

January 11, 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.**

#### **Holst – CUP**

Applicant is requesting a Conditional Use Permit to use her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C. C. Hollow, Yankton County, South Dakota as per plat recorded in Book S20, Page 402

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

#### **Sudbeck - CUP**

Didn't send letters out so moved to February

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

#### **Neal Lange – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit. Applicant wishes to add on to an accessory structure in an existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 827 Hemi Dr., Yankton, South Dakota

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

#### **Ehresmann Holdings, LLC**

Applicant wishes to Rezone from Commercial and Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4400 W 31<sup>st</sup>, Yankton, South Dakota

### **7:25 P.M.**

Public Comment

### **7:30 P.M.**

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 12/14/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

CALL:

APPROVAL OF MINUTES: MOTION BY: Kettering SECOND BY: Michael

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: **RT Rezone Applications – Ryan Heine**

ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Agriculture (AG). Said property is described as the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) in Section Sixteen (16) Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 Address is 4200 Alphonse Rd, Yankton, South Dakota 57078

COMMENTS: Ryan Heine - Applicant

MOTION: Approve as presented - Evans recused himself  
**Passed 3-2**

APPROVAL: MOTION BY: Kettering SECOND BY: Hoffman

PLANNING: ☒ BARKL ☐ EVANS ☒ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☒ HOFFMAN

AGENDA ITEM: **RT Rezone Applications – Dallas Keller**

ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Moderate Density Residential District (R2). Said property is legally described as Anderson's Addition, located in the Southeast Quarter (SE1/4), AND Leach's Addition in the Southeast Quarter (SE1/4), as per plat recorded in Book S7, page 44, AND the North Two Hundred Seventeen Feet (N217') of the East Eight Hundred Eighty-seven Feet (E887'), except the east Three Hundred Seventy-five Feet (E375') of Lot A in the Southeast Quarter (SE1/4), AND lot A of the Southeast Quarter (SE1/4) Except the West One Thousand Three-hundred Six and Seventy-four Hundredths Feet (1306.74') and Except the East Three Hundred Seventy-five Feet of the North Four Hundred Feet (E375'N400') and Except the North Two Hundred Seventeen Feet of the East Eight Hundred Eighty-seven Feet (N217'E887') Less the East Three Hundred Seventy-five Feet (E375') all located in Section Twenty-four (24), Township Ninety-four (94) North, Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 30699 US HWY 81, Yankton, SD 57078

COMMENTS:

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MOTION:

Approve as  
presented

**Passed 6-0**

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APPROVAL: MOTION BY: Kettering SECOND BY: Schultz

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

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AGENDA ITEM: **RT Rezone Applications – Doug Marquardt**

ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Commercial District (C). Said property is legally described as Lot 2 excluding the North One-hundred feet (100') of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), in Section Twenty-four (24), Township Ninety-four (94) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota

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COMMENTS:

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MOTION:

Approve as  
presented

**Passed 6-0**

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APPROVAL: MOTION BY: Schultz SECOND BY: Hoffman

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

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AGENDA ITEM: **RT Rezone Applications – Delmar Nelson**

ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) and Agriculture (AG) to Moderate Density Residential District (R2). Said property is described as the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) in Section Eighteen (18), Township Ninety-four (94) North, Range Fifty-five (55) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

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COMMENTS: Ken Mueller - Neighbor

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MOTION: Approve as presented  
**Passed 6-0**

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APPROVAL: MOTION BY: Schultz SECOND BY: Kettering

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

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AGENDA ITEM: **RT Rezone Applications – Rose Ann Schwarz**  
ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Moderate Density Residential District (R2). Said property is legally described as the South Two Thousand Six Hundred Thirty-two and Sixty-six Hundredths feet (S2632.66') of the East One-third of the Southeast Quarter (E1/3SE1/4)) Excluding the South One-thousand Four-Hundred Twenty-six and Seven-hundredths Feet (S1426.07') Thereof and excluding the east Fifty feet (E50') Thereof, in Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS: Rose Ann Schwarz - Applicant

MOTION: Approve with condition affidavit is received before County Commission meeting  
Passed 6-0

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

AGENDA ITEM: **RT Rezone Applications – Bruce Schwarz**  
ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Moderate Density Residential (R2). Said property is legally described as The South One Thousand Four Hundred Twenty-six and Seven-hundredths Feet (S1426.07') of the East Third of the Southeast Quarter (E1/3SE1/4) Excluding A Parcel of Land along the South Boundary and excluding the east Fifty feet (E50') Thereof, in Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS: Bruce Schwarz - Applicant

MOTION: Approve as presented – Michael abstained (he is related to applicant)  
Passed 6-0

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

AGENDA ITEM: **RT Rezone Applications – Maureen Steffen**  
ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Moderate Density Residential District (R2). Said property is legally described as Tract One (1), Mauren's Addition in Section Sixteen (16), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> P.M. Yankton County, South Dakota. E911 address is 407 Deer Blvd, Yankton, SD 57078

COMMENTS: John Harper – for Applicant

MOTION: Approve as presented  
Passed 6-0

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

AGENDA ITEM: **RT Rezone Applications – Dale Wieseler**

ADDRESS/LEGAL: Applicant is requesting to Rezone the following properties from Rural Transitional (RT) to Moderate Density Residential District (R2). Said property is legally described as the South Two Hundred Seventeen and Eight-tenths feet (S217.8') and the East One Thousand Four Hundred Six and Five tenth feet (1406.5') Except the East Seven Hundred Sixty-six and One half feet (766.50') and the South Thirteen and two tenths (13.2) acres of the Southeast Quarter (SE1/4) in Section Nine (9), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, South Dakota. E911 Address is 4005 West 11<sup>th</sup> St, Yankton South 57078

COMMENTS: Dale Wieseler - Applicant

MOTION: Approve as presented  
Passed 6-0

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

AGENDA ITEM: **Plat – Darlene Jensen**

ADDRESS/LEGAL: 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 (Mission Hill Township), R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS: Tom Week - Surveyor

MOTION: Approve as presented  
Passed 6-0

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

AGENDA ITEM: **Plat – Lisa Linneman**

ADDRESS/LEGAL: Plat of Tract 1, Gabe Linneman Addition, in Gov't Lots 7 and 8 of Section 18, and in the NE1/4 of the SE1/4 Section 18, All in T96N (Jamesville Township), R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS:

MOTION: Approve as presented  
**Passed 6-0**

APPROVAL: MOTION BY: Michael SECOND BY: Kettering

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Ehresmann Holdings, LLC**

ADDRESS/LEGAL: Plat of tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5th P.M., Yankton County, South Dakota.

COMMENTS:

MOTION: Approve as presented  
**Passed 6-0**

APPROVAL: MOTION BY: Evans SECOND BY: Kettering

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Lot 35 Baycliffe**

ADDRESS/LEGAL: Plat of Lot 35 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota

COMMENTS:

MOTION: Approve as presented  
**Passed 6-0**

APPROVAL: MOTION BY: Evans SECOND BY: Schultz

PLANNING: ☒ BARKL ☒ EVANS ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☐ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Lot 24 Baycliffe**  
ADDRESS/LEGAL: Plat of Lot 24 in Baycliffe Estates, Located in the W1/2 of the South 12.91 Acres of the S 1/2 of the SW 1/4 of Section 7; and in the W 1/2 of the W 1/2 of Section 18, Lying North of Highway 52, Except Platted areas known as Tramp's 7th Addition, and Except Lots 1 and 2 of parcel A, and Further excepting Parcels B and C, McVay Addition, All being in T93N, R56W, of the 5th P.M., Yankton County, South Dakota  
COMMENTS:

MOTION: Approve as presented  
**Passed 6-0**

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

AGENDA ITEM: **Plat – Lot 38 Sunrise Addition**  
ADDRESS/LEGAL: Plat of Lot 38, Block 4, Sunrise Addition in the SW1/4 of the SW1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota  
COMMENTS:

MOTION: Approve as presented

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

AGENDA ITEM: **Public Comment**  
ADDRESS/LEGAL:  
COMMENTS: None

MOTION:

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

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

MOTION: Adjourn  
Passed 6-0

APPROVAL: MOTION BY: Michael SECOND BY: Evans  
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: \_\_\_\_\_



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

Applicant

**Jen Holst - CUP**

**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

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**NOTE:**

**Conditional Use Permit**

Applicant is requesting a Conditional Use Permit to use her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C. C. Hollow, Yankton County, South Dakota as per plat recorded in Book S20, Page 402

PC: Article 18 Section 1805  
BOA: Article 19 Section 1905

Planning Commission date:  
1/11/2021  
Board of Adjustment date:

Time:  
  
Time:

Permit Number: CUP-2021-59

## Yankton County

       Variance        X   Conditional Use             Rezoning

Owner: Jen and Andy Holst

Owners Address: 43150 SD Hwy 52

Owners Phone: 605-857-0024

Applicants Name,  
if different from

Owner: Jen and Andy Holst

Applicants

Address: 43150 SD Hwy 52

Job Address: SD Hwy 52, Lot 2 CC Hollow

Legal: LT 2 C C HOLLOW

Section,

Township, Range: 14-93-57

Zoning

Classification: Low Density Residential District

Affected Zoning

Ordinance: Section 607Section 6071805

Reason for  
Request: We are applying for a conditional use permit to have a hobby farm with a horse or horses.

List Specific  
Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 01/11/2022 7:05 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 1695 Receipt #:

Signature:  Date: 12/06/2021  
Jen and Andy Holst

# Site Map

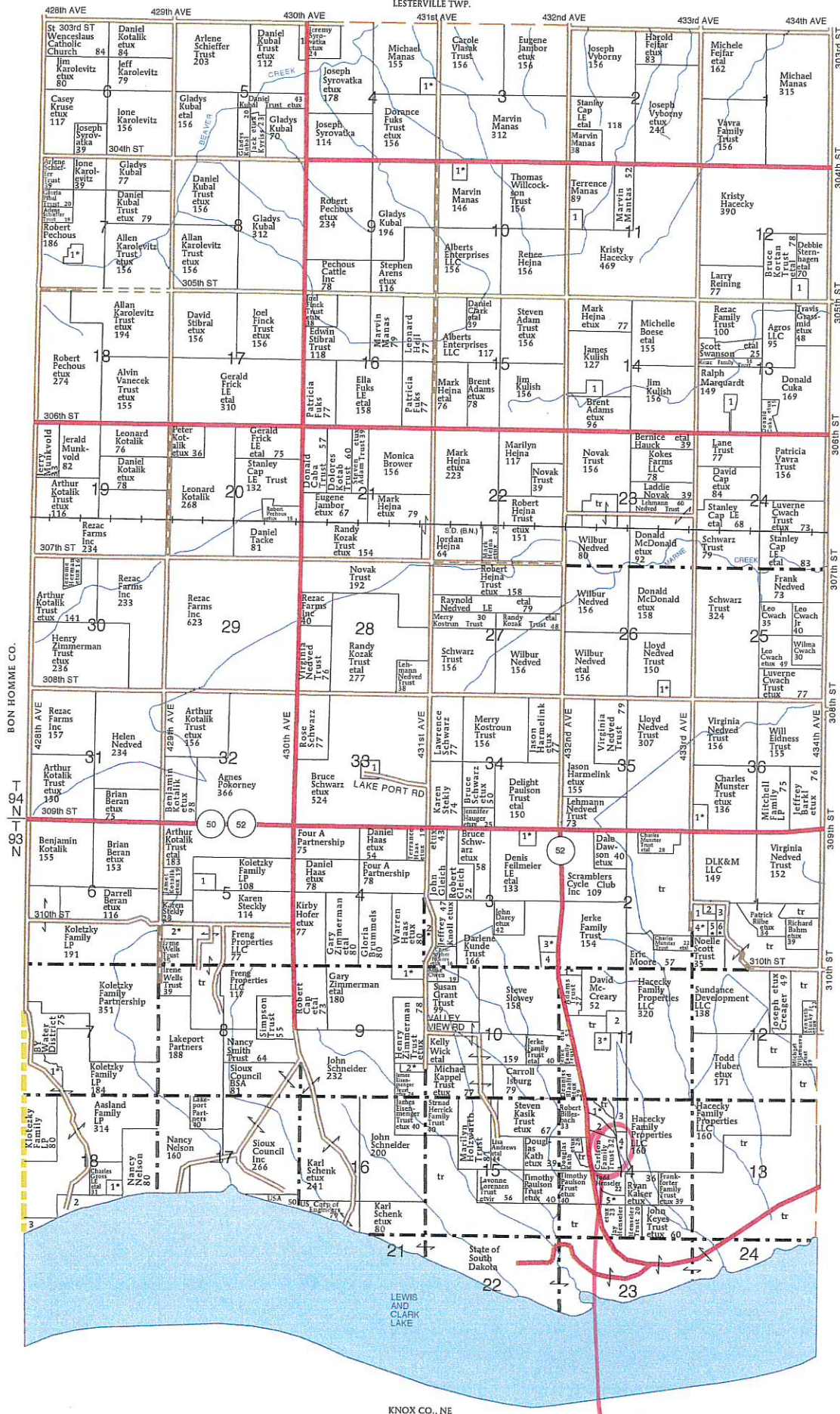


Parcel Number: 13.014.410.200

Site Description: There are no structures on the property.



LESTERVILLE TWP.



# ZISKOV TOWNSHIP SECTION 1S

- Barth, Chad 9
- Fischer, Katrina 5
- Gause, Janell 5
- Taylor, Lynn etux 9
- Scott, Bjaye etux 5
- Kramer, Francis etal 5

## SECTION 3S

- Ausdemore, Robert etal 9
- Haas, Warren etux 10
- Mueller, James etux 8
- Kunde, Darlene 8

## SECTION 4N

- Hoffman, RC etux 10

## SECTION 5N

- Polish Catholic Congregation 9

## SECTION 5S

- Willis, Carol 11
- Sedlacek, Kenneth etux 12

## SECTION 7N

- Pechous, Robert etux 10

## SECTION 7S

- Koletzky, Ione etal 17

## SECTION 9S

- Jungemann, Jerry etux 15
- Wostrel, Eldon etux 15

## SECTION 10N

- Manas, Terence etux 10

## SECTION 11N

- Cap, Daniel 11

## SECTION 11S

- Haberman, Adam etux 10
- Konopasek Family Trust 10
- Lyons, Sean etal 10

## SECTION 12N

- Hejna, Marilyn 9

## SECTION 13N

- Manas, Dylan 6

## SECTION 14N

- Sudbeck, Charlene 12
- Peterson, Corey etal 9

## SECTION 14S

- Feimer Family Protection Trust 9
- Colby, David 13
- VanDeKop, Dale etux 10
- Henseler, Kevin etux 9

## SECTION 18S

- Lynch, Daniel etux 9
- State of South Dakota Game Fish & Parks 66
- Yonke Trust, Mark 5

## SECTION 26

- Martin, Nathan etux 6

## SECTION 33

- St Wenceslaus Roman Catholic Church 10

## SECTION 36

- Koletzky, David etux 8

KNOX CO., NE

YANKTON CO., SD

# FINDINGS OF FACT – CONDITIONAL USE PERMIT

Holst– CUP-2021-59

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 her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C. C. Hollow, Yankton County, South Dakota as per plat recorded in Book S20, Page 402
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-2021-59  
Applicant  
Jen Holst

Fees Paid  
\$300.00  
Created  
December 6, 2021

Number  
CUP-2021-  
59

13.014.410.200 | Jen and Andy  
Holst | SD Hwy 52, Lot 2 CC  
Hollow, Yankton, SD, 57078  
Submitted by jenholst on  
12/6/2021



## Applicant

Jen Holst

[605-857-0024](tel:605-857-0024)

[jen@easw.com](mailto:jen@easw.com)

Parcel search Completed On 12/6/2021 1:08 PM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.014.410.200			JAP DEVELOPMENT LLC (D)	0.000

Request Information Completed On 12/6/2021 1:21 PM EST by jenholst

### Type of Request

Conditional Use

### Fee

\$300.00

### Reason for Request

We are applying for a conditional use permit to have a hobby farm with a horse or horses.

### List Specific Hardships

## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Jen and Andy Holst

Applicant Address

43150 SD Hwy 52

Applicant Phone

605-857-0024

## Owner Information

Owner Name

Jen and Andy Holst

Owner Address

43150 SD Hwy 52

Owner Phone Number

605-857-0024

## Property Information

Parcel ID Number

13.014.410.200

Legal Description

LT 2 C C HOLLOW

Site Address

SD Hwy 52, Lot 2 CC Hollow

City

Yankton

Zip



57078

Section-Township-Range

14-93-57

Zoning District

LD

Zoning Description

LD

Existing Use of Property

Pasture

Site Plan Completed On 12/6/2021 1:23 PM EST by jenholst

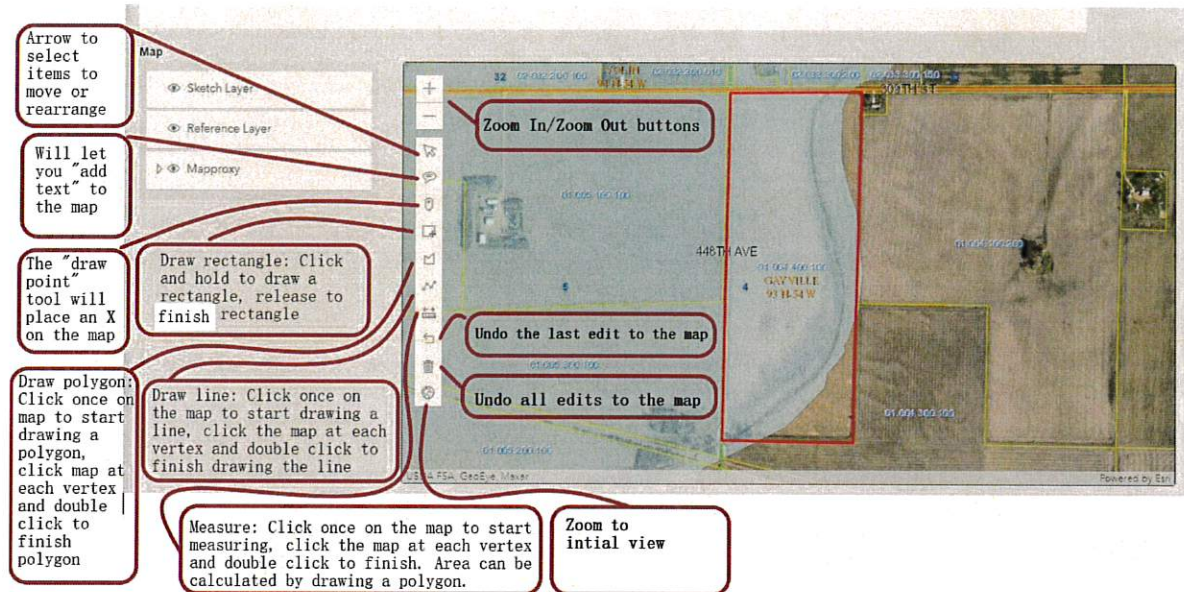
Map - Mark the location of structures and other necessary information.



Describe the location and use of adjacent structures

There are no structures on the property.

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 12/6/2021 1:23 PM EST by jenholst

Upload Draft Building Permit 

Draft Building Permit Form Completed On 12/6/2021 1:24 PM EST by jenholst

Job Address

Legal Description of Construction Site

LT 2 C C HOLLOW

Owner Name

JAP DEVELOPMENT LLC (D)

Owner Address

43150 SD Hwy 52

Owner Phone

605-857-0024

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 12/6/2021 1:24 PM EST by jenholst

[Generate Draft Building Permit](#)

**Submit** Completed On 12/6/2021 1:26 PM EST by jenholst

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



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Date

12/6/2021

**Application Submitted Successfully** Completed On 12/6/2021 1:44 PM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

**Planning Review** Completed On 12/6/2021 1:48 PM EST by bconkling

Continue with application

Continue

**Describe what the applicant is requesting**

Applicants wish to have a hobby farm so they can have a horse(s)

**Planning Commission Code Reference**

Section 607

**Other Planning Commission Code Reference ⓘ****Board of Adjustment Code Reference**

Section 607

**Other Board of Adjustment Code Reference ⓘ**

1805

*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 ⓘ**

Low Density Residential District

**Wave Fee****Notes ⓘ**

**Director Review** Completed On 12/6/2021 1:51 PM EST by gvetter

**Zoning Director Review**

Approve

**Payment** Completed On 12/9/2021 10:55 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	1695
Amount Paid	\$300.00

## Planning Commission Meeting

### Planning Commission Meeting Date and Time

January 11th 2022, 7:05 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

12/27/2021

### Upload PC Mailing Labels

Holst labels.pdf

### Upload PC Affidavit of Mailing

Mailing affidavit 1320.pdf

### Upload PC Notification Letter

Holst CUP NOT Letter.pdf

### Upload PC Newspaper Publication

Legals 1-14-2022.pdf

### Permit Number

CUP-2021-59

### Receipt Number

Documents

Internal Notes

Documents

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AFFIDAVIT OF MAILING

I, Jen Holst, hereby certify that on the 28<sup>th</sup> day of December, 20 21, 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.

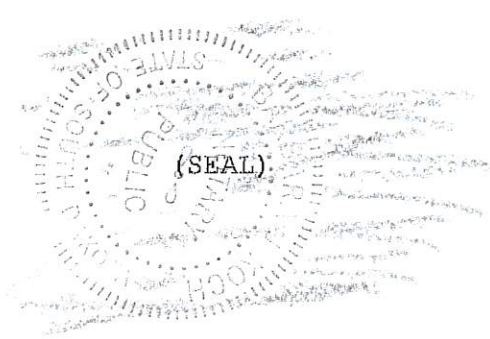
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 28<sup>th</sup> day of December, 20 21.

Jen M. Holst  
(Name)  
Affiant

Subscribed and sworn to before me this 28<sup>th</sup> day of December, 20 21.

Sarah Koeh  
Notary Public - South Dakota  
My commission expires: 8-20-2025



## NOTIFICATION

December 27, 2021

Jen Holst  
43150 SD HWY 50  
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 7:05 P.M. on the 11th day of January, 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 her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C. C. Hollow, Yankton County, South Dakota as per plat recorded in Book S20, Page 402*

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,  
Jen Holst

Petitioner



ANDERSON, JUSTIN W (D)  
145 NOTTINGHAM LN  
YANKTON SD 57078

ANDRUS, JOHN (D)  
43129 HWY 52  
YANKTON SD 57078

ARENS, ROMAN (D)  
56131 888 RD  
HARTINGTON NE 68739

BARKLEY, RONALD (D)  
43127 SD HWY 52  
YANKTON SD 57078

BILLESBACH, ROBERT M (D)  
43117 SD HWY 52  
YANKTON SD 57078

BLAALID, DENNIS S (D)  
43075 SD HWY 52  
YANKTON SD 57078

COLBY, DAVID ANTHONY (D)  
4037 MANCHESTER ST  
SIOUX CITY IA 51103

FEIMER FAMILY PROTECTION TRUST (D)  
43118 SD HWY 52  
YANKTON SD 57078

FEJFAR, MARY REVOCABLE TRUST (D)  
43145 SD HWY 52  
YANKTON SD 57078

FISH IRREVOCABLE FAMILY TRUST (D)  
43131 SD HWY 52  
YANKTON SD 57078

FRANKFORTER FAMILY REV TRUST (D)  
191 MARINA DELL CIR  
YANKTON SD 57078

HACECKY FAMILY PROPERTIES LLC (D)  
1500 WHITING DR  
YANKTON SD 57078

HEJNA, PAUL S (D)  
146 NOTTINGHAM LN  
YANKTON SD 57078

HENSELER, JAY M (D)  
43186 SD HWY 52  
YANKTON SD 57078

HENSELER, K & M FAM PROT TRUST (D)  
160 RIVERRUN RD  
YANKTON SD 57078

HENSELER, TODD E (D)  
6335 PIERCE ST  
OMAHA NE 68106

HOLST, ANDREW E (D)  
2503 FOX RUN PARKWAY  
YANKTON SD 57078

JAP DEVELOPMENT LLC (D)  
2503 FOX RUN PKWY  
YANKTON SD 57078

JERKE FAMILY PROTECTION TRUST (D)  
111 COTTONWOOD ST  
YANKTON SD 57078

KAISER, RYAN R (D)  
506 HIDDEN HOLLOWS DR  
YANKTON SD 57078

KAUTH, DOUGLAS J (D)  
43229 WHISPER CREEK RD  
YANKTON SD 57078

KOPF, BLAKE F (D)  
298 NOTTINGHAM LN  
YANKTON SD 57078

KUCHTA, GERALD (D)  
43137 SD HWY 52  
YANKTON SD 57078

LEWANDOWSKI, ERIK K (D)  
43133 SD HWY 52  
YANKTON SD 57078

O'FARRELL, JAMIE L (D)  
304 NOTTINGHAM LN  
YANKTON SD 57078

PAULSON REVOCABLE TRUST (D)  
43159 SD HWY 52  
YANKTON SD 57078

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

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

PETERSON, COREY J (D)  
2610 ABBOTT DR  
YANKTON SD 57078

VANDEKOP, DALE (D)  
335 HIDDEN HOLLOWS DR  
YANKTON SD 57078

## 2010 Legal and Public Notices

- Services provided to children and families were Protective Services-Children, Foster Care Services, Residential Treatment, Day Care and Adoption.

Block Grant Services were provided by direct social service staff and from public and private agencies under contract with the Department of Social Services. Services were available without charge to families with incomes below sixty percent of the state median income guidelines. Charges for some services provided are adjusted according to state median income guidelines.

A copy of the Social Services Block Grant Post-Expenditure Report is available at no charge by writing: SSBG Post-Expenditure Report, SD Department of Social Services, 700 Governors Drive, Pierre, South Dakota 57501-2291. Public Comment may be submitted to the Address listed above. For more information call (605) 773-3586. Published twice at the total approximate cost of \$32.98.

12+31  
YANKTON COUNTY  
COMMISSION MEETING  
December 21, 2021

The regular meeting of the Yankton County Commission was called to order by Vice Chair Joe Healy at 6:00 p.m. on Tuesday, December 21, 2021.

Roll call was taken with the following Commissioners present: Don Kettering, Wanda Howey-Fox, Dan Klimisch and Joe Healy; Absent: Cheri Loest.

There were no conflicts of interest reported by Commissioners.

**Action 21528C:** A motion was made by Kettering and seconded by Fox to approve the meeting agenda with the following change: Item 13 was cancelled. All present voted aye; motion carried, 4-0.

There were no public comments. Vice-Chair Healy closed public comment.

Veterans Administrator Cody Mangold appeared to inform the board he will be soliciting funds for a new DAY (Disabled American Veteran) Van. Mangold said there may be matching grants which will bring the cost to \$20,000.

Action 21529C: A motion was made by Kettering and seconded by Fox to approve the December 7, 2021, meeting minutes. All present voted aye; motion carried, 4-0.

**Action 215230C:** A motion was made by Klimisch and seconded by Kettering to approve the following claim from Katherine Cranbrook, PSY.D, ABPP, LP. All present voted aye; motion carried, 4-0.

**Action 21531C:** A motion was made by Fox and seconded by Klimisch to approve the following claims; **Commissioners:** Vast Business (Utilities) \$50.50; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$370.00; Yankton P & D

Qualified Present Services (Supplies) \$427.00; Court Avera Second Heart Hospital (Lab) \$1,312.00; Certified Languages Int. (Professional Services) \$165.00; Den Herder Law Office (Neglected), \$1,999.80; Jurot Fees \$417.60; Grand Plains Psychologists (Professional Services) \$1,000.00; Hart Law Office LLC (Professional Services) \$4,083.75; Kennedy Pier Loftus (Professional Services) \$178.20; \$1,471.40; Kennedy Pier Loftus (Professional Services) \$178.20; Mary Ann Moyor (Professional Services) \$69.40; Department of Health (Lab Nov. 2021) \$550.00; \$1,000.00; Thompson Reuters (Services) \$408.00; Thomson Reuters (Supplies) \$1,083.27; Thomson Reuters (Supplies) \$75.57; Auditor: Vast Business (Utilities) \$121.04; Calligen (Supplies) \$44.75; Paity Holman (Travel) \$20.20; McLeod's Printing (Supplies) \$72.23; Mi-Com Corporation (Supplies) \$1,685.00; Quilligan (Supplies) \$1,333.50; M.T. & R.C. Smith Insurance \$139.76; M.T. & R.C. Smith Insurance \$139.76; M.T. & R.C. Smith Insurance \$139.76; M.T. & R.C. Smith Insurance \$139.76; Treasurer: Vast Business (Utilities) \$197.20; Quilligan (Supplies) \$54.75; Qualified Present Services, LLC (Supplies) \$137.42; M.T. & R.C. Smith Insurance \$139.76; M.T. & R.C. Smith Insurance \$139.76; \$1,218.72; Patti Yavna (Supplies) \$1,218.72; Office Supplies (Supplies) \$279.32; Data Processing: Vast Business (Utilities) \$718.22; First Bankcard (Maintenance)

## 2010 Legal and Public Notices

lume (Maintenance) \$180.00; Fluorometry Interferential (Maintenance) \$1,550.00; Qualified Presort Services (Supplies) \$15.62; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,451.45; One Office Solution (Supplies) \$40.96; Register of Deeds: Vast Business (Utilities) \$171.55; Microfilm Imaging Systems (Rentals) \$149.00; Pallets (Supplies) \$15.00; Pallets (Supplies) \$33.62; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$91.83; Vast: Vast Business (Utilities) \$25.25; Leaf (Rentals) \$38.10; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$224.29; Safety Center Building: Bongbars (Maintenance) \$66.40; Vast: Vast Business (Utilities) \$812.64; City of Yorkland (Dumpster Fees) \$192.00; Call Payment (Supplies) \$5.84; Ray (Supplies) \$3.00; (Maintenance) \$33.00; Helman, Inc. (Maintenance) \$676.00; Justice Fire & Safety (Maintenance) \$200.00; JCL Supplies (Supplies) \$38.09; Midwest Stripping (Professional Services) \$244.80; Menards (Supplies) \$24.77; Menards (Maintenance) \$34.64; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,515.00; Sheriff (Supplies) \$15.98; Sheriff (Supplies) \$118.38; Sheriff (Supplies) \$94.16; Beyond Technology (Minor Equipment) \$5,705.35; City of Yorkland (Fuel) \$2,466.85; Xtreme Car Wash (Maintenance) \$153.60; Axon Enterprise, Inc. (Law Enforcement Equipment) \$249.24; Culligan (Supplies) \$35.23; The Collection Center - (Maintenance) \$4,986.00; Business Bulletin (LIC) (Other) \$15.00; Business Bulletin (LIC) (Other) \$118.38; Jocks Uniforms & Equipment (Uniforms) \$792.57; Light & Sizen (Minor Equipment) \$1,527.00; Microsoft (Maintenance Contracts) \$1,287.00; Porgington County Jail (Travel) \$247.63; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$13,484.00; Strichs (Law Enforcement Equipment) \$195.24; The Muller Allegiance (Maintenance) \$1,000.00; One Office Solution (Maintenance) \$67.69; (Supplies) \$71.69; One Office Solution (Maintenance) \$679.33; Yankton County Treasurer (Supplies) \$48.00; Yankton: Medical Clinic (Vaccinations) \$72.00; Yankton Fire & Safety (Maintenance) \$660.00; County Jail: Avera Sacred Heart Hospital (Professional Services) \$445.49; Avera: Medical (Professional Services) \$551.00; Churn-Tech (Supplies) \$328.68; Churn-Tech (Food Service) \$39.25; Diamond Drugs (Professional Services) \$550.19; Trinity Services Group (Food Services) \$57,681.02; Hy-Vee (Professional Services) \$832.82; Jocks Uniforms & Equipment (Uniforms) \$149.89; Correctional Risk Services (Inmate Medical) \$1,104.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$15,970.00; One Office Solution (Supplies) \$196.25; Yankton Retail Drug Corp. (Professional Services) \$477.32; Yankton Daily & B (D) (Other) \$365.83; Yankton Medical Clinic (Professional Services) \$200.00; Juvenile Detention: Minnehaha County Juvenile Detention (Rentals) \$5,124.00; Yankton Area Search (Professional Services) \$85.70; NAPA Auto Parts Bank of Yankton (Supplies) \$90.06; First Bankcard (Supplies) \$1,140.41; Care of Poor: Avera Heart Hospital of South Dakota (Professional Services) \$143.91; Qualified Presort Services LLC (Supplies) \$50.94; Thomson Reuters (Supplies) \$79.57; White & Ray Rural Professional Home (Professional Services) \$1,250.00; Public Health Nurses (Professional Services) \$207.45; Yankton Area Chamber (Supplies) \$58.67; Qualified Presort Services, LLC (Supplies) \$344.47; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$418.00; Ambulance: Avera Sacred Heart Hospital (Supplies) \$690.76; Vast Business (Utilities) \$178.82; Bond Tree Medical LLC (Supplies) \$1,632.33; City of Yankton (Utilities) \$643.31; Quick Med Claims (Professional Services) \$4,737.65; First Bankcard (Supplies) \$1,080.01; First Bankcard (Pub) \$615.97; First Bankcard (Supplies) \$138.11; First Bankcard (Publishing) \$765.00; Fox Run Qwik Look (Maintenance) \$156.00; Heiman Inc. (Maintenance) \$6.00; Leaf (Rentals) \$81.43; Yankton: Tri-Oas, Inc. (Rentals) \$61.15; Malheon Tri-Oas, Inc. (Rentals) \$302.05; Qlons: Past technicians (Maintenance) \$114.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$415.00; One Office Solution (Supplies) \$225.04; One Office Solution (Maintenance) \$141.36; Yankton Medical Clinic (Professional Services) \$520.00; Mental Illness Board: Darcy Luck

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**Jane Solution (Supplies)** \$114.2; Yankton Daily P & D (Publishing) \$38.8; Rond & Bridge: Appraisal (Supplies) \$132.43; C & B Operations LLC (Maintenance) \$87.78; Capital Industries Inc (Machinery) \$19,900.00; Bongars (Maintenance) \$79.98; Buiter Machinery (Maintenance) \$387.88; Vast Business Solutions (Supplies) \$65.00; Truck (Maintenance) \$1,565.80; Boyer Trucks (Supplies) \$335.25; Brock Wylie Company LLC (Supplies) \$54,912.00; Terry Schuman (Secondary Roads) \$20,100.00; NAPA - Auto Parts of Yankton (Maintenance) \$731.64; NAPA Auto Parts of Yankton (Supplies) \$1,018.25; Poterna (Bridges) \$52,428.92; Christiansen Radiator & Air Conditioning (Supplies) \$58.00; UteLink LLC (Utilities) \$74.66; IMBG Corp. (Bridges) \$56,500.00; Pratts Tools LLC (Supplies) \$152.00; Dakota Riggers (Supplies) \$356.60; Dakotata Auto Glass, Inc. (Supplies) \$33.00; Nelson Repair (Maintenance) \$150.00; Echo Electric Supply (Maintenance) \$450.00; Ebersmann Engineering Inc (Maintenance) \$10.00; Growmark (Supplies) \$15.00; Finkensluys LLC \$15,177.40; Richey Road Builders (Bridges) \$10,866.80; Rustan Industrial & Construction Supply (Supplies) \$29.62; Graham Tire Yankton (Maintenance) \$2,010.74; Grahm-Tire Yankton (Supplies) \$33,467.62; Non Paid & Landscaping (Bridges) \$2,483.60; I State Truck Center (Maintenance) \$2,337.97; Janssens Garage Service (Utilities) \$45.00; Kimball Equipment Co (Supplies) \$146.66; Machine (Maintenance) \$1,514.93; Ulissa Grave, Inc. (Secondary Roads) \$68,080.00; Menards (Supplies) \$32.97; Midwest Rentals & Exhaust (Maintenance) \$95.00; MidAmerican Energy (Utilities) \$664.55; Yankton County Observer (Publishing) \$13.46; Oreilly Auto Parts (Maintenance) \$240.83; Oreilly Auto Parts (Supplies) \$114.93; Rasmussen Heating & Cooling \$28.39; M.T. & R.C. Smith Insurance (2022 Work Orders Comp) \$24,330.00; TransSource (Maintenance) \$276.28; SD Department of Transportation (Supplies) \$57,216.78; SD Department of Transportation (Bridges) \$17,875.63; SD Department of Transportation (Annual Project) \$493.25; Two Way Solutions Inc (Supplies) \$135.95; Tullier (Maintenance) \$1,460.00; Tichen Machinery (Maintenance) \$428.00; Trumark Steel (Bridges) \$116,956.00; One Office Solution (Supplies) \$7.29; Yankton Daily P & D (Publishing) \$30.55; Emergency 911 Fund: Vast Business (Utilities) \$114.30; CenturyLink (Utilities) \$83.20; Golden West Telecommunications (Utilities) \$145.00; Emergency Management: Andersen Telecom LLC (Professional Services) \$271.68; Harber Specialty (Supplies) \$20.00; Xicome Car Wash (Supplies) \$38.40; Yankton County (Maintenance) \$78.78; Aron B Beckman (Maintenance) \$275.00; Embroidery & Screenworks (Professional Services) \$490.00; First Bankard (Maintenance) \$3,372.54; First Bankard (Professional Services) \$12.83; First Bankcard (POD Expense) \$111.30; Helman Inc (Maintenance) \$10.00; M.T. & R.C. Smith Insurance (2022 Work Orders Comp) \$273.60; Lumber Cooperative (Supplies) \$247.82; Verizon (Utilities) \$104.70; One Office Solution (Supplies) \$63.99; Yankton County Treasurer (Supplies) \$21.20; Government Buildings: Automatic Building Controls (Govt Buildings) \$1,437.76; Echo Group (Govt Buildings) \$189.84; Jim Flynn (Govt Buildings) \$304.00; Weiff Construction (Govt Buildings) \$1,335.00; 247 Garage (Govt Buildings) \$1,335.00; Yankton County (Supplies) \$2,322.00; Mfse: Thomson Reuters (Supplies-Library) \$121.92; Thomson Reuters (Supplies-Library) \$193.75; Non-Departmental: Satellite Tracking of People (Tracking Monitors) \$656.50; Refund (State Participation) \$2.00; Refund (State Participation) \$2.00; Byron No-Gasoline (Cam Daily Fee) \$1,962.00; Byron Nogelmeier (State Participation Fee) \$384.00; SD Department of Revenue (Circuit Court HSC) \$5,959.59 SD Department of Revenue (Service-Rodified) \$180.00; SD Department of Revenue (Fee-Hesher Vehicle) \$328,545.07; SD Department of Revenue (Fees-Waste) \$4,641.25; SD Department of Revenue (Fees-Road) \$1,890.00; SDACo (M & PR Fund) \$746.00 General Fund \$1,421.43; Rond & Bridge: Appraisal \$5,525.00; Revenue Manager \$1,937.77. All present voted yes; motion carried, 4-0.

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Kilnisch, Fox, Kettering and Healy voted aye; motion carried, 4-0.

**Action 21534C:** A motion was made following the hearing by Kilnisch and seconded by Fox to approve the application for Manufacturing and Issue the Form B Certification. Roll call vote was taken with Kilnisch, Fox, Kettering and Healy voting aye; motion carried, 4-0.

**Action 21535C:** A motion was made following the hearing by Fox and seconded by Kilnisch to approve the application for Dispensary and Issue the Form B Certification. Roll call vote was taken with Fox, Kilnisch, Kettering and Healy voting aye; motion carried, 4-0.

Kristen Korak and Lauren South appeared before the Commission for a hearing on a medical cannabis license for a dispensary to be located at 29710 US Hwy 81. There was no public comment regarding the application.

**Action 21536C:** A motion was made following the hearing by Kilnisch and seconded by Fox to approve the application and issue the Form B Certification. Roll call vote was taken with Kilnisch, Fox, Kettering and Healy voting aye; motion carried, 4-0.

Nathan Eastman appeared before the Commission for a hearing on his medical cannabis license for cultivation to be located at 3300 W 5th St. There was no public comment regarding the application.

**Action 21537C:** A motion was made following the hearing by Fox and seconded by Kilnisch to approve the application and issue the Form B Certification. Roll call vote was taken with Fox, Kilnisch, Kettering and Healy voting aye; motion carried, 4-0.

Adam Polley and Joshua Prather from IMBG Engineering presented a power point review of inspection results of the eight bridges they inspected in Yankton County. Sufficiency ratings and repair recommendations were made.

Highway Superintendent Mike Sodak appeared for board approval of a replacement grant application for the Church Bridge and approval of ROW, Utility Certificates and Easements.

**Action 21538HWY:** A motion was made by Kettering and seconded by Fox to approve the Replacement Grant application for Stone Church Bridge. All present voted aye; motion carried, 4-0.

**Action 21539HWY:** A motion was made by Kilnisch and seconded by Fox to approve the Utility Certificate for project BRP 6213 (00/20-1). All present voted aye; motion carried, 4-0.

Commissioner Loest joined the meeting.

**Action 21540HWY:** A motion was made by Kilnisch and seconded by Kettering to approve the Easement for parcel 16.009.250.020. All present voted aye; motion carried, 5-0.

**Action 21541HWY:** A motion was made by Kilnisch and seconded by Loest to approve the Easement for parcel 16.010.300.100. All present voted aye; motion carried, 5-0.

**Action 21542HWY:** A motion was made by Kilnisch and seconded by Fox to approve the Easement for parcel 16.009.100.100. All present voted aye; motion carried, 5-0.

**Action 21543HWY:** A motion was made by Kilnisch and seconded by Kettering to approve the Easement for parcel 16.010.400.300. All present voted aye; motion carried, 5-0.

**Action 21544HWY:** A motion was made by Kilnisch and seconded by Loest to approve the Right of Way Application for project BRP 6213 (00/20-1). All present voted aye; motion carried, 5-0.

The board discussed the plat for Darlene Jensen.

Motion was made by Kettering and seconded by Kilnisch; motion was carried after Jensen was postponed to the next regular meeting.

**Action 215345Z:** A motion was made by Kilnisch and seconded by

2010 Legal and Public Notices

caused L.L.C. owners of record, has caused a plat to be made of the following real property: Lot 35, Bayliff Estates, W1/2 of the South 12.91, S1/2, SW1/4 of Section 7 and T2W, W1/2 of Section 18, except Tracts 7th Addition Lots 1 and 2 Parcel A and Parcels B and C McVay Addition 193N-35W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Loest, Fox, Kettering, Klinisch and Healy, voting aye; motion carried, 5-0.

Action 215472: A motion was made by Kettering and seconded by Klinisch to adopt the following resolution: Whereas it appears, Bayville Properties LLC, owners of record, has caused a plat to be made of the following real property: Lot 24 Bayliff Estates, W1/2 of the South 12.91, S1/2, SW1/4 of Section 7 and T2W, W1/2 of Section 18, except Tracts 7th Addition Lots 1 and 2 Parcel A and Parcels B and C McVay Addition, 193N-35W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Kettering, Klinisch, Loest and Healy voting aye; motion carried, 5-0.

Action 215482: A motion was made by Klinisch and seconded by Loest to adopt the following resolution: Whereas it appears, Zappa LLC, owners of record, has caused a plat to be made of the following real property: Lot 38 Block 4, Sunrise Addition, SW1/4, SW1/4, S1/2, T2W, 35W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Klinisch, Loest, Kettering, Fox and Healy voting aye; motion carried, 5-0.

The board discussed the TI quotes received and will make a decision at the December 28 special year end meeting. Scott Thomas commented on the discussion.

Action 215493: A motion was made by Loest and seconded by Fox to offer a third life health insurance plan to employees; HSA, \$6,350 deductible with no cost to the employee in the County Health Insurance Plan. All present voted aye; motion carried, 5-0.

Action 215503: A motion was made by Loest and seconded by Kettering to retain M.T. & R.C. Smith as the county's Property & Liability Insurance Company. All present voted aye; motion carried, 5-0.

Action 21551AUD: A motion was made by Loest and seconded by Fox to approve the Auditors Monthly Settlement with the Treasurer and Pooled Cash Report as of November 30, 2021 which showed Total Cash and Investments of \$15,832,040.09. The Fund Balance of \$1,008,669.58 and Funds were \$4,774,649.18; and Trust and Agency Funds were \$2,633,382.23 adding to a Grand Total of General Ledger Cash and Investments of \$15,832,040.09. A detailed report is on file with the County Auditor. All present voted aye; motion carried, 5-0.

Action 21552AUD: A motion was made by Loest and seconded by Kettering to adjust the Emergency Management budget due to unanticipated insurance revenue in the amount of \$3,573.00. All present

2010 Legal and Public Notices

kind at 12:00 for Christmas Holiday  
Klimisch, Kettering, Fox and Loon  
voting aye; Healy voting nay; mo-  
tion carried, 4-1.

There were no public comments.  
Vice-Chair Healy closed public  
comments.

Commissioner updates were 5-6  
meeting in Tyndall, SD. Commis-  
sioner Klimisch attended the Associ-  
ation meeting in Pierre.

Action 215577: A motion was  
made by Loast and seconded by Fox  
to adjourn. All present voted aye.  
motion carried, 5-0.

The next regular meeting will be  
Tuesday, January 4, 2022 at 6:00  
p.m.

Joe Healy, Vice-Chair  
Yankton County Commission

ATTTEST:  
Patty Hojem, County Auditor  
Published once at the total approximate  
cost of \$238.91.

12+31&1-7  
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,  
Ja., at 7:05 P.M. on the 11th day of  
January, 2022 at the Yankton County  
Government Center, Commissioner's  
Chambers, 321 West Third St.,  
St. Yankton, South Dakota. Applicant  
is requesting a Conditional Use  
Permit to use her property as a hotel  
on a Low Density Residential zoned  
District per Article 6 Section 6907.  
Said property is legally de-  
scribed as Lot Two (2), C. C. Hol-  
low, Yankton County, South Dakota,  
as per plat recorded in Book 526  
Page 402.

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 11th day of  
January, 2022 at the Yankton County  
Government Center, Commissioner's  
Chambers, 321 West Third  
St., Yankton, South Dakota. Applicant  
is requesting a Conditional Use  
Permit to build an accessory structure  
that is 4800 square feet with 16  
feet side walls in a Planned Unit De-  
velopment per Article 18 Section  
1805. Said property is legally de-  
scribed as Lot Eight (8), Deerfield  
Ranch Estates, Yankton County,  
South Dakota, as per plat recorded  
in Book 518, page 283. Yankton  
County, South Dakota. E911 ad-  
dress is 256 Deerfield Dr., Yankton,  
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, 7:15 P.M. on the 11th day of  
January, 2022 at the Yankton County  
Government Center, Commissioner's  
Chambers, 321 West Third St.,  
St. Yankton, South Dakota. Applicant  
is requesting a Conditional Use  
Permit to add on to an accessory  
structure in an existing campground  
per Article 11 Section 1107. Said  
property is legally described as  
Tract One (1), Lange Addition, in  
the Northeast Quarter of the North-  
west Quarter (N1/4/NW1/4) of Sec-  
tion 035 (15), Township Ninety-  
three (93) North, Range Fifty-  
three (56), West of the 5th P.M., Yankton  
County, South Dakota. E911 ad-  
dress is 827 Heml Dr., Yankton,  
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, 7:20 P.M. on the 11th day of  
January, 2022 at the Yankton County  
Government Center, Commis-  
sioners Chambers, 321 West Third  
St., Yankton, South Dakota. Applicant  
wishes to Rezone from Commercial  
and Agriculture to Commercial  
per Article 18 Section 1809 and  
Article 20 Section 2003. Said prop-  
erty is legally described as Tract 23,  
in the S1/2 of the SW1/4 of Section  
33, T49N, R56W of the 5th P.M.,  
Yankton County, South Dakota.  
E911 address is 14400 W 31st, Yank-  
ton, South Dakota  
Published twice at the total approxi-  
mate cost of \$66.56.

12-31&1-7-19

12+31&1+7  
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 11th day of January, 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 her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C. C. Hollenbeck, Yankton County, South Dakota as per plat recorded in Book 526 Page 402.

## 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, on January 25, at 7:10 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West 10th St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit 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 518, page 283, Yankton County, South Dakota. E911 address is 255 Deerfield Dr., Yankton, 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 7:15 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to add on to an accessory structure in an existing unimproved per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, is the Northeast Quarter of the North west Quarter (N1/4NW1/4) of Section Fifteen (15), Township Ninety three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. E911 address is 827 Henri Dr., Yankton 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 7:20 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant, wishes to Rezone from Commercial to Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Tract E in the S1/2 of the SW1/4 of Section 33, T4N, R56W of the 5th PM. Yankton County, South Dakota. B911 address is 4400 W 31st, Yankton, South Dakota.

Published twice at the total approximate cost of \$66.56.

# Yankton County, South Dakota

Paid by  
Jen Holst  
jen@easw.com

Payment number  
Date paid  
Payment method

## Receipt

1695  
December 9, 2021 10:55 AM  
Check

**\$300.00 paid on December 9, 2021**

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2021-59

Description	Amount
Fee	\$300.00

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

Applicant Neal Lange – 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 1107 ☐ Section 1805 ☐ Section 1905

---

**NOTE:**

**Conditional Use Permit**

Applicant is requesting to modify his Conditional Use Permit. Applicant wishes to add on to an accessory structure in an existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5<sup>th</sup> P.M., Yankton County, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:  
1/11/2022

Board of Adjustment date:

Time:  
7:15  
PM  
Time:

Permit Number: CUP-2021-62

## Yankton County

       Variance        X   Conditional Use             Rezoning

Owner: Neal Lang

Owners Address: 827 Hemi Drive

Owners Phone: 14023405576

Applicants Name,  
if different from

Owner: Neal Lange

Applicants  
Address: 827 Hemi Drive

Job Address: 827 HEMI DR

Legal: TRACT 1 LANGE ADDN

Section,  
Township, Range: 15-93-56

Zoning  
Classification: LC

Affected Zoning  
Ordinance: Section 1805Section 18051905

Reason for  
Request: Storage for Equipment

List Specific  
Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 01/11/2022 7:15 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 3195 Receipt #:



Date:

Signature: Neal Lang 12/24/2021

Site Description:



**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. 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
2. Affordable Self Storage LLC 8

**SECTION 12N**

1. Marquardt Family LP 6

**SECTION 13N**

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**

1. Tacke, WM etux 13

**SECTION 18S**

1. Cap LE, Stanley etal 5
2. Cap, Robert etux 7

**SECTION 19**

1. Schenkel, Daniel etux 7

**SECTION 20N**

1. Yankton Co Sharpshooters Assn 12
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
2. Keller, Dallas etux 10

**SECTION 26**

1. Barnes, David etux 7

**SECTION 32**

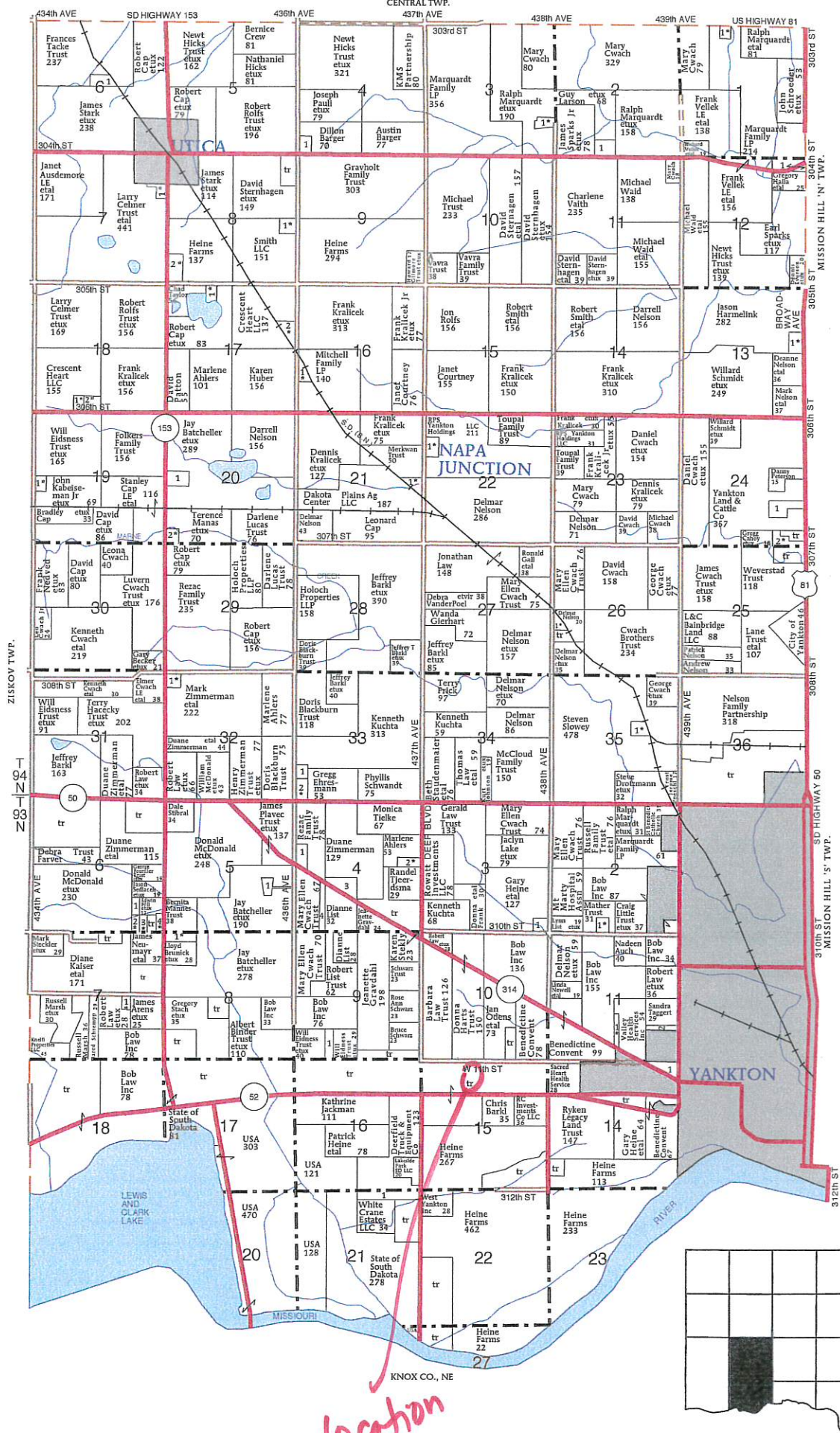
1. Zimmerman Trust, Henry etal 12

**SECTION 33**

1. Delozier, Darrik 6
2. Waddell, Edward etux 8

**SECTION 35**

1. Slowey, Steven etux 14



# FINDINGS OF FACT – CONDITIONAL USE PERMIT

Lange– CUP-2021-62

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 wishes to modify his CUP to add an accessory structure per Article 11 Section 1107
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

Fees Paid  
\$300.00

Application  
CUP-2021-62

Applicant  
Neal Lange

Created  
December 23,  
2021

Number  
CUP-2021-  
62

09.015.425.100 | Neal Lang |  
827 HEMI DR, YANKTON, SD,  
57078  
Submitted by nlange1948 on  
12/23/2021



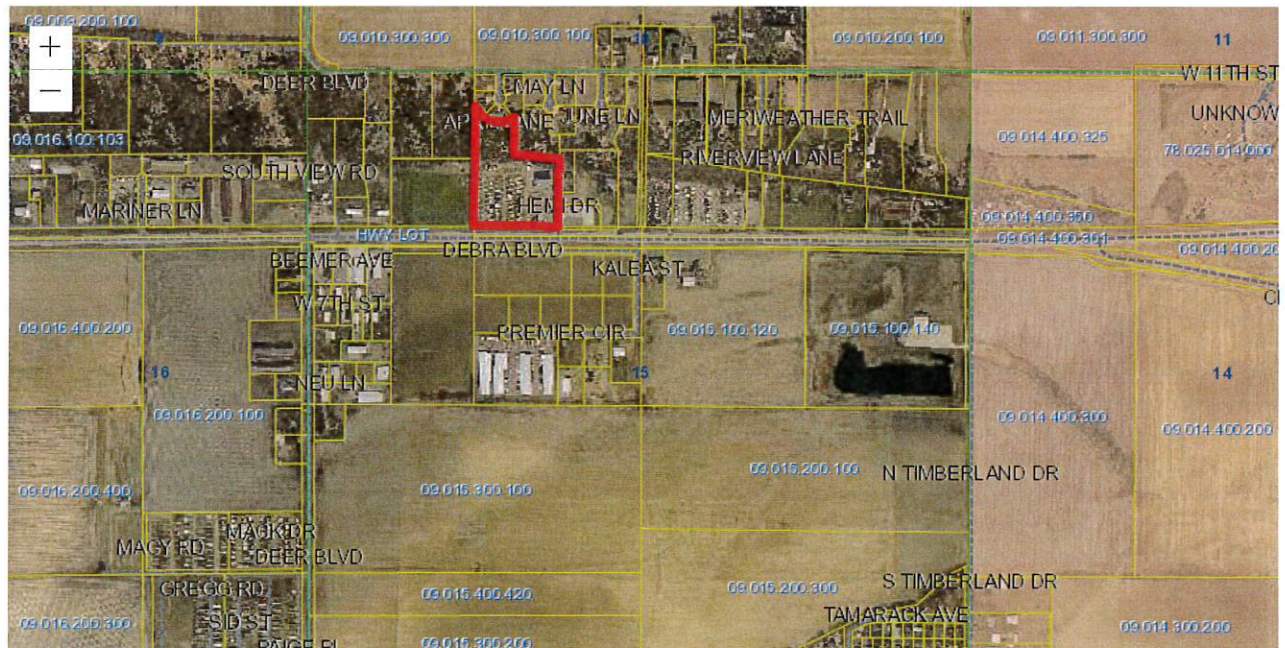
## Applicant

Neal Lange

14023405576

hemi69gtx@yahoo.com

Parcel search Completed On 12/23/2021 11:26 PM EST by nlange1948



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.425.100	827 HEMI DR	YANKTON	LANGE FAMILY PROTECTION TRUST (D)	0.000

Request Information Completed On 12/23/2021 11:34 PM EST by nlange1948

### Type of Request

Conditional Use

### Fee

\$300.00

### Reason for Request

Storage for Equipment

List Specific Hardships

## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Neal Lange

Applicant Address

827 Hemi Drive

Applicant Phone

14023405576

## Owner Information

Owner Name

Neal Lang

Owner Address

827 Hemi Drive

Owner Phone Number

14023405576

## Property Information

Parcel ID Number

09.015.425.100

Legal Description

TRACT 1 LANGE ADDN

Site Address

827 HEMI DR

City

YANKTON

Zip  
57078

Section-Township-Range  
15-93-56

Zoning District  
MD

Zoning Description  
MD

Existing Use of Property

Site Plan Completed On 12/23/2021 11:35 PM EST by nlange1948

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

- ☒ Sketch Layer
- ☐ Reference Layer
- ☒ Mapproxy



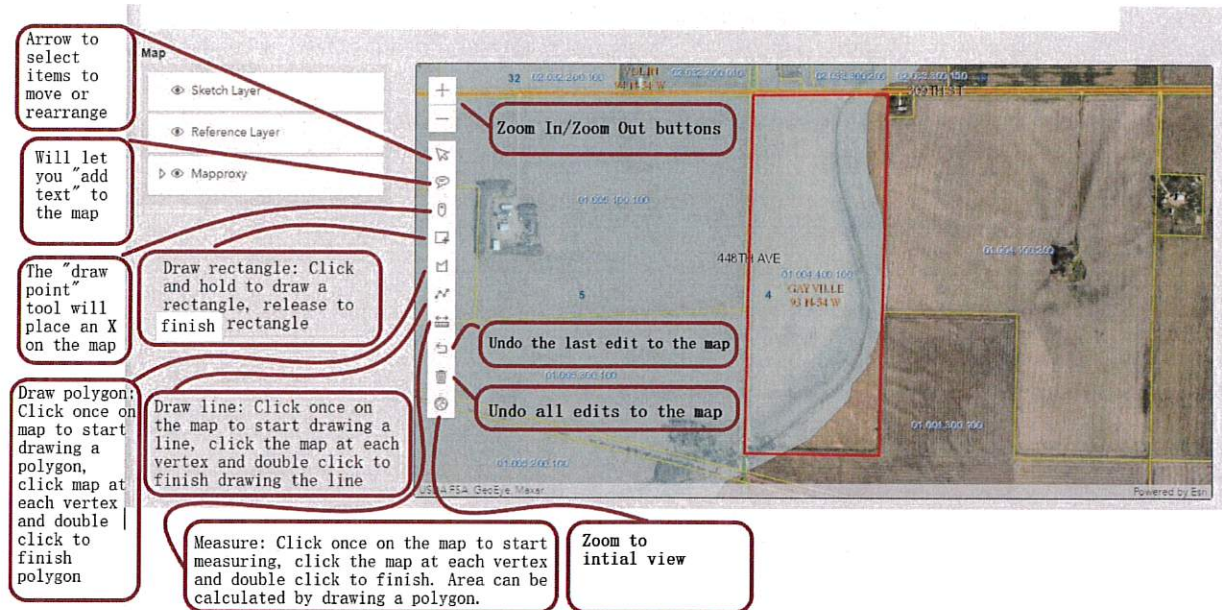
Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[IMG\\_20211222\\_0002.pdf](#)

[IMG\\_20211222\\_0001.pdf](#)





Draft Building Permit Completed On 12/23/2021 11:35 PM EST by nlange1948

Upload Draft Building Permit 

[IMG\\_20211222\\_0001.pdf](#)

Submit Completed On 12/23/2021 11:35 PM EST by nlange1948

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

12/24/2021

Application Submitted Successfully Completed On 12/27/2021 10:25 AM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 12/27/2021 10:28 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to modify his current CUP to ad on to an approved building

**Planning Commission Code Reference**

Section 1805

**Other Planning Commission Code Reference ⓘ**

**Board of Adjustment Code Reference**

Section 1805

**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 ⓘ**

LC

**Wave Fee**

**Notes ⓘ**

**Director Review** Completed On 12/27/2021 10:28 AM EST by bconkling

**Zoning Director Review**

Approve

**Payment** Completed On 12/27/2021 12:53 PM EST by bconkling

**Fees Paid**

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

**Confirmation Data**

Payment Method	Check
Confirmation Number	3195
Amount Paid	\$300.00

## Planning Commission Meeting

### Planning Commission Meeting Date and Time

January 11th 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

12/27/2021

### Upload PC Mailing Labels

Lange labels.pdf

### Upload PC Affidavit of Mailing

3 Mailing affidavit 1320.pdf

### Upload PC Notification Letter

Lange PC NOT Letter.pdf

### Upload PC Newspaper Publication

Legals 1-11-2022.pdf

### Permit Number

CUP-2021-62

### Receipt Number

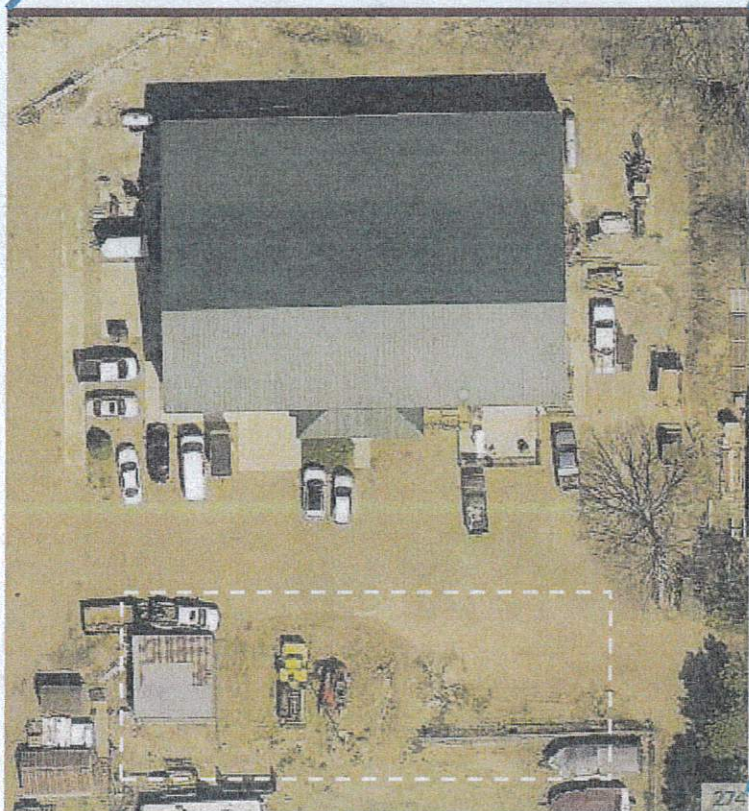
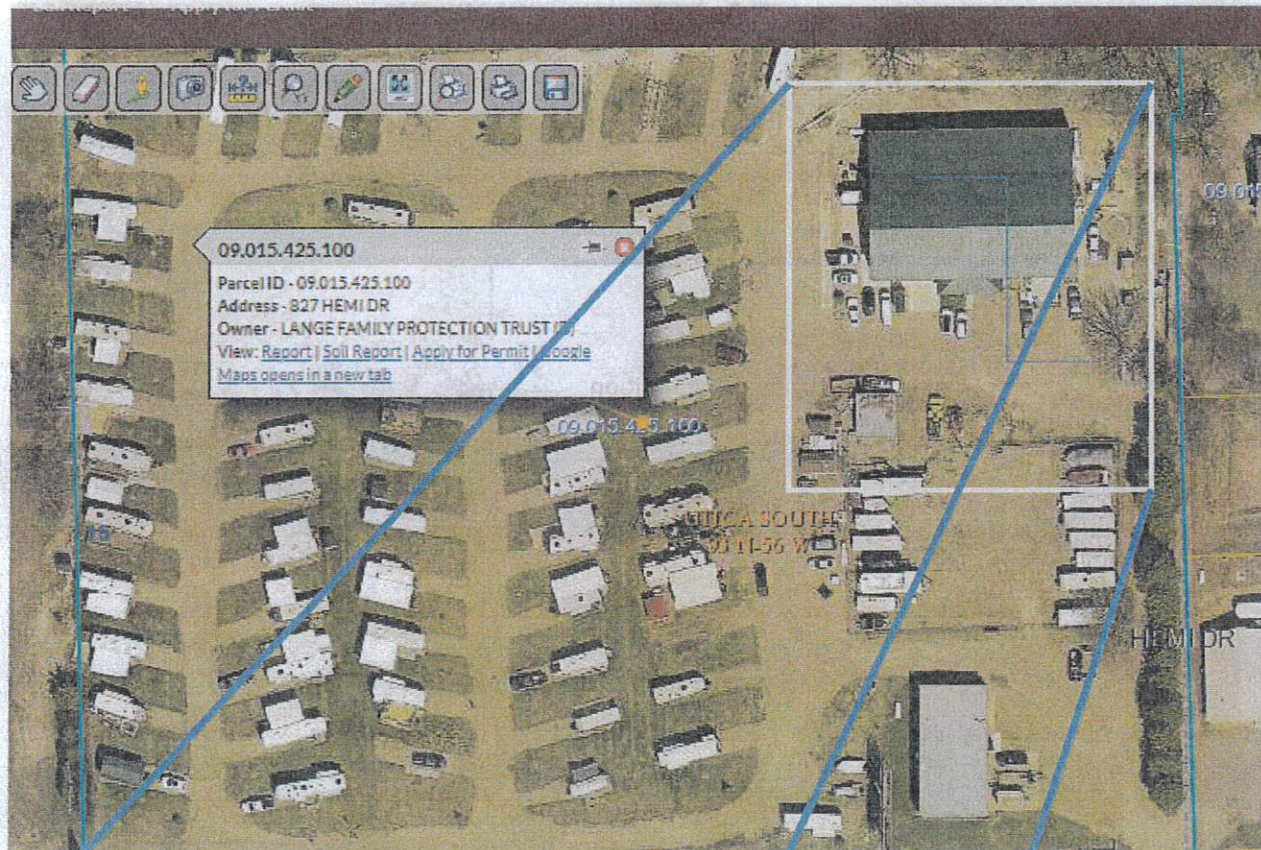
Documents

Internal Notes

Documents

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Original Bldg

Single Slope Bldg Addition

70'

30'

96'

Lean-to for new Building

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

BALENTINE, JAMES J (D)  
3102 WEST 11 ST  
YANKTON SD 57078

BARKL, CHRIS (D)  
3009 WEST 8 ST  
YANKTON SD 57078

BARRETT, BEAU C (D)  
3005 WEST 11 ST  
YANKTON SD 57078

BINDER, TIMOTHY (D)  
169 CLARK TRL  
YANKTON SD 57078

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

BRAUN, MARLIN R (D)  
3210 WEST 11 ST  
YANKTON SD 57078

BYE, BRIAN (D)  
825 S 190 ST  
ELKHORN NE 68022

CATON, REBECCA (D)  
105 WAYNE ST  
YANKTON SD 57078

CPEC EXCHANGE 43633 LLC (D)  
1007 APRIL LN  
YANKTON SD 57078

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

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

EBBENS, DANIEL W (D)  
3111 WEST 8 ST  
YANKTON SD 57078

EKEREN REVOCABLE TRUST (D)  
2911 WEST 11 ST  
YANKTON SD 57078

FEAR, JAMES R (D)  
1008 APRIL LN  
YANKTON SD 57078

FEIMER, MICHAEL P (D)  
1004 MAY LN  
YANKTON SD 57078

HOFER, DAVID REVOCABLE TRUST (D)  
1009 APRIL LANE  
YANKTON SD 57078

INHOFFER, RICK (D)  
3306 WEST 8 ST  
YANKTON SD 57078

KIRCHNER, ORVILLE (LE) (D)  
3108 WEST 11 ST  
YANKTON SD 57078

LACROIX, MARLIN (D)  
2202 BURLEIGH ST  
YANKTON SD 57078

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

LARSON, BARRETT P (D)  
2900 WEST 11 ST  
YANKTON SD 57078

LARSON, BARRETT P TRUST (D)  
2900 WEST 11 ST  
YANKTON SD 57078

LAW, BARBARA M LIVING TRUST (D)  
3004 DEER BLVD  
YANKTON SD 57078

LEET, LARRY REVOCABLE TRUST (D)  
1011 APRIL LN  
YANKTON SD 57078

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

LIST, MICHELLE (D)  
3208 SD HWY 314  
YANKTON SD 57078

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

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

MACY FAMILY TRUST (D)  
3701 WEST 11 ST  
YANKTON SD 57078

MAU, ANTHONY LIVING TRUST (D)  
3701 WEST 11 ST  
YANKTON SD 57078

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

MIELKE, KEITH L (D)  
1003 JUNE LN  
YANKTON SD 57078

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

MUELLER, MARY C (D)  
3204 WEST 8 ST  
YANKTON SD 57078

MUELLER, STEVEN (D)  
3204 WEST 8 ST  
YANKTON SD 57078

NEDVED, FRANK (D)  
1007 JUNE LN  
YANKTON SD 57078

ODENS, JAN J (D)  
1209 WEST 17 ST  
YANKTON SD 57078

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

PREMIER VENTURES LLC (D)  
1010 MAY LN  
YANKTON SD 57078

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

REZAC FAMILY REVOCABLE TRUST (D)  
30776 435 AVE  
YANKTON SD 57078

RYKEN LEGACY LAND TRUST (D)  
%RUSSELL RYKEN  
19597 EAST 70 ST N  
OWASSO OK 74055

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

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

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

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

SPRINGWATER LLC (D)  
263 KNIEST AVE  
YANKTON SD 57078

TERESHINSKI FAMILY TRUST (D)  
1005 JUNE LN  
YANKTON SD 57078

THOMAS, DAVID L (D)  
3109 WEST 11 ST  
YANKTON SD 57078

THON, RONALD REVOCABLE TRUST (D)  
1010 MAY LN  
YANKTON SD 57078

VELLEK, FRANK C (LE) (D)  
1010 APRIL LN  
YANKTON SD 57078

WOERNER, BRADLEY S (D)  
1407 ST BENEDICT DR  
YANKTON SD 57078

WYSUPH, WILLIAM B (D)  
3206 WEST 11 ST  
YANKTON SD 57078

YANKTON STORAGE LLC (D)  
119 CEDAR LN  
YANKTON SD 57078

YEAGER, RICHARD G (D)  
3703 WEST 11 ST  
YANKTON SD 57078

ZAVADIL, KEVIN M (D)  
PO BOX 1062  
YANKTON SD 57078

## 2010 Legal and Public Notices

ices.  
• Services provided to children and families were Protective Services-Children, Foster Care Services, Residential Treatment, Day Care and Adoption.

Block Grant Services were provided by direct social service staff and from public and private agencies under contract with the Department of Social Services. Services were available without charge to families with incomes below sixty percent of the state median income guidelines. Charges for some services provided are adjusted according to state median income guidelines.

A copy of the Social Services Block Grant Post-Expenditure Report is available at no charge by writing: SSBG Post-Expenditure Report, SD Department of Social Services, 700 Governors Drive, Pierre, South Dakota 57501-2291. Public Comment may be submitted to the Address listed above. For more information call (605) 773-3586. Published twice at the total approximate cost of \$32.98.

12-31

## YANKTON COUNTY COMMISSION MEETING

December 21, 2021

The regular meeting of the Yankton County Commission was called to order by Vice Chair Joe Healy at 6:00 p.m. on Tuesday, December 21, 2021.

Roll call was taken with the following Commissioners present: Don Kettinger, Wanda Howey-Fox, Dan Klimisch and Joe Healy. Absent: Cheri Loest.

There were no conflicts of interest reported by Commissioners.

Action 21528C: A motion was made by Kettinger and seconded by Fox to approve the meeting agenda 13 was canceled. All present voted aye; motion carried, 4-0.

There were no public comments. Vice-Chair Healy closed public comment.

Veterans Administrator Cody Mangold appeared to inform the board he will be soliciting funds for the new DAV (Disabled American Veterans) Van. Mangold said there may be matching grants which will bring the cost to \$20,000.

Action 21529C: A motion was made by Kettinger and seconded by Fox to approve the December 7, 2021, meeting minutes. All present voted aye; motion carried, 4-0.

Action 215230C: A motion was made by Klimisch and seconded by Kettinger to approve the following claim from Katherine Cranbrook, PSY.D., ABPP, LP. All present voted aye; motion carried, 4-0.

Action 21531C: A motion was made by Fox and seconded by Klimisch to approve the following claims: Commissioners: Fast Business (Utilities) \$50.50; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$370.00; Yankton P & D (Publishing) \$327.95; Election: Qualified Presort Services (Supplies) \$42.70; Court: Avera Sacred Heart Hospital (Lab) \$1,312.00; Certified Languages Int. (Professional Services) \$165.00; Don Herder Law Office (Neglected) \$1,999.80; Juni Fees \$417.64; Great Plains Psychological (Professional Services) \$4,852.50; Horn Law Office LLC (Professional Services) \$4,083.75; Kennedy Pier Lotuses (Professional Services) \$1,471.40; Kennedy Pier Lotuses (Professional Services) \$1,780.20; Many Anne Meyer (Professional Services) \$69.40; Department of Health (Lab Nov. 2021) \$360.00; Dean Schaefer (Professional Services) \$408.00; Thomson Reuters (Supplies) \$1,085.27; Thomson Reuters (Supplies) \$79.57; Auditor: Fast Business (Utilities) \$12.04; Culligan (Supplies) \$40.75; Patty Hojem (Travel) \$25.20; McLeod Printing (Supplies) \$73.23; Microson Corporation (Supplies) \$35.83; Qualified Presort Services LLC (Supplies) \$139.76; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,046.58; Treasurer: Fast Business (Utilities) \$197.20; Culligan (Supplies) \$34.75; Qualified Presort Services, LLC (Supplies) \$137.42; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,218.72; Patty Vavra (Supplies) \$335.23; One Office Solution (Supplies) \$279.32; Data Processing: Fast Business (Utilities) \$718.82; First Bankcard (Maintenance)

## 2010 Legal and Public Notices

tems (Maintenance) \$180.00; Pictometry International (Maintenance) \$1,650.00; Qualified Presort Services (Supplies) \$15.62; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,451.43; One Office Solution (Supplies) \$199.00; Fast Business (Utilities) \$171.52; Microfilm Imaging Systems (Rentals) \$148.00; Qualified Presort Services LLC (Supplies) \$35.62; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$918.86; VA: Fast Business (Utilities) \$25.25; Leaf (Rentals) \$58.10; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$224.29; Safety Center Building: Bongom (Maintenance) \$66.40; Fast Business (Utilities) \$12.54; City of Yankton (Dumprer Fees) \$192.00; Cole Pipers Inc (Supplies) \$378.84; Echo Group (Maintenance) \$383.50; Helman, Inc. (Maintenance) \$676.00; Justice Fire & Safety (Maintenance) \$200.00; JCL Solutions (Supplies) \$38.00; Midwest Striping (Professional Services) \$244.80; Menards (Supplies) \$24.77; Menards (Maintenance) \$34.64; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,513.00; One Office Solution (Maintenance) \$159.58; Sheriff's Department (Maintenance) \$94.16; Beyond Technology (Utility Equipment) \$5,705.55; City of Yankton (Fuel) \$2,466.85; Xtreme Car Wash (Maintenance) \$153.60; Axon Enterprise, Inc. (Law Enforcement Equipment) \$249.24; Culligan (Supplies) \$55.25; The Collision Center (Maintenance) \$4,986.00; Business Bulletin, LLC (Other) \$600.00; Interstate All Battery (Supplies) \$118.38; Jack's Uniforms & Equipment (Uniforms) \$972.79; Light & Sirex (Minor Equipment) \$1,227.00; MicroSoft (Maintenance Contracts) \$1,287.00; Pennington County Jail (Travel) \$247.63; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$13,484.00; Strickie (Law Enforcement Equipment) \$195.21; The Muffler Alignment (Maintenance) \$3,699.44; One Office Solution (Maintenance Contracts) \$71.69; One Office Solution (Supplies) \$288.51; One Office Solution (Minor Equipment) \$629.33; Yankton County Treasurer (Supplies) \$45.00; Yankton County of Clinic (Vaccinations) \$72.00; Yankton Fire & Safety (Maintenance) \$50.00; County Jail: Avera Sacred Heart Hospital (Professional Services) \$445.49; Avera Medical Group (Professional Services) \$511.00; Charm-Tex (Supplies) \$326.88; Culligan (Food Service) \$29.25; Diamond Drugs (Professional Services) \$550.19; Trinity Services Group (Food Services) \$7,681.02; Hy-Vee (Professional Services) \$88.52; Jack's Uniforms & Equipment (Uniforms) \$148.89; Correctional Risk Services (Inmate Medical Lab INS) \$1,104.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$15,970.00; One Office Solution (Supplies) \$136.25; Yankton Rexall Drug Co. (Professional Services) \$477.32; Yankton Daily P & D (Other) \$355.83; Yankton Medical Clinic (Professional Services) \$200.00; Juvenile Detention: Minnehaha County Juvenile Detention (Rentals) \$5,124.00; Yankton Area Senior Center: City of Yankton (Supplies) \$85.71; NAPA Auto Parts of Yankton (Supplies) \$90.06; First Bankcard (Supplies) \$1,140.41; Care of Poor: Avera Sacred Heart Hospital of South Dakota (Professional Services) \$148.91; Qualified Presort Services LLC (Supplies) \$50.94; Thomson Reuters (Supplies) \$79.57; Wintz & Ray Funeral Home (Professional Services) \$1,250.00; Public Health Nurse: Fast Business (Utilities) \$202.45; TIAA Commercial Finance (Professional Services) \$88.67; Qualified Presort Services, LLC (Supplies) \$34.47; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$418.00; Ambulance: Avera Sacred Heart Hospital (Supplies) \$690.76; Fast Business (Utilities) \$178.82; Bound Tree Medical LLC (Supplies) \$1,632.33; City of Yankton (Utilities) \$643.21; Quick Med Claims (Professional Services) \$4,757.65; First Bankcard (Supplies) \$348.01; First Bankcard (Fuel) \$615.97; First Bankcard (Publications) \$138.11; First Bankcard (Publications) \$765.00; Fox Run Quick Lube (Maintenance) \$86.24; Helman, Inc. (Maintenance) \$156.00; Leaf (Rentals) \$81.43; Matheson Tire-Gas, Inc. (Rentals) \$86.15; Matheson Tire-Gas, Inc. (Supplies) \$302.03; Olsons Pest Technicians (Maintenance) \$114.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$14,315.00; One Office Solution (Supplies) \$225.04; One Office Solution (Maintenance) \$41.36; Yankton Medical Clinic (Professional Services) \$52.00; Mental Health Board: Darcy Lock-

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file Solution (Supplies) \$11.12; Yankton Daily P & D (Publishing) \$38.88; Road & Bridge: Appearance (Supplies) \$132.43; C & B Operations: LLC (Maintenance) \$87.78; Capital Industries Inc (Maintenance) \$190.00; Bongom (Maintenance) \$79.98; Bongom Machinery Co (Maintenance) \$304.80; Fast Business (Utilities) \$137.88; Boyer Trucks (Maintenance) \$1,664.80; Boyer Trucks (Supplies) \$335.25; Brock White Company LLC (Supplies) \$54,912.00; Terry Schramm (Secondary Roads) \$20,100.00; NAPA Auto Parts of Yankton (Maintenance) \$731.64; NAPA Auto Parts of Yankton (Supplies) \$1,018.26; Porters (Bridges) \$82,492.02; Christensen Radiator & Repair (Maintenance) \$338.85; CenturyLink (Utilities) \$63.74; IMBC Corp. (Bridges) \$56,530.00; Prather Tools LLC (Supplies) \$152.00; Dakota Riggers (Supplies) \$356.60; Dakotaland Auto Glass, Inc. (Supplies) \$33.00; Nelson Repair (Maintenance) \$150.00; Beho Electric Supply (Maintenance) \$450.00; Ehrenmann Engineering Inc (Maintenance) \$10.00; Crownmark FS (Fuel) \$15,127.44; First Bankcard (Supplies) \$59.20; Fischer Gravel (Bridges) \$1,085.80; Hansen Industrial & Construction Supply (Supplies) \$29.62; Graham Tire Yankton (Maintenance) \$2,010.74; Grabach Tire Yankton (Supplies) \$53,467.62; Neu Pond & Landscape (Bridges) \$2,485.60; I State Truck Center (Maintenance) \$2,337.97; Janssens Garage Service (Utilities) \$45.00; Kimball Midwest (Supplies) \$294.66; Marks Machinery (Maintenance) \$1,514.93; Uja Gravel, Inc. (Secondary Roads) \$66,080.00; Menards (Supplies) \$32.37; Midwest Radiator & Exhaust (Maintenance) \$95.00; MidAmerican Energy (Utilities) \$664.55; Yankton County Observer (Publishing) \$13.46; O'Reilly Auto Parts (Maintenance) \$240.83; O'Reilly Auto Parts (Supplies) \$114.99; Riverside Hydraulics (Maintenance) \$28.39; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$24,330.00; Transcure (Maintenance) \$276.28; SD Department of Transportation (Supplies) \$57,216.00; SD Department of Transportation (Bridges) \$17,875.63; SD Department of Transportation (Annual Project) \$493.25; Two Way Solutions Inc (Supplies) \$135.96; Truck Trailer Sales Service (Maintenance) \$460.00; Tyan Machinery (Maintenance) \$428.00; Trumore Steel (Bridges) \$116,956.00; One Office Solution (Supplies) \$72.79; Yankton Daily P & D (Publishing) \$30.95; Emergency 911 Fund: Fast Business (Utilities) \$114.30; CenturyLink (Utilities) \$83.20; Golden West Telecommunications (Utilities) \$145.00; Emergency Management: Andersen Telecom LLC (Professional Services) \$271.68; Thompson Bridge Specialty (Supplies) \$20.00; Xtreme Car Wash (Supplies) \$38.40; Johns Seelye, Inc. (Maintenance) \$78.75; Aaron B Beckman (Maintenance) \$275.00; Embroidery & Screenworks (Professional Services) \$490.00; First Bankcard (Maintenance) \$3,372.54; First Bankcard (Professional Services) \$312.83; First Bankcard (POD Expense) \$111.30; Helman, Inc. (Maintenance) \$310.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$873.00; Thor Lumber Cooperative (Supplies) \$247.82; Verizon (Utilities) \$104.70; One Office Solution (Supplies) \$63.99; Yankton County Treasurer (Supplies) \$21.20; Government Buildings: Automotive Building Controls (Govt Buildings) \$1,437.76; Echo Group (Govt Buildings) \$189.84; Jim Flynn (Govt Buildings) \$304.00; Wolf Construction (Govt Buildings) \$1,335.00; 247 Program: Pharmchem Inc. (Supplies) \$2,522.00; Yankton Thomson Reuters (Supplies) \$121.52; Yankton Thomson Reuters (Supplies-Law Library) \$193.75; Non-Departmental: Satellite Tracking of People (Tracking Monitors) \$656.50; Refund (State Participation) \$2.00; Refund (State Participation) \$1.00; Byron Nofmeier (Cam Daily Fee) \$1,962.00; Byron Nofmeier (State Participation Fee) \$384.00; SD Department of Revenue (Service-HSC) \$5,559.50; SD Department of Revenue (Service-Redfield) \$180.00; SD Department of Revenue (Vehicle) \$238,545.07; SD Department of Revenue (Ree-Waste) \$4,641.25; SD Department of Revenue (Ree-Road) \$1,850.00; SDAC (M & PR Fund) \$746.00; General Fund \$114,821.45; Road & Bridge \$84,465.26; Emergency Management, \$9,751.77. All present voted aye; motion carried, 4-0.

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Klimisch, Fox, Kettinger and Healy voting aye; motion carried, 4-0.  
Action 21534C: A motion was made following the hearing by Klimisch and seconded by Fox to approve the application for Maintenance and issue the Form B Certification. Roll call vote was taken with Klimisch, Fox, Kettinger and Healy voting aye; motion carried, 4-0.  
Action 21535C: A motion was made following the hearing by Fox and seconded by Klimisch to approve the application for Dispensary and issue the Form B Certification. Roll call vote was taken with Fox, Klimisch, Kettinger and Healy voting aye; motion carried, 4-0.  
Kristen Kozak and Lauren Seokop appeared before the Commission for a hearing on a medical cannabis license for a dispensary to be located at 29710 US Hwy 81. There was no public comment regarding the application.  
Action 21536C: A motion was made following the hearing by Klimisch and seconded by Fox to approve the application and issue the Form B Certification. Roll call vote was taken with Klimisch, Fox, Kettinger and Healy voting aye; motion carried, 4-0.  
Nathan Eastman appeared before the Commission for a hearing on his medical cannabis license for cultivation to be located at 3300 W 8th St. There was no public comment regarding the application.  
Action 21537C: A motion was made following the hearing by Fox and seconded by Klimisch to approve the application and issue the Form B Certification. Roll call vote was taken with Fox, Klimisch, Kettinger and Healy voting aye; motion carried, 4-0.  
Adam Polley and Joshua Prather from IMBG Engineering presented a power point review of inspection results of the eight bridges they inspected in Yankton County. Sufficiency ratings and repair recommendations were made.  
Highway Superintendent Mike Sedlacek appeared for board approval of a replacement grant application for Stone Church Bridge and approval of ROW, Utility Certificates and Easements.  
Action 21538HWY: A motion was made by Kettinger and seconded by Fox to approve the Replacement Grant application for Stone Church Bridge. All present voted aye; motion carried, 4-0.  
Action 21539HWY: A motion was made by Klimisch and seconded by Fox to approve the Utility Certificate for project BRP 6213/0020-1. All present voted aye; motion carried, 4-0.  
Commissioner Loest joined the meeting.  
Action 21540HWY: A motion was made by Klimisch and seconded by Kettinger to approve the Easement for parcel 16.009.250.00. All present voted aye; motion carried, 5-0.  
Action 21541HWY: A motion was made by Klimisch and seconded by Loest to approve the Easement for parcel 16.010.300.100. All present voted aye; motion carried, 5-0.  
Action 21542HWY: A motion was made by Klimisch and seconded by Fox to approve the Right of Way Easement for project BRP 6213/0020-1. All present voted aye; motion carried, 5-0.  
Action 21543HWY: A motion was made by Klimisch and seconded by Kettinger to approve the Easement for parcel 16.010.400.200. All present voted aye; motion carried, 5-0.  
Action 21544HWY: A motion was made by Klimisch and seconded by Loest to approve the Right of Way Easement for project BRP 6213/0020-1. All present voted aye; motion carried, 5-0.  
The board discussed the plat for Darlene Jeanen.  
Motion was made by Kettinger and seconded by Klimisch; motion was then retracted by Kettinger. Plat for Darlene Jeanen was postponed to the next regular meeting.  
Action 21545Z: A motion was made by Klimisch and seconded by

## 2010 Legal and Public Notices

etries LLC, owners of record, has caused a plat to be made of the following real property: Lot 35, Baycliffe Estates, W1/2 of the South 12.91, S1/2, SW1/4 of Section 7 and W1/2, W1/2 of Section 18, except Tramps 7th Addition Lots 1 and 2. Parcel A and Parcel B and C. McVay Addition T93N-R56W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Loest, Fox, Kettinger, Klimisch and Healy voting aye; motion carried, 5-0.  
Action 21547Z: A motion was made by Kettinger and seconded by Klimisch to adopt the following resolution: Whereas it appears, Baycliffe Properties LLC, owners of record, has caused a plat to be made of the following real property: Lot 24 Baycliffe Estates, W1/2 of the South 12.91, S1/2, SW1/4 of Section 7 and W1/2, W1/2 of Section 18, except Tramps 7th Addition Lots 1 and 2. Parcel A and Parcel B and C. McVay Addition, T93N-R56W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Kettinger, Klimisch, Loest and Healy voting aye; motion carried, 5-0.  
Action 21548Z: A motion was made by Klimisch and seconded by Loest to adopt the following resolution: Whereas it appears, Zappa LLC, owners of record, has caused a plat to be made of the following real property: Lot 38 Block 4, Sunrise Addition, SW1/4, SW1/4, S1/2, T93N-R56W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Klimisch, Loest, Kettinger, Fox and Healy voting aye; motion carried, 5-0.  
The board discussed the IT quotes received and will make a decision at the December 28 special year end meeting. Scott Borman commented on the discussion.  
Action 21549C: A motion was made by Loest and seconded by Fox to offer a third health insurance plan to employees: HSA \$6,500 deductible with no cost to the employee in the County Health Insurance Plan. All present voted aye; motion carried, 5-0.  
Action 21550C: A motion was made by Loest and seconded by Kettinger to retain M.T. & R.C. Smith as the county's Property and Liability Insurance Company. All present voted aye; motion carried, 5-0.  
Action 21551AUD: A motion was made by Loest and seconded by Fox to approve the Auditors Monthly Settlement with the Treasurer and Pooled Cash Report as of November 30, 2021 which showed Total Cash of \$15,832,040.09. The General Fund was \$8,424,008.66; Special Funds were \$4,774,649.18; and Trust and Agency Funds were \$2,633,382.25 adding to a Grand Total of General Ledger Cash and Investments of \$15,832,040.09. A detailed report is on file with the County Auditor. All present voted aye; motion carried, 5-0.  
Action 21552Amd: A motion was made by Loest and seconded by Kettinger to adjust the Emergency Management budget due to unanticipated insurance revenue in the amount of \$3,573.00. All present

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23rd at 12:00 for Christmas Holiday. Klimisch, Kettinger, Fox and Loest voting aye; Healy voting nay; motion carried, 4-1.  
There were no public comments. Vice-Chair Healy closed public comments.  
Commissioner updates were 3-Co meeting in Tyndall, SD, Commissioner Klimisch attended the Association meeting in Pierre.  
Action 21557C: A motion was made by Loest and seconded by Fox to adjourn. All present voted aye; motion carried, 5-0.  
The next regular meeting will be Tuesday, January 4, 2022 at 6:00 p.m.  
Joe Healy, Vice-Chair  
Yankton County Commission  
ATTEST:  
Patty Hojem, County Auditor  
Published once at the total approximate cost of \$238.91.  
12-31&1-7  
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 11th day of January, 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 her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C.C. Hollow, Yankton County, South Dakota as per plat recorded in Book 520, Page 402.  
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 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit 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 518, page 283. Yankton County, South Dakota. B911 address is 256 Deerfield Dr., Yankton, 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 7:15 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to add on an accessory structure in an existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. B911 address is 827 Henri Dr., Yankton, 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 7:20 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant wishes to Rezone from Commercial and Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2008. Said property is legally described as Tract B in the S1/2 of the SW1/4 of Section 23, T94N, R56W of the 5th P.M., Yankton County, South Dakota. B911 address is 4400 W 31st, Yankton, South Dakota  
Published twice at the total approximate cost of \$66.56.  
12-31&1-8&15-18

# Yankton County, South Dakota

## Receipt

**Paid by**  
Neal Lange  
hemi69gtx@yahoo.com

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

3195  
December 27, 2021 12:53 PM  
Check

**\$300.00 paid on December 27, 2021**

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2021-62

Description	Amount
Fee	\$300.00

Yankton County Planning Commission  
Yankton County Board of Adjustment

Applicant

Ehresmann Holdings, LLC– Rezone

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☒ Section 1809

**NOTE:**

**Rezone**

Applicant wishes to Rezone from Commercial and Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4400 W 31<sup>st</sup>, Yankton, South Dakota

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 1-11-2022

Time:

Board of Adjustment date: 2-1-2022, 2-15-2022

Time:

Permit Number: REZ-2021-60

# Yankton County

         Variance               Conditional Use        X   Rezoning

Owner: Gregg Ehresmann

Owners Address: 705 W. 10th St.

Owners Phone: 605-665-7532

Applicants Name,  
if different from

Owner: Gregg Ehresmann

## Applicants

Address: 705 W. 10th St. Yankton SD 57078

Job Address: 4400 WEST 31 ST

Legal: LTS 1 & 3 LT A S2 SW4 & S851.23' E450' EXC TRACT A & EXC LT

Section,

Township, Range: 33-94-56

## Zoning

Classification: Commercial and Agriculture

Affected Zoning

Ordinance: 18092003

Reason for Request: Chnage northern section of Tract B from AG to Commercial

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 01/11/2022 7:20 PM CST

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$450.00      Check #: 63539      Receipt #:

*[Handwritten signature]*

Date:

Signature: Gregg Ehresmann

12/22/2021

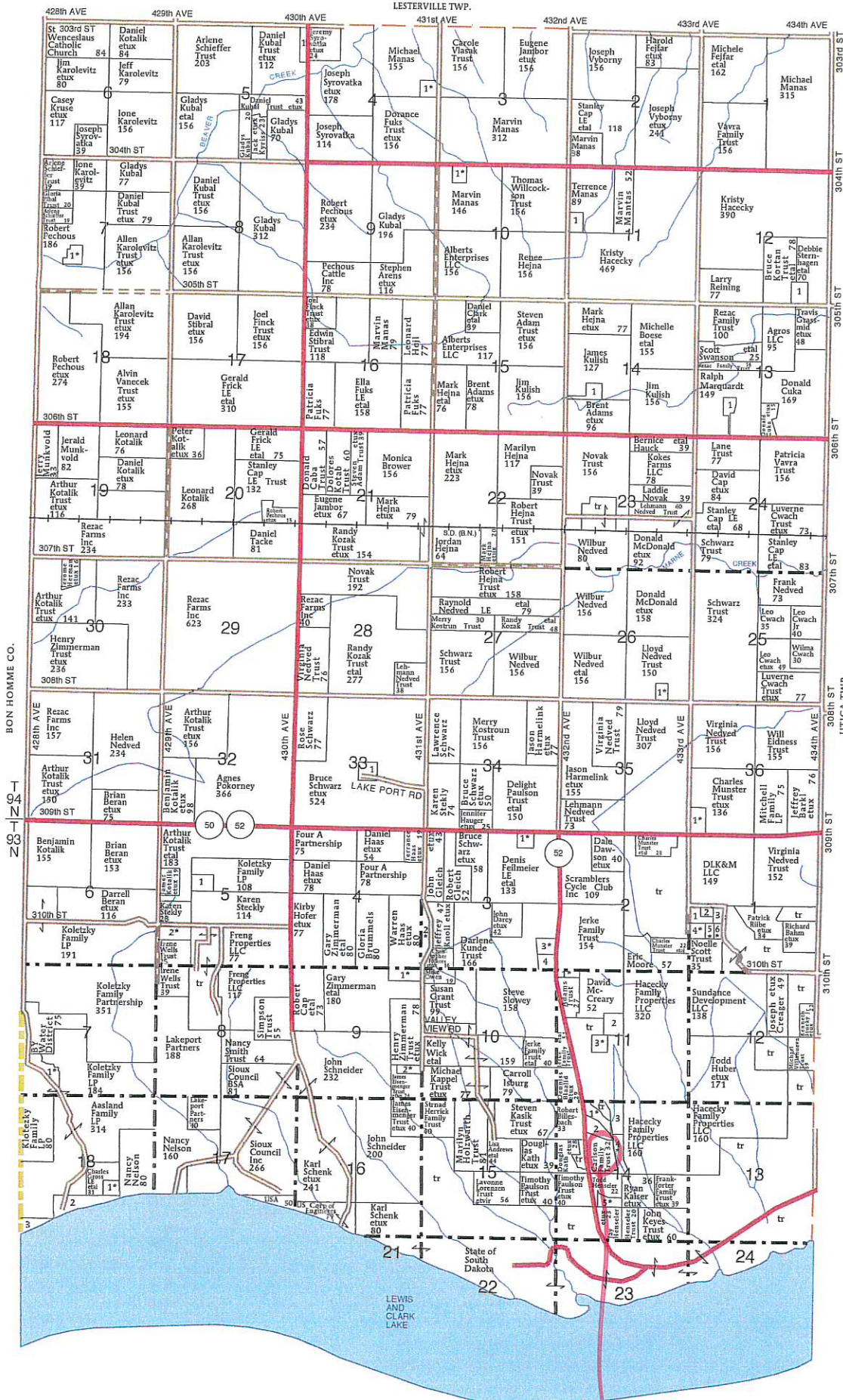


# Site Map



Parcel Number: 10.033.300.100

Site Description:

**ZISKOV TOWNSHIP****SECTION 1S**

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

**SECTION 3S**

1. Ausdemore, Robert et al 9

2. Haas, Warren et ux 10
3. Mueller, James et ux 8
4. Kunde, Darlene 8

**SECTION 4N**

1. Hoffman, RC et ux 10

**SECTION 5N**

1. Polish Catholic Congregation 9

**SECTION 5S**

1. Willsie, Carol 11
2. Sedlacek, Kenneth et ux 12

**SECTION 7N**

1. Pechous, Robert et ux 10

**SECTION 7S**

1. Koletzky, Ione et al 17

**SECTION 9S**

1. Jungemann, Jerry et ux 15

2. Wostrel, Eldon et ux 15

**SECTION 10N**

1. Manas, Terence et ux 10

**SECTION 11N**

1. Cap, Daniel 11

**SECTION 11S**

1. Haberman, Adam et ux 10

**SECTION 12S**

2. Konopasek Family Trust 10

**SECTION 12N**

1. Hejna, Marilyn 9

**SECTION 13N**

1. Manas, Dylan 6

**SECTION 14N**

1. Sudbeck, Charlene 12

**SECTION 14S**

1. Peterson, Corey et al 9

**SECTION 15S**

2. Feimer Family Protection Trust 9

**SECTION 15N**

3. Colby, David 13

**SECTION 16S**

4. VanDeKop, Dale et ux 10

**SECTION 16N**

5. Henseler, Kevin et ux 9

**SECTION 18S**

1. Lynch, Daniel et ux 9

**SECTION 18N**

2. State of South Dakota Game Fish & Parks 66

**SECTION 26S**

3. Yonke Trust, Mark 5

**SECTION 26N**

1. Martin, Nathan et ux 6

**SECTION 33S**

1. St Wenceslaus Roman Catholic Church 10

**SECTION 36S**

1. Koletzky, David et ux 8

# FINDINGS OF FACT – REZONE

Ehresmann Holdings, LLC– REZ-2021-60

Are the requirements of Section 1723 met?	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. All documents required for application for said request have been satisfactorily completed and all required fees have been paid in full.	All completed
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: <ul style="list-style-type: none"> <li>a. Special conditions and circumstances exist which require the land to be rezoned;</li> <li>b. The special conditions and circumstances do not result from the actions of the applicant; and</li> <li>c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area.</li> </ul>	Applicant wishes to Rezone from Commercial and Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2003
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: <ul style="list-style-type: none"> <li>a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone;</li> </ul>	
<ul style="list-style-type: none"> <li>b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure;</li> </ul>	
<ul style="list-style-type: none"> <li>c. A recommendation to grant the amendment or change in zone will be in harmony with the general purpose and intent of this ordinance; and</li> </ul>	

<p>and compatibility;</p> <ol style="list-style-type: none"> <li>6. Screening and buffering with reference to type, dimensions, and character;</li> <li>7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;</li> <li>8. Required yards and other open spaces; and</li> <li>9. General compatibility with adjacent properties and other property in the district.</li> </ol>	
<ol style="list-style-type: none"> <li>8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.</li> </ol>	





## Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Gregg Ehresmann

Applicant Address

705 W. 10th St. Yankton SD 57078

Applicant Phone

605-665-7532

## Owner Information

Owner Name

Gregg Ehresmann

Owner Address

705 W. 10th St.

Owner Phone Number

605-665-7532

## Property Information

Parcel ID Number

10.033.300.100

Legal Description

LTS 1 & 3 LT A S2 SW4 & S851.23' E450' EXC TRACT A & EXC LT H1 & EXC HWY ROW

Site Address

4400 WEST 31 ST

City

YANKTON

Zip

57078

Section-Township-Range

33-94-56

Zoning District

CM

Zoning Description

CM

Existing Use of Property

Draft Building Permit Completed On 12/22/2021 2:16 PM EST by etaylorsd

Upload Draft Building Permit ⓘ

Submit Completed On 12/22/2021 2:16 PM EST by etaylorsd

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

12/22/2021

Application Submitted Successfully Completed On 12/22/2021 2:16 PM EST by etaylorsd

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Site Plan Completed On 12/22/2021 2:18 PM EST by bconkling

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

☐ Sketch Layer

+

☐ Reference Layer

-

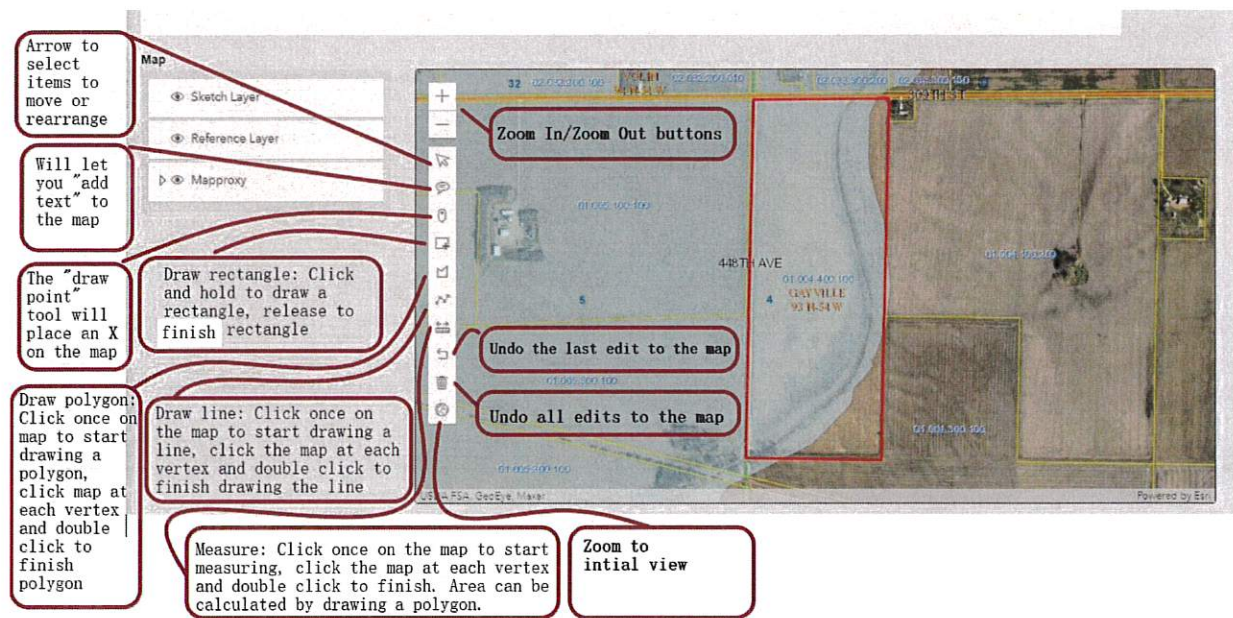
☒ Mapproxy





Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Planning Review Completed On 12/22/2021 2:23 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to rezone newly platted area from AG to Commercial (COMM) so property is not dual zoned

Planning Commission Code Reference

Other Planning Commission Code Reference <sup>1</sup>

1809

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

2003

*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 ⓘ

Commercial and Agriculture

Wave Fee

Notes ⓘ

Director Review Completed On 12/22/2021 2:23 PM EST by bconkling

Zoning Director Review

Approve

Payment Completed On 12/23/2021 11:10 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

Payment Method	Check
Confirmation Number	63539
Amount Paid	\$450.00

PC Prep Completed On 12/28/2021 11:42 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

January 11th 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

12/28/2021

Upload PC Mailing Labels

Ehresmann labels.pdf

Upload PC Affidavit of Mailing

2 Mailing Affidavit 2640.pdf

Upload PC Notification Letter

CUP NOT Letter.pdf

Upload PC Newspaper Publication

Legals 1-11-2022.pdf

Permit Number

REZ-2021-60

Receipt Number

PC App Form Completed On 12/28/2021 11:51 AM EST by bconkling

PC App Form

External Notes

Documents

Internal Notes



AFFIDAVIT OF MAILING

I, Gregg Zhresmann, hereby certify that on the 29<sup>th</sup> day of Dec., 20 21, 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 29 day of Dec., 20 21.

Gregg Zhresmann  
(Name)

Affiant

Subscribed and sworn to before me this 29 day of December, 20 21.

Eric C. Taylor

Notary Public - South Dakota

My commission expires: 3/23/22



## NOTIFICATION

December 28, 2021

Ehresmann Holdings, LLC  
4400 west 31<sup>st</sup> 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 2,640 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 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

*Applicant wishes to Rezone from Commercial and Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4400 W 31<sup>st</sup>, 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,  
Ehresmann Holdings, LLC

Petitioner

AHLERS, MARLENE M (D)  
2703 DEER BLVD  
YANKTON SD 57078

DELOZIER, DARRIK D (D)  
30878 436 AVE  
YANKTON SD 57078

EHRESMANN HOLDINGS LLC (D)  
705 WEST 10 ST  
YANKTON SD 57078

EHRESMANN, GREGG (D)  
705 WEST 10 ST  
YANKTON SD 57078

EHRESMANN, PAMELA A TRUST (D)  
705 WEST 10 ST  
YANKTON SD 57078

ELSBREE FARM LLC (D)  
6429 CROW VALLEY DR  
BETTENDORF IA 52722

HANSON, JUDY K (D)  
2809 DEER BLVD  
YANKTON SD 57078

KUCHTA, KENNETH L (D)  
3501 DEER BLVD  
YANKTON SD 57078

LARSON, ROBERT L (D)  
30938 436 AVE  
YANKTON SD 57078

PLAVEC, JAMES T REV TRUST (D)  
30930 SD HWY 314  
YANKTON SD 57078

REZAC FAMILY REVOCABLE TRUST (D)  
30776 435 AVE  
YANKTON SD 57078

SCHWANDT, PHYLLIS (D)  
3804 WEST 31 ST  
YANKTON SD 57078

TIELKE, JOSEPH H (D)  
2905 DEER BLVD  
YANKTON SD 57078

TIELKE, MONICA M (D)  
% MONICA HORAK  
2905 N CONWAY AVE UNIT #11  
MISSION TX 78574

WADDELL, EDWARD (D)  
30884 436 AVE  
YANKTON SD 57078

ZIMMERMAN, DUANE G (D)  
2717 DEER BLVD  
YANKTON SD 57078



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ices.

- Services provided to children and families 'were Protective Services-Children, Foster Care Services, Residential Treatment, Day Care and Adoption.

Block Grant Services were provided by direct social service staff and from public and private agencies under contract with the Department of Social Services. Services were available without charge to families with incomes below sixty percent of the state median income guidelines. Charges for some services were adjusted according to state median income guidelines.

A copy of the Social Services Block Grant Post-Expenditure Report is available at no charge by writing: SSBG Post-Expenditure Report, SD Department of Social Services, 700 Governors Drive, Pierre, South Dakota 57501-2291. Public Comments may be submitted to the address listed above. For more information call (605) 773-3386. Published twice at the total approximate cost of \$32.98.

12-31  
YANKTON COUNTY  
COMMISSION MEETING  
December 31, 2021

The regular meeting of the Yankton County Commission was called to order by Vice Chair Joe Healy at 6:00 p.m. on Tuesday, December 21, 2021.

Roll call was taken with the following Commissioners present: Don Kettering, Wanda Howey-Fox, Dan Klimisch and Joe Healy. Absent: Cheri Loest.

There were no conflicts of interest reported by Commissioners.

Action 21528C: A motion was made by Kettering and seconded by Fox to approve the meeting agenda with the following change: Item 13 was cancelled. All present voted aye; motion carried, 4-0.

There were no public comments. Vice-Chair Healy closed public comment.

Veterans Administrator Cody Mangold appeared to inform the board he will be soliciting funds for a new DAY (Disabled American Veterans) Van. Mangold said there may be matching grants which will bring the cost to \$20,000.

Action 21529C: A motion was made by Kettering and seconded by Fox to approve the December 7, 2021, meeting minutes. All present voted aye; motion carried, 4-0.

Action 215230C: A motion was made by Klimisch and seconded by Kettering to approve the following claim from Katherine Cranbrook, PSY.D., ABPP, LP. All present voted aye; motion carried, 4-0.

Action 21531C: A motion was made by Fox and seconded by Klimisch to approve the following claims: Commissioners: Vast Business (Utilities) \$30.50; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$370.00; Yankton P & D (Publishing) \$327.93; Electronics (Qualified Presort Services) \$42.70; Court: Avera Sacred Heart Hospital (Lab) \$1,312.00; Certified Languages Int. (Professional Services) \$165.00; Don Herder Law Office (Negligence) \$1,999.80; Junior Fees \$417.64; Great Plains Psychological (Professional Services) \$4,852.50; Hoon Law Office LLC (Professional Services) \$4,083.75; Kennedy Pier Loftus (Professional Services) \$1,471.40; Kennedy Pier Loftus (Professional Services) \$178.20; Mary Anne Meyer (Professional Services) \$69.40; Department of Health (Lab Nov. 2021) \$360.00; Deanschafer (Professional Services) \$408.00; Thomson Reuters (Supplies) \$1,085.27; Thomson Reuters (Supplies) \$79.57; Andlauer: Vast Business (Utilities) \$121.04; Culligan (Supplies) \$40.75; Patty Hojean (Travel) \$225.20; McLeods Printing (Supplies) \$73.23; Microsoft Corporation (Supplies) \$56.85; Qualified Presort Services LLC (Supplies) \$139.76; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,046.58; Treasurer: Vast Business (Utilities) \$197.20; Culligan (Supplies) \$54.75; Qualified Presort Services, LLC (Supplies) \$137.42; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,218.72; Patty Vavra (Supplies) \$335.23; One Office Solution (Supplies) \$279.32; Data Processing: Vast Business (Utilities) \$715.82; First Bankcard (Maintenance)

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tems (Maintenance) \$180.00; Pictometry International (Maintenance) \$1,650.00; Qualified Presort Services (Supplies) \$15.62; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,451.43; One Office Solution (Supplies) \$40.96; Registrar of Deeds Vast Business (Utilities) \$171.52; Microfilm Imaging Systems (Rentals) \$148.00; Qualified Presort Services LLC (Supplies) \$35.62; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$918.86; VA: Vast Business (Utilities) \$25.25; Leaf (Rentals) \$58.10; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$224.29; Safety Center Building: Bonghaus (Maintenance) \$66.40; Vast Business (Utilities) \$12.64; City of Yankton (Dumpester Fees) \$192.00; Cole Pae Inc (Supplies) \$578.83; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$335.50; Helman Inc. (Maintenance) \$676.00; Justice Fire & Safety (Maintenance) \$200.00; JCL Solutions (Supplies) \$38.09; Midwest Striping (Professional Services) \$244.80; Menards (Supplies) \$24.77; Menards (Maintenance) \$34.64; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,513.00; One Office Solution (Maintenance) \$159.98; Sheriff: Hanson Biggs Specialty (Supplies) \$204.16; Beyond Construction (Equipment) \$5,705.95; City of Yankton (Fuel) \$2,466.85; Xtreme Car Wash (Maintenance) \$153.60; Axon Enterprises, Inc. (Law Enforcement Equipment) \$249.24; Culligan (Supplies) \$55.23; The Collision Center (Maintenance) \$4,986.00; Business Bulletin, LLC (Other) \$600.00; Interstate All Battery (Supplies) \$118.38; Jacks Uniforms & Equipment (Uniforms) \$972.97; Light & Siren (Minor Equipment) \$1,227.05; Microsoft (Maintenance Contracts) \$1,287.00; Bennington County Jail (Travel) \$247.63; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$13,484.00; Shireline (Law Enforcement Equipment) \$195.21; The Muffler Alignment (Maintenance) \$3,699.44; One Office Solution (Maintenance Contracts) \$71.69; One Office Solution (Supplies) \$288.51; One Office Solution (Minor Equipment) \$629.33; Yankton County Treasurer (Supplies) \$48.00; Yankton Medical Clinic (Vaccinations) \$782.00; Yankton Fire & Safety (Maintenance) \$600.00; County Jail: Avera Sacred Heart Hospital (Professional Services) \$445.49; Avera Medical Group (Professional Services) \$311.00; Charm-Tex (Supplies) \$326.88; Culligan (Food Service) \$29.25; Diamond Drugs (Professional Services) \$550.19; Trinity Services Group (Food Services) \$7,681.02; Hy-Vee (Professional Services) \$882.82; Jacks Uniforms & Equipment (Uniforms) \$149.89; Correctional Risk Services (Professional Services) \$1,104.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$15,970.00; One Office Solution (Supplies) \$195.25; Yankton Rexall Drug Co. (Professional Services) \$477.52; Yankton Daily P & D (Other) \$365.83; Yankton Medical Clinic (Professional Services) \$200.00; Juvenile Detention: Minnehaha County Juvenile Detention (Rentals) \$5,124.00; Yankton Area Search & Rescue: City of Yankton (Supplies) \$8,571.00; NAPA Auto Parts of Yankton (Supplies) \$90.06; First Bankcard (Supplies) \$1,404.41; Care of Port: Avera Heart Hospital of South Dakota (Professional Services) \$148.91; Qualified Presort Services LLC (Supplies) \$50.94; Thomson Reuters (Supplies) \$79.57; Winz & Ray Funeral Home (Professional Services) \$1,250.00; Public Health Nurse: Vast Business (Utilities) \$202.45; TIAA Commercial Finance (Rentals) \$58.67; Qualified Presort Services, LLC (Supplies) \$34.47; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$418.00; Ambulance: Avera Sacred Heart Hospital (Supplies) \$690.76; Vast Business (Utilities) \$178.82; Bonni Tree Medical LLC (Supplies) \$1,632.31; City of Yankton (Utilities) \$643.21; Quik Med Claims (Professional Services) \$4,757.65; First Bankcard (Supplies) \$348.01; First Bankcard (Fuel) \$615.97; First Bankcard (Publishing) \$138.11; First Bankcard (Publishing) \$765.00; Fox Run Quik Lube (Maintenance) \$86.24; Helman Inc. (Maintenance) \$156.00; Leaf (Rentals) \$81.43; Mahesoon Di-Gas, Inc. (Rentals) \$86.15; Matheson Tri-Gas, Inc. (Supplies) \$302.05; Ojions Post Technicians (Maintenance) \$1,140.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$1,431.00; One Office Solution (Supplies) \$225.04; One Office Solution (Maintenance) \$41.36; Yankton Medical Clinic (Professional Services) \$820.00; Mental Health Board: Darcy Lock-

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ice, Soljoun (Supplies) \$11.12; Yankton Daily P & D (Publishing) \$38.88; Road & Bridge: Appearance (Supplies) \$132.43; C & B Operations: LLC (Maintenance) \$87.78; Capital Industries Inc. (Mechinery) \$15,900.00; Bonghaus (Maintenance) \$79.98; Bonghaus Machinery Co. (Maintenance) \$38,738.00; Vast Business (Utilities) \$101.30; Boyer Trucks (Maintenance) \$1,664.80; Boyer Trucks (Supplies) \$335.25; Brock White Company LLC (Supplies) \$54,912.00; Terry Schramm (Secondary Roads) \$20,100.00; NAPA Auto Parts of Yankton (Maintenance) \$731.64; NAPA Auto Parts of Yankton (Supplies) \$1,018.26; Forterra (Bridges) \$82,428.92; Christensen Radiator & Repair (Maintenance) \$338.85; Culligan (Utilities) \$58.74; IMCO Corp. (Bridges) \$56,500.00; Prather Tools LLC (Supplies) \$152.00; Dakota Riggers (Supplies) \$356.60; DakotaLand Auto Glass, Inc. (Supplies) \$33.00; Nelson Repair (Maintenance) \$150.00; Echo Electric Supply (Maintenance) \$450.00; Blummann Engineering Inc. (Maintenance) \$10.00; Growmark PS (Fuel) \$15,127.44; First Bankcard (Bridges) \$359.20; Fischer Gravel (Bridges) \$1,085.80; Pastoral Industries Construction (Supplies) \$29.62; Graham Tire Yankton (Maintenance) \$2,010.74; Graham Tire Yankton (Supplies) \$53,467.62; New Pond & Landscape (Bridges) \$2,483.60; I State Truck Center (Maintenance) \$2,337.97; Janssens Garbage Service (Utilities) \$45.00; Kimball Midwest (Supplies) \$294.66; Marks Machinery (Maintenance) \$1,514.93; Utica Gravel, Inc. (Secondary Roads) \$68,080.00; Menards (Supplies) \$52.97; Midwest Radiator & Repair (Maintenance) \$95.00; MidAmerican Energy (Utilities) \$56.55; Yankton County Observer (Publishing) \$13.46; O'Reilly Auto Parts (Maintenance) \$240.83; O'Reilly Auto Parts (Supplies) \$114.99; Riverside Hydraulics (Maintenance) \$28.39; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$24,330.00; Transource (Maintenance) \$276.28; SD Department of Transportation (Supplies) \$57,216.78; SD Department of Transportation (Bridges) \$17,875.63; SD Department of Transportation (Annual Project) \$493.25; Three Way Solutions Inc. (Supplies) \$153.96; Truck Trailer Sales Service (Maintenance) \$460.00; Titan Machinery (Maintenance) \$428.00; Trencher Steel (Bridges) \$116,956.00; One Office Solution (Supplies) \$72.79; Yankton Daily P & D (Publishing) \$30.95; Emergency 911 Fund: Vast Business (Utilities) \$114.30; CenturyLink (Utilities) \$83.20; Golden West Telecommunications (Utilities) \$145.00; Emergency Management: Andersen Telecom LLC (Professional Services) \$271.68; Hanson Biggs Specialty (Supplies) \$20.00; Xtreme Car Wash (Supplies) \$38.38; Johns Scelzo (Maintenance) \$78.75; Aaron B Beckman (Maintenance) \$275.00; Embroidery & Screenworks (Professional Services) \$490.00; First Bankcard (Maintenance) \$3,372.54; First Bankcard (Professional Services) \$312.83; First Bankcard (POD Expense) \$111.10; Helman Inc. (Maintenance) \$310.00; M.T. & R.C. Smith Insurance (2022 Workmans Comp) \$372.00; Tebor Lumber Cooperative (Supplies) \$247.82; Verizon (Utilities) \$104.70; One Office Solution (Supplies) \$63.99; Yankton County Treasurer (Supplies) \$21.20; Government Buildings: Automatic Building Controls (Govt Buildings) \$1,437.76; Echo Group (Govt Buildings) \$189.84; Jim Flynn (Govt Buildings) \$304.00; Well Construction (Govt Buildings) \$1,335.00; 24/7 Program: Pharmchem Inc. (Supplies) \$2,522.00; Mice: Thomson Reuters (Supplies-Library) \$121.92; Thomson Reuters (Supplies-Library) \$193.75; Non-Departmental: Satellite Tracking of People (Tracking Monitors) \$555.50; Refund (State Participation) \$2.00; Refund (State Participation) \$1.00; Byron Noguiera (Cam Daily Fee) \$1,962.00; Byron Noguiera (State Participation Fee) \$384.00; SD Department of Revenue (Services-HSC) \$5,959.50; SD Department of Revenue (Services-Redfield) \$180.00; SD Department of Revenue (Fees-Motor Vehicle) \$285,545.07; SD Department of Revenue (Fees-Water) \$4,641.25; SD Department of Revenue (Fees-ROD) \$1,890.00; SDAC (M & PR Fund) \$746.00; General Fund \$114,821.45; Road & Bridge \$84,465.26; Emergency Management; \$9,751.77. All present voted aye; motion carried, 4-0.

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Klimisch, Fox, Kettering and Healy voting aye; motion carried, 4-0.

Action 21534C: A motion was made following the hearing by Klimisch and seconded by Fox to approve the application for Manufacturing and issue the Form B Certification. Roll call vote was taken with Klimisch, Fox, Kettering and Healy voting aye; motion carried, 4-0.

Action 21535C: A motion was made following the hearing by Fox and seconded by Klimisch to approve the application for Dispensary and issue the Form B Certification. Roll call vote was taken with Fox, Klimisch, Kettering and Healy voting aye; motion carried, 4-0.

Kristen Kozak and Lauren Soukup appeared before the Commission for a hearing on a medical cannabis license for a Dispensary to be located at 29710 US Hwy 81. There was no public comment regarding the application.

Action 21536C: A motion was made following the hearing by Klimisch and seconded by Fox to approve the application and issue the Form B Certification. Roll call vote was taken with Klimisch, Fox, Kettering and Healy voting aye; motion carried, 4-0.

Nathan Eastman appeared before the Commission for a hearing on his medical cannabis license for Cultivation to be located at 3300 W 8th St. There was no public comment regarding the application.

Action 21537C: A motion was made following the hearing by Fox and seconded by Klimisch to approve the application and issue the Form B Certification. Roll call vote was taken with Fox, Klimisch, Kettering and Healy voting aye; motion carried, 4-0.

Adam Polley and Joshua Prather from IMBG Engineering presented a power point review of inspection results of the eight bridges they inspected in Yankton County. Sufficiency ratings and repair recommendations were made.

Highway Superintendent Mike Sedlak appeared for board approval of a replacement grant application for Stone Church Bridge and approval of ROW, Utility Certificates and Easements.

Action 21538HWY: A motion was made by Kettering and seconded by Fox to approve the Replacement Grant application for Stone Church Bridge. All present voted aye; motion carried, 4-0.

Action 21539HWY: A motion was made by Klimisch and seconded by Fox to approve the Utility Certificate for project BRP 6213(00)20-1. All present voted aye; motion carried, 4-0.

Commissioner Loest joined this meeting.

Action 21540HWY: A motion was made by Klimisch and seconded by Kettering to approve the Easement for parcel 16.009.250.020. All present voted aye; motion carried, 5-0.

Action 21541HWY: A motion was made by Klimisch and seconded by Loest to approve the Easement for parcel 16.010.300.100. All present voted aye; motion carried, 5-0.

Action 21542HWY: A motion was made by Klimisch and seconded by Fox to approve the Easement for parcel 16.009.100.100. All present voted aye; motion carried, 5-0.

Action 21543HWY: A motion was made by Klimisch and seconded by Kettering to approve the Easement for parcel 16.010.400.300. All present voted aye; motion carried, 5-0.

Action 21544HWY: A motion was made by Klimisch and seconded by Loest to approve the Right of Way Application for project BRP 6213(00)20-1. All present voted aye; motion carried, 5-0.

The board discussed the plat for Darlene Jensen.

Motion was made by Kettering and seconded by Klimisch; motion was then retracted by Kettering. Plat for Darlene Jensen was postponed to the next regular meeting.

Action 215345Z: A motion was made by Klimisch and seconded by Fox to approve the Easement for parcel 16.009.250.020. All present voted aye; motion carried, 5-0.

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ories LLC, owners of record, has caused a plat to be made of the following real property: Lot 35, Baycliffe Estates, W1/2 of the South 12.91, S1/2, SW1/4 of Section 7 and W1/2, W1/2 of Section 18, except Tramps 7th Addition Lots 1 and 2 Parcel A and Parcels B and C McVay Addition, T39N-R56W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Loest, Fox, Kettering, Klimisch and Healy voting aye; motion carried, 5-0.

Action 21547Z: A motion was made by Kettering and seconded by Klimisch to adopt the following resolution: Whereas it appears, Baycliffe Properties LLC, owners of record, has caused a plat to be made of the following real property: Lot 24 Baycliffe Estates, W1/2 of the South 12.91, S1/2, SW1/4 of Section 7 and W1/2, W1/2 of Section 18, except Tramps 7th Addition Lots 1 and 2 Parcel A and Parcels B and C McVay Addition, T39N-R56W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Kettering, Klimisch, Loest and Healy voting aye; motion carried, 5-0.

Action 21548Z: A motion was made by Klimisch and seconded by Loest to adopt the following resolution: Whereas it appears, Zepps LLC, owners of record, has caused a plat to be made of the following real property: Lot 38 Block 4, Sunrise Addition, SW1/4, SW1/4, N1/4, T39N-R56W, County of Yankton, S.D., and has submitted such plat to the Yankton County Planning Commission and the Yankton County Commission for approval. Now therefore be it resolved that such plat has been executed according to law and conforms to all existing applicable zoning, subdivision and erosion and sediment control and the same is hereby approved. The County Auditor is hereby authorized and directed to endorse on such the proper resolution and certify the same. Roll call vote was taken with Klimisch, Loest, Kettering, Fox and Healy voting aye; motion carried, 5-0.

The board discussed the IT quotes received and will make a decision at the December 28 special year end meeting. Scott Bannan commented on the discussion.

Action 21549C: A motion was made by Loest and seconded by Fox to offer a third health insurance plan to employees: HSA \$6,500 deductible with no cost to the employee in the County Health Insurance Plan. All present voted aye; motion carried, 5-0.

Action 21550C: A motion was made by Loest and seconded by Kettering to retain M.T. & R.C. Smith as the County Property and Liability Insurance Company. All present voted aye; motion carried, 5-0.

Action 21551AUD: A motion was made by Loest and seconded by Fox to approve the Auditors Monthly Settlement with the Treasurer and Pooled Cash Report as of November 30, 2021 which showed Total Cash of \$15,832,040.09. The General Fund was \$8,424,008.66; Special Funds were \$4,774,649.18; and Trust and Agency Funds were \$2,633,382.25 adding to a Grand Total of General Ledger Cash and Investments of \$15,832,040.09. A detailed report is on file with the County Auditor. All present voted aye; motion carried, 5-0.

Action 21552And: A motion was made by Loest and seconded by Kettering to adjust the Emergency Management budget due to unanticipated insurance revenue in the amount of \$5,733.00. All present

2010 Legal and Public  
Notices

23rd at 12:00 for Christmas Holiday. Klimisch, Kettering, Fox and Loest voting aye; Healy voting nay; motion carried, 4-1.

There were no public comments. Vice-Chair Healy closed public comments.

Commissioner updates were 8-Co meeting in Tyndall, SD. Commissioner Klimisch attended the Association meeting in Pierre.

Action 21557C: A motion was made by Loest and seconded by Fox to adjourn. All present voted aye; motion carried, 5-0.

The next regular meeting will be Tuesday, January 4, 2022 at 6:00 p.m.

Joe Healy, Vice-Chair  
Yankton County Commission

ATTTEST:  
Patty Hojean, County Auditor  
Published once at the total approximate cost of \$238.91.

12-31&1+7  
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 11th day of January, 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 her property as a hobby farm in a Low Density Residential District per Article 6 Section 607. Said property is legally described as Lot Two (2), C. C. Holloway, Yankton County, South Dakota as per plat recorded in Book 520, Page 402.

## 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 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to build an accessory structure that is 18,400 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 518, page 283. Yankton County, South Dakota. B911 address is 256 Deerfield Dr., Yankton, 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 7:15 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to add on to an accessory structure in an existing campground per Article 11 Section 1107. Said property is legally described as Tract One (1), Lange Addition, in the Northeast Quarter of the Northwest Quarter (N1/4NW1/4) of Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. B911 address is 827 Haml Dr., Yankton, 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 7:20 P.M. on the 11th day of January, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant wishes to Rezone from Commercial ad Agriculture to Commercial per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Tract B in the S1/2 of the SW1/4 of Section 33, T94N, R56W of the 5th P.M., Yankton County, South Dakota. B911 address is 4400 W 31st, Yankton, South Dakota

Published twice at the total approximate cost of \$66.56.

# Yankton County, South Dakota

**Paid by**  
ERIC TAYLOR  
E.TAYLOR@EHRESMANNENGINEERING.COM

## Receipt

**Payment number** 63539  
**Date paid** December 23, 2021 11:10 AM  
**Payment method** Check

**\$450.00 paid on December 23, 2021**

**Variance, Conditional Use and Rezoning Application**

**Application ID: REZ-2021-60**

Description	Amount
Fee	\$450.00