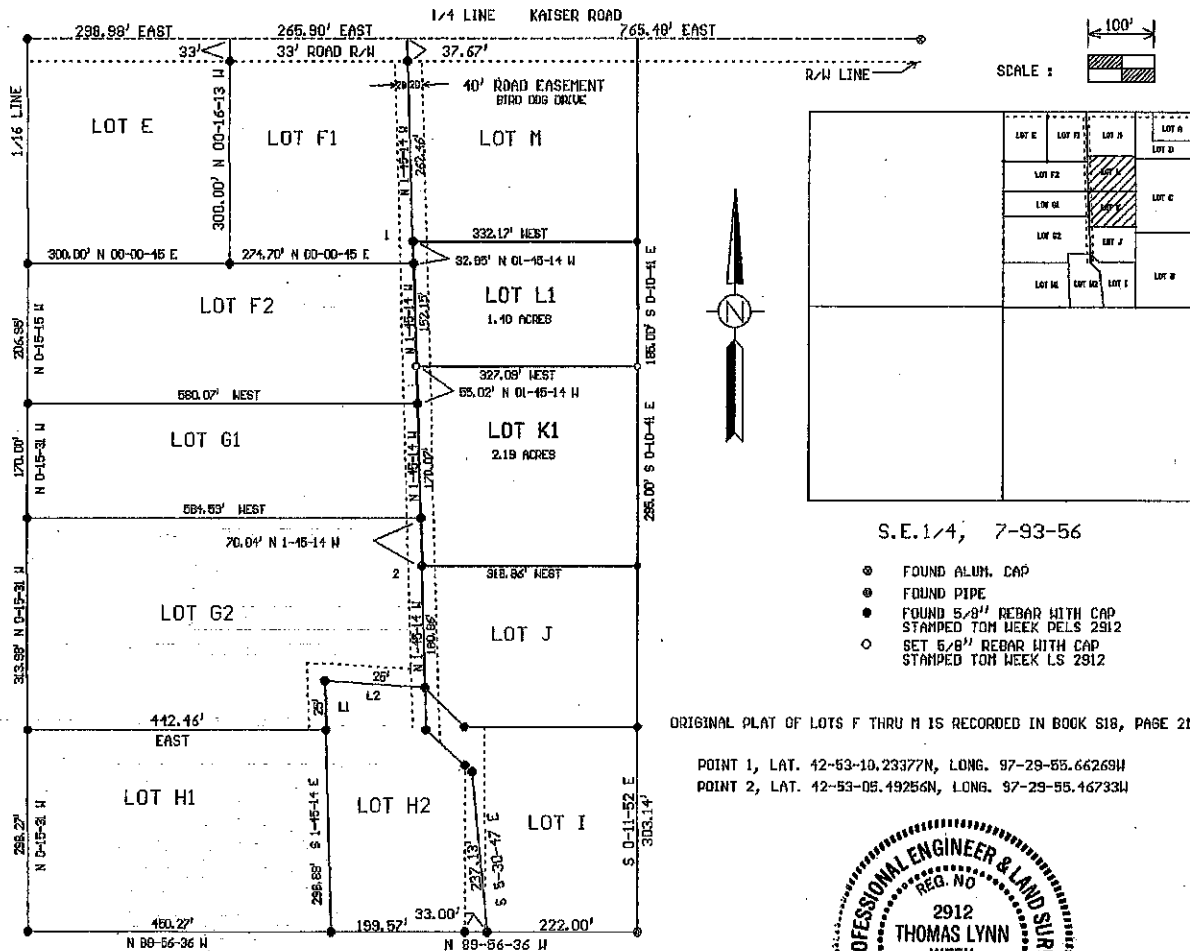
2. Waddell, Edward etux 8

**SECTION 35**

1. Slowey, Steven etux 14



REPLAT OF THE LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W  
OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA,  
NOW TO BE KNOWN AS LOT K1 AND LOT L1 IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W  
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 TO REPLAT LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, NOW TO BE KNOWN AS LOT K1 AND LOT L1, IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, 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 27TH. DAY OF NOVEMBER, 2021.

THOMAS LYNN WEEK  
REGISTERED LAND SURVEYOR  
REG. NO. 2912

#### CERTIFICATE OF STREET AUTHORITY

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

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

AUTHORITY FOR ROAD DISTRICT

REPLAT OF LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, NOW TO BE KNOWN AS LOT K1 AND LOT L1, IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA

OWNERS CERTIFICATE

I, CHERYL M. BOECKMAN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: REPLAT OF LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, NOW TO BE KNOWN AS LOT K1 AND LOT L1, IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, 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.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
CHERYL M. BOECKMAN

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHERYL M. BOECKMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME 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 REPLAT OF LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, NOW TO BE KNOWN AS LOT K1 AND LOT L1, IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, 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 OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: REPLAT OF LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, NOW TO BE KNOWN AS LOT K1 AND LOT L1, IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

\_\_\_\_\_  
COUNTY AUDITOR

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

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



SHEET 3 OF 3

REPLAT OF LOT K AND LOT L IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, NOW TO BE KNOWN AS LOT K1 AND LOT L1, IN THE NE1/4 OF THE SE1/4 OF SECTION 7, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA

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 Approval  
Application  
20572  
Applicant  
Bill Testing  
Fees Paid  
\$100.00  
Created  
November 29,  
2021

Number  
20572

Final | Replat of the Lot K and  
lot L in the NE1/4 of the SE1/4  
of Section 7, T93N, R56W of the  
5th P.M., Yankton County, South  
Dakota Now to be known as  
Lot K1 and Lot L1 in the NE1/4  
of the SE1/4 of Section 7,  
T93N, R56W of the 5th P.M.,  
Yankton County, South Dakota |  
Cheryl Boeckman | 108 Bird  
Dog Dr | 09.007.200.179  
Submitted by BillTesting on  
11/29/2021



## Applicant

Bill Testing

[test@test.com](mailto:test@test.com)

Parcel search Completed On 11/29/2021 10:13 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.007.200.179	43487 KAISER RD	YANKTON	ARENS, JAMES L (D)    ARENS, DONNA M (D)	0.000

Requested Information Completed On 11/29/2021 10:20 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

## Development Information

Plat Name



Replat of the Lot K and lot L in the NE1/4 of the SE1/4 of Section 7, T93N, R56W of the 5th P.M., Yankton County, South Dakota  
Now to be known as Lot K1 and Lot L1 in the NE1/4 of the SE1/4 of Section 7, T93N, R56W of the 5th P.M., Yankton County, South  
Dakota

**Section No:**

7

**Township No:**

93

**Range**

56

**Number of Lots/Tracts**

2

**Number of Acres**

1.4

**How is this property currently being used?**

Moderate Density Residential

**What is the proposed use of the property?**

Moderate Density Residential

## Surveyor/Engineer Information

**Firm Name**

Tom Week

**Address**

407 Regal Dr

**City**

Yankton

**State**

SD

**Zip**

57078

**Contact Person**

Tom Week

**Phone**

6056658333

**Property Owner Information**

**Owner Name**

Cheryl Boeckman

**Address**

108 Bird Dog Dr

**City**

Yankton

**State**

SD

**Zip**

57078

**Owner Phone**

6056658333

**Contact Person**

Tom Week

If the property owner is represented by an authorized agent, please provide the following:

**Agent's name**

**Agent's Title**

**Plat Information**

Does this lot/tract conform with Yankton County Zoning Ordinance required minimum lot sizes?

Yes

What is/are the lot size(s)

1 acre

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

The Yankton County Zoning Ordinance requires a variance from minimum lot sizes. Are you willing to apply for the variance, if necessary?

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwelling

Construction contractors Name, Address, and phone number (If applicable)

**Plat Approval Items** Completed On 2/7/2022 11:36 AM EST by bconkling

In order to insure prompt approval of your plat, please complete the following steps before submitting your application

Upload Copy of Plat

[boeckman.pdf](#)

**Plat Approval Applicant Checklist** ⓘ

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasurer's signature?

**Submit Application** Completed On 2/7/2022 11:39 AM EST by bconkling

**Owner Certification**

Owner(s)

Cheryl Boekman

This is to certify that the aforementioned owner(s) undersigned is/are the sole owner(s) of the property described above on the date of this application, and that I/we have read and understand Section 207 of the Yankton County Zoning Ordinance.

Owner Signature



Owner Signature

If represented by an Agent, please provide name and signature below

Agent Name

This is to certify that (Agent) acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understood Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 2/7/2022 11:39 AM EST by bconkling

## Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

## Confirmation Data

Payment Method	Check
Confirmation Number	113
Amount Paid	\$100.00

Planning Commission Review Completed On 2/7/2022 11:40 AM EST by bconkling

## Plat Approval Planning Commission Checklist

Please follow these steps:

Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

All required signatures notarized (owner(s), surveyor)?

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

Plat has been scheduled/approved by the Yankton County Planning Commission?

Planning Commission date:

03/08/2022

External Notes

**Documents**

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**Internal Notes**

**Documents**

# Yankton County, South Dakota

**Paid by**  
Bill Testing  
test@test.com

**Payment number**  
**Date paid**  
**Payment method**

## Receipt

113  
February 7, 2022 11:39 AM  
Check

**\$100.00 paid on February 7, 2022**

**Plat Approval Application**

**Application ID: 20572**

Description	Amount
Fee	\$100.00