

July 12, 2022

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Matt Evans

☐ Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Toczek – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7 Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 Square foot building. Said property is legally described as South One-Half (S1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) except lot N-1 and Tract A Section Thirteen (13), township Ninety-Three (93) North, Range Fifty-Seven (57) West of the 5th P.M., Yankton County, South Dakota. E911 address is 263 Kniest Ave, Yankton, South Dakota. – Ziskov South

7:10 P.M.

Pugsley – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for a kennel/dog boarding facility with less than 20 dogs in an Agriculture District per Article 5 section 507. Said property is legally described as The Northwest Quarter (NW1/4), including Lots A & C of Michael's Addition, as per plat recorded in Book S13, Page 101 and the North One-half (N1/2) of the Southwest Quarter (N1/2SW1/4), all in Section Ten (10), Township Ninety-four North (T94N), Range Fifty-six West (R56W) of the 5th P.M., Yankton County, South Dakota. E911 Address is 30428 437 Ave, Yankton, South Dakota – Utica North Township

7:15 P.M.

Paulson - Rezone

Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2 to Agriculture District (AG)) per Article 18 Section 1809 and Article 20 Section 2003. Said properties are legally described as: Plat of Paulson Homestead, in the NW1/4 of the SW1/4 and in that portion of the NE1/4 of the SW1/4 Lying West of SD Highway 52, in Section 14, T93N, R57W of the 5th P.M., Yankton County, South Dakota **AND** The NW1/4 of the SW1/4 of Section 14; and the NE1/4 of the SE1/4 of Section 15, all in T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 43159 SD HWY 52 Yankton, South Dakota – Ziskov South Township

7:20 P.M.

Plats

Mormon - Plat of Mormon's Addition, in the W1/2 of the NE1/4 of Section 27, T95N, R55W of the 5th P.M., Yankton County, South Dakota – Walshtown Township

List - Plat of Lot A and Lot B of Cody's Addition, in the N1/2 of the SE1/4, and the SE1/4 of the SE1/4 of Section 22, T95N, R56W of the 5th P.M., Yankton County, South Dakota – Central Township

7:25 P.M.

Public Comment

7:30 P.M.

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 6/14/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

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

CALL:

APPROVAL OF MINUTES: MOTION BY: Hoffman SECOND BY: Evans

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

APPROVAL OF AGENDA: MOTION BY: Michael SECOND BY: Hoffman

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

AGENDA ITEM: **Marquardt - Rezone**

ADDRESS/LEGAL: Applicant is requesting to rezone a Rural Transitional District (RT) to Commercial District (C) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as The South One Hundred Sixteen Feet (S116') of Lot One (1) in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Lot Two (2) in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4); and Lot Three (3) in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), all located in Section Twenty-Four (24), Township Ninety-Four (94) North of Range Fifty-six (56), west of the 5th P.M., according to the duly recorded plat thereof in the office of the Yankton County Register of Deeds filed for record April 25, 1979 and recorded in Book S8, on page 144, subject to easements, restrictions, covenants and reservations of record **AND** Lot One (1), except the South One Hundred Sixteen Feet (S116') thereof, located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), Section Twenty-four (24), Township Ninety-four (94) North of Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. E911 address is 30637 US HWY 81, Yankton, South Dakota – Utica North

COMMENTS: Dave Husby - applicant

MOTION: **Approve the Rural Transitional to Commercial District for Marquardt**
Passed 6-0

APPROVAL: MOTION BY: Evans SECOND BY: Michael

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

AGENDA ITEM: **Pulfrey - Variance**

ADDRESS/LEGAL: Applicant is requesting a Variance to build a second residence on a non-conforming lot in an Agriculture District per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Tract 3, Bierle's Addition in the NE1/4 of Section 14, Township 95 North, Range 57,

West of the 5th P.M., Yankton County, South Dakota. E911 address is 29905 433 Ave Lesterville, SD 57040 - Lesterville

COMMENTS: Darcy Griffith, Deb Pulfrey, Danita Kocher, Darin Bierle - Applicants

MOTION: **Approve the variance about a second home being placed on this property. Amended to include property stays in the family and stays one parcel and one owner.**
Approved 6-0

APPROVAL: MOTION BY: Michael SECOND BY: Nelson
PLANNING: ☒ BARKL ☒ EVANS ☐ KETTERING ☒ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Schut – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to construct buildings for storage and shop areas in a Lakeside Commercial District per Article 11 Section 1107. Said property is legally described as Lot 21, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota – Utica South

COMMENTS: Dan Specht - Applicant

MOTION: **Approve the CUP on the condition that a letter from the DANR is submitted before a building permit is issued**
Passed 6-0

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

AGENDA ITEM: **Smit Plat**

ADDRESS/LEGAL: **Smit** - Plat of Smit Evergreen Acres in the NE1/4 of Section 1, T94N, R54W of the 5th P.M., Yankton County, South Dakota – Volin

COMMENTS:

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

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

AGENDA ITEM: **Law Plat**
ADDRESS/LEGAL: - Plat of Lot 2, Block 1, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota – Utica South
COMMENTS:

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

APPROVAL: MOTION BY: Barkl SECOND BY: Evans
PLANNING: ☒ BARKL ☒ EVANS ☐ KETTERING ☒ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Schut plat**
ADDRESS/LEGAL: A Replat of Lots 2 and 13, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter known as:
Lot 21, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, 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: Michael
PLANNING: ☒ BARKL ☒ EVANS ☐ KETTERING ☒ MICHAEL ☒ NELSON ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Hansen Plat**
ADDRESS/LEGAL: Plat of lots 1 and 2 of Elmer's Addition, in the SE1/4 of Section 25, T96N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS:

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

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

AGENDA ITEM: **Paulson Plat**
ADDRESS/LEGAL: Plat of Paulson Homestead, in the NW1/4 of the SW1/4 and in that portion of the NE1/4 of the SW1/4 Lying West of SD Highway 52, in Section 14, T93N, R57W of the 5th P.M., Yankton County, South Dakota
COMMENTS:

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

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

AGENDA ITEM: **Smith Plat**
ADDRESS/LEGAL: Plat of Lot 15, Being a replat of Lots 11 and 12, Block 3, Beaver Beach Park in the NW1/4 of the SE1/4 of Section 27, T95N, R56W, of the 5th P.M., Yankton County, South Dakota
COMMENTS:

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

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

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

MOTION: Adjourn

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

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ EVANS ☐ KETTERING ☐ MICHAEL ☐ NELSON ☐ WEISS ☐ HOFFMAN

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant Keith Toczek – Conditional Use Permit 6/9/2022

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7 Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 Square foot building.

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
7/12/2022

Time:

Board of Adjustment date:
8/2/2022

Time:

Permit Number: CUP-2022-76

Yankton County

 Variance X Conditional Use Rezoning

Owner: Dianne L. Toczek Living Trust

Owners Address: 263 Kniest Ave

Owners Phone: 605-665-2253

Applicants Name,
if different from

Owner: Keith Toczek

Applicants

Address: 263 Kniest Ave

Job Address: 263 KNIEST AVE

Legal: S2 SE4 NW4 EXC LT N-1 & EXC TRACT A

Section,

Township, Range: 13-93-57

Zoning

Classification: MD

Affected Zoning

Ordinance: Section 7071805Section 7071905


Reason for
Request: 2000 sq ft addition to existing building for equipment storage

List Specific
Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 07/12/2022 7:05 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 9757 Receipt #:

Signature: 
Dianne L. Toczek Living Trust

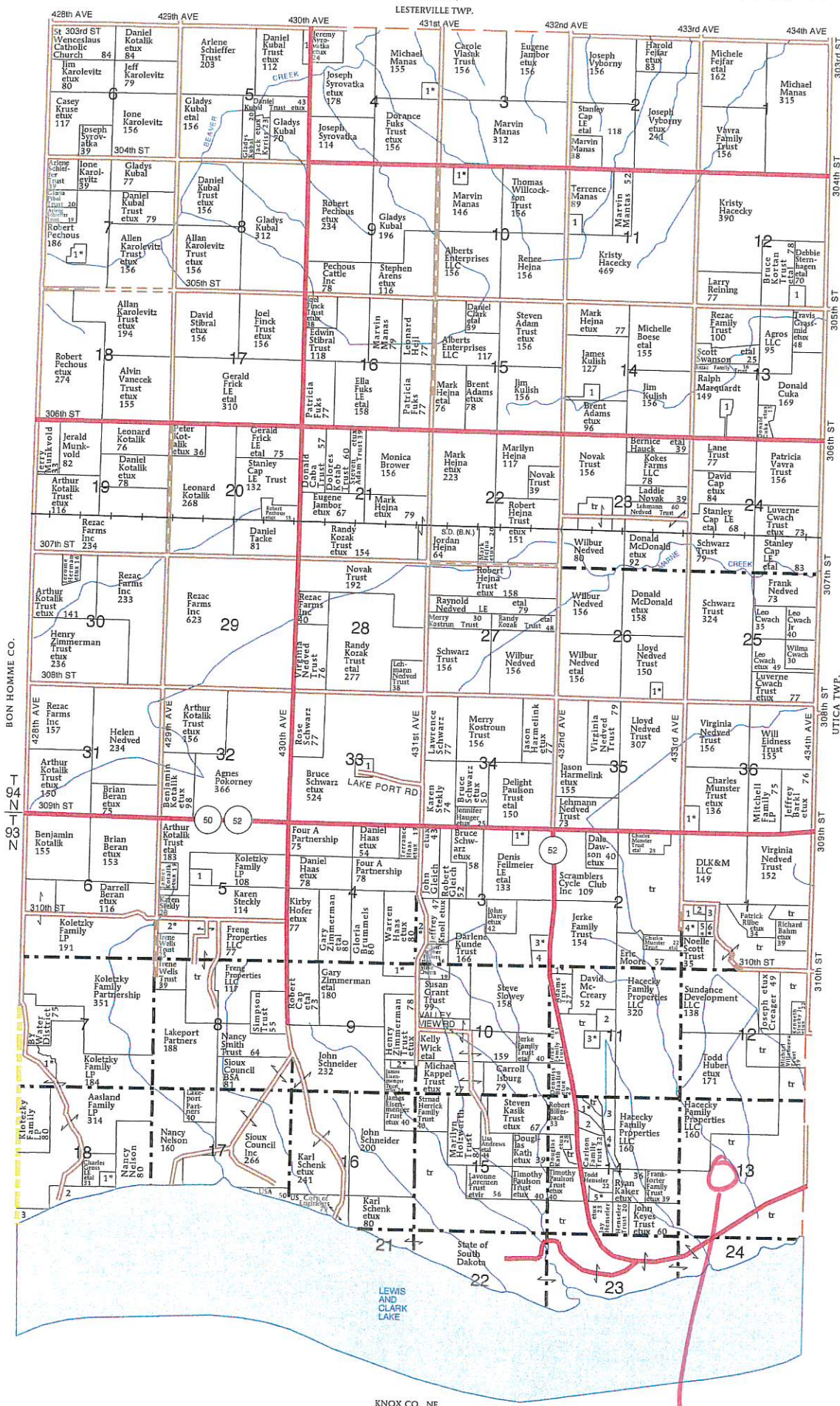
Date:
06/09/2022

Site Map



Parcel Number: 13.013.400.150

Site Description:



ZISKOV TOWNSHIP

SECTION 1S

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

SECTION 3S

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

SECTION 4N

1. Hoffman, RC etux 10

SECTION 5N

1. Polish Catholic Congregation 9

SECTION 6S

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

SECTION 7N

1. Pechous, Robert etux 10

SECTION 7S

1. Koletzky, Ione etal 17

SECTION 9S

1. Jungemann, Jerry etux 15

SECTION 10N

1. Wostrel, Eldon etux 15

SECTION 11N

1. Manas, Terence etux 10

SECTION 11S

1. Cap, Daniel 11
2. Haberman, Adam etux 10
3. Konopasek Family Trust 10

SECTION 12N

1. Lyons, Sean etal 10

SECTION 12N

1. Hejna, Marilyn 9

SECTION 13N

1. Manas, Dylan 6

SECTION 14N

1. Sudbeck, Charlene 12

SECTION 14S

1. Peterson, Corey etal 9
2. Felmer Family Protection Trust 9
3. Colby, David 13
4. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

SECTION 18S

1. Lynch, Daniel etux 9
2. State of South Dakota Game Fish & Parks 66
3. Yonke Trust, Mark 5

SECTION 26

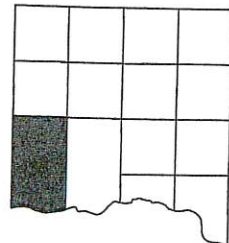
1. Martin, Nathan etux 6

SECTION 33

1. St Wenceslaus Roman Catholic Church 10

SECTION 36

1. Koletzky, David etux 8



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Toczek– CUP-2022-76

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 for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7 Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 Square foot building.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other	

property in the district and that the granting of the conditional use will not adversely affect the public interest.	
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Variance, Conditional
Use and Rezoning

Fees Paid
\$300.00

Application
CUP-2022-76

Applicant
Keith Toczek

Created
June 9, 2022

Number
CUP-2022-
76

13.013.400.150 | Dianne L.
Toczek Living Trust | 263
KNIEST AVE, YANKTON, SD,
57078
Submitted by keithtoczek on
6/9/2022



Applicant

Keith Toczek

eci101@vyn.midco.net

Parcel search Completed On 6/9/2022 1:24 PM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.013.400.150	263 KNIEST AVE	YANKTON	TOCZEK, DIANNE L LIVING TRUST (D)	0.000

Request Information Completed On 6/9/2022 1:34 PM EST by keithtoczek

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

2000 sq ft addition to existing building for equipment storage

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Keith Toczek

Applicant Address

263 Kniest Ave

Applicant Phone

605 660 1497

Owner Information

Owner Name

Dianne L. Toczek Living Trust

Owner Address

263 Kniest Ave

Owner Phone Number

605-665-2253

Property Information

Parcel ID Number

13.013.400.150

Legal Description

S2 SE4 NW4 EXC LT N-1 & EXC TRACT A

Site Address

263 KNIEST AVE

City

YANKTON

Zip
57078

Section-Township-Range
13-93-57

Zoning District
R2

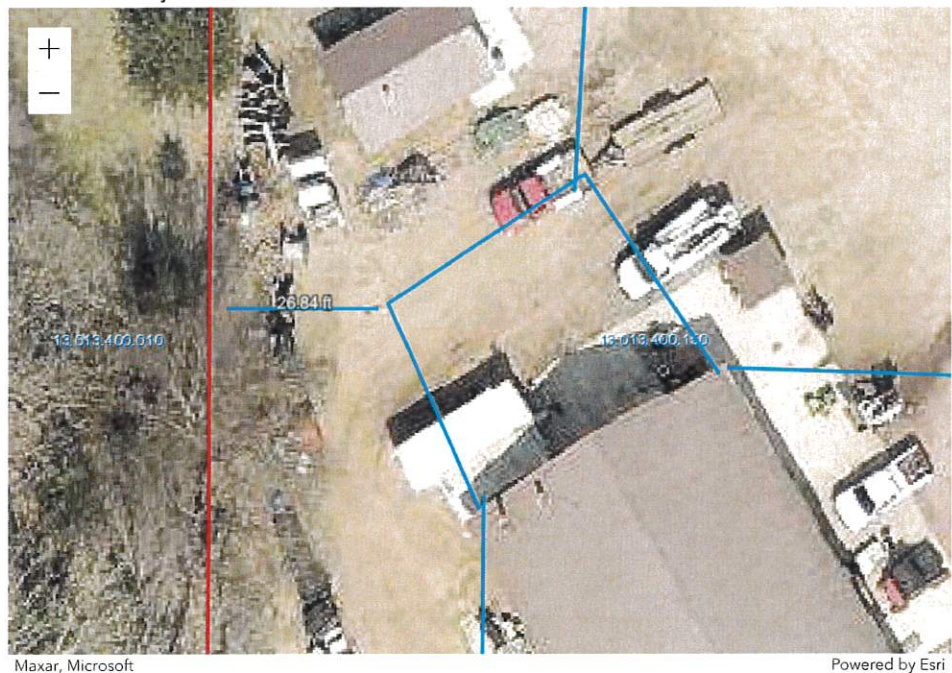
Zoning Description
MD

Existing Use of Property
Residential/commercial

Site Plan Completed On 6/9/2022 1:37 PM EST by bconkling

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

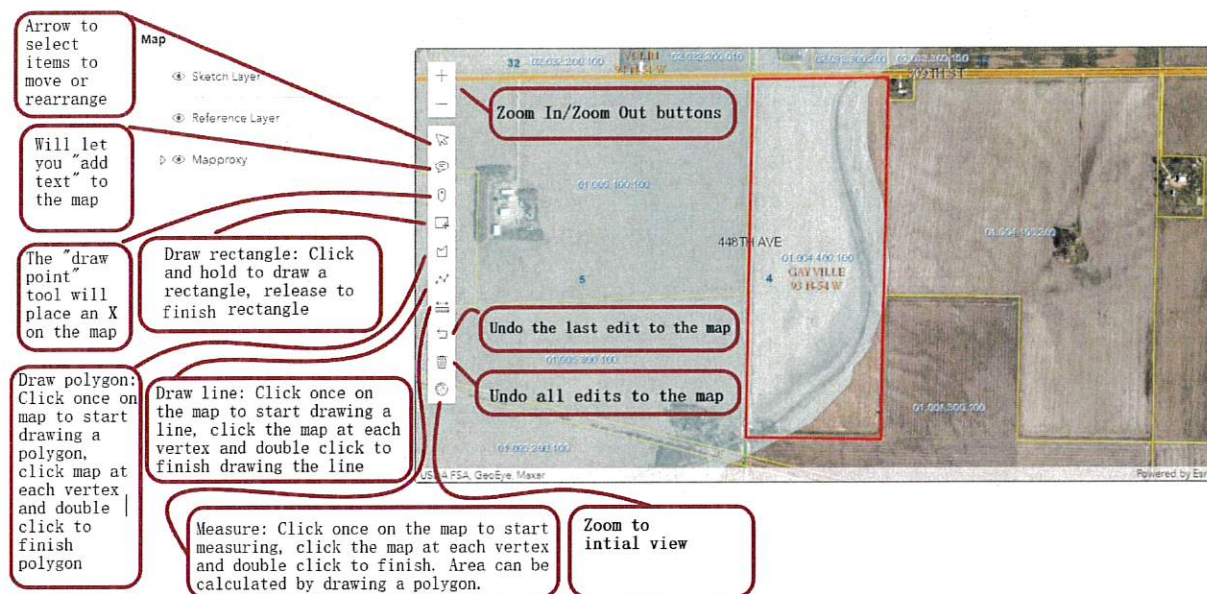
- ☒ Sketch Layer
- ☒ Reference Layer
- ☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[toczek.pdf](#)



Draft Building Permit Completed On 6/9/2022 1:37 PM EST by bconkling

Upload Draft Building Permit ①

Draft Building Permit Form Completed On 6/9/2022 1:37 PM EST by bconkling

Job Address

263 KNIEST AVE

Legal Description of Construction Site

S2 SE4 NW4 EXC LT N-1 & EXC TRACT A

Owner Name

TOCZEK, DIANNE L LIVING TRUST (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 6/9/2022 1:37 PM EST by bconkling

[Generate Draft Building Permit](#)

Submit Completed On 6/9/2022 1:38 PM EST by bconkling

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

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

Applicant Agreement

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

Signature



Date

6/9/2022

Application Submitted Successfully Completed On 6/9/2022 1:38 PM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting a Conditional Use Permit for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7 Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 Square foot building.

Planning Commission Code Reference

Section 707

Other Planning Commission Code Reference ⓘ

1805

Board of Adjustment Code Reference

Section 707

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 ⓘ

MD

Wave Fee

Notes ⓘ

Property is zoned Moderate Density Residential. The applicant has been using the property for his business for 25 years making it a pre-existing non-conforming use

Director Review Completed On 6/9/2022 2:03 PM EST by bconkling

Zoning Director Review

Approve

Payment Completed On 6/9/2022 2:03 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	9757
Amount Paid	\$300.00

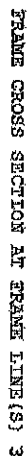
External Notes

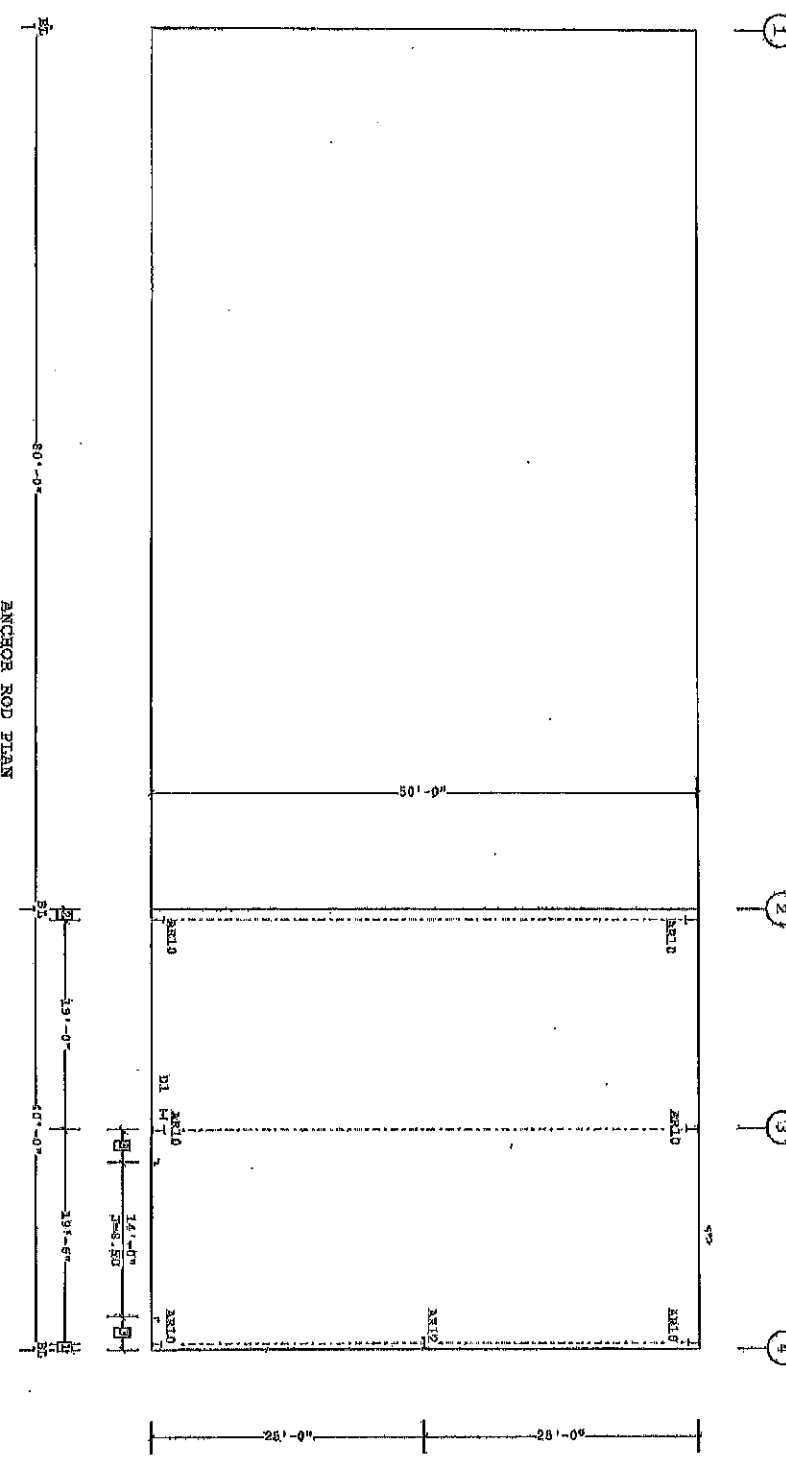
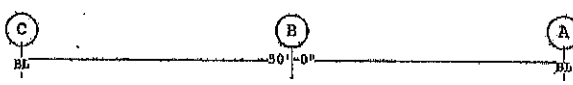
Documents

Internal Notes

Documents

From: Claiborne
 Point, Claiborne Indian Reserve 1 (COX02) and 5 (COX03): 45°-8' N 22°-
 15' W
 Water: Salinity = 26.5 ‰; Temperature = 16.0°C; pH = 7.4
 Particulates: Ca^{2+} = 160 mg/L; Mg^{2+} = 117 mg/L
 Particulates: K^{+} = 16 mg/L; Na^{+} = 117 mg/L
 Particulates: NH_4^{+} = 100 $\mu\text{g/L}$; NO_3^{-} = 100 $\mu\text{g/L}$
 Particulates: PO_4^{3-} = 100 $\mu\text{g/L}$
 Particulates: Fe^{2+} = 100 $\mu\text{g/L}$
 Particulates: Fe^{3+} = 100 $\mu\text{g/L}$
 Particulates: Cu^{2+} = 100 $\mu\text{g/L}$
 Particulates: Zn^{2+} = 100 $\mu\text{g/L}$
 Particulates: Mn^{2+} = 100 $\mu\text{g/L}$
 Particulates: Co^{2+} = 100 $\mu\text{g/L}$
 Particulates: Ni^{2+} = 100 $\mu\text{g/L}$
 Particulates: Pb^{2+} = 100 $\mu\text{g/L}$
 Particulates: Cd^{2+} = 100 $\mu\text{g/L}$
 Particulates: Hg^{2+} = 100 $\mu\text{g/L}$
 Particulates: As^{3+} = 100 $\mu\text{g/L}$
 Particulates: Se^{6+} = 100 $\mu\text{g/L}$
 Particulates: Br^{-} = 100 $\mu\text{g/L}$
 Particulates: I^{-} = 100 $\mu\text{g/L}$
 Particulates: F^{-} = 100 $\mu\text{g/L}$
 Particulates: Cl^{-} = 100 $\mu\text{g/L}$
 Particulates: SO_4^{2-} = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{PO}_4^{-}$ = 100 $\mu\text{g/L}$
 Particulates: HPO_4^{2-} = 100 $\mu\text{g/L}$
 Particulates: HCO_3^{-} = 100 $\mu\text{g/L}$
 Particulates: CO_3^{2-} = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_4^{2-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_5^{3-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_6^{4-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_7^{5-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_8^{6-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_9^{7-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{10}^{8-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{11}^{9-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{12}^{10-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{13}^{11-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{14}^{12-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{15}^{13-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{16}^{14-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{17}^{15-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{18}^{16-}$ = 100 $\mu\text{g/L}$
 Particulates: $\text{H}_2\text{SiO}_{19}^{17-}$ = 100 $\mu\text{g/L}$
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- 3 3'-0"
- 2 1'-0"
- 1 6"

Displacement Key

THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THIS PLAN. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE INFORMATION CONTAINED HEREIN AND TO ENSURE THAT THE INFORMATION IS ACCURATE AND COMPLETE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO FOLLOW ALL APPLICABLE REGULATIONS AND STANDARDS. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO FOLLOW ALL APPLICABLE REGULATIONS AND STANDARDS.

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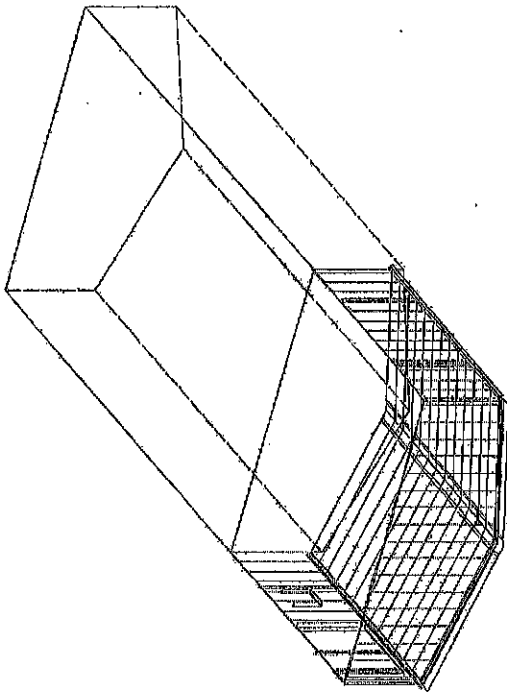
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DATE	06/20/22	DESIGNER	JOHN DOE
BY	JOHN DOE	CHECKED	JOHN DOE
SCALE	AS SHOWN	APPROVED	JOHN DOE
PROJECT: 1000 River Oaks Blvd, N. 200S		SHEET: 06/20/22	
DRAWING: 06/20/22		SCALE: 06/20/22	
PROJECT: 1000 River Oaks Blvd, N. 200S		SHEET: 06/20/22	
DRAWING: 06/20/22		SCALE: 06/20/22	

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A division of Eurescope Buildings North America, Inc.

DRAWING INDEX		DRAWING RELEASE HISTORY		
DRAWING TITLE	PAGES	TYPE	DATE	DESCRIPTION
OverSheet				
Codes and Limits				
Notes				
Architectural Plan				
Primary Structural				
Secondary Structural				
Coating				
Special Drawings				
Standard Annotation Details				
Manufacture Details				

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THE UP EPOXY RESIN SEAL APPLIES ONLY TO THE WASC PRODUCT OF UP AND
DOWN AND FERRUGINOUS RESIN AND IS SPECIFIED BY UP. THE UP
EPOXY RESIN SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF
ANY OTHER PRODUCT OR COMPONENT PROVIDED BY UP EXCEPT TO ANY
DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY UP.

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COVER SHEET

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AFFIDAVIT OF MAILING

I, Kent H Teczek, hereby certify that on the 29th day of June, 2022, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 29th day of June, 2022.

Kent H Teczek
(Name)
Affiant

Subscribed and sworn to before me this 29 day of June, 2022.

Mary J Schmitt
Notary Public - South Dakota
My commission expires: March 24 2024

(SEAL)

NOTIFICATION

June 27, 2022

Keith Toczek
263 Kniest Ave
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 12th day of July, 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 for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7 Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 Square foot building. Said property is legally described as South One-Half (S1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) except lot N-1 and Tract A Section Thirteen (13), township Ninety-Three (93) North, Range Fifty-Seven (57) West of the 5th P.M., Yankton County, South Dakota. E911 address is 263 Kniest Ave, 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,
Keith Toczek

Petitioner

ABBOTT, MARY J (D)
184 STACKERL AVE
YANKTON SD 57078

ALTMAN, REBECCA A (D)
231 ACORN DR
YANKTON SD 57078

BAXTER, STEVEN G (D)
115 WOODS CIR
YANKTON SD 57078

BONNEAU, JOSEPH L (D)
157 STONE DR
YANKTON SD 57078

BRUCKNER, KELLY (D)
1300 EAST 14 ST
YANKTON SD 57078

BUCKLEY, JEFFREY T (D)
6508 S HEATHERRIDGE AVE
SIOUX FALLS SD 57108

BUCKLEY, JEFFREY T (D)
6508 SOUTH HEATHERRIDGE AVE
SIOUX FALLS SD 57108

CAMERON, WILLIAM CRAIG (D)
269 ACORN DR
YANKTON SD 57078

EVANDER, CHARLES E REV TRUST (D)
110 BUR OAK DR
YANKTON SD 57078

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

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

GUBBELS, TIMOTHY (D)
168 ACORN DR
YANKTON SD 57078

GUSTAFSON, ROBERT C (D)
261 ACORN DR
YANKTON SD 57078

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

HARPER, JOHN R (D)
4307 SD HWY 50
YANKTON SD 57078

HAUGRUD, MARLIN JOINT LIV TRST (D)
701 W EAGLE RIDGE ST
SIOUX FALLS SD 57108

HODGE, PATRICK W (D)
179 KNIEST AVE
YANKTON SD 57078

HOUSE OF MARY SHRINE (D)
PO BOX 455
YANKTON SD 57078

JENSEN, KIMBERLY A (D)
262 KNIEST AVE
YANKTON SD 57078

KORBEL, DENNIS R (D)
224 ACORN DR
YANKTON SD 57078

LEHR, KELLY (D)
118 POST OAK DR
YANKTON SD 57078

MAAS, CHAD (D)
105 WOODS CIR
YANKTON SD 57078

MALCHOW, GLEN S (D)
196 STACKERL AVE
YANKTON SD 57078

MILLER, JASON (D)
364 RUSSELL RD
YANKTON SD 57078

MIUNOV, TIMUR LIVING TRUST (D)
7323 SOUTH 103 ST
LA VISTA NE 68128

MUINOV, TIMUR LIVING TRUST (D)
7323 S 103 ST
LA VISTA NE 68128

MURPHY, SANDRA JOAN (D)
197 KNIEST AVE
YANKTON SD 57078

OLIVIER, CURTIS (D)
184 OAK HILLS DR
YANKTON SD 57078

OLIVIER, CURTIS D (D)
184 OAK HILLS DR
YANKTON SD 57078

ORLOG, RONALD R (D)
182 KNIEST AVE
YANKTON SD 57078

PAULSON, LEANNE KOST (D)
189 KNIEST AVE
YANKTON SD 57078

PETERSON, DENNIS (D)
181 KNIEST AVE
YANKTON SD 57078

ROTHSCHADL, JEFFERY S (D)
134 BUR OAK DR
YANKTON SD 57078

RUTER, KELLY L (D)
47008 273 ST
TEA SD 57064

SCHAEFER, DEAN A (D)
223 ACORN DR
YANKTON SD 57078

SCHRAGE, JENNIE L (D)
51475 851 RD
CLEARWATER NE 68726

SCHREIBER, SUSAN K (D)
112 CREST LN
YANKTON SD 57078

SEDERSTROM, CHARLES V III (D)
3510 N 252 ST
WATERLOO NE 68069

STONE & ASSOCIATES INC (D)
% MIKE STONE
120 W FLORENCE
PIERCE NE 68767

TOCZEK, DIANNE L LIVING TRUST (D)
263 KNIEST AVE
YANKTON SD 57078

TOCZEK, KEITH (D)
263 KNIEST AVE
YANKTON SD 57078

TOKACH, MARK S (D)
259 ACORN DR
YANKTON SD 57078

WELLER TRUST (THE) (D)
129 KNIEST AVE
YANKTON SD 57078

YANKTON SIOUX TRIBE (D)
800 SOUTH MAIN AVE
WAGNER SD 57380

2010 Legal and Public Notices

WHEREAS, SDCL 31-13-46, as amended, provides in part that front foot lots shall be assessed against all assessable lots and tracts of land fronting or abutting thereon, or lying within one-half block or three hundred feet thereof, whichever is less, according to the benefits determined by the board of supervisors to accrue to each of such lots and tracts from the construction of the improvement; and

WHEREAS, owners of platted parcels beyond three hundred feet of the improvement and who utilize this township road as their primary access have voluntarily subjected their property for this improvement assessment; and

WHEREAS, the Board of County Commissioners acting as the Board of Supervisors under these statutes has determined that each participating parcel listed in this resolution will benefit equally from the improvement as allowed for by SDCL 31-13-46, as amended; and

WHEREAS, SDCL 31-13-51 and 31-13-52 allow for the Board of County Commissioners acting as the Board of Supervisors under these statutes to levy an annual front foot assessment for maintenance and repairs of a street surface; and

WHEREAS, the Board of County Commissioners recognizes the need for housing development and the improvement of roads for this purpose in the residential or commercially zoned portions of the county;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Yankton County Board of Commissioners acting as the Board of Supervisors under these statutes approves the following regulations applicable to the implementation of this improvement project to be referred to as the West 11th Street Improvement Zone:

1. Streets to be improved:

The West 11th Street Improvement Zone comprises the county secondary road named West 11th Street from its junction with East Boulevard (437th Avenue) eastward to its intersection with the City of Yankton. Access approaches along this improvement are not included in the improvement and remain the responsibility of the parcel owner.

2. Material to be used or materials from which a choice may be made:

Surfacing entails the placement of additional gravel where needed, inclusion of base stabilizer, application of two layers of chip seal and the application of pavement markings.

3. Estimate of the total cost per linear foot:

Estimated total project cost is \$133,575, encompassing approximately 6,864 linear road feet, which yields a per linear road foot cost of \$19.46.

4. Description of the classes of lots to be assessed:

There are thirty-seven (37) zoned parcels having residential or commercial structures included in this resolution that are within 300 feet of the improvement. Of these, thirty-seven (37) parcels, six (6) do not contain residential or commercial structures and will not be assessed until a residential or commercial structure is constructed upon them.

Parcels within 300 feet included in assessment:

Parcel ID: 09.016.100.101, 09.016.100.102, 09.016.100.103, 09.016.100.104, 09.016.100.105, 09.016.100.106, 09.016.100.107, 09.016.100.108, 09.016.100.109, 09.016.100.110, 09.016.100.111, 09.016.100.112, 09.016.100.113, 09.016.100.114, 09.016.100.115, 09.016.100.116, 09.016.100.117, 09.016.100.118, 09.016.100.119, 09.016.100.120, 09.016.100.121, 09.016.100.122, 09.016.100.123, 09.016.100.124, 09.016.100.125, 09.016.100.126, 09.016.100.127, 09.016.100.128, 09.016.100.129, 09.016.100.130, 09.016.100.131, 09.016.100.132, 09.016.100.133, 09.016.100.134, 09.016.100.135, 09.016.100.136, 09.016.100.137, 09.016.100.138, 09.016.100.139, 09.016.100.140, 09.016.100.141, 09.016.100.142, 09.016.100.143, 09.016.100.144, 09.016.100.145, 09.016.100.146, 09.016.100.147, 09.016.100.148, 09.016.100.149, 09.016.100.150, 09.016.100.151, 09.016.100.152, 09.016.100.153, 09.016.100.154, 09.016.100.155, 09.016.100.156, 09.016.100.157, 09.016.100.158, 09.016.100.159, 09.016.100.160, 09.016.100.161, 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13-46, as amended; and
WHEREAS, SDCL 31-13-31 and 31-13-32, allow for the Board of County Commissioners acting as the Board of Supervisors under these statutes to levy an annual front foot assessment for maintenance and repair of a street surface; and

WHEREAS, the Board of County Commissioners recognizes the need for housing development and the improvement of roads for this purpose in the residential or commercially zoned properties of the county; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Yankton County Board of Commissioners, acting as the Board of Supervisors under these statutes, approve the following regulations applicable to the implementation of this improvement project to be referred to as the "West 11th Street Improvement Zone":

1. Streets to be improved:

The West 11th Street Improvement Zone, comprising the County secondary road named West 11th Street from its junction with Deer Boulevard (437th Avenue) eastward to its intersection with the City of Yankton. Access approaches along this improvement are not included in the improvement and remain the responsibility of the parcel owner.

2. Material to be used or materials from which a choice may be made:

Surfacing entails the placement of additional gravel, where needed, in addition of base stabilizer, application of two layers of chip seal and the application of pavement markings.

3. Estimate of the total cost per linear foot:

Estimated total project cost is \$133,575, encompassing approximately 6,864 linear feet, which yields a per linear foot cost of \$19.46.

4. Description of the classes of lots to be assessed:

There are thirty-seven (37) zoned parcels having residential or commercial structures included in this resolution that are within 300 feet of the improvement. Of these thirty-seven (37) parcels, six (6) do not contain residential or commercial structures and will not be assessed until a residential or commercial structure is constructed upon them.

Parcels within 300 feet included in assessment:

Parcel ID: 09.016.100.101; 09.010.300.120; 09.010.200.320; 09.010.200.330; 09.010.200.310; 09.015.400.415; 09.015.400.410; 09.015.400.300; 09.015.600.101; 09.015.600.102; 09.015.600.103; 09.015.600.105; 09.015.600.204; 09.015.600.205; 09.015.600.302; 09.015.600.301; 09.015.600.303; 09.015.600.802; 09.015.100.012; 09.015.100.010; 09.015.100.045; 09.015.100.031; 09.015.100.034; 09.015.100.036; 09.015.100.051; 09.015.100.055; 09.015.100.054.

Excluded until residential or commercial structure is constructed:

Parcel ID: 09.009.200.201; 09.015.400.325; 09.015.600.104; 09.015.100.035; 09.015.100.030; 09.015.100.039.

There are five (5) parcels in agricultural use included in this resolution that are within 300 feet of the improvement and do not contain a residential or commercial structure. Of these parcels, two (2) are voluntarily assessing themselves under this resolution. Three (3) parcels are declining the assessment. If at any time the declining parcels construct a residential or commercial structure along the improvement, these parcels will be included in this resolution.

Parcels within 300 feet in agricultural use voluntarily including in assessment:

Parcel ID: 09.010.200.100; 09.014.400.325. Excluded until residential or commercial structure is constructed. Parcel ID: 09.010.300.300; 09.010.300.100; 09.011.300.300.

There are eight (8) parcels included in this resolution that are beyond 300 feet of the improvement and are voluntarily assessing themselves under this resolution. Of these parcels, two (2) do not contain a residential or commercial structure and will not be assessed until a residential or

commercial structure is constructed upon them. This total improvement cost will be shared equally across these thirty-nine (39) parcels.

The total project cost of \$133,575 will be amortized over five (5) assessment years, equating a total yearly assessment of \$26,715 for the improvement project.

Each of the identified parcels will be equally assessed a total of \$3,425 to be amortized over five (5) assessment years, giving a yearly assessment of \$685 per parcel beginning with taxes payable in 2023.

6. Addition of residential or commercial structures in the improvement zone:

If at any time additional residential or commercial structures are constructed on the zoned parcels within the established improvement zone of this resolution or within the parcels included on a voluntary basis, the newly constructed residential or commercial structure(s) will be included in this assessment and the yearly parcel assessment will be recalculated for the remaining years of the improvement zone to accommodate the addition.

7. Continuing maintenance costs associated with this improvement:

Future chip sealing, surface painting and other necessary costs to maintain the hard surface will be assessed to the improvement zone as outlined in Subsections 3 and 6. The Board of County Commissioners recognizes there is a base cost to maintain a gravel surface, which will be accounted for when calculating the assessment. The assessment may not exceed the assessment allowed for in SDCL 31-13-31. Annual front foot assessment for maintenance and repairs.

8. Stow removal and culvert replacement:

Stow removal and culvert replacement are not included in this assessment and remain the responsibility of the County.

9. Sales of properties:

If property subject to this assessment is sold, the assessment transfers with the property.

10. Dissolution of agreement:

The Board of County Commissioners may vote to revoke this agreement at any time and assume all responsibility for maintenance of the road identified in Subsection 1.

Owners of the parcels included in this assessment may exit this resolution if 90% or more are in favor of dissolving the agreement and the initial project costs have been satisfied through the assessment. At that time, the Board of County Commissioners assume all responsibility for maintenance of the road identified in Subsection 1; cost and method of maintenance will be reassessed at the time of dissolution.

Dated this 16th day of June, 2022.

Joseph Healy, Chair,
Yankton County Commission

ATTEST:
Patty Hojem,
Yankton County Auditor

Published twice at the total approximate cost of \$122.88 and can be viewed free of charge at www.sdpublicnotice.com.

7-1-18 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 12th day of July, 2022, at the Yankton County Government Center, Commissioner's Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7, Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 square foot building. Said property is legally described as, South One-Half (517) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the North and Tract A Section Thirteen (13), township Ninety-Three (93), North, Range Fifty-Seven (57) West of the 5th P.M., Yankton County, South Dakota, B911 address is 263 Kaneel Ave., 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 12th day of July, 2022, at the Yankton County Government Center, Commissioner's Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Agriculture District (AO) per Article 18 Section 1809 and Article 20 Section 2003. Said properties are legally described as: Part of Poshon Homestead, in the NW1/4 of the SW1/4 and in that portion of the NE1/4 of the SW1/4 Lying West of SD Highway 52 in Section 14; T93N, R57W of the 5th P.M., Yankton County, South Dakota AND THE NW1/4 of the SW1/4 of Section 14; and the NE1/4 of the SE1/4 of Section 15; all in T93N, R57W of the 5th P.M., Yankton County, South Dakota. B911 address is 45159 SD HWY 32 Yankton, South Dakota.

Published twice at the total approximate cost of \$55.88 and can be viewed free of charge at www.sdpublicnotice.com.

Olson

From Page 1

ation, and I was hired as the Ministry Apprentice/Pastoral Resident at Restore Church.

Mueller is pleased with the new addition. "Jacob adds so much value to our ministry through his eagerness to learn mixed with his God-given talent for ministering to people. We are so blessed to have him be part of Restore."

Olson's passion for Youth/Young Adult ministry grew as he encountered individuals filling their lives with things that brought death each day. Generation Z (born 1990-2010) has the highest depression/anxiety rate among all other generations. Some seek healthy options such as counseling and medication, but a large majority of the population seems to be combating mental health with unhealthy choices.

"Like myself, using alcohol and marijuana seemed to help," he said. "My problems drifted away momentarily. But I became dependent. My story has given me a passion for seeing the youth/young adults of the next generations not fall into the same mess that I did. My goal is to share with them how a fulfilling relationship with Jesus is so much better than what the world has to offer."

Olson's leadership team has been working on a ministry plan to improve the quality of the youth group.

"It's been such an awesome time growing in the role and figuring out how ministry works. I'm super excited for what the future has to bring," he said.

In addition to leading the youth group and performing various administrative tasks at Restore Church in Yankton, he'll also work at Restore Church Crofton in the fall.

"I'm excited for what God has in store for Crofton. Small towns have a special place in my heart," Olson said. "Since working at Restore Church in Yankton, I have had the opportunity to see God move in such extraordinary ways. I've reconnected with old friends, developed new meaningful relationships, and have been able to participate in events to bless the community of Yankton. That's the purpose of the Church, demonstrated in the book of Acts: elimination of need throughout the community."

Olson invites you to check them out.

"We'd love to worship with you and get to know you. And if you're looking for a Church with a rockstar Youth Group, and a fantastic Youth Pastor, then I've got one in mind," he said with a laugh.

borg, a Yankton resident, on two articles of impeachment, which removed him from office, and then voted unanimously to bar him from seeking future office.

The articles were related to his actions during and after a September 2020 crash in which Ravensborg struck and killed pedestrian Joe Boever on S.D. Highway 14 near Highmore. Ravensborg pleaded no contest to two misdemeanor traffic charges and received a \$500 fine on each count but no jail time.

Ravensborg also reached a settlement with widow Jenny Boever following his criminal court cases. He did not resign from office but had indicated days before his impeachment trial that he would not seek another four-year term.

This week, Gov. Kristi Noem appointed Pennington County State's Attorney Mark Vargo, who oversaw Ravensborg's prosecution in the Senate trial, as interim attorney general. Upon taking office, Vargo removed Ravensborg's chief of staff and the Division of Criminal Investigation (DCI) director from their posts.

LAYING THE GROUNDWORK

Michels said, while he remained at the ready during the Senate trial, much groundwork had been laid long before the proceedings. He had been approached two weeks prior to his appointment about the possibility of serving as a resource for the unprecedented process in state history.

After the House impeached Ravensborg, the Senate turned to the business of organizing and conducting a trial. Rhoden, Schoenbeck and the LRC discussed who should conduct the trial, among other things.

Gov. Kristi Noem had been outspoken in her belief that Ravensborg should resign or be removed from office, Michels said. Given that scenario, the question arose as to the perception of Rhoden — her lieutenant governor and running mate — presiding over the AG's impeachment trial.

"But it became very clear that Larry (Rhoden) is a very fair and just leader," Michels said.

On another front, Rhoden held extensive experience, presiding over a legislative chamber. However, he wasn't an attorney and could have faced many legal issues during the Senate trial that required an immediate decision.

"The Senate was turned into a court, the first time it happened," Michels said. "Larry has presided for over 20-plus legislative sessions over many years and in different capacities. But Larry said, 'I'm not a lawyer, and this is a very legalistic process.'"

The Senate had passed Resolution 702, establishing the Senate rules for Ravensborg's impeachment trial.

The LRC had looked at other states' procedures, but they didn't fit South Dakota. Michels said. In the end, State Sens. Art Rusch (R-Vermillion) and David Wheeler (R-Huron) — with Rusch as a retired judge and Wheeler as an attorney — were chosen to craft the resolution for action.

Michels has practiced law in a variety of settings from the Judge Advocate General (JAG) in the U.S. Navy to corporate law. Procedures can vary depending on the venue, he said, but he remained firm in wanting two principles guiding the Senate trial.

"You need a predictable and fair process. And it needs to be open to the public, for them to see the process. You must have that openness," he said. "People may be chastened or upset by the outcome, but at least they believe it was fair. They can't say that this was biased."

The Senate trial required logistical adjustments, such as keeping cool a chamber that was not air conditioned on

However, Michels said he wasn't prepared for the emotions that hit him when he entered the Capitol, his first visit back since serving with former Gov. Dennis Daugaard. "When I was walking through the Capitol, it brought back so many feelings," he said. "We have the best people working there."

Michels was very familiar with all but of the persons involved with the proceedings. "We knew there would be respect and things would go appropriately," he said.

In the end, the prosecution called fewer witnesses to testify than it had subpoenaed, and the defense didn't call any witnesses. Those decisions played a role in setting up the time limits and procedures.

It had also been decided beforehand that gruesome photos (from the accident scene) would be available for the senators but not for the general public," Michels said.

At the outset, the process sought to follow a civil and respectful manner. People were asked to turn off their cell phones and refrain from conversations during the proceedings.

"For the senators, that was unusual because they're used

"When the proceedings were done and it was time to go, there was no clapping, nobody was dancing," he said. "Mrs. Boever was crying, which was expected after such a traumatic event. And Jason Ravensborg's family was also there."

In his WYAX interview, Rhoden expressed gratefulness for Michels' role. "I want to say a special shout out to Matt Michels for coming alongside me through this process," he said.

Now that South Dakota has conducted its first impeachment and trial, some speculate the Legislature may be more willing to use the process in the future.

Michels hopes there isn't another need for it. "An impeachment happens because something bad happened. I hope we don't have to do it again," he said.

At the Senate trial, the minister who gave the closing prayer, asked for healing, Michels said.

"In an instant, lives were changed for so many people (by the fatal crash)," Michels said. "There has been a great deal of hurt, and hopefully this brings healing."

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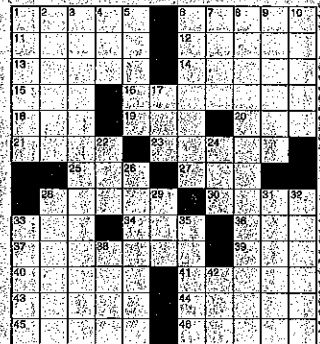
CROSSWORD

By THOMAS JOSEPH

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 - 43 Tony winner
 - 44 V fliers
 - 45 Docket listings
 - 46 Moved slowly
 - 1 Ottawa's nation
 - 2 Old counter
 - 3 Steak sides
 - 4 Put away
 - 5 Pigeon's perch
 - 6 Wyoming city
 - 7 Coup d'
 - 8 Southern side
 - 9 Floor workers
 - 10 Port sofa
 - 11 Dated
 - 12 Lanka type
 - 13 Ostrich
 - 14 Cousin
 - 15 Menu
 - 16 Choices
 - 17 Lady of Spain
 - 29 TV's
 - 31 Make happy
 - 32 On the
 - 33 Boom
 - 34 Overcharge
 - 35 Writer
 - 36 Rice
 - 42 Arthur of TV

SCAM STASH
TORO STRIPE
AMEN WAYLAY
BOASTERS
TOASTERS
ADVENT RAP
FIERY FORGO
ANG SUNSET
ROASTERS
COASTERS
ONFOOT ARIA
PEARLS FILL
TOTES FELT

Yesterday's answer



Yankton County, South Dakota

Paid by
Keith Toczek
eci101@vyn.midco.net

Payment number
Date paid
Payment method

Receipt

9757
June 9, 2022 02:03 PM
Check

\$300.00 paid on June 9, 2022

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2022-76

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Colin Pugsley – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit for a kennel/dog boarding facility with less than 20 dogs in an Agriculture District per Article 5 section 507. Said property is legally described as The Northwest Quarter (NW1/4), including Lots A & C of Michael's Addition, as per plat recorded in Book S13, Page 101 and the North One-half (N1/2) of the Southwest Quarter (N1/2SW1/4), all in Section Ten (10), Township Ninety-four North (T94N), Range Fifty-six West (R56W) of the 5th P.M., Yankton County, South Dakota. E911 Address is 30428 437 Ave, Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
7/12/2022
Board of Adjustment date:
8/2/2022

Time:

Time:

Permit Number: CUP-2022-78

Yankton County

 Variance X Conditional Use Rezoning

Owner: Dennis Michael

Owners Address: 30428 437 AVE YANKTON SD 57078

Owners Phone: 605-661-0556

Applicants Name,
if different from

Owner: Colin Pugsley

Applicants

Address: 3123 Willowbend Rd. Rapid City, SD 57701

Job Address: 30428 437 AVE

Legal: W2 NW4 EXC LT H1 & NW4 SW4 & LTS A & C MICHAEL'S ADDN

Section,
Township, Range: 10-94-56

Zoning

Classification: AG

Affected Zoning

Ordinance: Section 50718051905

Reason for Request: Business start up - Kennel/boarding with less than 20 dogs

List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 07/12/2022 7:10 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 191617262 Receipt #:

Date:

06/13/2022

Signature: _____ 00/15/2022

Colin Pugsley

Site Map



Parcel Number: 10.010.400.100

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

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
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. Cap LE, Stanley etal 5

SECTION 19

1. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12

SECTION 21N

2. Johnson, Michael etux 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13

SECTION 26

2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

1. Zimmerman Trust, Henry etal 12

SECTION 33

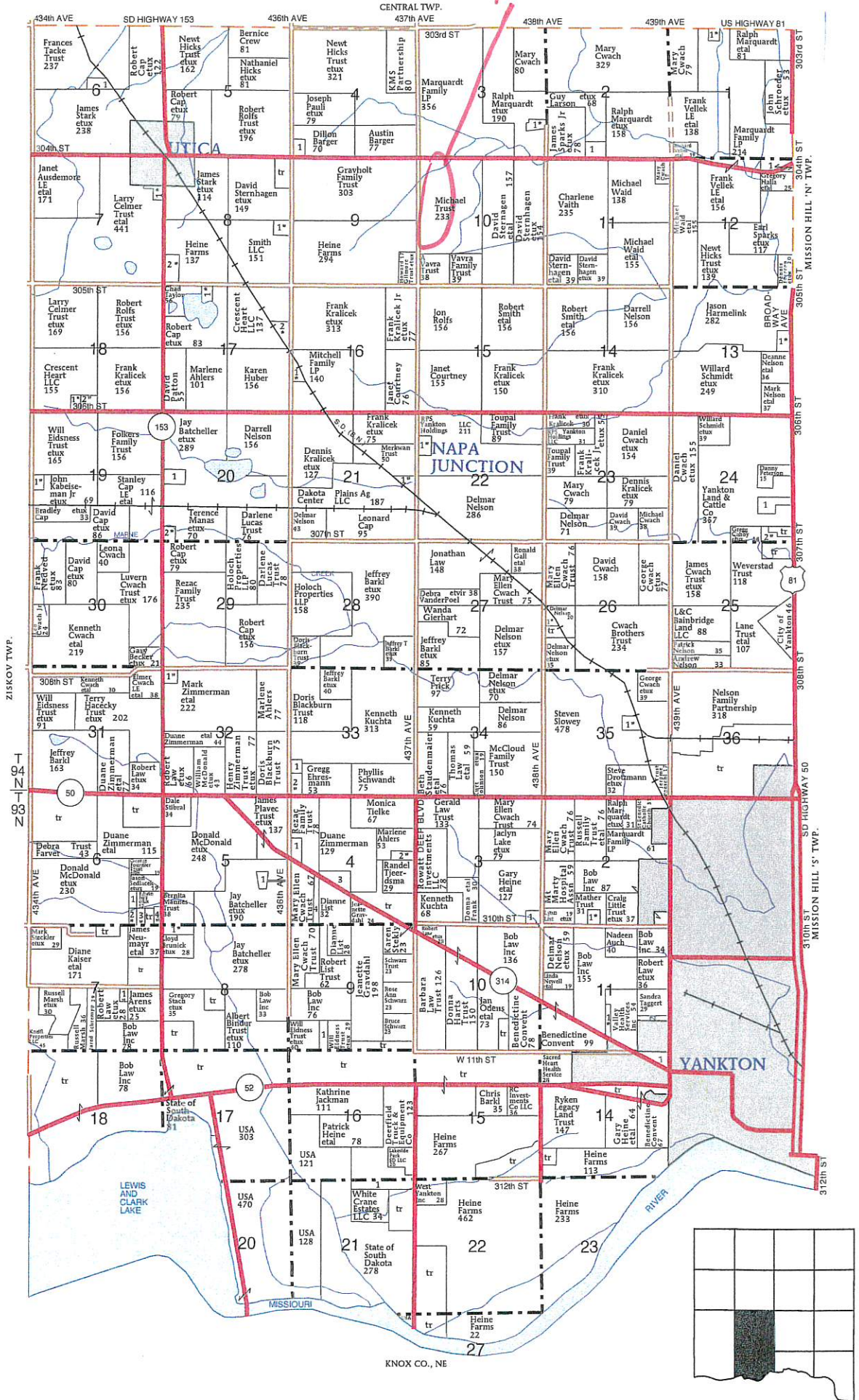
1. Delozier, Darrik 6

SECTION 35

2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Pugsley– CUP-2022- 78

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 for a kennel/dog boarding facility with less than 20 dogs in an Agriculture District per Article 5 section 507.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional	

use will not adversely affect the public interest.	
--	--

Variance, Conditional
Use and Rezoning
Application
CUP-2022-78
Applicant
Colin Pugsley

Fees Paid
\$300.00
Created
June 13, 2022

Number
CUP-2022-
78

10.010.400.100 | Dennis
Michael | 30428 437 AVE,
YANKTON, SD, 57078
Submitted by cppugsley on
6/13/2022



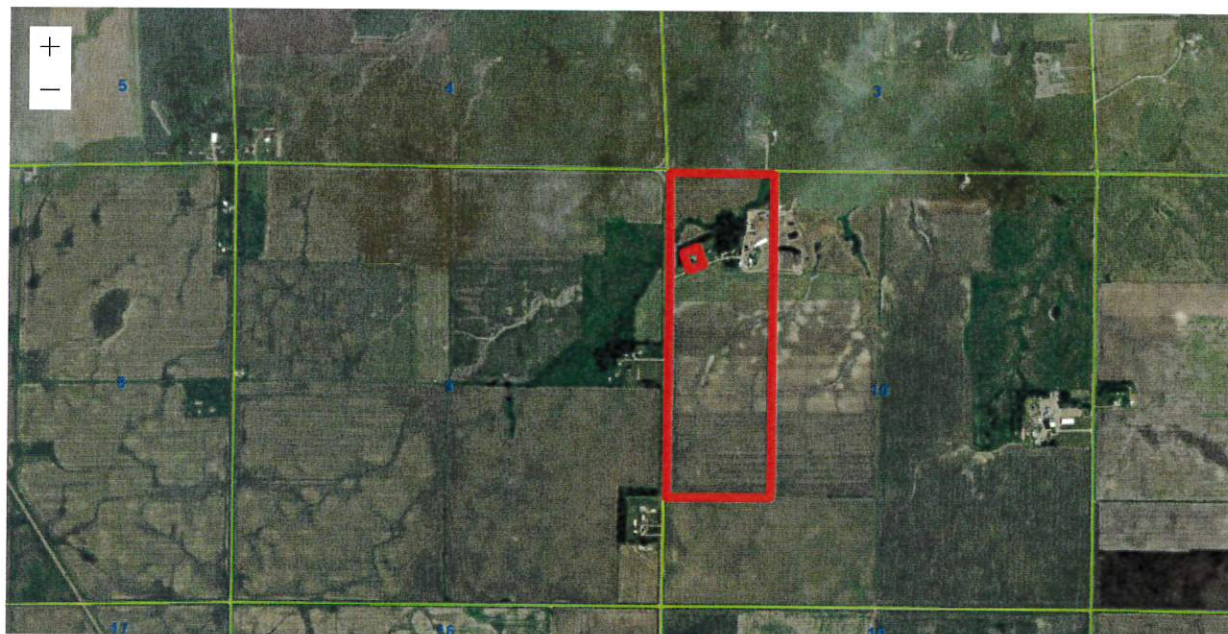
Applicant

Colin Pugsley

[6054304088](https://pugsley.colin@gmail.com)

pugsley.colin@gmail.com

Parcel search Completed On 6/13/2022 9:59 AM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
10.010.400.100	30428 437 AVE	YANKTON	MICHAEL FAMILY PROTECTION TRST (D)	113.370

Draft Building Permit Completed On 6/13/2022 11:03 AM EST by cppugsley

Upload Draft Building Permit

Draft Building Permit Form Completed On 6/13/2022 11:12 AM EST by cppugsley

Job Address

30428 437 AVE

Legal Description of Construction Site

W2 NW4 EXC LT H1 & NW4 SW4 & LTS A & C MICHAEL'S ADDN W2 NW4

Owner Name

MICHAEL FAMILY PROTECTION TRST (D)

Owner Address

30428 437 AVE

Owner Phone

605-661-0556

Contractor

Horizon Structures

Contractor Mailing Address

5075 Lower Valley Rd, Atglen, PA 19310

Contractor Phone

(888) 447-4337

Architect or Designer

Horizon Structures

Architect or Designer Mailing Address

5075 Lower Valley Rd, Atglen, PA 19310

Architect or Designer Phone

(888) 447-4337

Type and Use of Building

Dog Kennel

Class of Work

New

Describe Work

Horizon Structures will build the dog kennel in Pennsylvania. They will then haul the kennel to the destination. Once there they will put the kennel into its place.

Valuation of Work

\$ 134000

Generate Draft Building Permit Completed On 6/13/2022 11:12 AM EST by cppugsley

[Generate Draft Building Permit](#)

Property Owner Verification of Approval Completed On 6/13/2022 11:57 AM EST by cppugsley

Applicants who are not the property owner must provide consent by the owner for the proposed request. Please download/print the [Verification of Approval](#) document here. Fill out the form and attach below.

Upload signed document here

[CUP verification.pdf](#)

Site Plan Completed On 6/13/2022 12:04 PM EST by cppugsley

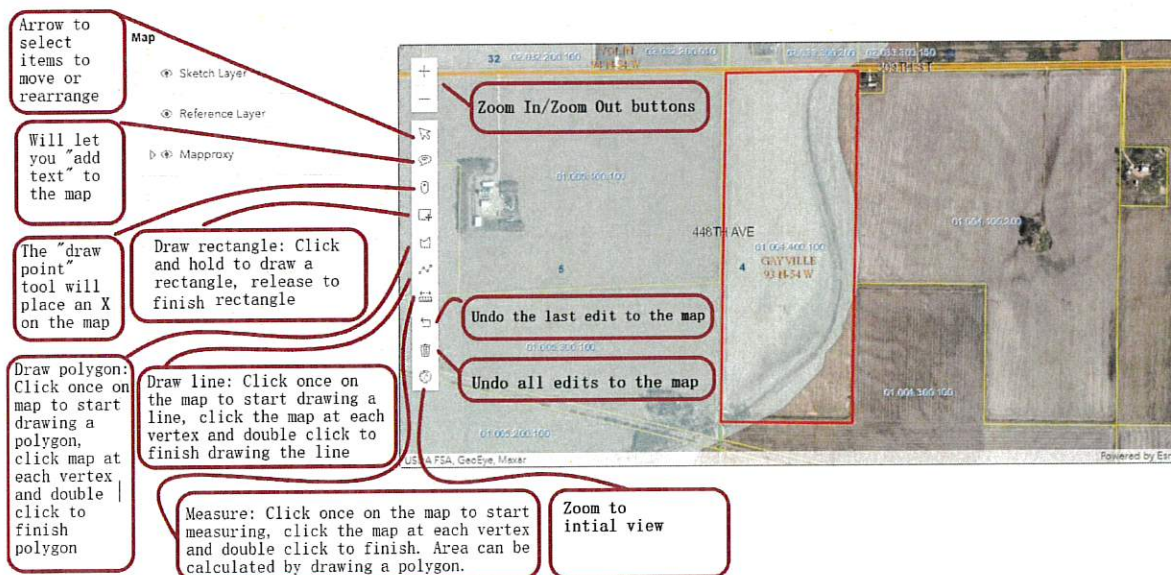
Map - Mark the location of structures and other necessary information.

- 👁 Sketch Layer
- 👁 Reference Layer
- ▶ 👁 Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Submit Completed On 6/13/2022 12:05 PM EST by cppugsley

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

6/13/2022

Application Submitted Successfully Completed On 6/13/2022 12:07 PM EST by cppugsley

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 6/13/2022 1:39 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting a Conditional Use Permit for a kennel/dog boarding facility with less than 20 dogs in an AG district per Article 5 Section 507.

Planning Commission Code Reference

Section 507

Other Planning Commission Code Reference ⓘ

1805

Board of Adjustment Code Reference

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 ⓘ

AG

Wave Fee

Notes ⓘ

Request Information Completed On 6/13/2022 2:07 PM EST by bconkling

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Business start up - Kennel/boarding with less than 20 dogs

List Specific Hardships

Applicant Information

Are you the owner of the property?

No

Applicant Name

Colin Pugsley

Applicant Address

3123 Willowbend Rd. Rapid City, SD 57701

Applicant Phone

605-430-4088

Owner Information

Owner Name

Dennis Michael

Owner Address

30428 437 AVE YANKTON SD 57078

Owner Phone Number

605-661-0556

Property Information

Parcel ID Number

10.010.400.100

Legal Description

W2 NW4 EXC LT H1 & NW4 SW4 & LTS A & C MICHAEL'S ADDN W2 NW4

Site Address

30428 437 AVE

City

YANKTON

Zip

57078

Section-Township-Range

10-94-56

Zoning District

AG

Zoning Description

AG

Existing Use of Property

Director Review Completed On 6/16/2022 10:09 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 6/16/2022 10:20 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method	Online
Confirmation Number	191617262
Amount Paid	\$300.00

PC App Form

External Notes

Documents

Internal Notes

Documents

**VERIFICATION OF APPROVAL
YANKTON COUNTY, SOUTH DAKOTA**

I Dennis Michael date this 13th day of June, 2022, am aware of the
proposed Variance/CUP/Rezone being proposed by Colin Pugsley at the property legally
described as 10.010.400.100

Dennis Michael
Signature

30428 437th Ave
Address

Yankton, SD 57078
City, State, Zip

605/661-0556
Phone

AFFIDAVIT OF MAILING

I, Colin Puygley, hereby certify that on the 28
day of June, 2022, I mailed by first class mail, postage
prepaid, a true and correct copy of the Notice of Public Hearing
to all owners of real property lying within a 2640 feet radius of
the proposed project to the most recent address of the recipient
known to your Affiant.

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

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

Dated the 28 day of June, 2022.

Colin Puygley
(Name)
Affiant

Subscribed and sworn to before me this 28 day of
June, 2022.

Jaime Droppers
Notary Public - South Dakota
My commission expires: _____

(SEAL)



My Commission Expires
February 25, 2023

NOTIFICATION

June 27, 2022

Colin Pugsley
3123 Willowbend Rd
Rapid City, SD 57701

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 12th day of July, 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 for a kennel/dog boarding facility with less than 20 dogs in an Agriculture District per Article 5 section 507. Said property is legally described as The Northwest Quarter (NW1/4), including Lots A & C of Michael's Addition, as per plat recorded in Book S13, Page 101 and the North One-half (N1/2) of the Southwest Quarter (N1/2SW1/4), all in Section Ten (10), Township Ninety-four North (T94N), Range Fifty-six West (R56W) of the 5th P.M., Yankton County, South Dakota. E911 Address is 30428 437 Ave, 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,
Colin Pugsley
Petitioner

BARGER, AUSTIN ROBERT (D)
30243 436 AVE
UTICA SD 57067

GILMORE, HOWARD REV LIV TRUST (D)
30479 437 AVE
YANKTON SD 57078

GRAVHOLT FMLY PROTECTION TRUST (I
1507 CAPITOL ST
YANKTON SD 57078

HEINE FARMS (PARTNERSHIP) (D)
%HEINE, GARY
PO BOX 477
YANKTON SD 57078

HICKS, NEWT REVOCABLE TRUST (D)
30346 436 AVE
UTICA SD 57067

KILBURN, REX (D)
30445 437 AVE
YANKTON SD 57078

KRALICEK, FRANK D JR (D)
43776 306 ST
YANKTON SD 57078

KRALICEK, FRANK T (D)
30612 438 AVE
YANKTON SD 57078

MARQUARDT FAMILY LTD PRTRSHIP (C
PO BOX 1040
YANKTON SD 57078

MARQUARDT, RALPH J (D)
PO BOX 1040
YANKTON SD 57078

MICHAEL FAMILY PROTECTION TRST (D)
30428 437 AVE
YANKTON SD 57078

MICHAEL, MARGARET RAE (D)
30426 437 AVE
YANKTON SD 57078

ROLFS, JON (D)
PO BOX 645
GAYVILLE SD 57031

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

SMITH, ROBERT J (D)
3140 BUTTERCUP DR
BILLINGS MT 59102

STERNHAGEN, DAVID G (C)
30455 438 AVE
YANKTON SD 57078

STERNHAGEN, NICHOLAS J (D)
43769 304 ST
YANKTON SD 57078

VAVRA FAMILY PROTECTION TRUST (D)
30364 433 AVE
UTICA SD 57067

VAVRA, A PROTECTION TRUST (D)
505 LINN ST
YANKTON SD 57078

[illegible]

Published twice in the total population of 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678,

[illegible][illegible]

1

Yankton County, South Dakota

Paid by
Colin Pugsley
pugsley.colin@gmail.com

Payment number
Date paid
Payment method

Receipt

191617262
June 16, 2022 10:17 AM
Online

\$300.00 paid on June 16, 2022

Variance, Conditional Use and Rezoning Application

Application ID: CUP-2022-78

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Tim Paulson– Rezone

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☒ Section 1809 ☒ Section 2003

NOTE:

Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2 to Agriculture District (AG)) per Article 18 Section 1809 and Article 20 Section 2003. Said properties are legally described as:

Plat of Paulson Homestead, in the NW1/4 of the SW1/4 and in that portion of the NE1/4 of the SW1/4 Lying West of SD Highway 52, in Section 14, T93N, R57W of the 5th P.M., Yankton County, South Dakota **AND** The NW1/4 of the SW1/4 of Section 14; and the NE1/4 of the SE1/4 of Section 15, all in T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 43159 SD HWY 52 Yankton, South Dakota

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 7/12/2022

Time:

Board of Adjustment date: 8/2/2022 8/16/2022

Time:

Permit Number: REZ-2021-80

Yankton County

Variance

 Conditional Use

X Rezoning

Owner: Timothy and Krystal Paulson

Owners Address: 43159 SD Hwy 52

Owners Phone: 605-660-5230

Applicants Name,
if different from

Owner: Timothy and Krystal Paulson

Applicants

Address: 43159 SD Hwy 52

Job Address:

Legal: NW4 SW4

Section,

Township, Range: 14-93-57

Zoning

Classification: MD

Affected Zoning

Ordinance: 18092003

Reason for Request: To change our land's zoning from Medium Residential(R2) to Agriculture (AG). The 80 acres in this request has been used for agriculture/forestry

List Specific Hardships:	Medium Residential zoning does not allow for any future structures that may be needed for forest products, for example: storage structure for storing and drying lumber and firewood, dedicated sawmill structure, etc.
--------------------------	---

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 07/12/2022 7:15 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$450.00 Check #: 191968311 Receipt #:

Timothy Carlson

Date:

Signature: _____

Timothy and Krystal Paulson

06/20/2022

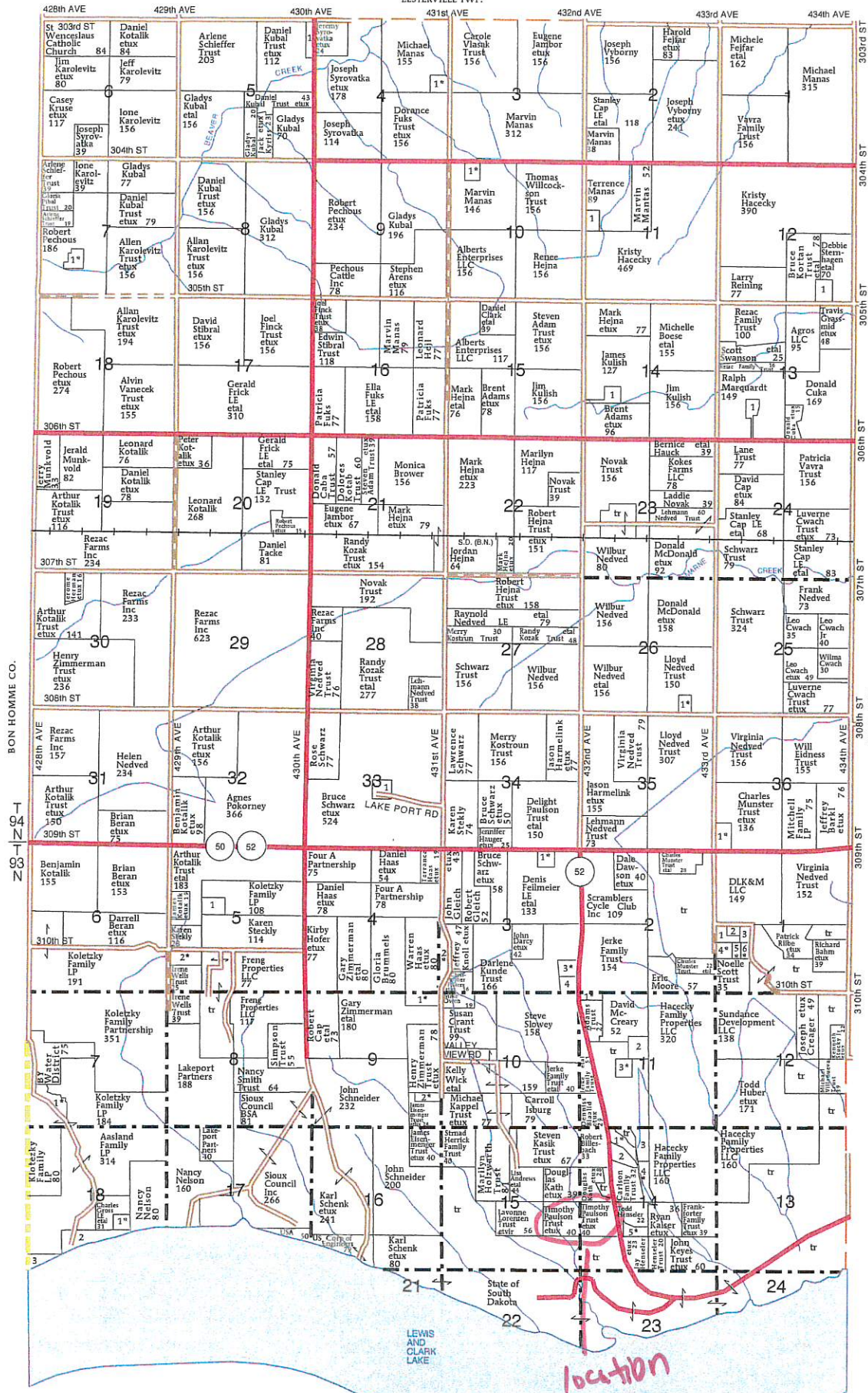
Site Map



Parcel Number: 13.014.300.600

Site Description:

LESTERVILLE TWP.



KNOX CO., NE

ZISKOV TOWNSHIP

SECTION 18

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

SECTION 35

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

SECTION 4N

1. Hoffman, RC etux 10

SECTION 5N

1. Polish Catholic Congregation 9
1. Wihsie, Carol 11
2. Sedlacek, Kenneth etux 12

SECTION 7N

1. Pechous, Robert etux 10

SECTION 7S

1. Koletzky, lone etal 17

SECTION 9S

1. Jungemann, Jerry etux 15
2. Wostrel, Eldon etux 15

SECTION 10N

1. Manas, Terence etux 10

SECTION 11N

1. Cap, Daniel 11

SECTION 11S

1. Haberman, Adam etux 10
2. Konopasek Family Trust 10

SECTION 12N

1. Lyons, Sean etal 10

SECTION 12N

1. Hejna, Marilyn 9
1. Manas, Dylan 6

SECTION 14N

1. Sudbeck, Charlene 12
1. Peterson, Corey etal 9
2. Feimer Family Protection Trust 9

SECTION 14S

3. Colby, David 13
4. VanDeKop, Dale etux 10
5. Henseler, Kevin etux 9

SECTION 18S

1. Lynch, Daniel etux 9
2. State of South Dakota Game Fish & Parks 66
3. Yonke Trust, Mark 5

SECTION 26

1. Martin, Nathan etux 6

SECTION 33

1. St Wenceslaus Roman Catholic Church 10

SECTION 36

1. Koletzky, David etux 8

SECTION 36

1. Koletzky, David etux 8

FINDINGS OF FACT – REZONE

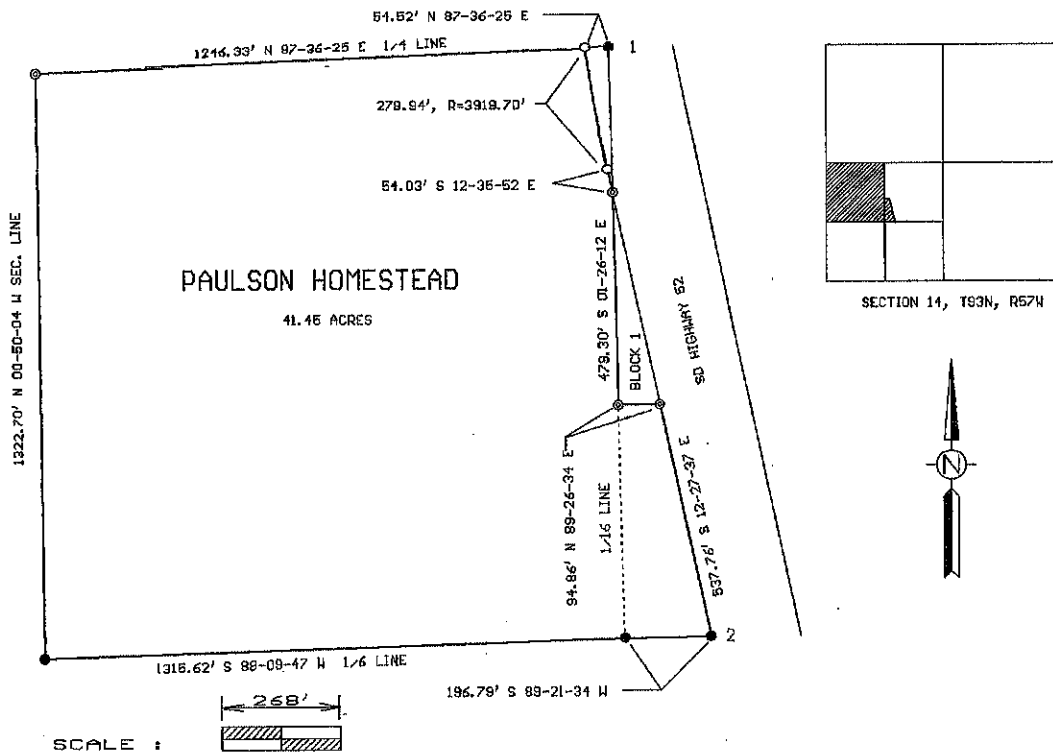
Paulson - REZ-2021-~~80~~

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.	
2. The individual petitioner provides a completed amendment or change in zone request. Said request must clearly state: <ul style="list-style-type: none"> a. Special conditions and circumstances exist which require the land to be rezoned; b. The special conditions and circumstances do not result from the actions of the applicant; and c. The granting of the amendment or change in zoning will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the area. 	
3. Notice of public hearing shall be given, as in Section 1803 (3-5).	
4. The public hearing shall be held. Any party may appear in person or by agent or attorney.	
5. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for an amendment or change in zone, to include: <ul style="list-style-type: none"> a. The reasons set forth in the application justify a recommendation to approve the amendment or change in zone; 	
<ul style="list-style-type: none"> b. The amendment or change in zone will make possible the reasonable use of the land, building, or structure; 	
<ul style="list-style-type: none"> 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 	

<p>d. A recommendation of approval will not be injurious to the neighborhood, or otherwise detrimental to the public welfare as presented and testified to by the applicant.</p>	
<p>6. No petition for amendment or change in zone shall be recommended for approval unless the Planning Commission finds that the condition, situation or the intended use of the property concerned is unique, required, or necessary as to make reasonably practicable the amendment or change in zone.</p>	
<p>7. Before any amendment or petition for rezoning is recommended for approval, the Planning Commission shall make written findings certifying compliance with:</p> <ul style="list-style-type: none"> a. The Comprehensive Plan; b. Specific rules governing land uses; c. Zoning district regulations; and d. Satisfactory provision and arrangement has been made concerning the following, where applicable: 	
<ul style="list-style-type: none"> 1. Certification of compliance with all ordinances and regulations regarding licensing and zoning, health, plumbing, electrical, building, fire prevention, and all other applicable ordinances and regulations; 2. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe; 3. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the amendment or rezone on adjoining properties and properties generally in the district; 4. Refuse and service areas, with particular reference to the items in (A) and (B) above; 5. Utilities, with reference to locations, availability, 	

<p>and compatibility;</p> <p>6. Screening and buffering with reference to type, dimensions, and character;</p> <p>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;</p> <p>8. Required yards and other open spaces; and</p> <p>9. General compatibility with adjacent properties and other property in the district.</p>	
<p>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.</p>	

PLAT OF PAULSON HOMESTEAD, IN THE NW1/4 OF THE SW1/4 AND IN THAT PORTION OF THE NE1/4 OF THE SW1/4 LYING WEST OF SD HIGHWAY 52, IN SECTION 14, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



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

1 = LAT. 42-52-22.04081 N, LONG. 97-33-03.26042 W
2 = LAT. 42-52-08.87878 N, LONG. 97-33-00.15816 W

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF PAULSON HOMESTEAD, IN THE NW1/4 OF THE SW1/4 AND IN THAT PORTION OF THE NE1/4 OF THE SW1/4 LYING WEST OF SD HIGHWAY 52, IN SECTION 14, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 24TH. DAY OF MAY, 2022.

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

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING PAULSON HOMESTEAD, IN THE NW1/4 OF THE SW1/4 AND IN THAT PORTION OF THE NE1/4 OF THE SW1/4 LYING WEST OF SD HIGHWAY 52, IN SECTION 14, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

ACCESS TO SD HIGHWAY 52 IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

THIS _____ DAY OF _____, _____
SHEET 1 OF 2 STATE AUTHORITY

PLAT OF PAULSON HOMESTEAD, IN THE NW1/4 OF THE SW1/4 AND IN THAT PORTION OF THE NE1/4 OF THE SW1/4 LYING WEST OF SD HIGHWAY 52, IN SECTION 14, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, TIMOTHY D. PAULSON AND KRYSTAL K. PAULSON, AS TRUSTEES OF THE TIMOTHY D. PAULSON AND KRYSTAL K. PAULSON REVOCABLE TRUST DATED MARCH 4, 2008, DO HEREBY CERTIFY THAT THE TIMOTHY D. PAULSON AND KRYSTAL K. PAULSON REVOCABLE TRUST DATED MARCH 4, 2008, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: PAULSON HOMESTEAD, IN THE NW1/4 OF THE SW1/4 AND IN THAT PORTION OF THE NE1/4 OF THE SW1/4 LYING WEST OF SD HIGHWAY 52, IN SECTION 14, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

TIMOTHY D. PAULSON,
TRUSTEE

KRYSTAL K. PAULSON,
TRUSTEE

STATE OF _____
COUNTY OF _____

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

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: PAULSON HOMESTEAD, IN THE NW1/4 OF THE SW1/4 AND IN THAT PORTION OF THE NE1/4 OF THE SW1/4 LYING WEST OF SD HIGHWAY 52, IN SECTION 14, T93N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Variance, Conditional
Use and Rezoning
Application
REZ-2021-**60**
Applicant
Tim Paulson

Fees Paid
\$450.00
Created
December 15,
2021

Number
REZ-2021-
79

13.014.300.600 | Timothy and
Krystal Paulson I, , SD,
Submitted by tpaulson on
12/15/2021



Applicant

Tim Paulson

605-660-5230

tpaulson@practsol.com

Draft Building Permit Completed On 12/15/2021 2:26 PM EST by tpaulson

Upload Draft Building Permit

Parcel search Completed On 6/20/2022 1:57 PM EST by tpaulson



ParcelID	Address	City	OwnerName	Acres
13.014.300.600			PAULSON, TIMOTHY D REV TRUST (D) PAULSON, KRYSTAL K REV TRUST (D)	39.790

Site Plan Completed On 6/20/2022 2:01 PM EST by tpaulson

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

☒ Sketch Layer

☒ Reference Layer

☒ Mapproxy



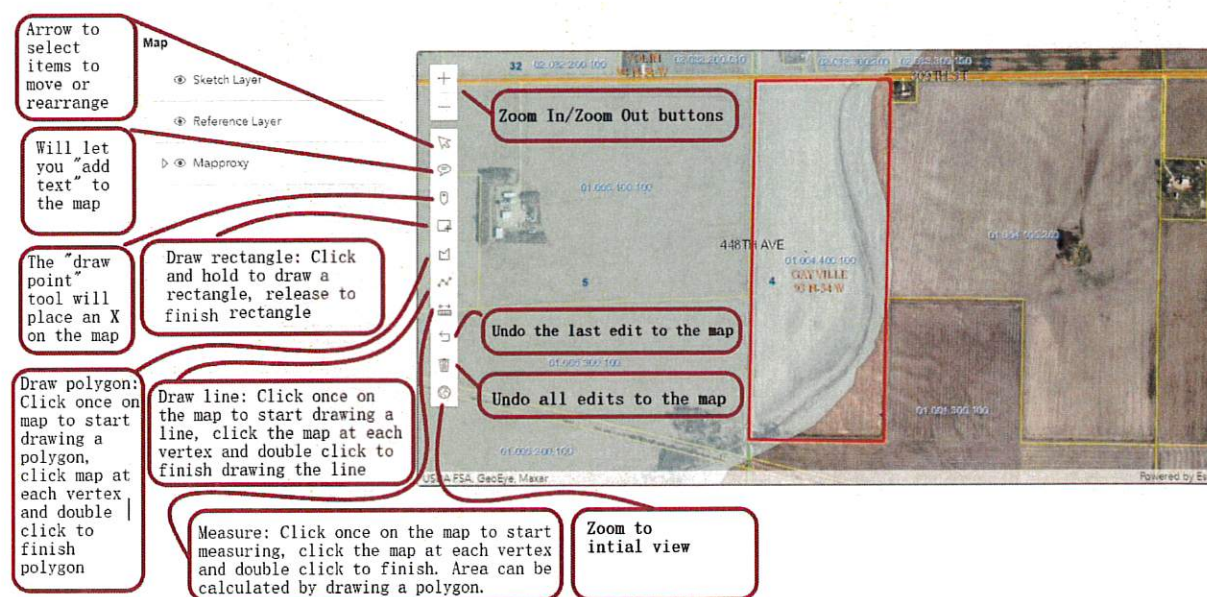
Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[Site Plan.pdf](#)

[Tree Farm Forest Management Plan 12-20-2021.pdf](#)

[Tree Farm Forest Management Plan 1983.pdf](#)



Request Information Completed On 6/20/2022 2:20 PM EST by tpaulson

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

To change our land's zoning from Medium Residential(R2) to Agriculture(AG). The 80 acres in this request has been used for agriculture.

List Specific Hardships

Medium Residential zoning does not allow for any future structures that may be needed for forest products, for example: storage structure for storing and drying lumber and firewood, dedicated sawmill structure, etc.

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Timothy and Krystal Paulson

Applicant Address

43159 SD Hwy 52

Applicant Phone

605-660-5230

Owner Information

Owner Name

Timothy and Krystal Paulson

Owner Address

43159 SD Hwy 52

Owner Phone Number

605-660-5230

Property Information

Parcel ID Number

13.014.300.600

Legal Description

NW4 SW4

Site Address

City

Zip

Section-Township-Range

14-93-57

Zoning District

MD

Zoning Description

MD

Existing Use of Property

This property is a Certified Tree Farm, used for saw logs and firewood.

Submit Completed On 6/20/2022 2:21 PM EST by tpaulson

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

6/20/2022

Application Submitted Successfully Completed On 6/20/2022 2:22 PM EST by tpaulson

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 6/20/2022 2:26 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting to rezone his two parcels from Moderate Density Residential District to Agriculture District

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

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 ⓘ

MD

Wave Fee

Notes ⓘ

Director Review Completed On 6/20/2022 2:39 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 6/20/2022 2:44 PM EST by tpaulson

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

Payment Method	Online
Confirmation Number	191968311
Amount Paid	\$450.00

PC Prep Completed On 6/20/2022 3:09 PM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

July 12th 2022, 7:15 pm CDT

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

07/02/2022 7:15 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

07/04/2022 7:15 PM

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

07/05/2022 7:15 PM

Date to send email to applicant

06/27/2022

Upload PC Mailing Labels

[YanktonCountySD-20220620-7f63ab0c276c4b4dae1bab8006e69b5f.pdf](#)

[YanktonCountySD-20220620-7a3a792079114e9baff869880f872da5.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Paulson RezoneNotification Letter.pdf](#)

Upload PC Newspaper Publication

[Legals 7-12-2022.pdf](#)

Permit Number

REZ-2021-79

Receipt Number

PC App Form Completed On 6/20/2022 3:09 PM EST by bconkling

[PC App Form](#)

External Notes

Documents

Internal Notes

Documents

Site Plan

We are asking that the land be rezoned from Medium Density Residential to Agriculture to match the actual past, present and future use of the land.

Sec 14 Twp 93 Rng 57 NW4 SW4 39.79 acres
Sec 15 Twp 93 Rng 57 NE4 SE4 40 acres
Sec 14 Twp 93 Rng 57 NE4 SE4 W360' S528' 2 acres

We plan to continue with our Forest Stewardship Plan to maximize forest products. The forest products include, but are not limited to saw logs and firewood. The land has always been used for Forest/Ag purposes and we plan to continue our family legacy and pass this onto our children. We have no desire or intention of developing this homestead into a residential development. We have hopes and dreams for this land and to fulfill our ancestors legacy of this land becoming an operational tree farm. We don't want to be restricted in the ability to harvest forest products.

My father certified this land as a Tree Farm in 1983. It has been continuously maintained and improved to optimize the forest products. Current and past Forest Stewardship Plans are attached. Unlike other eastern SD agricultural products, forests take decades to mature instead of a single season. Now that some of the trees are approaching the harvest stage, we are realizing the zoning restrictions could limit the potential to maximize profits or sell the products.

This land was homesteaded in 1881. The 80 acres have remained in the Paulson family ever since. The Paulson emigrants were carpenters from Denmark. When homesteading the land, while most planted fast growing trees for shelter, the Paulson family planted walnut and oak trees, with the intention of using the trees for saw logs in the future. That was 130 years ago. Over the years, my grandfathers divided the land for their sons to farm. Some sold their property. This is all we have left. It's their legacy and now mine. We want to preserve and protect the legacy they created.

Please note that the land adjacent to ours on the north fenceline, that was part of the original Paulson homestead, is currently zoned as Ag.

Examples of current zoning limitations. Based on discussions with the zoning personnel, currently:

- If we wanted to build a structure or kiln to dry lumber or firewood we would not be allowed.
- If we wanted to bring in a sawmill to convert saw logs into lumber to maximize profits, it would be a non-conformance and only be allowed because we can prove that this was done on the land prior to the current zoning. Medium residential does not allow for a conditional use permit for this case either.

Forests are considered agriculture and their management and resources are maintained by the Department of Agriculture. We have received funding from agricultural programs through both state and federal government to maintain the land. In addition to producing forest products, we are encouraged by our forester, Nathan Kafer, Agroforester Department of Agriculture and Natural Resources, to keep the forest healthy to prevent forest fires, maintain wildlife habitat, and promote soil conservation.

From the South Dakota Department of Agriculture & Natural Resources:
<https://danr.sd.gov/Conservation/Forestry/RuralForestry/TreeFarms/default.aspx>

Tree Farms

The term "tree farming" was first used in the 1940s to introduce the public to sustainable forestry terminology. Farming implies continual stewardship and production of goods year after year. By linking the term "farming" with trees, foresters could communicate the concept of sustainable production of forest products over time. Tree Farming implies commitment to the land and was the philosophical opposite of the "cut-out and get-out" philosophy of the early 20th century.

Tree Farms are more than pine plantations or Christmas tree farms. Tree Farms are varied in nature and contain many different habitats and stages of forest regeneration, from seedlings to mature timber. Biodiversity is a critical component of a certified Tree Farm. Tree Farmers must maintain natural forest buffers and other aspects of conservation techniques.

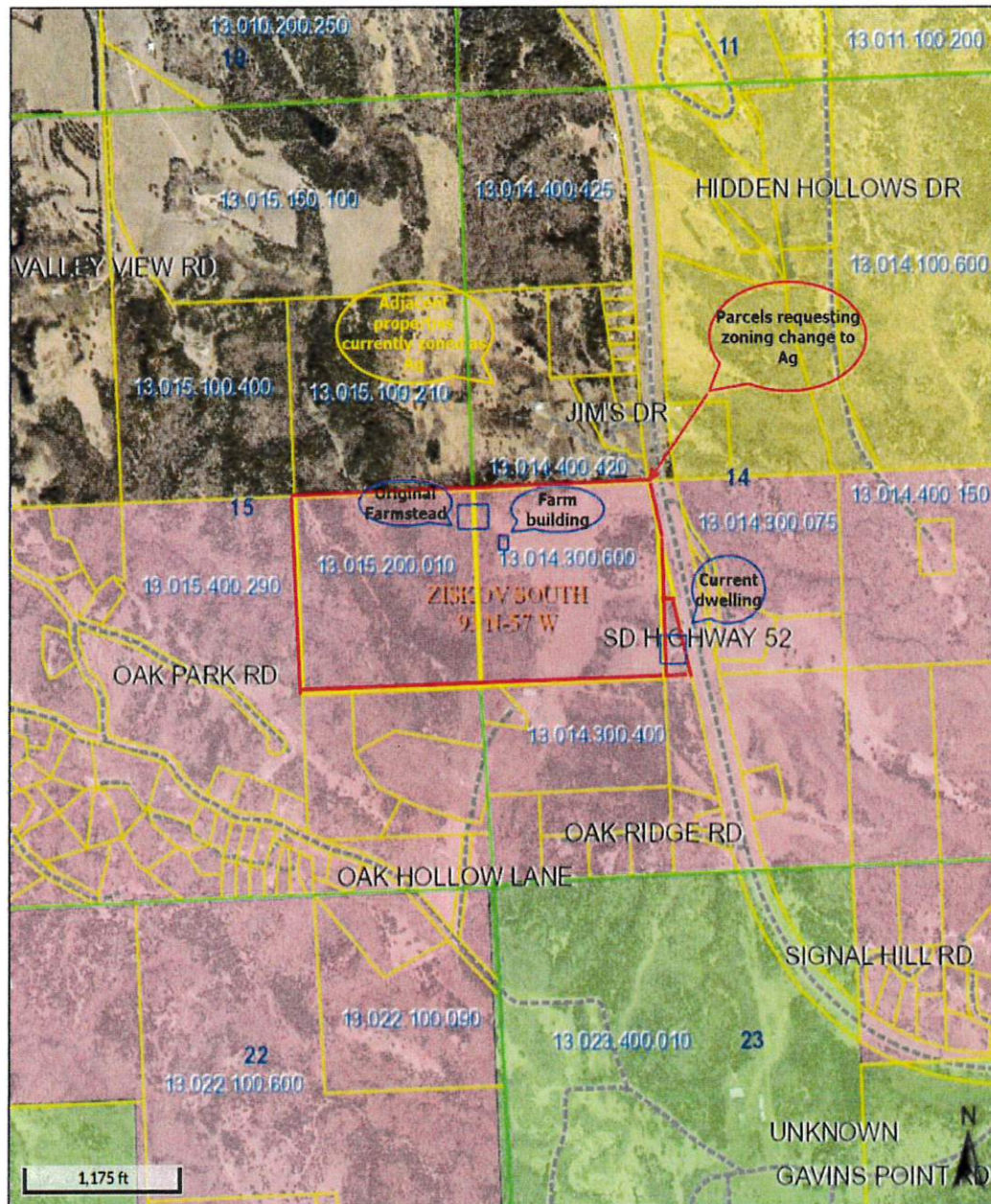
Attachments:

Current Forest Stewardship Plan

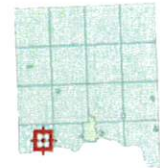
1983 Forest Stewardship Plan

Homestead Certificates

Zoning map with comments



Overview



Legend

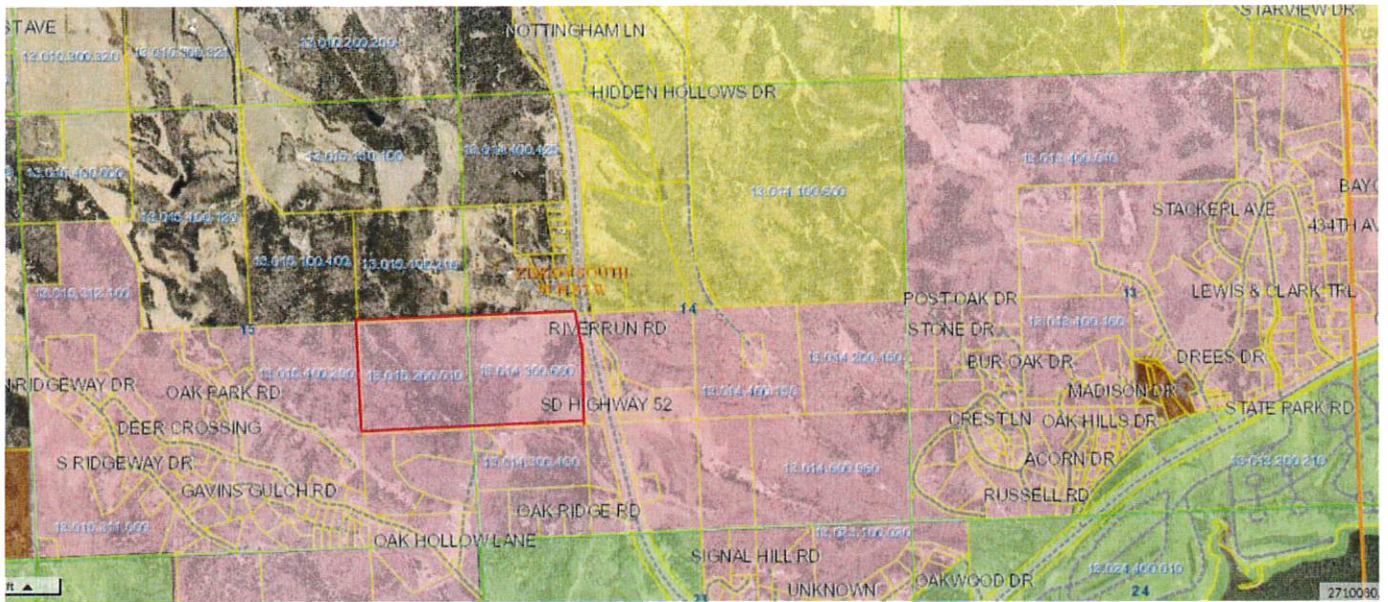
- Townships
- Sections
- Parcels
- City Limits
- Streets and Roads
- County Zoning District**
- <all other values>
- COMMERCIAL
- ETJ
- HIGH DENSITY RESIDENTIAL
- LAKE SIDE COMMERCIAL
- LOW DENSITY RESIDENTIAL
- MODERATE DENSITY RESIDENTIAL
- PLANNED UNIT DEVELOPMENT
- PUBLIC
- RURAL
- TRANSITIONAL

Disclaimer: Yankton County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

Date created: 12/15/2021

Last Data Uploaded: 12/15/2021 9:21:04 AM

Developed by  **Schneider**
GEOSPATIAL



THE UNITED STATES OF AMERICA,
To all to whom these presents shall come, Greeting:

Homestead Certificate No. 230
 APPLICATION 295

Whereas There has been deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at San Antonio, Texas, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of Paul Hansen has been established and duly consummated, in conformity to law, for the homestead claim in the northeast quarter and the portion of section 36 in the northeast quarter of the northeast quarter of section 36 in township 36 north, range 10 east, of the 10th Principal Meridian in the State of Texas containing one and three eighths acres of land according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General:

Now know ye, That there is, therefore, granted by the United States unto the said Paul Hansen the tract of Land above described: To have and to hold the said tract of Land, with the appurtenances thereto, unto the said Paul Hansen and his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In testimony whereof, F. Andrew B. Brown, President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the twenty third day of January, in the year of our Lord one thousand eight hundred and eighty one, and of the Independence of the United States the thirty fifth year.

BY THE PRESIDENT: [Signature] By [Signature], Secretary.
S. A. Pearce, Recorder of the General Land Office.

Recorded, Vol. 2, Page 480.

THE UNITED STATES OF AMERICA,

Certificate

No. 5120

To all to whom these presents shall come, Greeting:

Whereas Henry Paulson of Yankton County, Dakota Territory has deposited in the General Land Office of the United States a Certificate of the Register of the Land Office at Yankton, Dakota Territory whereby it appears that full payment has been made by the said Henry Paulson according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," and the acts supplemental thereto, for the north east quarter of the south east quarter of section fifteen in township ninety three north of range fifty seven west of the Fifth Principal Meridian in Dakota Territory containing forty acres

according to the Official Plat of the Survey of the said Lands, returned to the General Land Office by the Surveyor General, which said Tract has been purchased by the said Henry Paulson

Now know ye, That the United States of America, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, have given and granted, and by these presents do give and grant, unto the said Henry Paulson and to his heirs, the said Tract above described. To have and to hold the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature the same be, unto the said Henry Paulson and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the legal customs, laws, and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.

In testimony whereof, J. Benjamin Harrison, President of the United States of America, have caused these letters to be made Patent, and the Plat of the General Land Office to be hereunto affixed.

Given under my hand, at the City of Washington, the fourteenth day of September, in the year of our Lord one thousand eight hundred and eighty nine, and of the Independence of the United States the one hundred and fourteenth

BY THE PRESIDENT: Benjamin Harrison

By John M. Harrison, Secretary.

J. M. Harrison, Recorder of the General Land Office.

FOREST STEWARDSHIP PLAN

Tim Paulson

43156 SD Highway 52
Yankton SD 57078
Phone: (605) 665-9619

Prepared December 20, 2021

PREPARED BY:

Nathan Kafer
South Dakota Department of Agriculture
Resource Conservation and Forestry
909 S Miller
Mitchell, SD 57301-4114
Phone: (605) 995-8189

Having read the attached Forest Stewardship Plan, I agree that the plan reflects my objectives for managing my forest lands, and that the practices described will help me accomplish those objectives. I intend to initiate the practices recommended by this plan and follow the plan's direction with the understanding that the plan can be modified at any time, with the assistance of a resource professional, to meet changing objectives.

Landowner Approval:

Signature

Date

Prepared by:

Nathan Kafer
Signature

12/20/21
Date

SD Div. Resource Conservation & Forestry Representative:

[Signature]
Signature

12/20/21
Date

LANDOWNERS OBJECTIVES:

- Provide saw timber for personal needs and for sale.
- Manage the woodlands to maximize the forest products, wildlife, and recreation benefits.
- Removal of all diseased trees and dead trees.
- Increase income earned from the property.

DIVISION OF RC&F OBJECTIVES

- Improve the hardwood stand.
- Maintain the woodlands to prevent further decline in productivity and perpetuate the future existence of forest resources in South Dakota.
- Educate the landowner about present conditions of the forest resources of South Dakota.
- Educate the landowner on proper maintenance of the wooded areas.
- Promote the development of markets for wood utilization from the stands in eastern South Dakota.

TOTAL ACREAGE

The stewardship plan will be applied to approximately 88 acres of woodland draws native grasslands, hay ground, and riparian corridors.

SITE DESCRIPTION

The property is in Yankton County in the SE 1/4th of section 15 township 93n and range 57w. The site is located eight miles west of Yankton South Dakota on the west side of highway 50.

This property slopes from the east and west towards a drainage which flows from the north to south through the central part of the property. Three primary ridges run through the property. Fairly steep slopes and drainages make access difficult especially during the wet seasons of the year. However, added trails run throughout the property making traveling through the property easier. The trails are well kept and maintained.

The property is a mixture of hardwoods and conifers. The hardwood component ranges from walnuts to ironwood and are in the lower and side-slope areas. The conifers are only eastern red cedar and rocky mountain juniper and are located on the side-slopes and ridge-tops.

Soils include:

Crofton-Nora Silt Loams (CmE), 9-25% slopes. This soil type is located on the uplands. This type of soil can be located on the landform ridges with its landform position being the shoulder. This soil type has a well-drained drainage class with no flooding or ponding. The available water capacity is high however. This soil type has a windbreak suitability group 10. Group 10 soils are unsuited for windbreaks. Soils in this group have one or more characteristic which limits planting, survival, or growth, such as soil depth, texture, drainage, available water capacity, slope, or salts. Plantings are not practical. Scalp or specialized plantings along with special treatment can be made on some soils. This soil type has a land capability of 6e.

Crofton-Boyd Association (CoE), 15-40% slopes. This soil type is located on the uplands. The Crofton soil can be located on the landform ridges with its landform position being the shoulder. The slope for this soil is 15 to 40 percent with a well-drained drainage class. There is no frequent flooding or ponding and the available water capacity is very high. The Boyd soil can be located on the landform hill-slopes with its landform position being the back-slopes. The slope for this soil is 15 to 20 percent with a well-drained drainage class. There is no frequent flooding or ponding and the available water capacity is low. This soil type has a windbreak suitability group 10. Group 10 soils are unsuited for windbreaks. Soils in this group have one or more characteristic which limits planting, survival, or growth, such as soil depth, texture, drainage, available water capacity, slope, or salts. Plantings are not practical. Scalp or specialized plantings along with special treatment can be made on some soils. The Crofton soil has a land capability of 7e whereas the Boyd soil has a land capability of 6e.

Davis Silt Loam (DaB), 2-9% slopes. This soil type is located on the river valleys and uplands. This type of soil can be located on the landform fans with its landform position being the foot-slopes. This soil type has a well-drained drainage class with no flooding or ponding. The available water capacity is high. This soil type has a windbreak group rating of 1. Windbreak group 1 soils are well suited to all climatically adapted species. This soil type has a land capability of 2e.

Roxbury Loam (Rb), 0-2% slopes. This soil type is located on the river valleys, uplands and valleys. This type of soil can be located on the landform flood plains with its landform position being the toe-slopes. This soil type has a moderately well-drained drainage class with frequent flooding and no ponding. The available water capacity is very high. This soil type has a windbreak group rating of 1. Windbreak group 1 soils are well suited to all climatically adapted species. This soil type has a land capability of 6w.

Talmo-Thurman Complex (TaE), 15-40% slopes. This soil type is located on the uplands. The Talmo soil can be located on the landform outwash terraces with its landform position being the shoulder. The slope for this soil is 15 to 40 percent with an excessively drained drainage class. There is no frequent flooding or ponding and the water capacity is very low. The Thurman soil can be located on the landform terraces with its landform position being the back-slope. The slope for this soil is 15 to 25 percent with a somewhat excessively drained drainage class. There is no frequent ponding or flooding and the water capacity is low. This soil type has a windbreak suitability group 10. Group 10 soils are unsuited for windbreaks. Soils in this group have one or more characteristic which limits planting, survival, or growth, such as soil depth, texture, drainage, available water capacity, slope, or salts. Plantings are not practical. Scalp or specialized plantings along with special treatment can be made on some soils. The Talmo soil has a land capability of 7s whereas the Thurman soil has a land capability of 7e.

RESOURCE VALUES

1. Wildlife:

To improve the wildlife presence within the property, majority of the eastern red cedar will need to be removed so wildlife can prosper. As of now, some of the areas are infested with eastern red cedar to a point where native grass and trees are at a minimum. Once the eastern red cedars are maintained, the hardwoods and grasses should increase and improve wildlife. The planting of additional trees and shrubs with proper maintenance can increase the wildlife presence.

2. Aesthetics:

Currently aesthetics is not a goal of the landowners. However, once the eastern red cedar and rocky mt. juniper are removed and controlled, more hardwoods should regenerate and improve aesthetic. Planting of additional hardwoods and shrubs, this will improve aesthetics.

3. Endangered Species, Wetland, Timber, and Recreation:

There are no endangered species or wetlands on the property. Existing timber is present; the site is currently 35-40% conifers and 60-65% hardwoods. However, no current markets have been established in the area for the timber. As of now, a timber sale is not recommended but possibly in the future. Hunting, field tours, and four wheeling are the only recreation on the property.

4. Cultural Resources:

There was one cultural resource finding in the SHIPO database with two components. Both components are in section 15, township 93 n, and range 57 w. The first component is an occupation from the time period of 1500 B.C. – A.D. 900 and the second is a burial site from 1500 B.C. – A.D. 900. Both sites are in the woodlands part of the property. The Yankton county NRCS office will be consulted for a cultural resource inventory if any significant undertaking is implemented.

5. Water and Soil:

Erosion is a concern in the open areas. The removal of the eastern red cedar opens the ground for possible soil erosion on steeper slopes. To protect from erosion, the eastern red cedars which have been cut down, can be laid down along eroded areas. This will help prevent soil erosion until native grass or desired trees are established.

6. Past Forest Management:

Since 2009 22 loads of firewood has been removed for a total of 24,179 board feet. Trees that have been damaged by storms over the years have been removed or piled to be burned later.

New trees have been planted in certain areas to fill in gaps due to storm damage. Removal of trees for the construction of trails has occurred for recreational purposes. In addition, grasslands have been maintained to improve wildlife and aesthetics.

Since 2012 7.5 acres of cedars have been removed from pasture lands. In addition, multiple American elms have been removed because of Dutch elm disease.

In 2021 roughly 2 acres of eastern red cedar have been removed in a couple areas around the house. Scattered dead hardwoods have also been removed throughout the property.

7. Overview of Property

Paulson's property in the past stewardship plans have been broken up into different stands. With this plan, the property will be viewed with focus on four cruised lines.

The eastern red cedars are the dominating conifers on the property. Most eastern red cedars are located on the ridge tops or side slopes. The cedars range from small seedlings to mature 40 yr. old trees. The eastern red cedar average diameter at breast height (DBH) throughout the property is a 4" DBH with an average height of 20' foot. (Appendix #7) The cedars show no signs of diseases or insect problems.

The hardwoods are mostly located on the side-slopes, shoulders, or bottom. The property is mostly American elm with bur oak, green ash, mulberry, walnut, Chinese elm, ironwood, hackberry, and basswood. The hardwoods range from 40-100 yrs. old throughout the property. Refer to (Appendix) for the hardwood average DBH, heights, and merchantable logs.

FOREST DESCRIPTION

1. Current Stand Conditions:

The current forest is 70-75% hardwoods and 25-30% conifers. There is one area where eastern red cedars are overpopulated and need to be removed; this area is marked on (Appendix #5). Info about the hardwoods and conifers sizes and heights are in (Appendix #8). The size of the conifers, namely the eastern red cedar ranges from little seedlings to mature trees. The eastern red cedars are primarily located in open areas on dryer and flatter sites. Most of the eastern red cedar are in good health despite their density. There is, however some cedar apple rust on a few eastern red cedars but it is nothing to be worried about.

The hardwoods are located mostly in the draws, side slopes, areas with more moisture and some of the ridge tops. These hardwoods range from small seedlings to mature trees, however there is minimal natural regeneration. The hardwoods consist of hackberry, ironwood, American elm, basswood, bur oak, green ash, walnut, and Chinese elm. Most of the hardwoods are in good health. There are a few shrub species throughout the property which, are common buckthorn, Juneberry, chokecherry, and snowberry.

There are multiple open grassed areas throughout the property. Most of the grass is brome with various other grasses mixed in. Most of the grassed areas have eastern red cedars ranging from small seedlings to mature trees. Juneberry and snowberry are also present. There is one large, grassed area that is put-up for hay every year and is good quality grass.

The understory of the property is mostly small eastern red cedar seedling with natural hardwood regeneration. The hardwoods regenerating are American elm, green ash, hackberry, cottonwood, and bur oak. In certain areas, common buckthorn is present and will need to be removed to prevent spread.

2. Overall site Quality:

The potential for tree growth in South Dakota is low when compared to the national average for similar species. The Paulson property is average to above average, in comparison to tree growth in this region of South Dakota.

The eastern red cedar dominates the dryer side-slopes and ridge tops. The annual growth of these trees is good, and majority of the trees can be used as saw timber, firewood, or posts.

The hardwoods have the greatest potential to produce firewood, post and poles, and saw timber. There is also a potential in the future for a timber harvest taking place in certain areas on the property. However, the biggest problem is the lack of a market for the logs.

3. Special Sites:

There are currently no special sites on this forested property the State Historic Preservation Office (SHIPO) will be used if something is found.

FOREST MANAGEMENT

1. Forest Health:

Forest health improvement is essential for ensuring long lasting healthy vigorous and valuable trees. With natural environmental stress occurring in a dense stand, trees must compete for necessary limited resources such as water, nutrients, and light. When trees are subject to deficiencies of any of the resources, they are stressed and will become more susceptible to insect, disease, and environmental stresses like drought. Any or a combination of these stresses can result in mortality.

As part of the forest management for this property, it is recommended to thin out the areas where the density is high to improve tree health and vigor. Removing of highly dense cedar areas will help restore native grass and the hardwood component. However, once the eastern red cedar areas are opened, this could increase growth of cedars remaining in the area or increase the amount of new cedars appearing. Planting hardwoods or grass can deter the growth from the cedars with proper management.

The protection from insect, disease, fire, and destructive grazing is needed to prevent a sudden death or destruction to the forested property. Practices can be implemented to protect an area from potential damages.

2. Fire:

Presently some of the adjacent property is unmanaged timber, which fire could easily spread from and into Paulson's property. The highest potential for fire would occur from natural causes or improper chainsaw use.

Proper forest management throughout the property will reduce the danger of fire spreading. Trails and firebreaks should be cleared and maintained to reduce the spread of fire.

3. Insect and Disease:

Dutch elm disease on the American elms was the only insect and disease problem observed on the property. Removal of infected trees will need to be considered to keep the property healthy.

4. Grazing:

No grazing is occurring on the property at the present time.

5. Growth and Mortality:

Several factors influence the growth and mortality of forest trees. The most influential factors on this property are soils, competitive vegetation (mainly the eastern red cedar), density of the stand, and grazing. Proper management can improve growth and reduce mortality on a forest stand.

6. Regulation:

Regulation can be summed up as man controlled natural process of growth and mortality. The reason we desire to control the process is to provide periodic and higher valued forest products from a forest property and maximize the benefits of all resources.

Management of forest property should include a regulated and planned schedule of practices to ensure an adequate sustained yield of forest products. Practices for regeneration, intermediate cutting, and harvest implemented at the proper time and proper area are tools of achieving continuous yields.

One example of regulation is thinning now to obtain forest products, but also to allow for better growth and vigor of the remaining trees. The remaining trees can then be harvested at a higher value for saw-timber and obtain the harvestable size sooner than would be possible without the thinning.

The regulated forest also serves to maximize other benefits such as wildlife and recreation. By rotation of areas, diversifying stands, ages, and composition, more wildlife can benefit and utilize a woodland property.

This plan set forth practices needs at this time and near future. Another plan will be needed for future planning periods.

7. AGROFORESTRY:

The implementation of agroforestry practices is not applicable or practical in the management of this ownership.

8. FORESTS OF RECOGNIZED IMPORTANCE:

Currently this plan element is not applicable; there are no Forests of Recognized Importance in South Dakota.

9. CARBON SEQUESTRATION:

Carbon sequestration is the process by which atmospheric carbon dioxide is captured by trees, grasses, and other plants through photosynthesis and stored as carbon in biomass (trunks, branches, foliage, and roots) and soils. While the role that manmade carbon in the atmosphere plays in global climate change is not scientifically proven, sustainable forest management practices will increase the ability of forests to sequester atmospheric carbon and theoretically lessen the effects of global warming.

DURATION OF COMMITMENT

10 years

RECOMMENDED MANAGEMENT PRACTICES

1) Short term treatments (1-5years)

Managing for saw-timber is the main objective on the property. Successful saw-timber management is measured not only by how well the management produces sawlogs, but also how well the management achieves other objectives. There are three different phases in producing high quality saw-timber first phase regeneration, second phase intermediate treatments, and third phase harvest systems. Regeneration will depend on the individual species ability to produce and disperse seed as well as the site conditions. The Intermediate treatments will have an impact on how quickly stands or individual trees reach maturity. In addition, it will impact species composition of stands which determines what species will regenerate naturally. The harvest system will determine how successfully natural reforestation will take place. The challenge in silviculture or forest management is to carefully understand these relationships to achieve the objective.

Phase one, reforestation by regeneration depends on the individual species ability to produce and disperse seed, as well as the site conditions that may be created naturally or by forest management activities. Depending on the type of harvest system used, (even-aged or uneven-aged), different class structure and species composition may be created. Natural regeneration will usually come in the form of seedlings, which are produced directly from seeds, stump sprouts, and existing root systems. Generally, seedlings offer more favorable characteristics of tree form and are less susceptible to disease than stump sprouts and root suckers. The success of natural regeneration can be affected by many factors. For instance, seeding supply and dispersal, moisture conditions, soil scarification, advanced regeneration, vegetative competition, and deer browse to name a few. Since we are dealing with the management of a natural resource, we do not have control over all factors that influence regeneration. The best approach is to manage factors we have control over. Once that is accomplished try to keep a positive outlook on the factors we cannot control and learn as much about the factors that we cannot control or influence.

Phase two, intermediate treatments. Generally, the objective of saw-timber management is to favor trees or group of trees that have the potential to become sawlogs. Intermediate treatments option takes place early in the development of individual trees and groups of trees prior to maturity. The timber stand improvement method is used with the intermediate treatments option to weed out fewer desirable trees and control spacing/stocking of the stand. Individual tree form and vigor are important considerations in any intermediate treatment. By favoring trees with better form and vigor the objective of producing saw-timber will be achieved. In addition, these more desirable trees will provide the seed source for the next generation of trees, passing along their desirable traits. This method uses individual trees to produce new trees that can be moved to different parts of the stand. Since the intermediate treatments are taking place during the growth and development of the stand, there are some risks associated with these activities. Butt scarring and wind throw are defects that can occur using the intermediate treatments on individual trees.

Phase three, harvest systems. The harvest system refers to harvesting mature trees and creates favorable conditions for a desired natural reforestation. With saw-timber being a primary objective, maturity will deal with the value of various saw-timber species and the length of time it takes to achieve value. Maturity is usually defined in the terms of d.b.h. (diameter breast height).

There are two types of harvest methods within the harvest systems option. Even-aged harvest method creates a stand that have a relatively narrow range of age classes. The uneven-aged harvest method creates and maintains stands that usually have three or more distinct age classes.

The even-aged harvest method refers to age classes and not diameter classes. Stands that are considered even aged will have a distribution of diameters. Even-aged management will favor more shade intolerant species.

The uneven-aged harvest method stands will have a more complex age class and diameter class distribution. The understory of these stands is usually well established and made up of shade tolerant species. Treatments and activities in uneven-aged stands usually require work in several age and size classes. This may be necessary to maintain the desired age distribution. Quite often activities in uneven-aged stands will include harvest of mature trees, intermediate treatments in the form of thinning and establishment reforestation by favoring advanced regeneration. With this method trees or groups selection are based on such things as species vigor, diameter, quality, and spacing.

Managing for wildlife, forest products, and recreation is the second objection on this property. These three categories will be broken down into three different sections so they can all be addressed.

Objective two, category one will focus on managing for wildlife which requires concepts in species diversity and multiple cover types. It is important to consider species diversity because wildlife such as deer require different flora for shelter and food. Deer utilize the forest for protection and forage.

Multiple cover types are especially important to turkeys. During different times of the year, they will inhabit different areas. For instance, during the winter they will stay within the forested area to be protected from the elements. In addition, they will use nearby forest cover for protection from natural predators. They feed on grasses, grass seeds, forbs, insects, invertebrates, occasional snakes, and lizards in nearby fields. In the winter months, they feed on hard mast produced by walnuts and soft mast provided by fruit bearing shrubs and seed heads on forbs/grasses. They mate and rear young in open areas where insects and other food sources are available.

It is essential to maintain a forest that has tree species diversity and low density in which wildlife can inhabit. Currently the property is well diverse in tree species and low density for wildlife. However, with the eastern red cedar encroaching into the hardwoods, natural regeneration is limited. If this is left alone natural regeneration will become impossible, forest health and vigor will decrease, and more preferred tree species will die. Removal of the eastern red cedar is recommended so preferred trees species can stay healthy and produce sufficient food and shelter for local wildlife to aid in natural regeneration.

Another recommendation would be to plant additional tree species to help supply an additional food source and shelter for wildlife. Tree species to consider would be Ohio buckeye or chestnut.

This applies for the grass areas too. If the eastern red cedars continue to spread, the usefulness of these areas will become limited for wildlife. Wildlife will be able to move out of the area to better stands of both grass and trees.

In addition, there is one common buckthorn area on the property. This area will need to be addressed before it spreads and becomes as bad as the eastern red cedar.

In addition to removing trees, leaving dead, dying, or fallen trees within the forested area can be considered. Leave only the dead trees that have died of natural causes, not from insect or disease, because infected trees will infect healthy trees. If this is considered, leave at least a minimum 1-2 tree per acre for cover, shelter, and/or food.

Objective two, category two will focus on forest products. The main products that can be obtained from the property are firewood, post, wood chips, and some lumber products. With the abundance of eastern red cedar on the property one can produce good fence post, wood chips for mulch, and firewood. There are

also a few trees on the property that could be used as lumber product. However, as of now there is no known market within the area, and the abundance of good lumber trees is minimal so a tree harvest would not be recommended. One could rent a woodchipper to chip the eastern red cedar and possibly sell it to local businesses. Fence post would need to be processed at a mill and as of now there are no mills within the area. As for the lumber, a few trees on the property could be used to make different lumber products, however the site only carries a few good quality trees and it's not enough to have a profitable timber harvest. It would leave the stand with undesirable trees for future use. Firewood could be a profitable market because of all the local campsites and the laws about bringing in firewood from other states. When cutting firewood eastern red cedars, trees that have died from natural causes not from insects or diseases, and undesirable trees would be recommended to be used as firewood. If undesirable trees are removed, this would make way for possible natural regeneration to occur of more desired tree species. This also goes for harvesting eastern red cedar and dead trees. If a heavy harvest is done you may need to replant trees so undesirable trees do not emerge.

Objective two, category three will focus on recreation. Three main recreation activities are hunting, field tours, and four wheeling. The hunting aspect was addressed in the manage for wildlife part of this plan. If those recommendations are followed, an increase of wildlife can occur and in turn will increase hunting. As for field tours, maintaining trail, removal of eastern red cedar in highly visible areas, **and possible school visit** could get more people out to visit the site for field tours. With four wheeling managing the trails is a must. You need to make sure erosion of the trails does not occur. One way of preventing erosion is to lie something down onto the trails. A quick and easy thing to use would be wood chips. With the abundance of cedars on the property and with a woodchipper, it would be relatively easy to put wood chips down onto the trail to prevent erosion.

Objective three, is the removal of diseased and dead trees. Dutch elm disease was the only issue on the property when the property cruise was taken. Trees that are infected will need to be removed and burned right away so it slows down the spread of Dutch elm disease on the property. If any other problems emerge over the next 5 to 10yrs an updated plan will need to be made to address those issues.

Cedar control is not a priority on the property but will be addressed within the plan. There is one area on the property where the eastern red cedars have taken over and are larger trees. The site is located on the south part of the property on the top part of the slope (Appendix #5). The trees are large enough for firewood and posts. If the trees are removed, the replanted of desired trees is needed to ensure eastern red cedar does not reemerge.

Now there are a few open grassed areas throughout the forested areas. One is hayed every year and others are left alone. The grassed areas that are left alone will need to be checked to ensure that no undesirable trees or grasses are overtaking. If they are removal is recommended to insure a healthy grass stand. If something more drastic is needed, a prescribed fire could be useful. A prescribed fire would promote new grass growth which would benefit wildlife, aesthetics, and health of the site. A fire plan and qualified people would need to be considered before any fire preparations are implemented. As for the open grassed area that is hayed, continue with what you are doing. If any undesirable grass or tree species emerge remove and destroy.

2) Future treatment (5 + years)

Beyond 2018, continue to maintain the health of the forest by removing undesirable tree species and replanting with desirable. Remove all diseased trees to maintain the health of the forest and a long-lasting forest. Pruning of trees can be considered to keep trees healthy and increase the aesthetics of the property.

In 2022 there will be roughly two to three areas of cedars removed from a outside source this will be to control the cedar encroachment and improve the hardwood stands on the property. After the trees have been removed continued maintenance will need to occur because of the large amount of cedar seeds under each tree that has laid dormant over the years.

Natural regeneration is still necessary to keep the forested areas healthy and vital. However, planting of additional tree species for diversity can be considered to improve the aesthetics; the health of the forest, the types of different forest products obtained, and wildlife. In addition, planting of additional grasses, wildflowers, and forbs should be considered for aesthetics and wildlife use. This forest stewardship plan will need to be updated in 2023.

Appendix

- 1. Soil Map**
- 2. Topo Map of Property**
- 3. Aerial Map of Property**
- 4. Aerial Map of Grassed Lands**
- 5. Aerial Map Priority**
 - a. Eastern Red Cedar Area**
 - b. Large Bur Oak**
 - c. Common Buckthorn Area**
- 6. Aerial Map of both Farmsteads**
- 7. Charts of Hardwoods Average DBH, Heights, and Merchantable Logs**
- 8. Charts of Conifers Average DBH and Heights**
- 9. Cultural Resources**

Eldean Paulson

Woodland Owner

Stand #1 1.9 Acres

Green Ash Type - Stand condition Summer of 1983

Site Index: 45

Rotation Objective (diameter): 16"-18"

Basal Area: 83 square feet/acre

Present Main Stand: Saplings

Average Tree Diameter: 2.5"

Present Stocking: Overstocked

Required Basal Area: C level-less than 20, B level-less than 30

Total Trees/acres: 2135

Volume/Acre

	<u>Cu.Ft./Acre</u>	
Poletimber	76.9	.9 cords
Saplings	617.5	7.8 cords
	<u>694.4</u>	<u>8.7 cords</u>

Regeneration

Seedlings-less than 1" DBH = 733 trees/acre

Species Composition of Stand: Green Ash - 86%
Elm, Cedar - 14%

FOREST MANAGEMENT PRESCRIPTION

LANDOWNER

Name: Eldean Paulson County: Yankton

Address: Tabor, SD 57063 Phone: 463-2338

Township: 93 Range: 57 Section: SW 1/4 14

ACTIVITY DESCRIPTION

Activity: Intermediate Cut

Objective: To thin overstocked Green Ash down to acceptable level improving health and growth of remaining trees.

Treatment: Thin to a 7'x7' spacing leaving the most desirable growing stock trees. Remove all dead, dying trees and unacceptable material. Pile and burn slash. Leave all Cedar, Oak, Hackberry, Chokecherry, Buchthorn and Sumac. Remove all elm except what is marked in blue. Remove ash which is not marked average less than 1" DBH leave all trees.

Results: Adequately stocked stand of desirable trees, thin again in 15 years.

Starting Date: August, 1983

Completion Date: November, 1984

PHYSICAL DESCRIPTION

Forest Type: Green Ash Site Index: _____

Stand Description: Stand #1 Treatment Size: 1.9 Acres
Dense stand of volunteer Green Ash with Eastern Redcedar and American Elm also present.

	Precommercial DBH Stems/A	Roundwood DBH BA/A	Sawtimber DBH BA/A
Pretreatment	2.5" 2135		
Post-Treatment	3.0" 900		

SIGNATURES

Landowner _____ District Forester _____

Date _____ Date _____

Eldean Paulson

Woodland Owner

Stand #2 1.7 Acres

Bur Oak Type - Stand condition Summer of 1983

Site Index: 40

Rotation Objective (diameter): 16"-18" DBH

Basal Area: 160 square foot/acre

Present Main Stand: Poletimber

Average Tree Diameter: 6.0"

Present Stocking: Overstocked

Required Basal Area: C level 42, B level 58

Basal area that may be removed by intermediate cut
Total minus B level: 102

Total trees/acre: 785

Tree Age at DBH: 60 years

Basal Area Tally: Poletimber 105

Saplings 55

Volume per acre: 1834 cubic feet/acre

23 cords/acre

100 board feet/acre

Regeneration: seedlings less than 1" DBH 800 trees/acre

Species Composition: Bur Oak 75%

Hackberry 18%

Elm & Basswood 7%

FOREST MANAGEMENT PRESCRIPTION

LANDOWNER

Name: Eldean Paulson County: Yankton
Address: Tabor, SD 57063 Phone: _____
Township: 93 Range: 57 Section: 14

ACTIVITY DESCRIPTION

Activity: Intermediate Thinning

Objective: To reduce the density of the stand to an acceptable level for future growth and production of sawtimber.

Treatment: Remove up to 100 square feet of Basal Area/acre, reducing the stand from 785 trees/acre down to 250 trees/acre. Remove all trees marked with orange paint. Remove all dead and dying material except for 1-3 wildlife snags/acre.

Results: Acceptably stocked stand of predominately Bur Oak allowing for healthier and greater growth of individual trees.

Starting Date: September, 1983

Completion Date: November, 1984

PHYSICAL DESCRIPTION

Forest Type: Bur Oak Site Index: 40

Stand Description: Stand #2
Dense Bur Oak with several clumps.

Treatment Size: 1.7 Acres

	<u>Precommercial</u> <u>DBH</u> <u>Stems/A</u>	<u>Roundwood</u> <u>DBH</u> <u>BA/A</u>	<u>Sawtimber</u> <u>DBH</u> <u>BA/A</u>
Pretreatment		6 160	
Post-Treatment		6.5 60	

SIGNATURES

Landowner _____ District Forester _____

Date _____ Date _____

Eldean Paulson

Woodland Owner

Stand #3 3.9 Acres

Green Ash Type - Stand condition Summer of 1983

Site Index: 45

Rotation Objective (diameter): 16"-18" DBH

Basal Area: 43 square feet

Present Main Stand: Saplings

Average Tree Diameter: 3.9"

Present Stocking: Understocked

Total Trees/acre: 478

Stand Composition (%) Green Ash - 78%
 American Elm - 22%

Regeneration: 100 trees/acre

Volumes/acre:

Cu.Ft./Acre

Saplings	118	1.5 cords/acre
Poletimber	<u>300</u>	<u>3.8 cords/acre</u>
	448 cu.ft./acre	5.3 cores/acre

Comments: This is an open, somewhat grazed stand. There are a few spots where there are dead standing elms.

FOREST MANAGEMENT PRESCRIPTION

LANDOWNER

Name: Eldean Paulson County: Yankton

Address: Tabor, SD 57063 Phone: 463-2338

Township: 93 Range: 57 Section: 14

ACTIVITY DESCRIPTION

Activity: Sanitation

Objective: To clean up the stand of dead, dying, diseased and poor formed trees.

Treatment: Remove dead, dying, diseased, poor formed trees and all American Elm.
Remove all trees marked with orange paint.

Results: A clear stand of Green Ash with quality trees, for future production.

Starting Date: September, 1983

Completion Date: November, 1984

PHYSICAL DESCRIPTION

Forest Type: Green Ash Site Index: 45

Treatment Size: 3,9 Acres

Stand Description: Stand #3
Sapling Green Ash with 22% American Elm

	<u>Precommercial</u>	<u>Roundwood</u>	<u>Sawtimber</u>
	<u>DBH</u> <u>Stems/A</u>	<u>DBH</u> <u>BA/A</u>	<u>DBH</u> <u>BA/A</u>
<u>Pretreatment</u>	<u>3.9</u> <u>478</u>		
<u>Post-Treatment</u>	<u>3.9</u> <u>250</u>		

SIGNATURES

Landowner _____ District Forester _____

Date _____ Date _____

Eldean Paulson

Woodland Owner

Stand #4 13 Acres

Green Ash, Elm Type - Stand condition Summer of 1983

Site Index: 45

Rotation Objective (diameter): 16"-18"

Basal Area: 40 square feet/acre

Present Main Stand: Poletimber

Average Tree Diameter: 7.0"

Present Stocking: Understocked

Total Trees/acre: 84

Stand Composition (%): Hackberry 57%, American Elm 27%
Boxelder, Black Walnut, Basswood, Bur Oak, Green Ash and
Mulberry 16%

Regeneration: Poor numbers, predominately elm

<u>Volume/Acre:</u>	<u>Dead</u>	<u>Live</u>	<u>BD. FT.</u>
	314 cu.ft./acre	604 cu.ft./acre	737 Bd.ft./acre
	3.9 cords/acre	7.6 cords/acre	

FOREST MANAGEMENT PRESCRIPTION

LANDOWNER

Name: Eldean Paulson County: Yankton
Address: Tabor, SD 57063 Phone: 463-2338
Township: 93 Range: 57N Section: SW $\frac{1}{4}$ 14

ACTIVITY DESCRIPTION

Activity: Sanitation Cut

Objective: To clean up the stand and creek of debris and dead trees.

Treatment: Remove all dead, dying and poor formed trees except for 1-3 wildlife snags/acre. Remove all trees marked with orange paint, except wildlife snags denoted by do not symbols with red spray paint.

Results: A stand of manageable trees and areas available for planting.

Starting Date: August, 1983

Completion Date: November, 1984

PHYSICAL DESCRIPTION

Forest Type: Elm, Ash Site Index: _____

Treatment Size: 13

Stand Description: Stand #4

A stand of primarily Hackberry and American Elm with several dead trees.

Precommercial
DBH Stems/A

Roundwood
DBH BA/A

Sawtimber
DBH BA/A

Pretreatment

Post-Treatment

SIGNATURES

Landowner _____ District Forester _____

Date _____ Date _____

FOREST MANAGEMENT PRESCRIPTION

LANDOWNER

Name: Eldean Paulson County: Yankton
Address: Tabor, SD 57063 Phone: 463-2338
Township: 93 Range: 57 Section: SW $\frac{1}{4}$ 14

ACTIVITY DESCRIPTION

Activity: Reforestation

Objective: To reforest area of heavy losses from Dutch Elm Disease

Treatment: Fence out cattle. Treat planting spots with 4' circular spray of Roundup. Plant Black Walnut trees, 10'x10' spacing in open areas or with small shrub covering. Follow up with Simazine in the late Summer or Fall.

Results: Establish a stand of desirable trees in an area where trees have been lost from disease.

Starting Date: Spring, 1984

Completion Date: _____

PHYSICAL DESCRIPTION

Forest Type: Walnut Site Index: _____

Treatment Size: 6

Stand Description: Stand #4

Drainage area of predominately elm, ash, oak, with several black walnuts already in area.

Precommercial
DBH Stems/A

Roundwood
DBH BA/A

Sawtimber
DBH BA/A

Pretreatment

Post-Treatment

SIGNATURES

Landowner _____ District Forester _____

Date _____

Date _____



AFFIDAVIT OF MAILING

I, Timothy Penker, hereby certify that on the 24
day of June, 2022, I mailed by first class mail, postage
prepaid, a true and correct copy of the Notice of Public Hearing
to all owners of real property lying within a 1,320 feet radius
of the proposed project to the most recent address of the
recipient known to your Affiant.

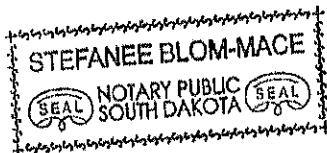
A true and correct copy of the Notice of Public Hearing
notification letters are attached as Exhibit #1 or #2.

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

Dated the 24 day of June, 2022.

Timothy Penker
(Name)
Affiant

Subscribed and sworn to before me this 24 day of
June, 2022.



(SEAL)

Stefanie Blom-Mace
Notary Public - South Dakota
My commission expires: 5-26-27

NOTIFICATION

June 27, 2022

Tim Paulson
43159 SD HWY 52
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 HEARINGS

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission on Tuesday, July 12, 2022 beginning at 7:15P.M., at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2 to Agriculture District (AG)) per Article 18 Section 1809 and Article 20 Section 2003. Said properties are legally described as:

Plat of Paulson Homestead, in the NW1/4 of the SW1/4 and in that portion of the NE1/4 of the SW1/4 Lying West of SD Highway 52, in Section 14, T93N, R57W of the 5th P.M., Yankton County, South Dakota AND The NW1/4 of the SW1/4 of Section 14; and the NE1/4 of the SE1/4 of Section 15, all in T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 43159 SD HWY 52 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,
Tim Paulson
Petitioner

DE RUYTER, STEVEN K REV LIV TR (D)
1622 SOUTHERN HILL DR
ROCK VALLEY IA 51247

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

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

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

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

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

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

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

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

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

LOVE WHERE YOU LIVE TRST (THE) (D)
2503 FOX RUN PKWY
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

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

PIERCE, WILLIAM (D)
115 OAK RIDGE RD
YANKTON SD 57078

ROLFES, CHAD (D)
506 HIDDEN HOLLOW DR
YANKTON SD 57078

RPS PROPERTIES LLC (D)
2500 BURLEIGH ST
YANKTON SD 57078

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

SMITH, DENNIS J (D)
127 OAK RIDGE RD
YANKTON SD 57078

SPIVEY BERGIN TRUST (D)
101 OAK RIDGE RD
YANKTON SD 57078

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

YOUNGBLOM, WARD D (D)
43197 SD HWY 52
YANKTON SD 57078

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

ANDREWS, LISA N (D)
6 BECK ST
HUNTSVILLE AL 35806

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

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

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

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

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

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

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

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

DE RUYTER, STEVEN K REV LIV TR (D)
1622 SOUTHERN HILL DR
ROCK VALLEY IA 51247

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

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

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

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

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

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

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

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

HOLZWARTH, MARILYN A LIV TRUST (D)
43168 VALLEY VIEW RD
YANKTON SD 57078

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

JAPENGA, MICHAEL R (D)
16035 S COUNTRY PL
CHANDLER AZ 85225

KANALY, CAROL (D)
159 OAK PARK RD
YANKTON SD 57078

KASIK, STEVEN L REV TRUST (D)
43166 VALLEY VIEW RD
YANKTON SD 57078

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

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

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

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

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

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

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

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

RPS PROPERTIES LLC (D)
2500 BURLEIGH ST
YANKTON SD 57078

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

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

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

SPIVEY BERGIN TRUST (D)
101 OAK RIDGE RD
YANKTON SD 57078

VAN HOESEN MILLER, ELIZABETH (D)
109 GAVINS GULCH RD
YANKTON SD 57078

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

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

2010 Legal and Public Notices

WHEREAS, SDCL 31-13-46, as amended, provides in lieu of front foot basis that the cost shall be assessed against all assessable lots and tracts of land fronting or abutting thereon, or lying within the half block or three hundred feet thereof, whichever is less, according to the benefits determined by the board of supervisors to accrue to each of such lots and tracts from the construction of the improvement; and

WHEREAS, owners of platted parcels beyond three hundred feet of the improvement and who utilize this township road as their primary access have voluntarily subjected their property for this improvement assessment; and

WHEREAS, the Board of County Commissioners acting as the Board of Supervisors under these statutes has determined that each participating parcel listed in this resolution will benefit equally from the improvement as allowed for by SDCL 31-13-46, as amended; and

WHEREAS, SDCL 31-13-51 and 31-13-52 allow for the Board of County Commissioners acting as the Board of Supervisors under these statutes to levy an annual front foot assessment for maintenance and repairs of a street surface; and

WHEREAS, the Board of County Commissioners recognizes the need for housing development and the improvement of roads for this purpose in the residential or commercially zoned properties of the county; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Yankton County Board of Commissioners acting as the Board of Supervisors under these statutes approves the following regulations applicable to the implementation of this improvement project to be referred to as the "West 11th Street Improvement Zone":

1. Streets to be improved:

The West 11th Street Improvement Zone consists of the following secondary road named West 11th Street from its junction with Dear Boulevard (437th Avenue) eastward to its intersection with the City of Yankton. Access approaches along this improvement are not included in the improvement and remain the responsibility of the parcel owner.

2. Material to be used or materials from which a choice may be made:

Surfacing entails the placement of additional gravel where needed, in lieu of base stabilizer, application of two layers of chip seal and the application of pavement markings.

3. Estimate of the total cost per linear foot:

Estimated total project cost is \$133,575 encompassing approximately 6,864 linear road feet, which yields a per linear road foot cost of \$19.46.

4. Description of the classes of lots to be assessed:

There are thirty-seven (37) zoned parcels having residential or commercial structures included in this resolution that are within 300 feet of the improvement. Of these thirty-seven (37) parcels, six (6) do not contain residential or commercial structures and will not be assessed until a residential or commercial structure is constructed upon them.

Parcels within 300 feet included in assessment:

Parcel ID: 09.016.100.101; 09.016.100.102; 09.016.100.103; 09.016.100.104; 09.016.100.105; 09.016.100.106; 09.016.100.107; 09.016.100.108; 09.016.100.109; 09.016.100.110; 09.016.100.111; 09.016.100.112; 09.016.100.113; 09.016.100.114; 09.016.100.115; 09.016.100.116; 09.016.100.117; 09.016.100.118; 09.016.100.119; 09.016.100.120; 09.016.100.121; 09.016.100.122; 09.016.100.123; 09.016.100.124; 09.016.100.125; 09.016.100.126; 09.016.100.127; 09.016.100.128; 09.016.100.129; 09.016.100.130; 09.016.100.131; 09.016.100.132; 09.016.100.133; 09.016.100.134; 09.016.100.135; 09.016.100.136; 09.016.100.137; 09.016.100.138; 09.016.100.139; 09.016.100.140; 09.016.100.141; 09.016.100.142; 09.016.100.143; 09.016.100.144; 09.016.100.145; 09.016.100.146; 09.016.100.147; 09.016.100.148; 09.016.100.149; 09.016.100.150; 09.016.100.151; 09.016.100.152; 09.016.100.153; 09.016.100.154; 09.016.100.155; 09.016.100.156; 09.016.100.157; 09.016.100.158; 09.016.100.159; 09.016.100.160; 09.016.100.161; 09.016.100.162; 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09.016.100.793; 09.01

WHEREAS, SDCL 31-13-51 and 31-13-52 allow the Board of County Commissioners acting as the Board of Supervisors under these statutes to levy an annual fund for assessment for maintenance and repairs of a street surface; and

WHEREAS, the Board of County Commissioners recognizes the need for housing development and the improvement of roads for this purpose in the residential or commercially zoned properties of the county; and

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Yankton County Board of Commissioners acting as the Board of Supervisors under these statutes approve the following regulations, applicable to the implementation of this improvement project to be referred to as the "West 11th Street Improvement Zone":

1. Streets to be improved:

The West 11th Street Improvement Zone comprises the county secondary road named West 11th Street from its junction with Deer Creek Road (4370 Avenue) eastward to its intersection with the City of Yankton. Access approaches along this improvement are not included in the improvement and remain the responsibility of the parcel owner.

2. Material to be used or materials from which a choice may be made:

Surfacing shall be the placement of additional gravel, when needed, in addition of base stabilizer, application of two layers of chip seal and the application of pavement markings.

3. Estimate of the total cost per linear foot:

Estimated total project cost is \$133,375, encompassing approximately 6,864 linear feet, which yields a per linear foot cost of \$19.46.

4. Description of the classes of lots to be assessed:

There are thirty-seven (37) zoned parcels having residential or commercial structures included in this resolution that are within 300 feet of the improvement. Of these thirty-seven (37) parcels, 16 do not contain residential or commercial structures and will not be assessed until a residential or commercial structure is constructed upon them.

Parcels within 300 feet included in assessment:

Parcel ID:	09.016.100.101
09.010.300.120	09.010.300.110
09.010.300.320	09.010.200.330
09.010.200.305	09.010.200.310
09.015.400.415	09.015.400.410
09.015.600.102	09.015.600.103
09.015.600.105	09.015.600.201
09.015.600.206	09.015.600.204
09.015.600.202	09.015.600.302
09.015.600.301	09.015.600.303
09.015.600.802	09.015.100.012
09.015.100.016	09.015.100.045
09.015.100.031	09.015.100.034
09.015.100.036	09.015.100.051
09.015.100.055	09.015.100.054

Excluded until residential or commercial structure is constructed:

09.009.200.201	09.015.400.325
09.015.600.104	09.015.600.103
09.015.100.030	09.015.100.039

There are five (5) parcels in agricultural use included in this resolution that are within 300 feet of the improvement and do not contain a residential or commercial structure. Of these parcels, two (2) are voluntarily assessing themselves under this resolution. Three (3) parcels are declining the assessment. If at any time the declining parcels construct a residential or commercial structure, along the improvement, these parcels will be included in this resolution.

Parcels within 300 feet in agricultural use voluntarily included in assessment:

Parcel ID:	09.010.200.100
09.010.200.100	09.014.400.325

Excluded until residential or commercial structure is constructed:

Parcel ID:	09.010.300.300
09.010.300.300	09.010.300.100

There are eight (8) parcels included in this resolution that are beyond 300 feet of the improvement and are voluntarily assessing themselves under this resolution. Of these parcels, two (2) do not contain a residential or commercial structure and will not be assessed until a residential or

commercial structure is constructed upon them. The total improvement costs will be shared equally across these thirty-nine (39) parcels.

The total project cost of \$133,375 will be authorized over five (5) assessment years, equating a total yearly assessment of \$26,715 for the improvement project.

Each of the identified parcels will be equally assessed a total of \$3,425 to be authorized over five (5) assessment years, giving a yearly assessment of \$685 per parcel beginning with taxes payable in 2023.

6. Addition of residential or commercial structures in the improvement zone:

If at any time additional residential or commercial structures are constructed on the zone within the established improvement zone or this resolution or within the parcels included on a voluntary basis, the newly constructed residential or commercial structure(s) will be included in this assessment and the yearly per parcel assessment will be recalculated for the remaining years of the improvement zone to account for the addition.

7. Continuing maintenance costs associated with this improvement:

Future chip sealing, surface painting and other necessary costs to maintain the hard surface will be assessed to the improvement zone as outlined in Subsections 5 and 6. The Board of County Commissioners recognizes there is a base cost to maintain a gravel surface, which will be factored for when calculating the assessment. The assessment may not exceed the assessment allowed for in SDCL 31-13-51. Annual front foot assessment for maintenance and repairs.

8. Sales of properties:

If property subject to this assessment is sold, the assessment transfers with the property.

9. Dissolution of agreement:

The Board of County Commissioners may vote to revoke this agreement at any time and assume all responsibility for maintenance of the road identified in Subsection 1.

Owners of the parcels included in this assessment may exit this resolution if 90% or more are in favor of dissolving the agreement and the initial project costs have been satisfied through the assessment. At that time, the Board of County Commissioners assume all responsibility for maintenance of the road identified in Subsection 1, cost and method of maintenance will be reassessed at the time of dissolution.

Dated this 16th day of June, 2022.

Joseph Healy, Chair
Yankton County Commission
ATTEST:
Patty Hoyt
Yankton County Auditor

Published twice at the total approximate cost of \$122.88 and can be viewed free of charge at www.sdpublicnotices.com.

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 12th day of July, 2022, at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an addition to an accessory structure that is over the 2400 square feet maximum per Article 7, Section 707. Applicant wishes to add an additional 2000 square feet to an existing 4400 square foot building. Said property is legally described as: South One-Half (S1/2) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) except lot N-1 and Tract A Section Thirteen (13), township Ninety-Three (93) North Range Fifty-Seven (57) West of the 5th P.M., Yankton County, South Dakota. E911 address is 263 Knies Ave., 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 12th day of July, 2022, at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to Rezone the following properties from Moderate Density Residential (R2) to Agriculture District (AO) per Article 18 Section 1809 and Article 20 Section 2003. Said properties are legally described as: The of Pauline Homestead in the NW1/4 of the SW1/4 and the portion of the NE1/4 of the SW1/4 Lying West of SD Highway 59; in Section 14, T93N, R57W of the 5th P.M.; Yankton County, South Dakota AND the NW1/4 of the SW1/4 of Section 14; and the NE1/4 of the SE1/4 of Section 15; all in T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 43159 SD HWY 52 Yankton, South Dakota.

Published twice at the total approximate cost of \$53.88 and can be viewed free of charge at www.sdpublicnotices.com.

Olson

From Page 1.

ation, and I was hired as the Ministry Apprentice/Pastoral Resident at Restore Church.

Mueller is pleased with the new addition.

"Jacob adds so much value to our ministry through his eagerness to learn mixed with his God-given talent for ministering to people. We are so blessed to have him be part of Restore," Mueller said.

Olson's passion for Youth/Young Adult ministry grew as he encountered individuals filling their lives with things that brought death each day. Generation Z (born 1990-2010) has the highest depression/anxiety rate among all other generations. Some seek healthy options such as counseling and medication, but a large majority of the population seems to be combating mental health with unhealthy choices.

"Like myself, using alcohol and marijuana seemed to help," he said. "My problems drifted away momentarily. But I became dependent. My story has given me a passion for seeing the youth/young adults of the next generations not fall into the same mess that I did. My goal is to share with them how a fulfilling relationship with Jesus is so much better than what the world has to offer."

Olson's leadership team has been working on a ministry plan to improve the quality of the youth group.

"It's been such an awesome time growing in the role and figuring out how ministry works. I'm super excited for what the future has to bring," he said.

In addition to leading the youth group and performing various administrative tasks at Restore Church in Yankton, he'll also work at Restore Church Crofton in the fall.

"I'm excited for what God has in store for Crofton. Small towns have a special place in my heart," Olson said. "Since working at Restore Church in Yankton, I have had the opportunity to see God move in such extraordinary ways. I've reconnected with old friends, developed new meaningful relationships, and have been able to participate in events to bless the community of Yankton. That's the purpose of the Church, demonstrated in the book of Acts: elimination of need throughout the community."

Olson invites you to check them out.

"We do love to worship with you and get to know you. And if you're looking for a Church with a rockstar Youth Group and a fantastic Youth Pastor, then I've got one in mind," he said with a laugh.

borg, a Yankton resident, on two articles of impeachment, which removed him from office, and then voted unanimously to bar him from seeking future office.

The articles were related to his actions during and after a September 2020 crash in which Raynsborg struck and killed pedestrian Joe Boever on S.D. Highway 14 near Highmore. Raynsborg pleaded no contest to two misdemeanor traffic charges and received a \$500 fine on each count but no jail time.

Raynsborg also reached a settlement with widow Jenny Boever following his criminal court cases. He did not resign from office but had indicated days before his impeachment trial that he would not seek another four-year term.

This week, Gov. Kristi Noem appointed Pennington County State's Attorney Mark Vargo, who oversaw Raynsborg's prosecution in the Senate trial, as interim attorney general. Upon taking office, Vargo removed Raynsborg's chief of staff and the Division of Criminal Investigation (DCI) director from their posts.

LAYING THE GROUNDWORK

Michels said, while he remained at the ready during the Senate trial, much groundwork had been laid long before the proceedings. He had been approached two weeks prior to his appointment about the possibility of serving as a resource for the unprecedented process in state history.

After the House impeached Raynsborg, the Senate turned to the business of organizing and conducting a trial. Rhoden, Schoenbeck and the LRC discussed who should conduct the trial, among other things.

Gov. Kristi Noem had been outspoken in her belief that Raynsborg should resign or be removed from office, Michels said. Given that scenario, the question arose as to the perception of Rhoden — her lieutenant governor and running mate — presiding over the AG's impeachment trial.

"But it became very clear that Larry (Rhoden) is a very fair and just leader," Michels said.

On another front, Rhoden held extensive experience presiding over a legislative chamber. However, he wasn't an attorney and could have faced many legal issues during the Senate trial that required an immediate decision.

"The Senate was turned into a court, the first time it happened," Michels said. "Larry has presided for over 20-plus legislative sessions over many years and in different capacities. But Larry said, 'I'm not a lawyer, and this is a very legalistic process.'"

The Senate had passed Resolution 702, establishing the Senate rules for Raynsborg's impeachment trial.

The LRC had looked at other states' procedures, but they didn't fit South Dakota, Michels said. In the end, State Sens. Art Rusch (R-Vermillion) and David Wheeler (R-Huron) — with Rusch as a retired judge and Wheeler as an attorney — were chosen to craft the resolution for action.

Michels has practiced law in a variety of settings from the Judge Advocate General (JAG) in the U.S. Navy to corporate law. Procedures can vary depending on the venue, he said, but he remained firm in wanting two principles guiding the Senate trial.

"You need a predictable and fair process. And it needs to be open to the public, for them to see the process. You must have that openness," he said. "People may be chastened or upset by the outcome, but at least they believe it was fair. They can't say that this was biased."

The Senate trial required logistical adjustments, such as keeping cool a chamber that was not air conditioned on

THE DAY ARRIVES

However, Michels said he wasn't prepared for the emotions that hit him when he entered the Capitol, his first visit back since serving with former Gov. Dennis Daugaard.

"When I was walking through the Capitol, it brought back so many feelings," he said. "We have the best people working there."

Michels was very familiar with all but of the persons involved with the proceedings. "We knew there would be respect and things would go appropriately," he said.

In the end, the prosecution called fewer witnesses to testify than it had subpoenaed, and the defense didn't call any witnesses. Those decisions played a role in setting up the time limits and procedures.

"I had also been decided beforehand that gruesome photos (from the accident scene) would be available for the senators but not for the general public," Michels said.

At the outset, the process sought to follow a civil and respectful manner. People were asked to turn off their cell phones and refrain from conversations during the proceedings.

For the senators, that was unusual because they're used

"When the proceedings were done and it was time to go, there was no clapping, nobody was cheering," he said. "Mrs. Boever was crying, which was expected after such a traumatic event. And Jason Raynsborg's family was also there."

In his WINAX interview, Rhoden expressed gratitude for Michels' role. "I want to say a special shout out to Matt Michels for coming alongside me through this process," he said.

Now that South Dakota has conducted its first impeachment and trial, some speculate the Legislature may be more willing to use the process in the future.

Michels hopes there isn't another need for it. "An impeachment happens because something bad happened. I hope we don't have to do it again," he said.

At the Senate trial, the minister who gave the closing prayer asked for healing, Michels said.

"In an instant, lives were changed for so many people (by the fatal crash)," Michels said. "There has been a great deal of hurt, and hopefully this brings healing."

Follow @RDockendorf on Twitter.

CROSSWORD

By THOMAS JOSEPH

- ACROSS**
- 1 Plotter's soul
 - 6 Some sinker
 - 11 Ease up
 - 12 Parts of Worth
 - 13 In the raw
 - 14 Subway support
 - 15 Flying star
 - 16 Small beards
 - 18 Failure
 - 19 Shade source
 - 20 Like the desert
 - 21 Pharaoh symbols
 - 23 Losing plans
 - 25 Bonanza stuff
 - 27 Moody music
 - 28 Public outcry
 - 30 Diamond workers
 - 33 Haddock's home
 - 34 Mattress attach
 - 36 Heady brew
 - 37 Small est Great Lake
 - 39 Caffeine source
- DOWN**
- 10 Nary a
 - 41 Lusitania
 - 43 Tony winner
 - 44 V fliers
 - 45 Docket listings
 - 46 Moved slowly
 - 1 Ottawa's nation
 - 2 Old counter
 - 3 Steak sides
 - 4 Put away
 - 5 Pigeon's perch
 - 6 Wyoming city
 - 7 Coup d'
 - 8 Southern side
 - 9 Floor workers
 - 10 Pen sofa
 - 11 Dated
 - 22 — Lanka type
 - 24 Ostrich cousin
 - 26 Menu choices
 - 28 Lady of Spain
 - 29 TV's Cobra
 - 31 Make happy
 - 32 On the sofa
 - 33 Boom type
 - 35 Overcharge
 - 36 Writer
 - 38 Rice
 - 42 Arthur of TV

SCAM	STASH
TORO	STRIPE
AMEN	WAYLAY
BOASTERS	
	TOASTERS
ADVENT	RAP
FTERY	FORGO
ANG	SUNSET
ROASTERS	
	COASTERS
ONFOOT	ARIA
PEARLS	FILL
TOTES	FELT

Yesterday's answer

7 Coup d'	29 TV's
8 Southern side	31 Make happy
9 Floor workers	32 On the sofa
10 Pen	33 Boom type
11 Dated	35 Overcharge
22 — Lanka type	36 Writer
24 Ostrich cousin	38 Rice
26 Menu choices	42 Arthur of TV

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AXYDLBAAXR IS LONGFELLOW

One letter stands for another. In this sample, A is used for the three L's, X for the two O's, etc. Single letters, apostrophes, the length and formation of the words are all hints. Each day the code letters are different.

CRYPTOQUOTE

OGZGEGQZB GPF ZOOF GZE

ITHOME QM'B ZTM XIBM G

BMPFETMAIF — XJBMQZ MPJFG

LDGIIA OGZGEG EGA MT TIP

ZFQVDUTPB MT MDF ZJPMDI

Yesterday's Cryptoquote: THERE ARE NO PASSENGERS ON SPACESHIP EARTH. WE ARE ALL CREW — MARSHALL MCUIHAN. © 2015 King Features Syndicate, Inc.

Yankton County, South Dakota

Paid by
Tim Paulson
tpaulson@practsol.com

Payment number
Date paid
Payment method

Receipt

191968311
June 20, 2022 02:44 PM
Online

\$450.00 paid on June 20, 2022

Variance, Conditional Use and Rezoning Application
Application ID: REZ-2021-79

Description	Amount
Fee	\$450.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/7/2022

Applicant

Dean Mormon - PLAT

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

☐ LC - Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

☒ Section 513 (4) - Existing Farmstead/Home ☐ Section 515 ☐ Section 705

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Mormon's Addition, in the W1/2 of the NE1/4 of Section 27, T95N, R55W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

-----Development Information-----

Plat Name: Plat of Morman's Addition, in the

Section No: 27 Township No: 95

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 6.035

How is the property currently being used? AG

What is the proposed use of the property? AG

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

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom week

Phone: 6056658333

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

Name: Dean Morman

Address: 44742 302 ST

City: Volin State: SD Zip: 57072

Contact person: Tom week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 6.035

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

4. If a farmstead, how many acres are surrounding it? 6.035

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

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

Name, address and phone number of contractor(s)

-----Owner certification-----

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

Dean Morman
Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 07/12/2022

Board of Adjustment date: _____



Location

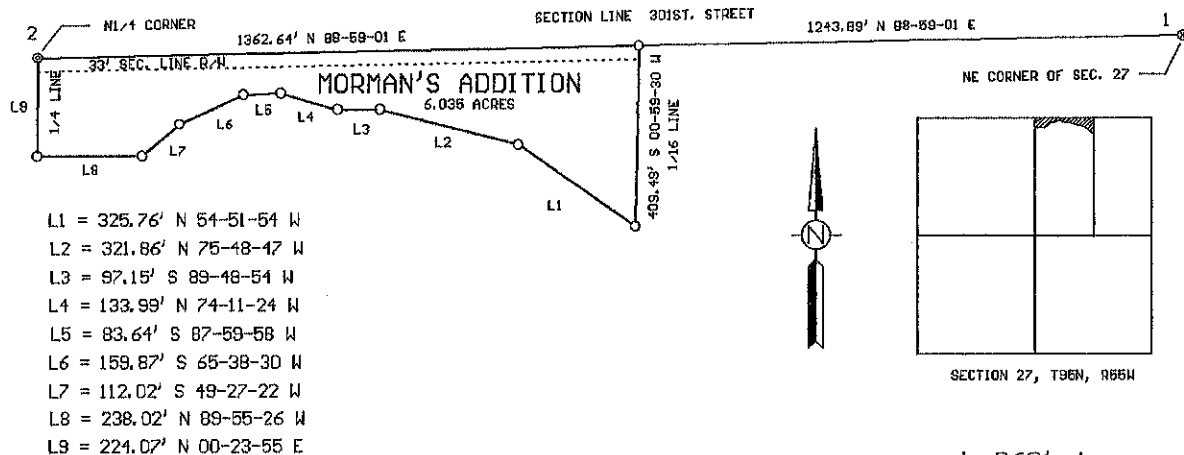
1. Sinclair, Allen et al 12

13

1. **Duchscher, Michael**



PLAT OF MORMAN'S ADDITION, IN THE W1/2 OF THE NE1/4 OF SECTION 27,
T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



L1 = 325.76' N 54-51-54 W
L2 = 321.86' N 75-48-47 W
L3 = 97.15' S 89-48-54 W
L4 = 133.99' N 74-11-24 W
L5 = 83.64' S 87-59-58 W
L6 = 159.87' S 65-38-30 W
L7 = 112.02' S 49-27-22 W
L8 = 238.02' N 89-55-26 W
L9 = 224.07' N 00-23-55 E

- FOUND NAIL
- FOUND REBAR WITH CAP
- SET 5/8" REBAR WITH CAP STAMPED
TOM WEEK LS 2912

1 = LAT. 43-01-29.96956 N, LONG. 97-19-06.53085 W
2 = LAT. 43-01-29.51142 N, LONG. 97-19-41.61280 W

SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF MORMAN'S ADDITION, IN THE W1/2 OF THE NE1/4 OF SECTION 27, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 25TH. DAY OF MAY, 2022.

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

ZONING ADMINISTRATOR

THE UNDERSIGNED, COUNTY ZONING ADMINISTRATOR OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN REVIEWED BY ME OR MY AUTHORIZED AGENT IN ACCORDANCE WITH SECTION 513 (FARMSTEAD, MINIMUM LOT REQUIREMENTS) OF THE YANKTON COUNTY SUBDIVISION REGULATIONS, AND MORMAN'S ADDITION DOES QUALIFY AS A FARMSTEAD.

ZONING ADMINISTRATOR

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING MORMAN'S ADDITION, IN THE W1/2 OF THE NE1/4 OF SECTION 27, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO MORMAN'S ADDITION FROM 301ST. STREET, ANY FURTHER ACCESS POINTS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY APPROVAL

PLAT OF MORMAN'S ADDITION, IN THE W1/2 OF THE NE1/4 OF SECTION 27, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, ALAN H. MORMAN, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: MORMAN'S ADDITION, IN THE W1/2 OF THE NE1/4 OF SECTION 27, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

ALAN H. MORMAN

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ALAN H. MORMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: MORMAN'S ADDITION, IN THE W1/2 OF THE NE1/4 OF SECTION 27, T95N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval
Application
44120

Fees Paid
\$100.00

Applicant
Bill Testing

Created
May 25, 2022

Number
44120

Final | Plat of Morman's
Addition, in the W1/2 of the
NE1/4 of Section 27, T95N,
R55W of the 5th P.M., Yankton
County, South Dakota | Dean
Morman | 44742 302 ST |
07.027.100.200
Submitted by BillTesting on
5/25/2022

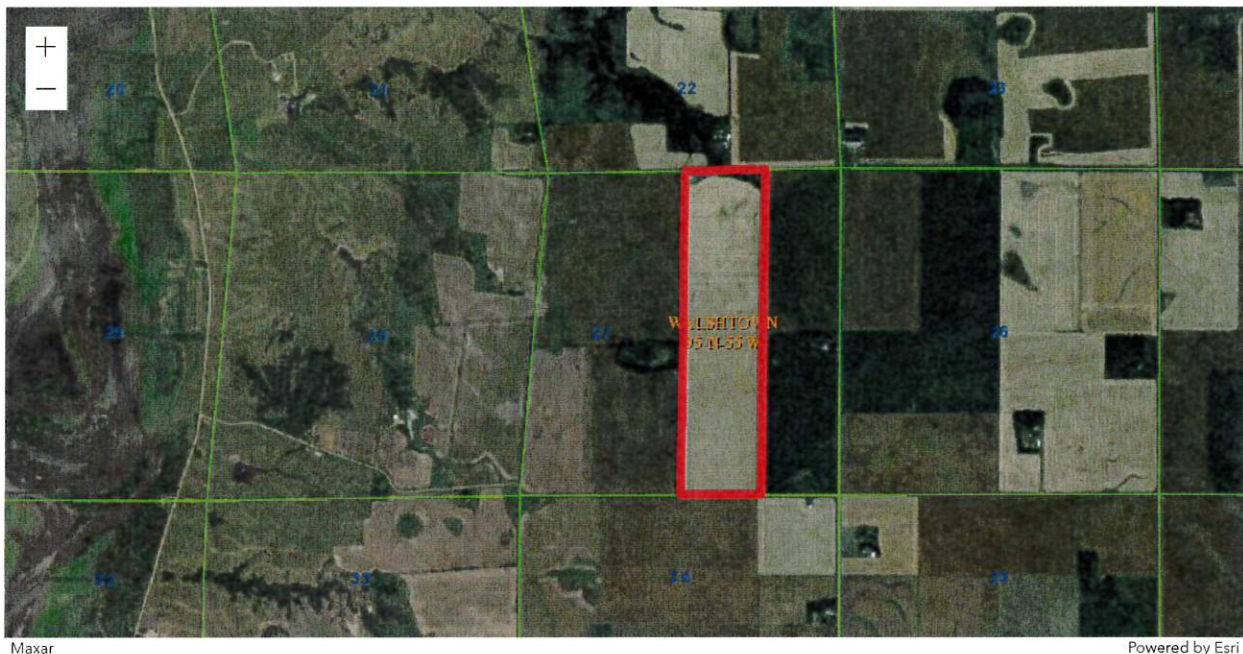


Applicant

Bill Testing

test@test.com

Parcel search Completed On 5/25/2022 11:34 AM EST by bconkling



Maxar Powered by Esri

ParcelID	Address	City	OwnerName	Acres
07.027.100.200			MORMAN, ALAN H (D)	158.000

Requested Information Completed On 5/25/2022 11:37 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

27

Township No:

95

Range

55

Number of Lots/Tracts

1

Number of Acres

6.035

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom week

Phone

6056658333

Property Owner Information

Owner Name

Dean Morman

Address

44742 302 ST

City

Volin

State

SD

Zip

57072

Owner Phone

6056658333

Contact Person

Tom week

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

Agent's name

Agent's Title

Plat Information

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

No

What is/are the lot size(s)

6.035

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

6.035

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 6/7/2022 9:36 AM EST by bconkling

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

Upload Copy of Plat

[Morman plat.pdf](#)

Plat Approval Applicant Checklist 1

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 6/7/2022 9:36 AM EST by bconkling

Owner Certification

Owner(s)

Dean Mormon

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 6/7/2022 9:37 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	4666
Amount Paid	\$100.00

Planning Commission Review Completed On 6/7/2022 9:37 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

07/12/2022

Plat Approval Application (Planning Commission) Completed On 6/7/2022 9:41 AM EST by bconkling

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

4666
June 7, 2022 09:37 AM
Check

\$100.00 paid on June 7, 2022

Plat Approval Application
Application ID: 44120

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/5//2022

Applicant

Roger List- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot A and Lot B of Cody's Addition, in the N1/2 of the SE1/4, and the SE1/4 of the SE1/4 of Section 22, T95N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

-----Development Information-----

Plat Name: Plat of Lot A and Lot B of Cody's

Section No: 22 Township No: 95

Range : 56 Number of Lots/Tracts: 1

Number of Acres: 118.0

How is the property currently being used? AG

What is the proposed use of the property? AG

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

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 605-665-8333

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

Name: Roger List

Address: 222 Capital St

City: Yankton State: SD Zip: 57078

Contact person: Tom Week

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 4.77

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

4. If a farmstead, how many acres are surrounding it? 4.77

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

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

Name, address and phone number of contractor(s)

-----Owner certification-----

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

Roger List
Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____
County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

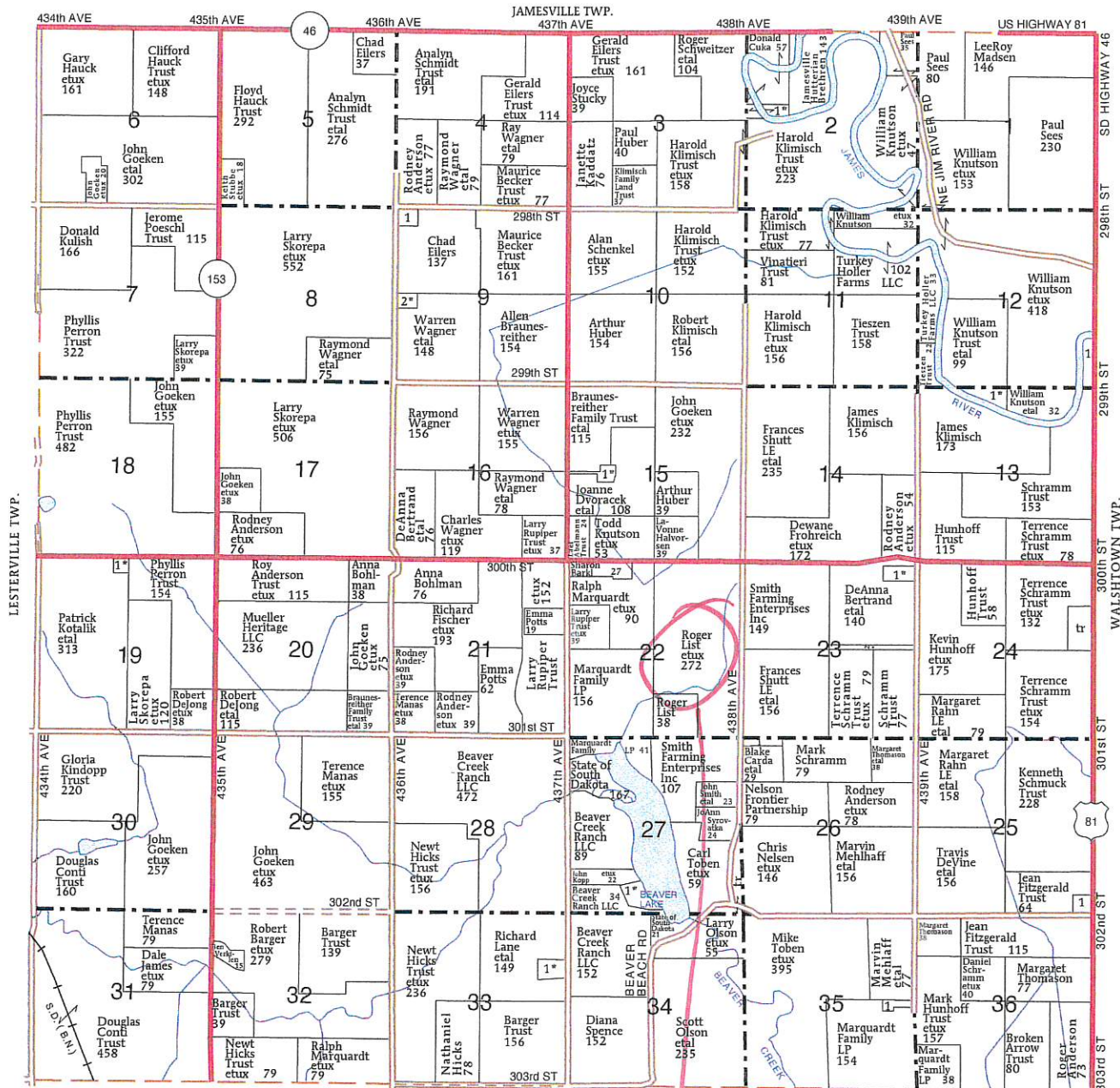
☒ Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 07/12/2022

Board of Adjustment date: _____

(Landowners)



UTICA TWP.

location

CENTRAL TOWNSHIP**SECTION 2**

1. Schweitzer, Roger et al 9

SECTION 9

1. Becker-Jerred, Dawn 11

2. Wagner, Raymond et al 8

SECTION 12

1. State of South Dakota 6

SECTION 13

1. Knutson Trust, William et ux 15

SECTION 15

1. Klimisch, Daniel et ux 10

SECTION 19

1. Kotalik, Steven et ux 5

SECTION 23

1. Hunhoff, Brian et ux 11

2. Schramm Trust 5

SECTION 25

1. Kerr, James 8

SECTION 26

1. Lavelle, Jason 10

SECTION 27

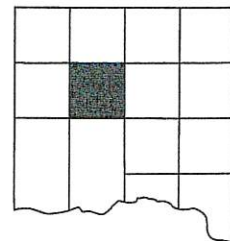
1. List, Roger et ux 18

SECTION 33

1. Kortan, Douglas et ux 9

SECTION 35

1. Jorgensen, Tyler 6



PLAT OF LOT A AND LOT B OF CODY'S ADDITION, IN THE N1/2 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 22, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, ROGER N. LIST AND GLADYS R. LIST, DO HEREBY CERTIFY THAT WE ARE THE ABSOLUTE AND UNQUALIFIED OWNERS OF THE ABOVE DESCRIBED PROPERTY: LOT A AND LOT B OF CODY'S ADDITION, IN THE N1/2 OF THE SE1/4 AND THE SE1/4 OF SECTION 22, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WERE MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS _____ DAY OF _____, _____.

ROGER N. LIST

GLADYS R. LIST

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ROGER N. LIST AND GLADYS R. LIST, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNERS THEREOF HAVE CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: LOT A AND LOT B OF CODY'S ADDITION, IN THE N1/2 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 22, T95N, R56W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAVE SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval
Application
49906

Fees Paid
\$100.00

Applicant
Bill Testing

Created
June 30, 2022

Number
49906

Final | Plat of Lot A and Lot B of
Cody's Addition, in the N1/2 of
the SE1/4, and the SE1/4 of the
SE1/4 of Section 22, T95N,
R56W of the 5th P.M., Yankton
County, South Dakota | Roger
List | 222 Capital St |
11.022.200.100
Submitted by BillTesting on
6/30/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 6/30/2022 12:54 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
11.022.200.100	30061 438 AVE	UTICA	LIST, ROGER N (D) LIST, GLADYS R (D)	118.000

Requested Information Completed On 7/1/2022 3:00 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lot A and Lot B of Cody's Addition, in the N1/2 of the SE1/4, and the SE1/4 of the SE1/4 of Section 22, T95N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

22

Township No:

95

Range

56

Number of Lots/Tracts

1

Number of Acres

118.0

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

605-665-8333

Property Owner Information

Owner Name

Roger List

Address

222 Capital St

City

Yankton

State

SD

Zip

57078

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

4.77

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

4.77

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 7/5/2022 10:06 AM EST by bconkling

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

Upload Copy of Plat

[list.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 7/5/2022 10:08 AM EST by bconkling

Owner Certification

Owner(s)

Roger List

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

Owner Signature




Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 7/5/2022 10:08 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	5024
Amount Paid	\$100.00

Planning Commission Review Completed On 7/5/2022 10:09 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

07/12/2022

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Payment number
Date paid
Payment method

Receipt

5024
July 5, 2022 10:08 AM
Check

Paid by
Bill Testing
test@test.com

\$100.00 paid on July 5, 2022

Plat Approval Application

Application ID: 49906

Description	Amount
Fee	\$100.00