

July 13, 2021

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Doug Hevle

☐ Kristi Schultz

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Concrete Materials – Conditional Use Permit

Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as the Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

7:10 P.M.

Curtis Olivier – Modify Conditional Use Permit and oversized Accessory Structure

Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

7:15 P.M.

Jerry Myott (Buck's Properties) – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for a campground with storage units along the north end of property in a Lakeside Commercial District per Article 11, section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

7:20 P.M.

Nate Franzen – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., Yankton County, South Dakota

7:25 P.M.

Plats

Plat of Lot 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

Plat of Souhrada's Addition, in the SE1/4 of the NE1/4 of Section 31, T95N, R57W of the 5th P.M., Yankton County, South Dakota.

Plat of Tract 1 of McDonald Addition in Government Lots 1 and 2 in the NE1/4 of Section 2, T95N, R55W of the 5th P.M., Yankton County, South Dakota

Plat of Mathison Tract 6, in the NE1/4 of the NE1/4, Section 6, T93N, R56W of the 5th P.M., Yankton County, South Dakota

7:30 P.M.

Discuss preferred method of Packet distribution

7:35 P.M.

Public Comment

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 6/8/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter/Conkling

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

CALL:

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

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

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

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

AGENDA ITEM: **Article 5 and Definitions**

ADDRESS/LEGAL: _____

COMMENTS: Guy Larsen, Jim Pearson, Ron Lorenzen, Jerry Wilson, Dan Klimisch all spoke against Special Permitted Use being in the proposed Article 5 Ordinance

Commission member Kristi Schultz presented proposed changes to the proposed Article 5 Ordinance

MOTION: Motion to accept the proposed Article 5 ordinance with the changes presented to the Planning Commission

Motion Passed 4-2, Barkl and Michael voted "NO", Kettering was absent

APPROVAL: MOTION BY: Schultz SECOND BY: Weiss

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

AGENDA ITEM: **Concrete Materials (Brooke Mulhack) – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

COMMENTS: Justin Foss, Brooke Muhlack spoke on behalf of Concrete Materials
Lauren Nelson, James Elsen, Darrell Nelson, Micah Likness, Alan Ferriss, Joyce Bogatz spoke regarding concerns they had with road deterioration, sound, water quality, and dust.
Dan Hacecky, Mission Hill Township Board, Spoke in regards to whether the access road is open, closed, or vacated

MOTION: Motion to table the application until more information is obtained about the road issues
Motion passed 6-0

APPROVAL: MOTION BY: Michael SECOND BY: Schultz

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

AGENDA ITEM: **Randy Golden – Amend PUD**

ADDRESS/LEGAL: Applicant is requesting to amend their Planned Unit Development plan per Article 22, Section 2201. Said property is legally described as Lot BP1 in the SE1/4 NE1/4, Section 15, T93N R56W of the 5th PM, Yankton County, South Dakota hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 705 Timberland Dr., Yankton, SD

COMMENTS: Randy Golden, Applicant, presented an amended plan expanding from 130 to 150 camping spaces.

MOTION: Approve application as presented pending DANR approval of the septic system
Motion passed 6-0

APPROVAL: MOTION BY: Schultz SECOND BY: Michael

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

AGENDA ITEM: **Jerry Myott – Conditional Use Permit**

ADDRESS/LEGAL: Applicant wishes to construct a campground in a Lakeside Commercial District per Article 11, Section 1107. Said property is legally described as Lot 11, 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: No one representing the application attended the meeting

MOTION: Table the application until the next meeting
Motion passed 6-0

APPROVAL: MOTION BY: Barkl SECOND BY: Schultz

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

AGENDA ITEM: **Plat – Tract 1, Reade Addition**

ADDRESS/LEGAL: Plat of Tract 1, Reade Addition, in the SE1/4 of the NE1/4 of Section 10, T93N, R55W of the 5th P.M., Yankton County, South Dakota

COMMENTS:

MOTION: Approve the plat as presented
Motion passed 6-0

APPROVAL: MOTION BY: Schultz SECOND BY: Weiss
PLANNING: ☒ BARKL ☒ HEVLE ☐ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: Public comment
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: Motion to Adjourn
Passed 6-0

APPROVAL: MOTION BY: Michael SECOND BY: Schultz
PLANNING: ☒ BARKL ☒ HEVLE ☐ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: _____ MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ BARKL ☐ HEVLE ☐ KETTERING ☐ MICHAEL ☐ SCHULTZ ☐ WEISS ☐ HOFFMAN

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant Concrete Materials (Brooke Muhlack) – Conditional Use Permit 5/19/2021

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☒ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
7/13/2021
Board of Adjustment date:
8/3/2021

Time:

Time:

Permit Number: CUP-2021-47

Yankton County

 Variance X Conditional Use Rezoning

Owner: Chris Frick

Owners Address: 44154 306th St Yankton, SD

Owners Phone: (605)661-8154

Applicants Name,
if different from

Owner: Concrete Materials

Applicants

Address: 1500 N Sweetman Pl Sioux Falls, SD

Job Address: _____

Legal: NE4 & SE4

Section,
Township, Range: 18-94-55

Zoning
Classification: AG

Affected Zoning
Ordinance: Section 507Section 507

Reason for
Request: Mining sand and gravel

List Specific
Hardships: _____

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): _____

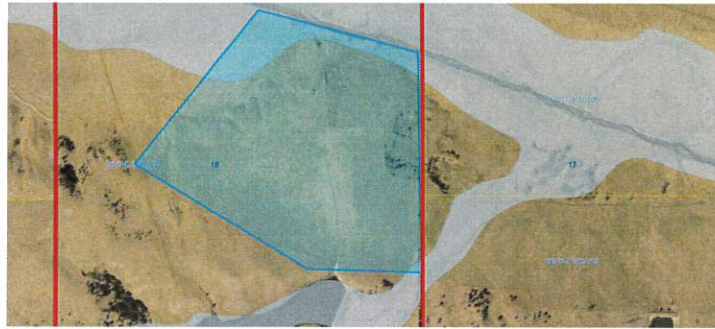
SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

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

Signature:  _____
Concrete Materials

Date: _____
05/19/2021

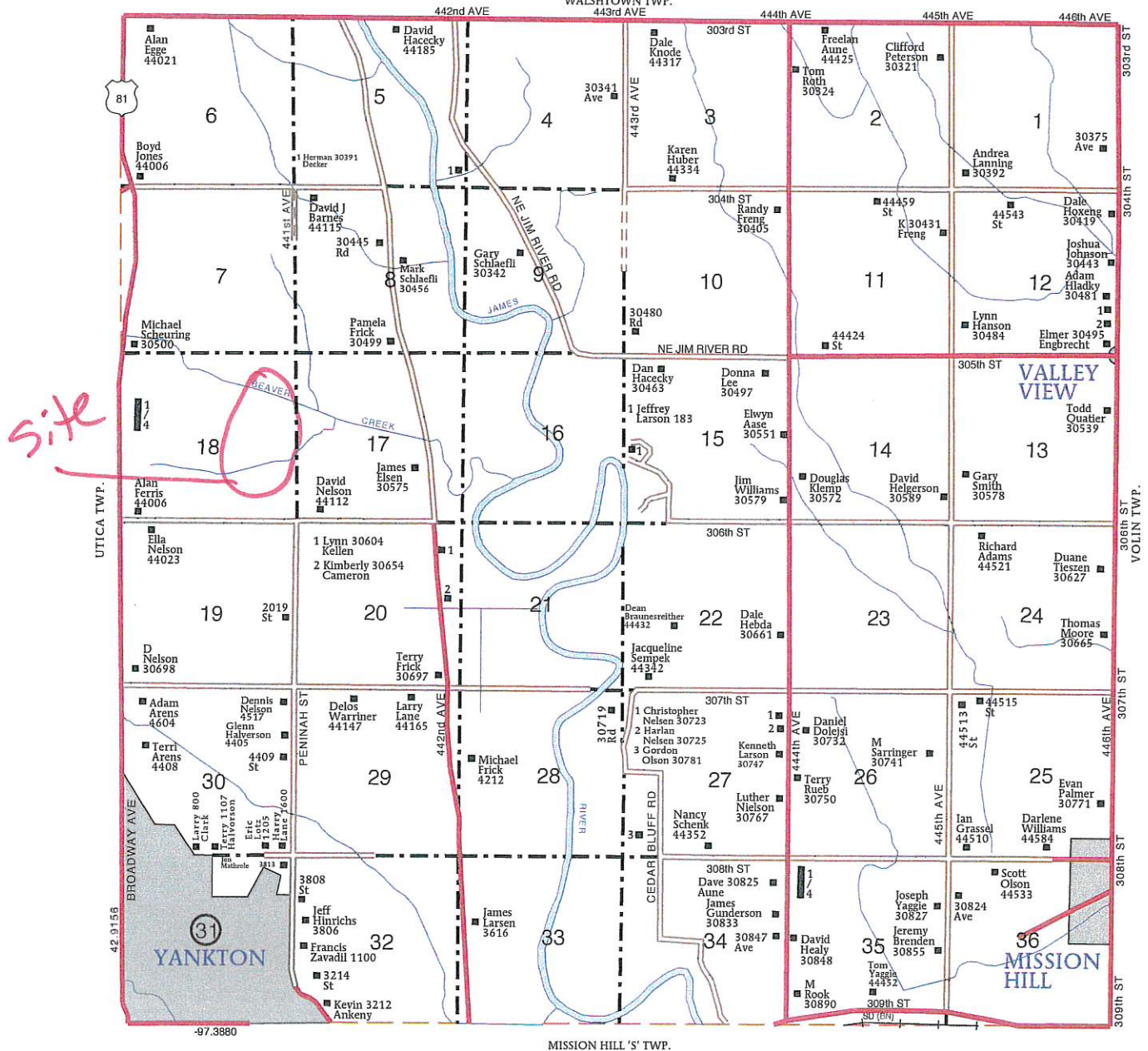
Site Map



Parcel Number: 06.018.100.100

Site Description:

(Residents - Owners or Renters)



MISSION HILL 'N'
TOWNSHIP
SECTION 12

1 Morgan, Tyler 30487
 2 Kocmich, Joshua 30491

SECTION 18

1 Mueller, Kenneth 30540
 2 30544
 3 Borchard, Evan 30546
 4 Jones, Frank 30548

SECTION 35

1 Auch, J 44407
 2 Clough, Nathan 30814
 3 Novak, David 30818
 4 Bovero, Mike 30822

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Concrete Materials (Brooke Muhlack)– CUP-2021-47

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit to mine sand and gravel from 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.	

Frick Trust

MINING COVER PAGE

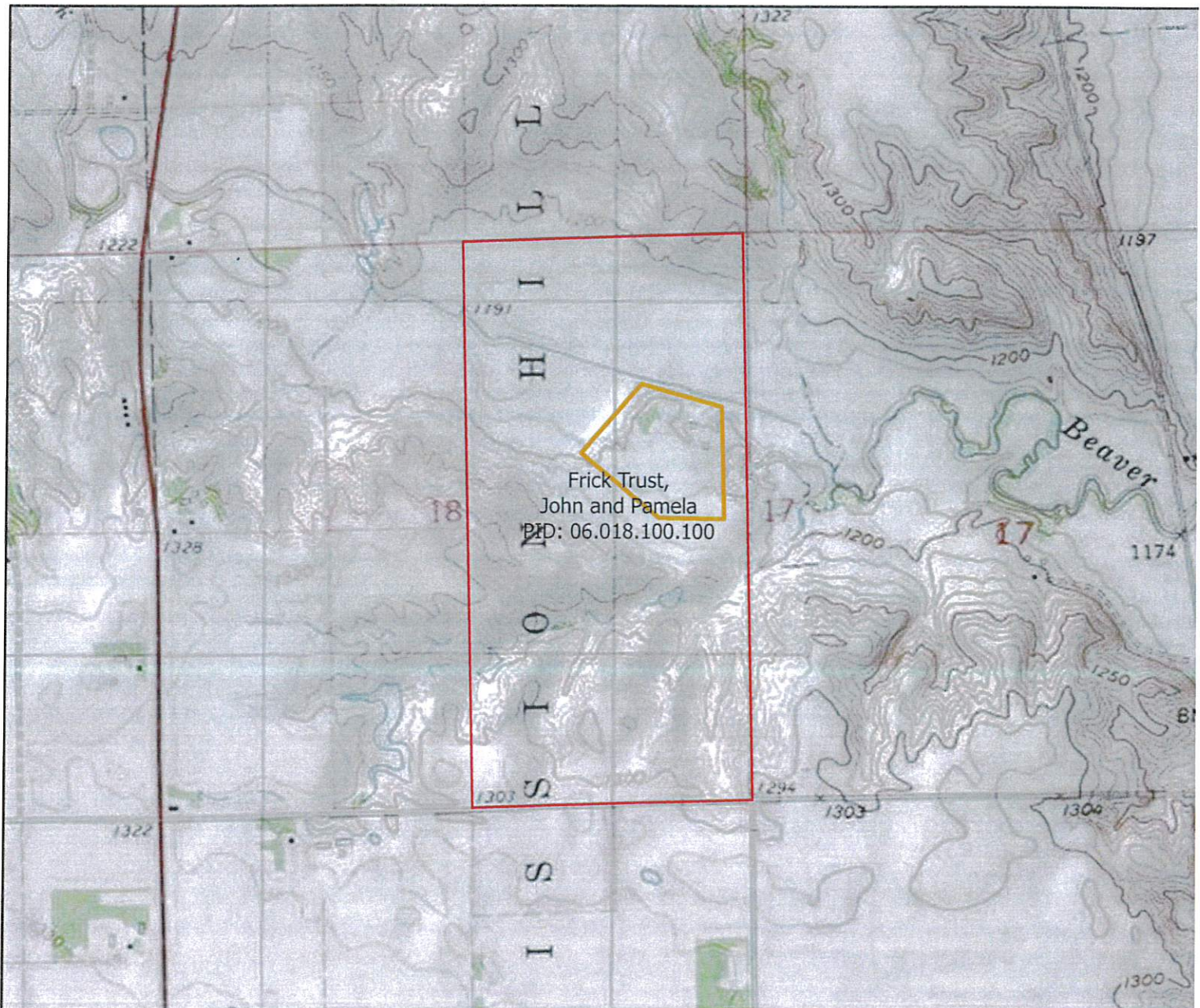
Proposed mining area to be located in
the SE1/4 of NE1/4 Section 18

T94N, R55W

Yankton County, South Dakota

Legend

-  Land Parcel Boundaries
-  Mining Area
-  Frick Trust Land



Variance, Conditional
Use and Rezoning
Application
CUP-2021-47
Applicant
Brooke Muhlack
Fees Paid
\$300.00
Created
May 19, 2021

Number
CUP-2021-
47

06.018.100.100 | Chris Frick | ,
SD,
Submitted by muhlackb on
5/19/2021



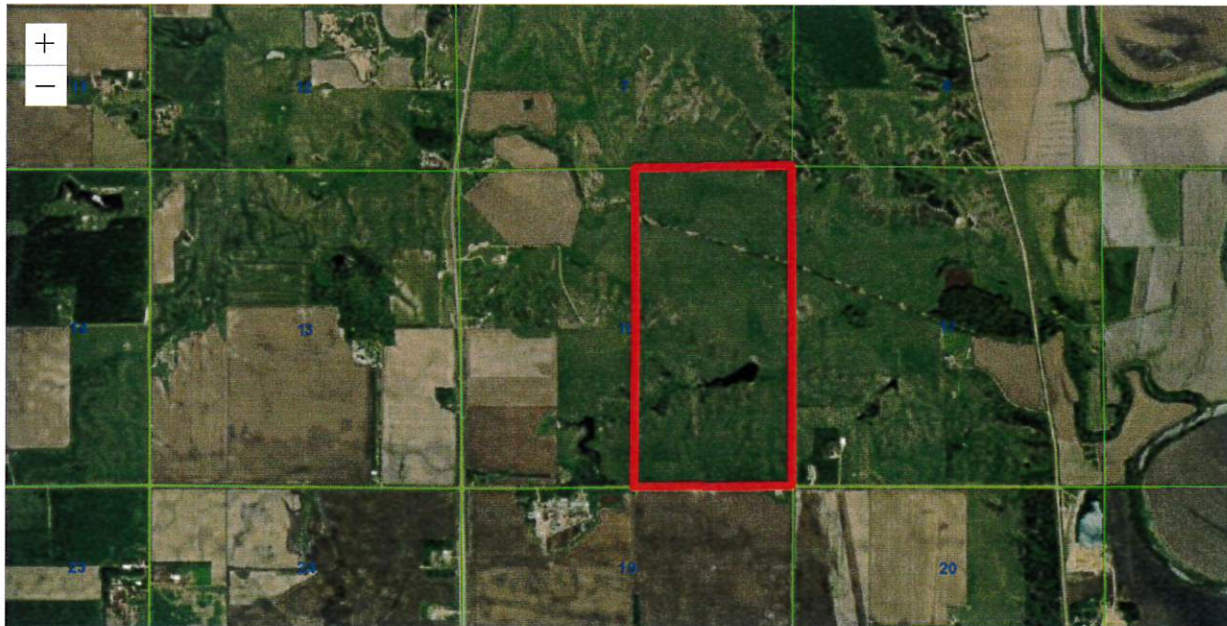
Applicant

Brooke Muhlack

7125776757

brooke.muhlack@kniferiver.com

Parcel search Completed On 5/19/2021 12:45 PM EST by Anonymous



ParcelID	Address	City	OwnerName	Acres
06.018.100.100			FRICK, JOHN G REV TRUST (D) FRICK, PAMELA J REV TRUST (D)	320.000

Request Information Completed On 5/19/2021 12:47 PM EST by muhlackb

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Mining sand and gravel

List Specific Hardships

Applicant Information

Are you the owner of the property?

No

Applicant Name

Concrete Materials

Applicant Address

1500 N Sweetman Pl Sioux Falls, SD

Applicant Phone

(712)279-7570

Owner Information

Owner Name

Chris Frick

Owner Address

44154 306th St Yankton, SD

Owner Phone Number

(605)661-8154

Property Information

Parcel ID Number

06.018.100.100

Legal Description

NE4 & SE4

Site Address

City

Zip

Section-Township-Range

18-94-55

Zoning District

AG

Zoning Description

AG

Existing Use of Property

Property Owner Verification of Approval Completed On 5/19/2021 12:48 PM EST by muhlackb

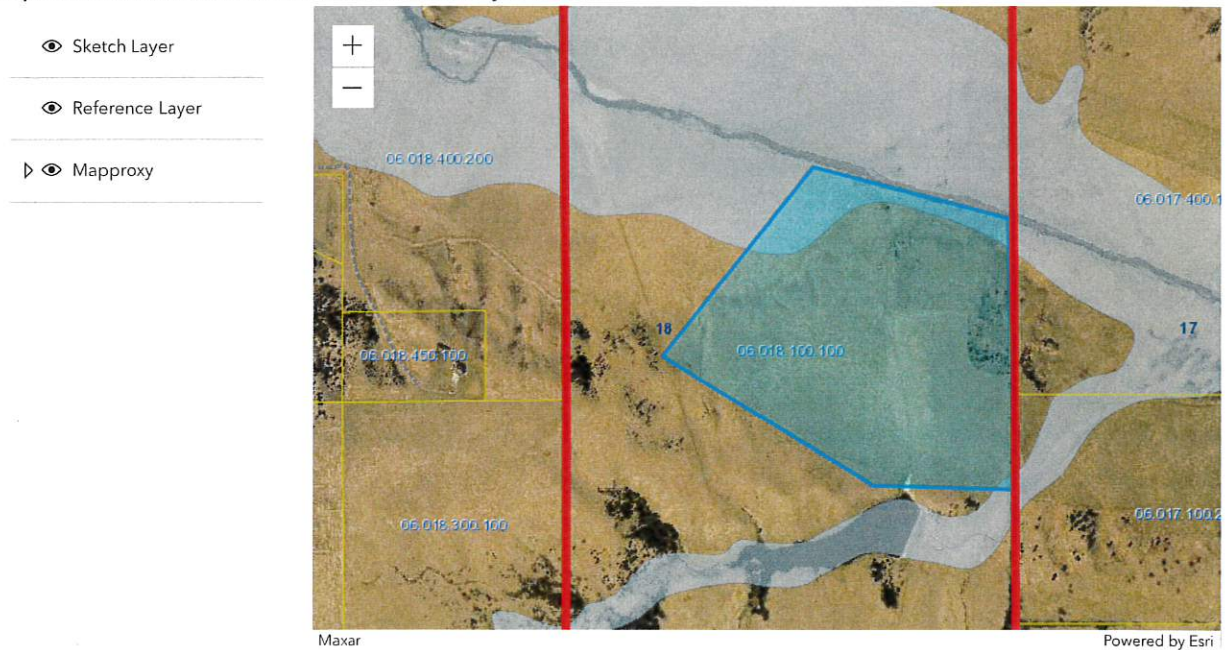
Applicants who are not the property owner must provide consent by the owner for the proposed request. Please download/print the [Verification of Approval](#) document here. Fill out the form and attach below.

Upload signed document here

[Frick Signature.pdf](#)

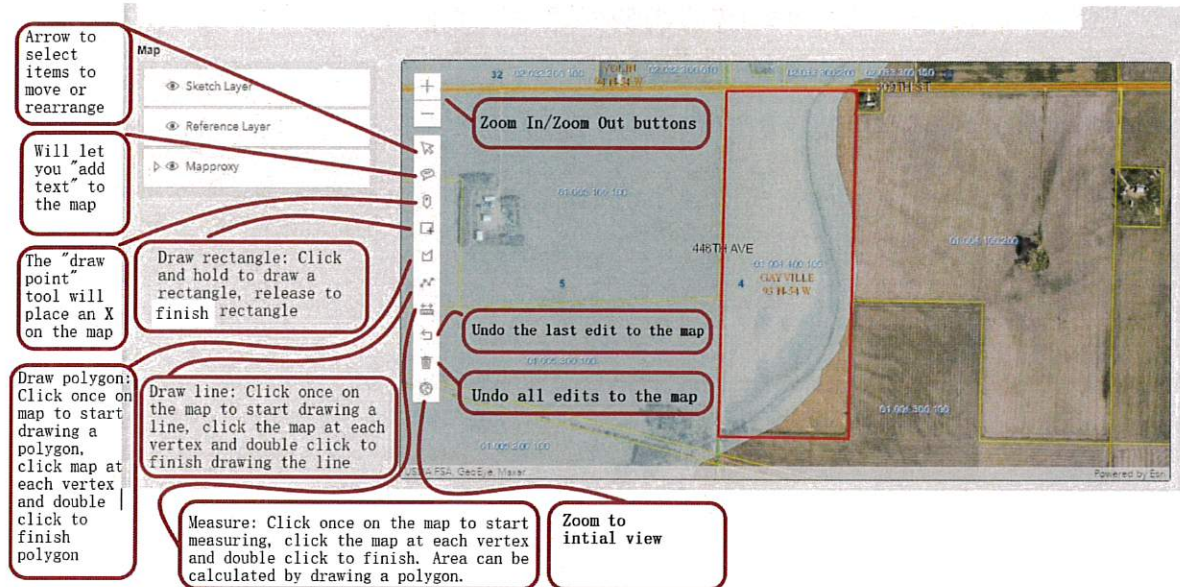
Site Plan Completed On 5/19/2021 12:49 PM EST by muhlackb

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



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents



Draft Building Permit Completed On 5/19/2021 12:49 PM EST by muhlackb

Upload Draft Building Permit 

Draft Building Permit Form Completed On 5/19/2021 12:50 PM EST by muhlackb

Job Address

Legal Description of Construction Site

NE4 & SE4

Owner Name

FRICK, JOHN G REV TRUST (D) || FRICK, PAMELA J REV 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 5/19/2021 12:50 PM EST by muhlackb

[Generate Draft Building Permit](#)

Submit Completed On 5/19/2021 12:50 PM EST by muhlackb

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

5/19/2021

Application Submitted Successfully Completed On 5/19/2021 12:50 PM EST by muhlackb

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 5/19/2021 1:13 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Quarry to mine sand and gravel

Planning Commission Code Reference

Section 507

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

Section 507

Other Board of Adjustment Code Reference ⓘ

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 ⓘ**

A portion of the area identified for mining is in the flood plain. A Floodplain Development permit will be required for that work.

Director Review Completed On 5/20/2021 10:06 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 5/20/2021 1:27 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
----------	-----------	--------

Confirmation Data

Payment Method	Online
----------------	--------

Confirmation Number	
---------------------	--

Amount Paid	\$0.00
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External Notes

Documents

Internal Notes

Documents

VERIFICATION OF APPROVAL
YANKTON COUNTY, SOUTH DAKOTA

I Chris Frick date this 17th day of May, 2021 am aware of the
proposed Variance/CUP/Rezone being proposed by Concrete Materials at the property legally
described as _____

Chris Frick

Signature

44154 306

Address

Yankton, S.D. 57078

City, State, Zip

605-668-8154

Phone

AFFIDAVIT OF MAILING

I, Broke Muhlack, hereby certify that on the 30 day of June, 2021, 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.

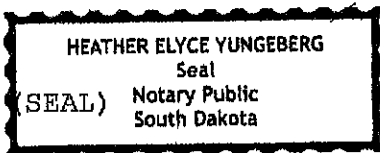
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 30 day of June, 2021.

[Signature]
(Name)
Affiant

Subscribed and sworn to before me this 30 day of June, 2021.

[Signature]
Notary Public - South Dakota
My commission expires: 10/22/2025



My Commission Expires
10/22/2025

NOTIFICATION

June 28, 2021

John Frick
PO Box 661
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 2640 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in an Agriculture District. Applicant wishes to mine sand and gravel per Article 5, Section 507. Said property is legally described The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota.

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

Sincerely,
John Frick

Petitioner

BARNES, DAVID J (D)
44115 304 ST
YANKTON SD 57078

BOGATZ, STEVE JOSEPH (C)
PO BOX 484
YANKTON SD 57078

BORCHARD, EVAN C (D)
30546 US HWY 81
YANKTON SD 57078

ELSEN, JAMES E (D)
30575 SW JIM RIVER RD
YANKTON SD 57078

FERRIS, ALAN R (D)
44006 306 ST
YANKTON SD 57078

FRICK, CHRISTOPHER J (D)
44154 306 ST
YANKTON SD 57078

FRICK, JOHN G REV TRUST (D)
PO BOX 661
YANKTON SD 57078

FRICK, PAMELA J REV TRUST (D)
30499 SW JIM RIVER RD
YANKTON SD 57078

FRICK, TERRY LEE (D)
30697 SW JIM RIVER RD
YANKTON SD 57078

HALLA, GRANT (D)
2900 OAKSIDE DR
BRYAN TX 77802

HALLA, GREGORY (D)
415 COLORADO AVE #C
CHULA VISTA CA 91910

JONES, FRANK D (D)
30548 US HWY 81
YANKTON SD 57078

LIKNESS, MICAH (D)
44054 RASPBERRY LN
YANKTON SD 57078

LIKNESS, MICAH M (D)
44054 RASPBERRY LN
YANKTON SD 57078

MUELLER, KENNETH (D)
30540 US HWY 81
YANKTON SD 57078

NELSON AG HOLDINGS LLC (D)
44023 306 ST
YANKTON SD 57078

NELSON FAMILY PARTNERSHIP (D)
44023 306 ST
YANKTON SD 57078

NELSON, DELMAR F (C)
43742 307 ST
YANKTON SD 57078

NELSON, ELLA E (D)
44023 306 ST
YANKTON SD 57078

RYKEN FAMILY LIMITED PARTNRSHP (D)
PO BOX 603
YANKTON SD 57078

SCHEURING, MICHAEL L (D)
30500 US HWY 81
YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Randy Muhlack, hereby certify that on the 24 day of May, 2021, 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.

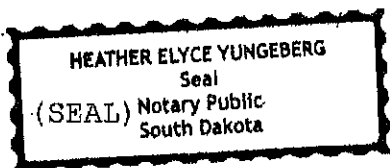
Dated the 24 day of May, 2021.

Randy Muhlack
(Name)
Affiant

Subscribed and sworn to before me this 24 day of May, 2021.

Heather Elyce Yungeberg
Notary Public - South Dakota

My commission expires: 10-22-2025



My Commission Expires
10-22-2025

NOTIFICATION

May 24, 2021

Concrete Materials
1500 N Sweetman Pl
Sioux Falls, SD 57107

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit in an Agriculture District. Applicant wishes to mine sand and gravel per Article 5, Section 507. Said property is legally described The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota.

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

Sincerely,
Brooke Muhlack

Petitioner



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

David Barnes
44115 304 ST
Yankton, SD 57078

Dear David Barnes,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

This proposed site will allow us to continue to serve the public gravel, a vital component to our expanding communities. Along with this letter is our application, including a copy of the Notice of Public Hearing from the Yankton County Office of Planning and Zoning.

Please contact me at 605-336-5784 if you have any questions or concerns regarding our application. If you prefer, I will be happy to meet with you at a time convenient for you.

Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Steve J. Bogatz
PO Box 484
Yankton, SD 57078

Dear Steve J. Bogatz,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Evan Borchard
30546 US HWY 81
Yankton, SD 57078

Dear Evan Borchard,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

James Elsen
30575 SW Jim River Rd
Yankton, SD 57078

Dear James Elsen,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Alan Ferris
44006 306 St
Yankton, SD 57078

Dear Alan Ferris,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Christopher Frick
44154 306 St
Yankton, SD 57078

Dear Christopher Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

John Frick
PO Box 661
Yankton, SD 57078

Dear John Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Pamela Frick
30499 SW Jim River Rd
Yankton, SD 57078

Dear Pamela Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Terry Frick
30697 SW Jim River Rd
Yankton, SD 57078

Dear Terry Frick,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Grant Halla
2900 Oakside Dr
Bryan, TX 77802

Dear Grant Halla,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Gregory Halla
415 Colorado Ave #C
Chula Vista, CA 91910

Dear Gregory Halla,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Frank Jones
30548 US HWY 81
Yankton, SD 57078

Dear Frank Jones,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Micah Likness
44054 Raspberry Ln
Yankton, SD 57078

Dear Micah Likness,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Micah M Likness
44054 Raspberry Ln
Yankton, SD 57078

Dear Micah M Likness,

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Sincerely,

Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Kenneth Mueller
30540 US HWY 81
Yankton, SD 57078

Dear Kenneth Mueller,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Nelson Ag Holdings, LLC
44023 306 St
Yankton, SD 57078

Dear Nelson Ag Holdings, LLC,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Nelson Family Partnership
44023 306 St
Yankton, SD 57078

Dear Nelson Family Partnership,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Delmar Nelson
43742 307 St
Yankton, SD 57078

Dear Delmar Nelson,

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Ella Nelson
44023 306 St
Yankton, SD 57078

Dear Ella Nelson,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Ryken Family Limited Partnership
PO Box 603
Yankton, SD 57078

Dear Ryken Family Limited Partnership,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Andy Haas
Vice President-Operations



A DIVISION OF SWEETMAN CONST. CO.

1500 N SWEETMAN PLACE
POST OFFICE BOX 84140
SIOUX FALLS, SOUTH DAKOTA 57118-4140

May 24, 2021

Michael Scheuring
30500 US HWY 81
Yankton, SD 57078

Dear Michael Scheuring,

Enclosed is a Notice of Public Hearing from the Yankton County Office of Planning & Zoning. As Concrete Materials is hoping to begin mining gravel from the John Frick property, all property owners within 2,640 feet of the outer boundaries of the site are required to be notified of this. We will be appearing before the Planning & Zoning Commission at 7:15 PM, Tuesday, June 8, 2021 to request a conditional use permit to develop a gravel mine site. This site will be located on property legally described as the Northeast Quarter and the Southeast Quarter of Section 18, Township 94 North, Range 55 West of Yankton County, South Dakota.

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Sincerely,

Andy Haas
Vice President-Operations

BARNES, DAVID J (D)
44115 304 ST
YANKTON SD 57078

BOGATZ, STEVE JOSEPH (C)
PO BOX 484
YANKTON SD 57078

BORCHARD, EVAN C (D)
30546 US HWY 81
YANKTON SD 57078

ELSEN, JAMES E (D)
30575 SW JIM RIVER RD
YANKTON SD 57078

FERRIS, ALAN R (D)
44006 306 ST
YANKTON SD 57078

FRICK, CHRISTOPHER J (D)
44154 306 ST
YANKTON SD 57078

FRICK, JOHN G REV TRUST (D)
PO BOX 661
YANKTON SD 57078

FRICK, PAMELA J REV TRUST (D)
30499 SW JIM RIVER RD
YANKTON SD 57078

FRICK, TERRY LEE (D)
30697 SW JIM RIVER RD
YANKTON SD 57078

HALLA, GRANT (D)
2900 OAKSIDE DR
BRYAN TX 77802

HALLA, GREGORY (D)
415 COLORADO AVE #C
CHULA VISTA CA 91910

JONES, FRANK D (D)
30548 US HWY 81
YANKTON SD 57078

LIKNESS, MICAH (D)
44054 RASPBERRY LN
YANKTON SD 57078

LIKNESS, MICAH M (D)
44054 RASPBERRY LN
YANKTON SD 57078

MUELLER, KENNETH (D)
30540 US HWY 81
YANKTON SD 57078

NELSON AG HOLDINGS LLC (D)
44023 306 ST
YANKTON SD 57078

NELSON FAMILY PARTNERSHIP (D)
44023 306 ST
YANKTON SD 57078

NELSON, DELMAR F (C)
43742 307 ST
YANKTON SD 57078

NELSON, ELLA E (D)
44023 306 ST
YANKTON SD 57078

RYKEN FAMILY LIMITED PARTNRSHP (D)
PO BOX 603
YANKTON SD 57078

SCHEURING, MICHAEL L (D)
30500 US HWY 81
YANKTON SD 57078

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 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District (AG) per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

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Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

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 to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:

7/13/2021

Board of Adjustment date:

8/3/2021

Time:

Time:

Permit Number: _____

Yankton County

_____ Variance X Conditional Use _____ Rezoning

Owner: Curtis Olivier

Owners Address: 184 OAK HILLS DR

Owners Phone: 605 660-2169

Applicants Name,
if different from

Owner: Curtis Olivier

Applicants
Address: 184 OAK HILLS DR

Job Address: 109 WELKOM DR

Legal: LT 4 BLK 3 LAW OVERLOOK S/D

Section,
Township, Range: 18-93-56

Zoning
Classification: R2

Affected Zoning
Ordinance: Section 707Section 707


Reason for
Request: Change location of approved community building to east end of same property

List Specific
Hardships: After completing phase 1 we found it necessary to keep home owners separated from maintenance shop which is located on the west end of the property.

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): _____

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE): _____

Application Fee: \$300.00 Check #: 154505711 Receipt #: _____

Signature:  Date: 06/09/2021
Curtis Olivier

Site Map



Parcel Number: 09.018.100.340

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

SECTION 8S

2. Hughes, Scott etux 13

SECTION 9S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance etux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

SECTION 18N

1. Cap LE, Stanley etux 5

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

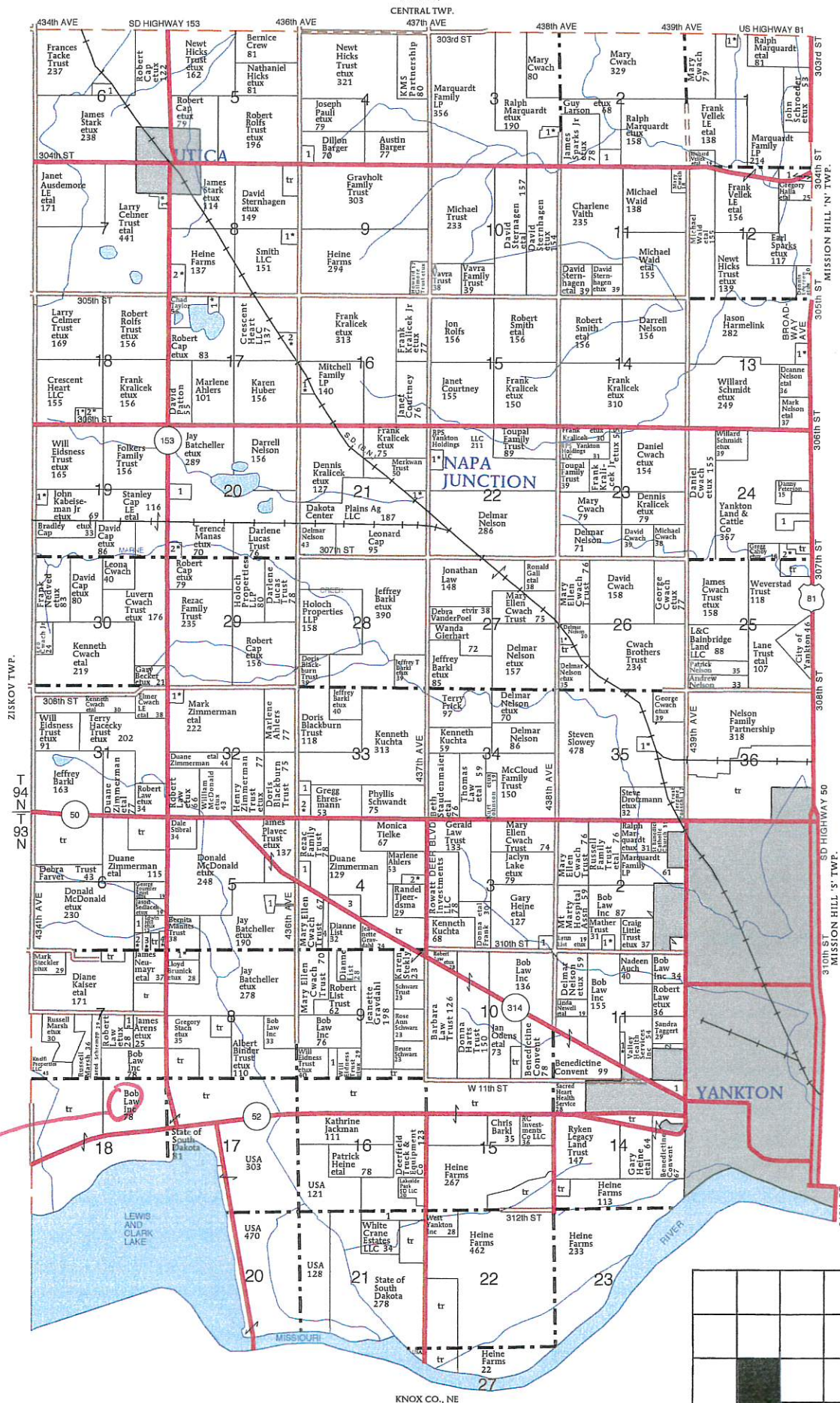
1. Delozier, Darrik 6

SECTION 35

2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



Variance, Conditional
Use and Rezoning

Fees Paid
\$300.00

Application
CUP-2021-49

Applicant
curtis d Olivier

Created
June 9, 2021

Number
CUP-2021-
49

09.018.100.340 | Curtis Olivier |
109 WELKOM DR, YANKTON,
SD, 57078
Submitted by dahlindrywall on
6/9/2021



Applicant

curtis d Olivier

16056651817

DAHLINC@MIDCONETWORK.COM

Parcel search Completed On 6/9/2021 10:06 AM EST by dahlindrywall



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.018.100.340	109 WELKOM DR	YANKTON	OLIVIER, CURTIS (D)	0.000

Draft Building Permit Completed On 6/9/2021 10:32 AM EST by dahlindrywall

Upload Draft Building Permit

[park pictuer 6-9-21.jpg](#)

Submit Completed On 6/9/2021 10:33 AM EST by dahlindrywall

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

6/9/2021

Application Submitted Successfully Completed On 6/9/2021 10:34 AM EST by dahlindrywall

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Request Information Completed On 6/9/2021 11:01 AM EST by bconkling

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Change location of approved community building to east end of same property

List Specific Hardships

After completing phase 1 we found it necessary to keep home owners separated from maintenance shop which is located on the west end of the property.

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Curtis Olivier

Applicant Address

184 OAK HILLS DR

Applicant Phone

605 660-2169

Owner Information

Owner Name

Curtis Olivier

Owner Address

184 OAK HILLS DR

Owner Phone Number

605 660-2169

Property Information

Parcel ID Number

09.018.100.340

Legal Description

LT 4 BLK 3 LAW OVERLOOK S/D

Site Address

109 WELKOM DR

City

YANKTON

Zip

57078

Section-Township-Range

18-93-56

Zoning District

R2

Zoning Description

R2

Existing Use of Property

storage facility, maintenance shop Executive Park Model Estates

Site Plan Completed On 6/9/2021 11:04 AM EST by bconkling

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

☒ Sketch Layer



☒ Reference Layer

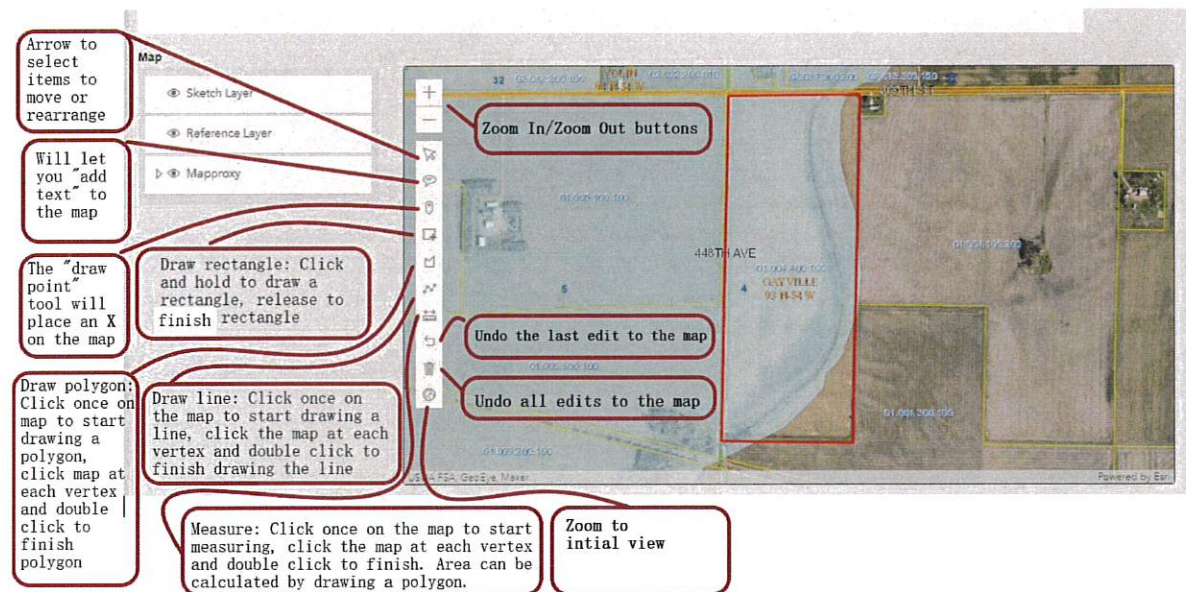
☒ Mapproxy



Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[PARK ADDITION.pdf](#)



Planning Review Completed On 6/9/2021 11:39 AM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting to change the location of a community center in his previously approved Conditional Use Permit and for exceeding the aggregate 2400 square footage allowed for accessory buildings in a Moderate Density Residential (R2) District

Planning Commission Code Reference

Section 707

Other Planning Commission Code Reference ①

Board of Adjustment Code Reference

Section 707

Other Board of Adjustment Code Reference ❶

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 ❶

R2

Wave Fee

Notes ❶

Director Review Completed On 6/9/2021 11:50 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 6/10/2021 9:53 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	154505711
Amount Paid	\$300.00

PC Prep Completed On 6/28/2021 9:14 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

July 13th 2021, 7:10 pm CDT

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

07/03/2021 7:10 PM

Additional Instructions for PC email

Return the affidavit 8 days prior to the public meeting:

07/05/2021 7:10 PM

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

07/06/2021 7:10 PM

Upload PC Mailing Labels

labels.pdf

Upload PC Affidavit of Mailing

3 Mailing affidavit 1320.pdf

Upload PC Notification Letter

Olivier NOT Letter.pdf

Upload PC Newspaper Publication

Legals templatePC.pdf

Check box when ready to send notices

Permit Number

CUP-2021-49

Receipt Number

Email Preview Completed On 6/28/2021 9:14 AM EST by bconkling

Please see the attached Notification Letter, address labels, and affidavit of mailing.

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is 07/03/2021 7:10 PM.

Return the affidavit to me (email is fine) 7 days prior to the public meeting, by 07/05/2021 7:10 PM

Place your zoning action sign 7 days prior to the public meeting, by 07/06/2021 7:10 PM

If any information is incorrect, please let me know immediately.

PC Prep Completed On 6/28/2021 9:15 AM EST by bconkling

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July 13th 2021, 7:10 pm CDT

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[labels.pdf](#)

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[3 Mailing affidavit 1320.pdf](#)

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[Olivier NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals templatePC.pdf](#)

Check box when ready to send notices

Send Notice

Permit Number

undefined

Receipt Number

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PC App Form Completed On 6/28/2021 9:15 AM EST by bconkling

[PC App Form](#)

External Notes

Documents

Internal Notes

Documents



AFFIDAVIT OF MAILING

I, Curtis Almy, hereby certify that on the 29 day of June, 2021, 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.

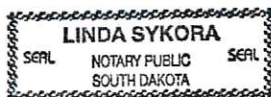
Dated the 29 day of June, 2021.

Curtis Almy
(Name)
Affiant

Subscribed and sworn to before me this 29 day of June, 2021.

Linda Sykora
Notary Public - South Dakota
My commission expires: May 7, 2026

(SEAL)



NOTIFICATION

June 28, 2021

Curt Olivier
184 Oak Hills Dr
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., 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,
Curt Olivier

Petitioner

ABBOTT, DAVID (D)
PO BOX 117
YANKTON SD 57078

BESSERT, BARRY (D)
3606 RED MOUNTAIN DR
FORT COLLINS CO 80525

BLOTSKE, TIM (D)
4908 EAST MANGROVE ST
SIOUX FALLS SD 57110

BOB LAW INC (D)
3812 SD HWY 314
YANKTON SD 57078

BROMAN, EMILY K (D)
66 GET A WAY TRL
CROFTON NE 68730

CHALKSTONE BLUFFS VACATION (D)
3 EAST MAIN ST #201
VERMILLION SD 57069

DEJAGER, KEITH D (D)
117 OKIE DOKIE LN
YANKTON SD 57078

DICKES, KAREN E (D)
109 DEW DROP INN LN
YANKTON SD 57078

EHLERS, MARVIN D REVOC TRUST (D)
31129 435 AVE
YANKTON SD 57078

ERICKSON, WADE (D)
PO BOX 411
HOWARD SD 57349

EVANS, MATTHEW L (D)
31120 435 AVE
YANKTON SD 57078

EXECUTIVE PARK MODEL EST LLC (D)
3703 WEST 7 ST
YANKTON SD 57078

FOLKEN, CHARLES L (D)
379 ROAD R
LEIGH NE 68643

FRAUENDORFER, MICHAEL A (D)
31118 435 AVE
YANKTON SD 57078

FULLENKAMP, ROBERT J (D)
221 RED CEDAR DR
YANKTON SD 57078

GRECKEL, HARLAN H (D)
PO BOX 708
YANKTON SD 57078

HEYL, ALAN REVOCABLE TRUST (D)
31374 479 AVE
AKRON IA 51001

HOFFMAN, KENNETH (D)
28531 C-38
MERRILL IA 51038

IBIS, MARK (D)
1101 S 4 AVENUE
SIOUX FALLS SD 57105

JANKE, TERRY L LIVING TRUST (D)
56775 HWY 98
WINSIDE NE 68790

KLEINSCHMIT, GARY J (D)
108 OKIE DOKIE LN
YANKTON SD 57078

KNODEL FAMILY TRUST (D)
2606 ELLA LN
YANKTON SD 57078

KORTAN, DARRELL (D)
6101 WEST QUEENS CIR
SIOUX FALLS SD 57106

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

ORTMAN LAKE HOUSE LLC (D)
PO BOX 187
CANISTOTA SD 57012

PRICE, ZAC (D)
325 WEST 6 ST
TEA SD 57064

REITER, JIM (D)
617 N OAKRIDGE RD
BRANDON SD 57005

RYKEN, GREG (D)
114 DEW DROP IN LN
YANKTON SD 57078

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

SHIPWRECK INC (D)
115 STARBOARD ST
YANKTON SD 57078

SIEMSGLUSZ, MICHAEL (D)
3400 MACH 1 DR
NORFOLK NE 68701

SNUGGERUD, STEVEN (D)
3116 W BITTERROOT ST
SIOUX FALLS SD 57108

TAYLOR, RANDY (D)
2619 310 ST
ROCK VALLEY IA 51247

VOGT, CLARENCE M (D)
112 EAST ST
YANKTON SD 57078

WIEMAN, BRIAN (D)
119 MARINA BLUFFS RD
YANKTON SD 57078

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Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

Jerry Myott (Buck's Properties)

Date 4/22/2021

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1107 ☐ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant wishes to construct a campground with storage units along the north end of property.
Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

PC: Article 18 Section 1807

BOA: Article 19 Section 1907

Planning Commission date:

7/13/2021

Board of Adjustment date:

8/3/2021

Time:

Time:

Yankton County

 Variance X Conditional Use Rezoning

Owner: Jerry Myott

Owners Address: 47001 Mona Street, Suite 5 Tea SD 57064

Owners Phone: 16053595446

Applicants Name,
if different from

Owner: Buck's Properties LLC

Applicants

Address: 47001 Mona Street, Suite 5 Tea SD 57064

Job Address: lot 11(replat of lots 11 and 12)

Legal: Lot 11 Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N,

Section,
Township, Range: 16-93-56

Zoning
Classification: Lakeside Commercial (LC)

Affected Zoning Ordinance: Section 1107Section 1107

Reason for Request: RV Seasonal campground with future storage units

List Specific Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 07/13/2021 7:15 PM
~~05/11/2021 7:35 PM CDT~~

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 150328939 Receipt #:

Signature: 
Jerry Myott

Date:

04/15/2021

Site Map



Parcel Number: 09.016.200.100

Site Description: Siteplan in process and will be uploaded before meeting

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

SECTION 5N

2. Brandt Trust, Merle etal 11

SECTION 5S

3. Zimmerman, Steve 20
4. List Trust, Robert 18

SECTION 6N

1. Batcheller, Jay 8

SECTION 6S

1. Town of Utica 6

SECTION 7N

1. Maska, Leann 5

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6

SECTION 8S

2. Hughes, Scott etux 13

SECTION 9N

1. Fanta, Timothy etux 9

SECTION 9S

1. Heceky Trust, Terrance etux 11

SECTION 10N

2. Affordable Self Storage LLC 8

SECTION 10S

1. Marquardt Family LP 6

SECTION 11N

1. Cotton, Jeffrey etux 8

SECTION 11S

1. Yankton Medical Clinic PC 12

SECTION 12N

1. Anstine, Rodney etux 7

SECTION 12S

1. Schenkel, Darrell etux 8

SECTION 13N

2. Tacke, WM etux 13

SECTION 13S

1. Cap LE, Stanley etal 5

SECTION 14N

1. Cap, Robert etux 7

SECTION 14S

1. Schenkel, Daniel etux 7

SECTION 15N

1. Yankton Co Sharpshooters Assn 12

SECTION 15S

2. Johnson, Michael etux 9

SECTION 16N

1. Kralicek, Frank etux 5

SECTION 16S

1. White Crane Estates LLC 18

SECTION 17N

1. Taggart, William etux 9

SECTION 17S

1. Marquardt, Doug 13

SECTION 18N

2. Keller, Dallas etux 10

SECTION 18S

1. Barnes, David etux 7

SECTION 19N

1. Zimmerman Trust, Henry etal 12

SECTION 19S

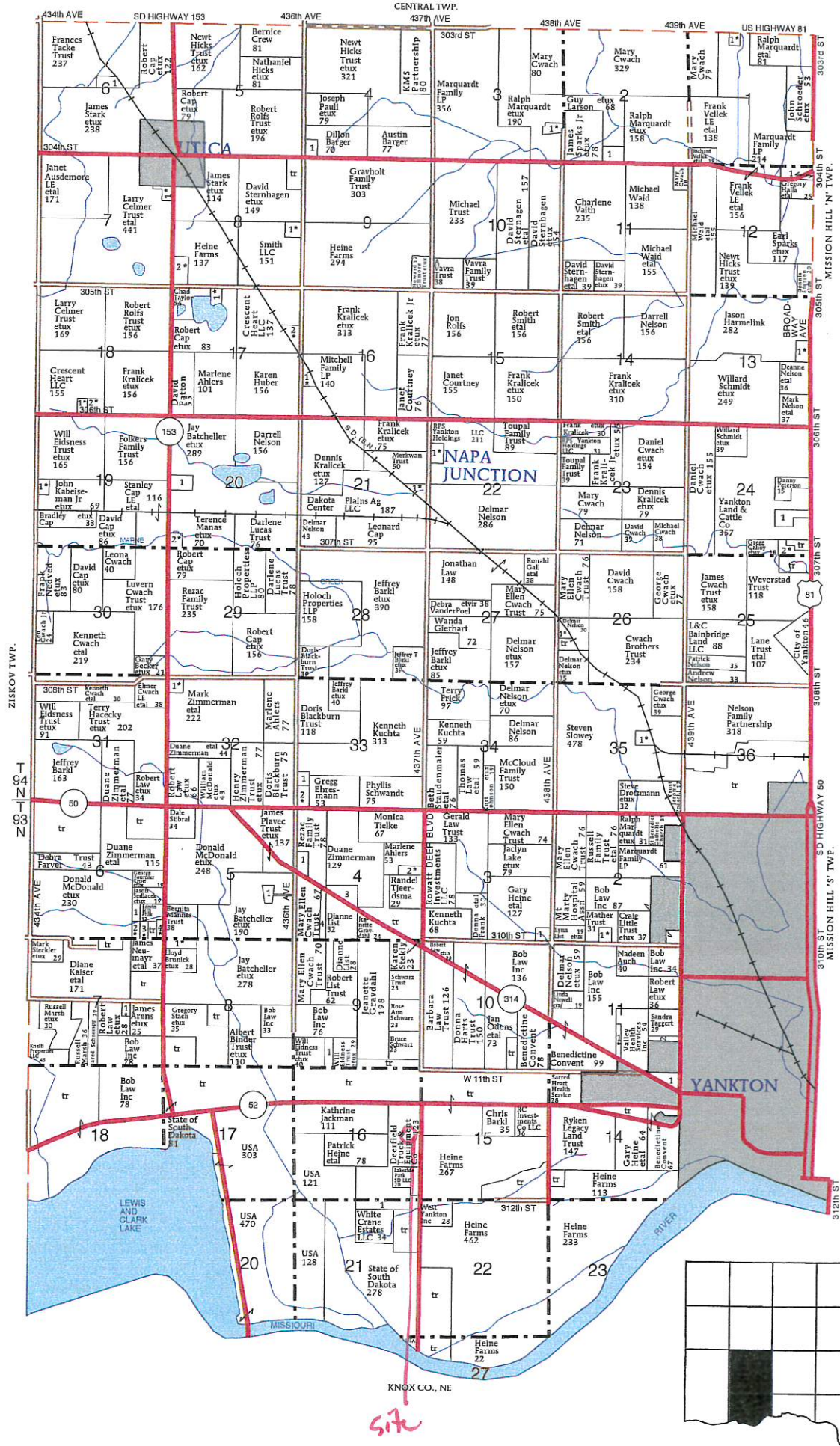
1. Delozier, Darrik 6

SECTION 20N

2. Waddell, Edward etux 8

SECTION 20S

1. Slowey, Steven etux 14



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Jerry Myott (Buck's Properties) – CUP-2021-46

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant wishes to construct a campground with storage units in a Lakeside Commercial District (LC) Per Article 11 Section 1107
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	

PLAT OF LOT 11, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R66W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

EXISTING DRIVEWAY
42°52'33.81327" N
97°27'41.26996" W

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57407B
(605) 665-8455

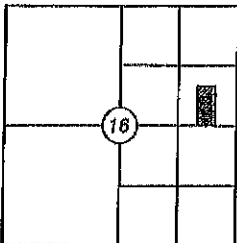
NOTE:
BASIS OF BEARING
BY GPS OBSERVATION



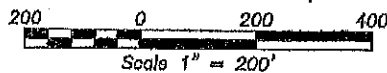
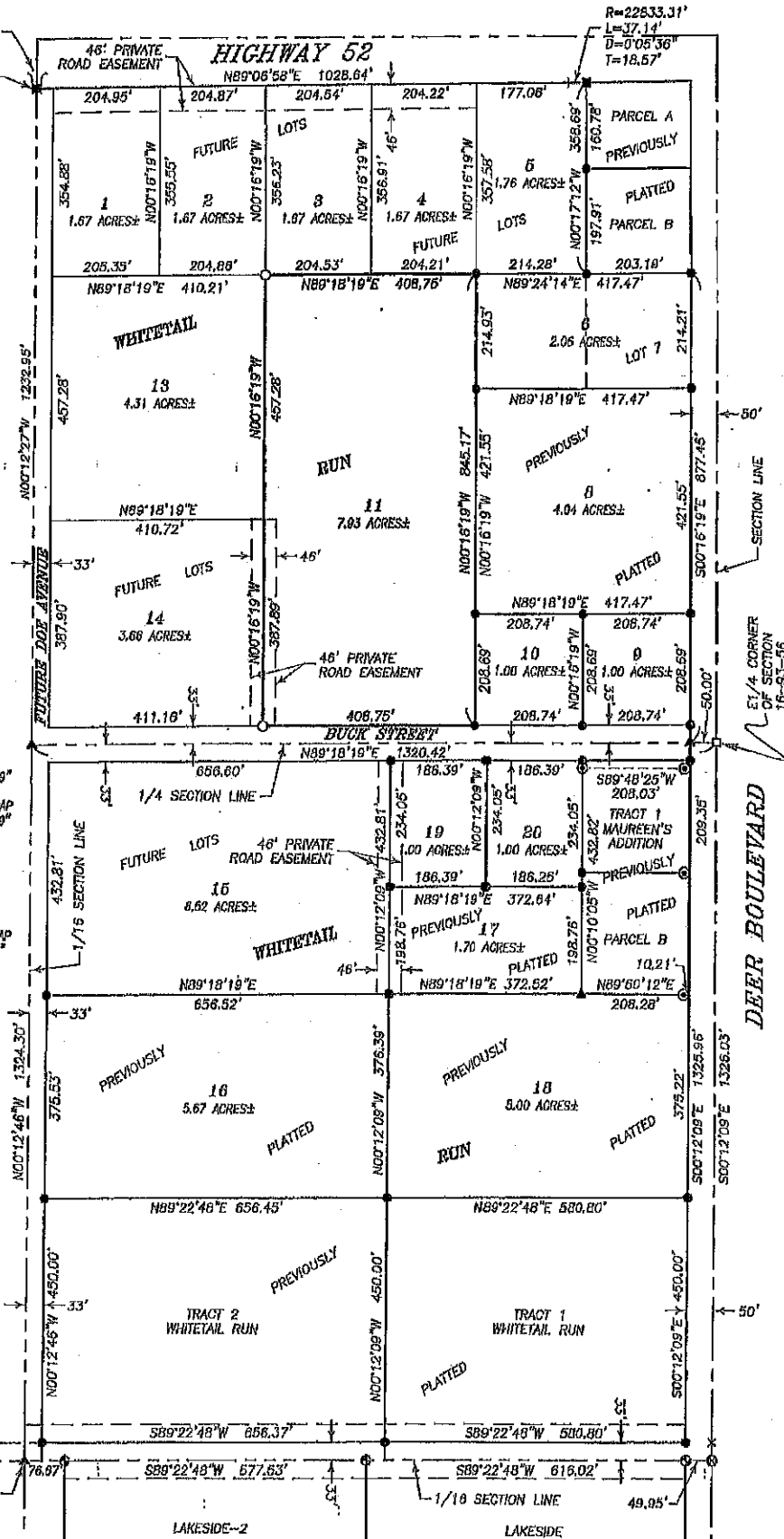
LEGEND

- SET 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- FOUND ALUMINUM DOT CAP
- ⊗ FOUND P-X NAIL
- ⊕ FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "TOM WEEK PELS 2012"
- ▲ FOUND IRON PIPE WITH L.S. CAP
STAMPED "SKROCH 9110"
- ⊙ FOUND IRON PIPE
- × CALCULATED CORNER

NO EXISTING DRIVEWAYS



LOCATION (N.T.S.)



PLAT OF LOT 11, WHITTETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF
SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 11, WHITTETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 7TH DAY OF APRIL, 2021.



John L. Brandt
JOHN L. BRANDT REG. NO. 6349

OWNER'S CERTIFICATE

I, DENNIS L. CHRISTENSEN, AS PRESIDENT OF DEERFIELD TRUCK & EQUIPMENT COMPANY, A NEBRASKA CORPORATION, DO HEREBY CERTIFY THAT DEERFIELD TRUCK & EQUIPMENT COMPANY IS THE OWNER OF THE ABOVE SAID REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS 19 DAY OF April, 2021.

Dennis L. Christensen
DENNIS L. CHRISTENSEN
PRESIDENT, DEERFIELD TRUCK & EQUIPMENT COMPANY

STATE OF South Dakota
COUNTY OF Yankton

ON THIS 19 DAY OF April, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DENNIS L. CHRISTENSEN, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF DEERFIELD TRUCK & EQUIPMENT COMPANY, AND THAT HE AS PRESIDENT, BEING AUTHORIZED BY HIMSELF, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

10-11-2124 Dennis Christensen
MY COMMISSION EXPIRES NOTARY PUBLIC

RESOLUTION OF APPROVAL

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

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

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

Mayor, City of Yankton, South Dakota DATE

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

Finance Officer, Yankton, South Dakota DATE

COUNTY PLANNING COMMISSION RESOLUTION

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

Planning Commission Chair DATE

Zoning Administrator DATE

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS DAY OF 20.

Chairman, County Commissioners

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

County Auditor

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

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

Highway or Street Authority DATE

COUNTY TREASURER'S CERTIFICATE

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

County Treasurer DATE

DIRECTOR OF EQUALIZATION

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

Director of Equalization DATE

REGISTER OF DEEDS

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

Register of Deeds

Variance, Conditional
Use and Rezoning
Application
CUP-2021-46
Applicant
Jerry Myott
Fees Paid
\$300.00
Created
April 15, 2021

Number
CUP-2021-
46

09.016.200.100 | Jerry Myott |
lot 11(replat of lots 11 and
12), YANKTON, SD, 57078
Submitted by jjmyott on
4/15/2021



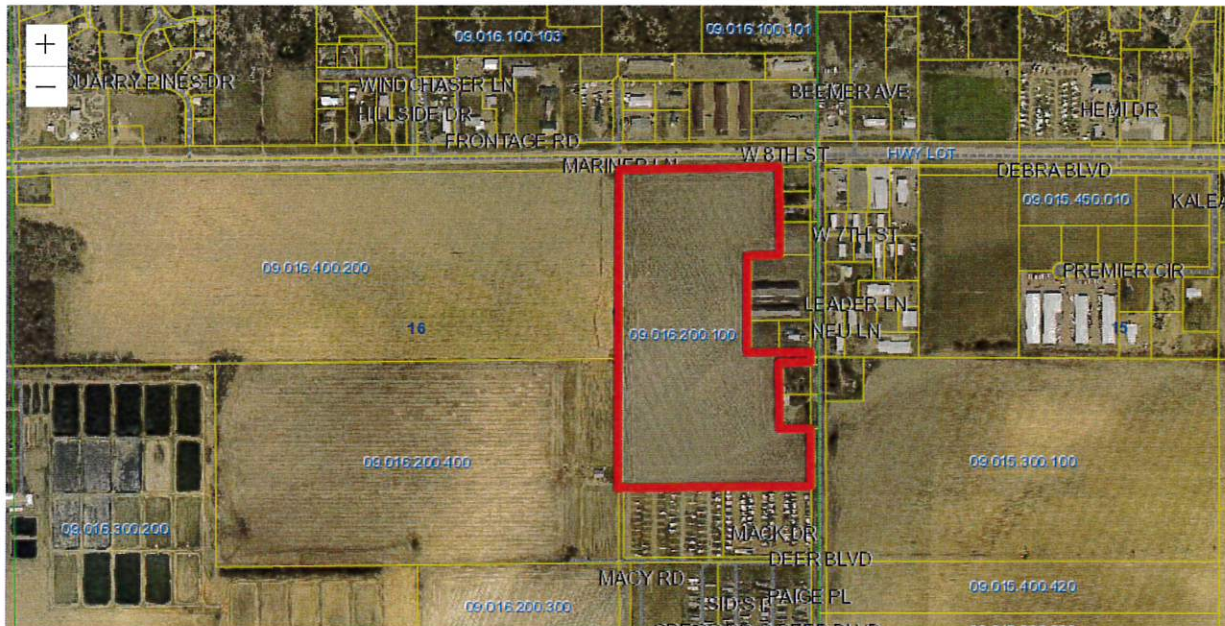
Applicant

Jerry Myott

605-359-5446

jerenhomes@iw.net

Parcel search Completed On 4/15/2021 10:37 AM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.016.200.100		YANKTON	DEERFIELD TRUCK & EQUIPMENT CO (D)	52.470

Request Information Completed On 4/15/2021 10:55 AM EST by jjmyott

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

RV Seasonal campground with future storage units

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Buck's Properties LLC

Applicant Address

47001 Mona Street, Suite 5 Tea SD 57064

Applicant Phone

6053595446

Owner Information

Owner Name

Jerry Myott

Owner Address

47001 Mona Street, Suite 5 Tea SD 57064

Owner Phone Number

16053595446

Property Information

Parcel ID Number

09.016.200.100

Legal Description

Lot 11 Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Site Address

lot 11(replat of lots 11 and 12)

City

YANKTON

Zip

57078

Section-Township-Range

16-93-56

Zoning District

RT

Zoning Description

RT

Existing Use of Property

Ag

Draft Building Permit Completed On 4/15/2021 11:00 AM EST by jjmyott

Upload Draft Building Permit 

Draft Building Permit Form Completed On 4/15/2021 11:06 AM EST by jjmyott

Job Address**Legal Description of Construction Site**

SE4 NE4 EXC PARC A&B & EXC LT H-2 & H-3 & NE4 SE4 EXC PARC A&B & EXC TRACTS 1&2 & LTS 7-10 WHITETAIL RUN & EXC

Owner Name

Bucks Properties LLC

Owner Address

47001 Mona Street, Suite 5 Tea SD

Owner Phone

6053595446

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

\$ undefined

Generate Draft Building Permit Completed On 4/15/2021 11:06 AM EST by jjmyott

[Generate Draft Building Permit](#)

Submit Completed On 4/15/2021 11:06 AM EST by jjmyott

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

4/15/2021

Application Submitted Successfully Completed On 4/15/2021 11:06 AM EST by jjmyott

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Site Plan Completed On 4/22/2021 1:00 PM EST by bconkling

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

☒ Sketch Layer

+

☐ Reference Layer

-

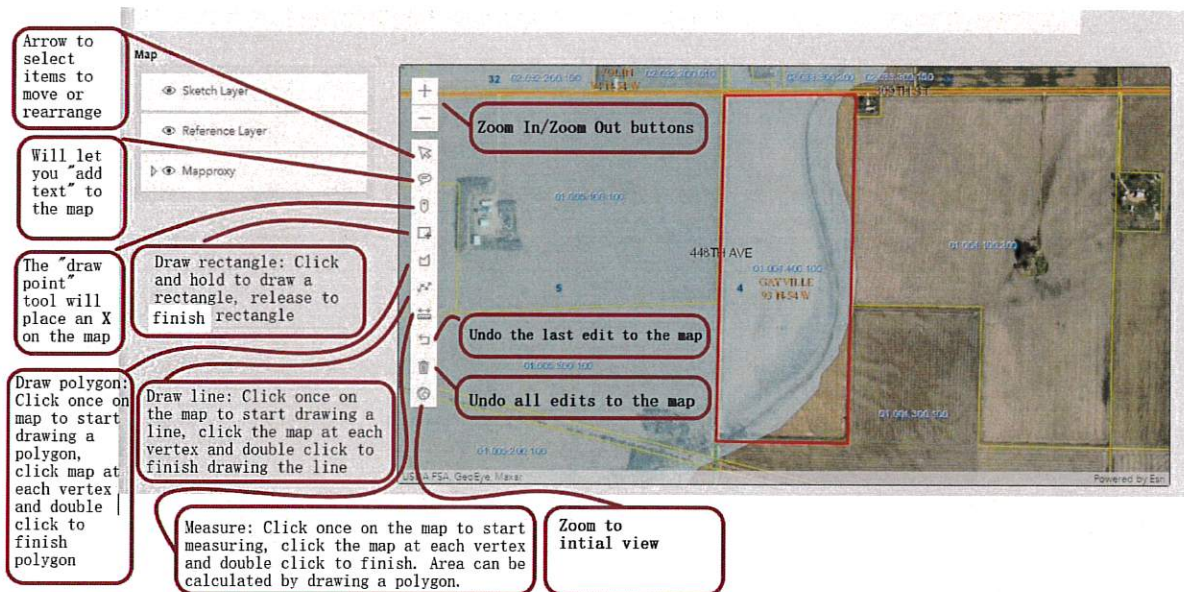


Describe the location and use of adjacent structures

Siteplan in process and will be uploaded before meeting

Upload Site Plan and/or additional plans and documents

[HPSCAN_20210422164757008_2021-04-22_164856522.pdf](#)



Planning Review Completed On 4/22/2021 1:01 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant wishes to construct a campground with storage buildings on the north end of property

Section 1107

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 1107

Other Board of Adjustment Code Reference ⓘ

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

Zoning Classification ⓘ

Lakeside Commercial (LC)

Wave Fee

Notes ⓘ

Director Review Completed On 4/22/2021 1:14 PM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 4/27/2021 12:00 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$300.00

Confirmation Data

Payment Method	Online
Confirmation Number	150328939
Amount Paid	\$300.00

PC Prep Completed On 4/27/2021 12:58 PM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

May 11th 2021, 7:35 pm CDT

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

05/01/2021 7:35 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

05/03/2021 7:35 PM

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

05/04/2021 7:35 PM

Upload PC Mailing Labels

[Labels.pdf](#)

Upload PC Affidavit of Mailing

[Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Notification Letter.pdf](#)

Upload PC Newspaper Publication

[Legals templatePC.pdf](#)

Check box when ready to send notices

Send Notice

Permit Number

CUP-2021-46

Receipt Number

Email Preview Completed On 4/27/2021 12:58 PM EST by bconkling

Please see the attached Notification Letter, address labels, and affidavit of mailing.

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is 05/01/2021 7:35 PM.

Return the affidavit to me (email is fine) 7 days prior to the public meeting, by 05/03/2021 7:35 PM

Place your zoning action sign 7 days prior to the public meeting, by 05/04/2021 7:35 PM

If any information is incorrect, please let me know immediately.

PC App Form Completed On 4/27/2021 12:58 PM EST by bconkling

[PC App Form](#)

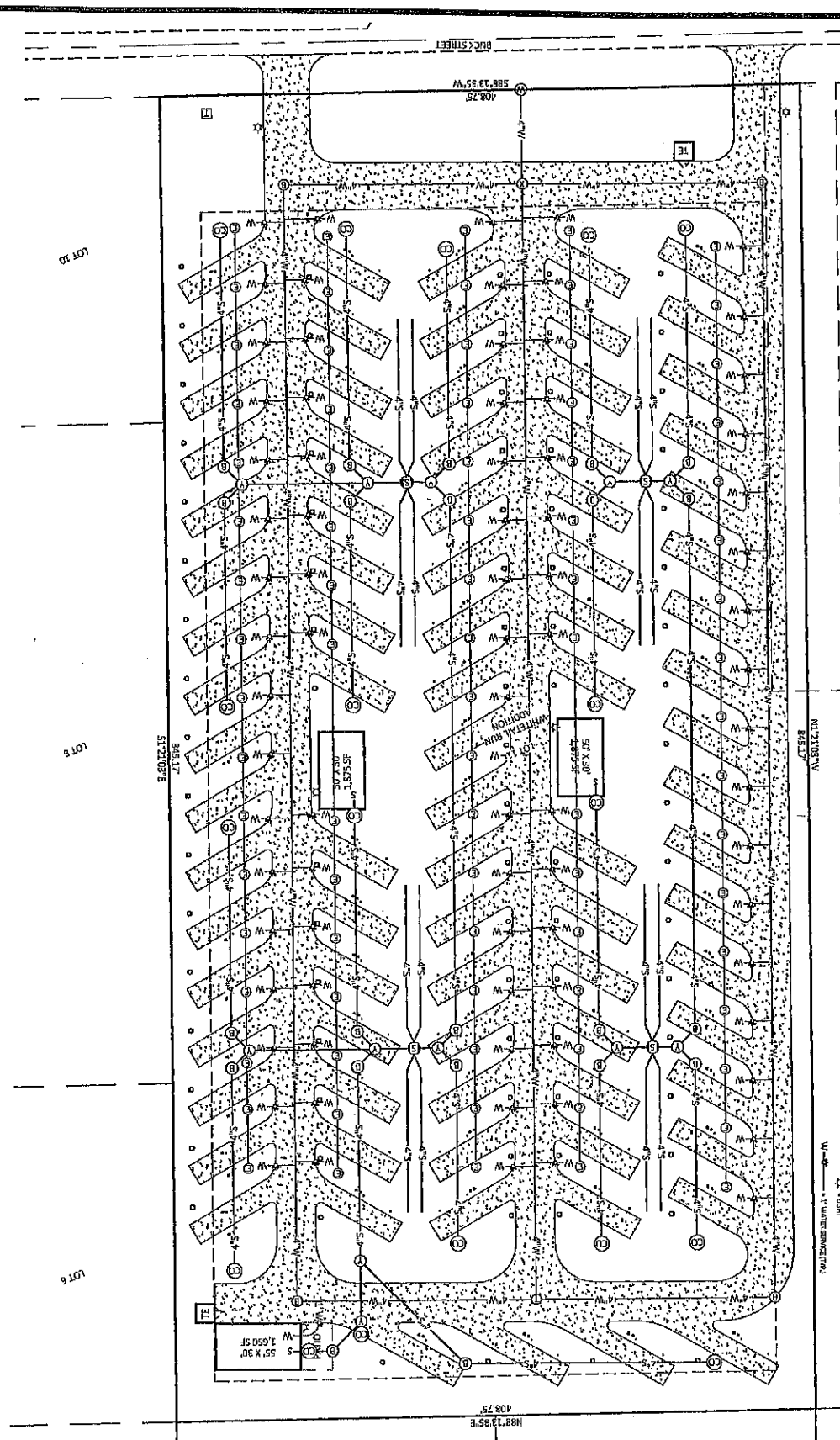
External Notes

Documents

Internal Notes

Documents

LEGAL DESCRIPTION:
 LOT 11, WHITETAIL RUN ADDITION IN THE NE 1/4 OF THE
 SE 1/4 OF SECTION 16, T8N, R30W, OF THE 5TH P.M.,
 SAKOTON COUNTY, SOUTH DAKOTA.
 PARCEL SIZE:
 7.354 ACRES
 NUMBER OF PAGES:
 05



- ELECTRIC TRANSFORMER
- ELECTRIC METER
- WATER METER
- ★ LIGHT
- WATER MAINLINE
- SEWER MAINLINE



M-2

SITE UTILITY PLAN
 DESIGNED BY: PDS
 DRAWN BY: JSA
 CHECKED BY: PDS
 ACADEMY: MBB/SC/Geo.NWR
 DATE: 06/12/2011

REVISIONS			
REVISION	BY	DATE	DATE
REVISION 1	PDS	06/12/2011	
REVISION 2	PDS	06/12/2011	
REVISION 3	PDS	06/12/2011	
REVISION 4	PDS	06/12/2011	
REVISION 5	PDS	06/12/2011	

RV PARK
 LOT 11, WHITETAIL RUN ADDITION
 YAKOTON, SOUTH DAKOTA

AFFIDAVIT OF MAILING

I, COREY HASTENSON, hereby certify that on the 1st day of July, 2021, 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 1st day of July, 2021.

[Signature]
(Name)

Affiant

Subscribed and sworn to before me this 1st day of July, 2021.

[Signature]
Notary Public - South Dakota

My commission expires: 2/15/25



NOTIFICATION

June 28, 2021

Jerry Myott
47001 Mona St, Suite 5
Tea, SD 57064

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a conditional Use Permit to construct a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

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

Sincerely,
Jerry Myott

Petitioner

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

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

BENDER, FREDERICK REV TRUST (D)
4402 HILLSIDE DR
YANKTON SD 57078

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

BOB LAW INC (D)
3812 SD HWY 314
YANKTON SD 57078

BRIGHTWAY ELECTRIC LLC (D)
1117 WEST 10 ST
YANKTON SD 57078

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

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

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

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

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

GAR HOLDINGS LLC (D)
4200 WEST 8 ST
YANKTON SD 57078

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

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

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

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

KETTERING, DON REVOCABLE TRUST (D)
4201 WEST 11 ST
YANKTON SD 57078

KULBEL, THERESA M REV TRUST (D)
4111 WEST 11 ST
YANKTON SD 57078

LAKESIDE PARK SD LLC (D)
% RANDY SKILLIN
639 E MCKINLEY
FRESNO CA 93728

LASER BARN LLC (D)
3700 WEST 8 ST
YANKTON SD 57078

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

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

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

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

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

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

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

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

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

MCALLISTER TD LLC (D)
4002 WEST 8 ST
YANKTON SD 57078

MC HENRY, CRYSTAL (D)
600 DEER BLVD
YANKTON SD 57078

MILLER, DONALD D (D)
3609 WEST 7 ST
YANKTON SD 57078

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

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

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

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

PAYER, WAYLON (D)
4306 WEST 8 ST
YANKTON SD 57078

PETERSEN, AARON (D)
404 NORTH 4 ST
BERESFORD SD 57004

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

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

ROESLER, MERLIN (D)
109 CEDAR ST
YANKTON SD 57078

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

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

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

SCOTT LUKEN FINE ART & (D)
SCULPTURE LLC
418 LINN ST
YANKTON SD 57078

SCS PROPERTY MANAGEMENT CORP (I SD DEPT OF TRANSPORTATION (D)
3702 LEADER LN
YANKTON SD 57078
700 E BROADWAY AVE
PIERRE SD 57501

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

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

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

SUDBECK, JASON K (D)
256 DEERFIELD DR
YANKTON SD 57078

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

TJ LAND INC (D)
604 SAWGRASS ST
YANKTON SD 57078

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

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

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

WHITE CRANE ESTATES LLC (D)
PO BOX 805
LAUREL NE 68745

WIESELER, DALE (D)
4005 WEST 11 ST
YANKTON SD 57078

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

YANKTON RV BOAT & STORAGE LLC (D)
505 PATRICK AVE
HARTFORD SD 57033

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

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

AFFIDAVIT OF MAILING

I, Cory Halston, hereby certify that on the 27th day of May, 2021, 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 27 day of May, 2021.

[Signature]
(Name)
Affiant

Subscribed and sworn to before me this 27th day of May, 2021.



[Signature]
Notary Public - South Dakota

My commission expires: 2/15/25

NOTIFICATION

May 24, 2021

Jerry Myott
47001 Mona St, Suite 5
Tea, SD 57064

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a conditional Use Permit to construct a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

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

Sincerely,
Jerry Myott

Petitioner

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

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

BENDER, FREDERICK REV TRUST (D)
4402 HILLSIDE DR
YANKTON SD 57078

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

BOB LAW INC (D)
3812 SD HWY 314
YANKTON SD 57078

BRIGHTWAY ELECTRIC LLC (D)
1117 WEST 10 ST
YANKTON SD 57078

DAHLIN DRYWALL INC (D)
3703 WEST 7 ST
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DEERFIELD TRUCK & EQUIPMENT CO (D)
PO BOX 805
LAUREL NE 68745

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

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

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

GAR HOLDINGS LLC (D)
4200 WEST 8 ST
YANKTON SD 57078

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

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

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

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

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4201 WEST 11 ST
YANKTON SD 57078

KULBEL, THERESA M REV TRUST (D)
4111 WEST 11 ST
YANKTON SD 57078

LAKESIDE PARK SD LLC (D)
% RANDY SKILLIN
639 E MCKINLEY
FRESNO CA 93728

LASER BARN LLC (D)
3700 WEST 8 ST
YANKTON SD 57078

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

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

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

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

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

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605 DOUGLAS AVE
YANKTON SD 57078

MABEE, TAMARA F (D)
3803 WEST 11 ST
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MCHENRY, CRYSTAL (D)
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MILLER, DONALD D (D)
3609 WEST 7 ST
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MINES, SCOTT (D)
275 MARINA DELL AVE
YANKTON SD 57078

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

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

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

PAYER, WAYLON (D)
4306 WEST 8 ST
YANKTON SD 57078

PETERSEN, AARON (D)
404 NORTH 4 ST
BERESFORD SD 57004

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

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

ROESLER, MERLIN (D)
109 CEDAR ST
YANKTON SD 57078

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31120 435 AVE
YANKTON SD 57078

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3702 LEADER LN
YANKTON SD 57078

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

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

SIMONSEN, THOMAS L (D)
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YANKTON SD 57078

STEFFEN, MAUREEN (D)
407 DEER BLVD
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SUDBECK, JASON K (D)
256 DEERFIELD DR
YANKTON SD 57078

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118 WEST 3 ST
YANKTON SD 57078

TJ LAND INC (D)
604 SAWGRASS ST
YANKTON SD 57078

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

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

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

WHITE CRANE ESTATES LLC (D)
PO BOX 805
LAUREL NE 68745

WIESELER, DALE (D)
4005 WEST 11 ST
YANKTON SD 57078

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

YANKTON RV BOAT & STORAGE LLC (D)
505 PATRICK AVE
HARTFORD SD 57033

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

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


AFFIDAVIT OF MAILING

I, Corey Halstenson, hereby certify that on the 30th day of April, 2021, 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 30th day of April, 2021.


(Name)
Affiant

Subscribed, and sworn to before me this 30th day of April, 2021.


Notary Public - South Dakota
My commission expires: 2/15/25



NOTIFICATION

April 27, 2021

Jerry Myott
47001 Mona St, Suite 5
Tea, SD 57064

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:35 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a conditional Use Permit to construct a campground with storage units in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

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

Sincerely,
Jerry Myott

Petitioner

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1900 SOUTH 2 ST
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YEAGER, RICHARD G (D)
3703 WEST 11 ST
YANKTON SD 57078

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 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District (AG) per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District (R2) that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4

of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Section 13, T93N, R56W of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet and maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure that is 4320 square feet with 16 foot sidewalls. Said property is legally described as Lot Eleven (11), Homestead Addition, Yankton County, South Dakota, as per plat recorded in Book S8, page 50. E911 address is 146 Homestead Lane, 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 7:10 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a variance in an Agriculture District.

Applicant wishes to build an Ag accessory structure that would be Fifty feet (50') from the west lot line, a variance of Twenty-Five Feet (25'), per Article 18 Section 1807. Said property is legally described as The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section Thirty-Two (32), Township Ninety-Five (95) North, Range Fifty-Four (54) West of the 5th P.M., Yankton County, South Dakota.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall

height of 14 feet. Applicant wishes to build an accessory structure with 16 foot sidewalls. Said property is legally described as Block Three (3), Missouri View Addition, as platted in Book S13, page 93, except Tract One (1) of Block Three (3), Missouri View Addition as platted in Book S20, page 127, and further excepting Tracts 1A and the Replat of Tract Two (2) of Block Three (3), Missouri View Addition as platted in Book S20, page 416, Yankton County, South Dakota, less highways and roads. E911 address is 2611 West 11th St. Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an above ground swimming pool in a High Density Residential District (R3) per Article 8 Section 807. Said property is legally described as Lot Thirteen (13), Block Three (3), Mayer's Addition, Yankton County, South Dakota as per plat recorded in Book S8, Page 16. E911 address is 120 Rainbow St. 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 7:30 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 15, Whitetail Run, in the NE1/4 of the SE1/4, Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:35 P.M. on the 11th day of May, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 8th day of June, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend their Planned Unit Development plan per Article 22, Section 2201. Said property is legally described as Lot BP1 in the SE1/4 NE1/4, Section 15, T93N R56W of the 5th PM, Yankton County, South Dakota hereinafter referred to as Utica South Township, County of Yankton, South Dakota. The E911 address is 705 Timberland Dr., Yankton, SD

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant Nate Franzen – Conditional Use Permit 6/29/2021

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 accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., Yankton, South Dakota

PC: Article 18 Section 1805

BOA: Article 19 Section 1905

Planning Commission date:
7/13/2021

Board of Adjustment date:
8/3/2021

Time:

Time:

Permit Number: 2021-50

Yankton County

 Variance X Conditional Use Rezoning

Owner: Nathan & Michelle Franzen

Owners Address: 174 Oak Hills Dr; Yankton, SD 57078

Owners Phone: 605-661-7061

Applicants Name,
if different from

Owner: Nathan & Michelle Franzen

Applicants

Address: 174 Oak Hills Dr; Yankton, SD 57078

Job Address: 174 OAK HILLS DR

Legal: LTS 7 & 8 BLK 3 OAK HILLS ADDN

Section,

Township, Range: 13-93-57

Zoning

Classification: R2

Affected Zoning

Ordinance: Section 707Section 707

Reason for Request:	Detached garage has higher sidewalls than allowed by moderate density standard zoning
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List Specific

Hardships:

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE):

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$300.00 Check #: 9724 Receipt #:

Date:

06/28/2021

Signature:

Nathan & Michelle Franzen

Site Map

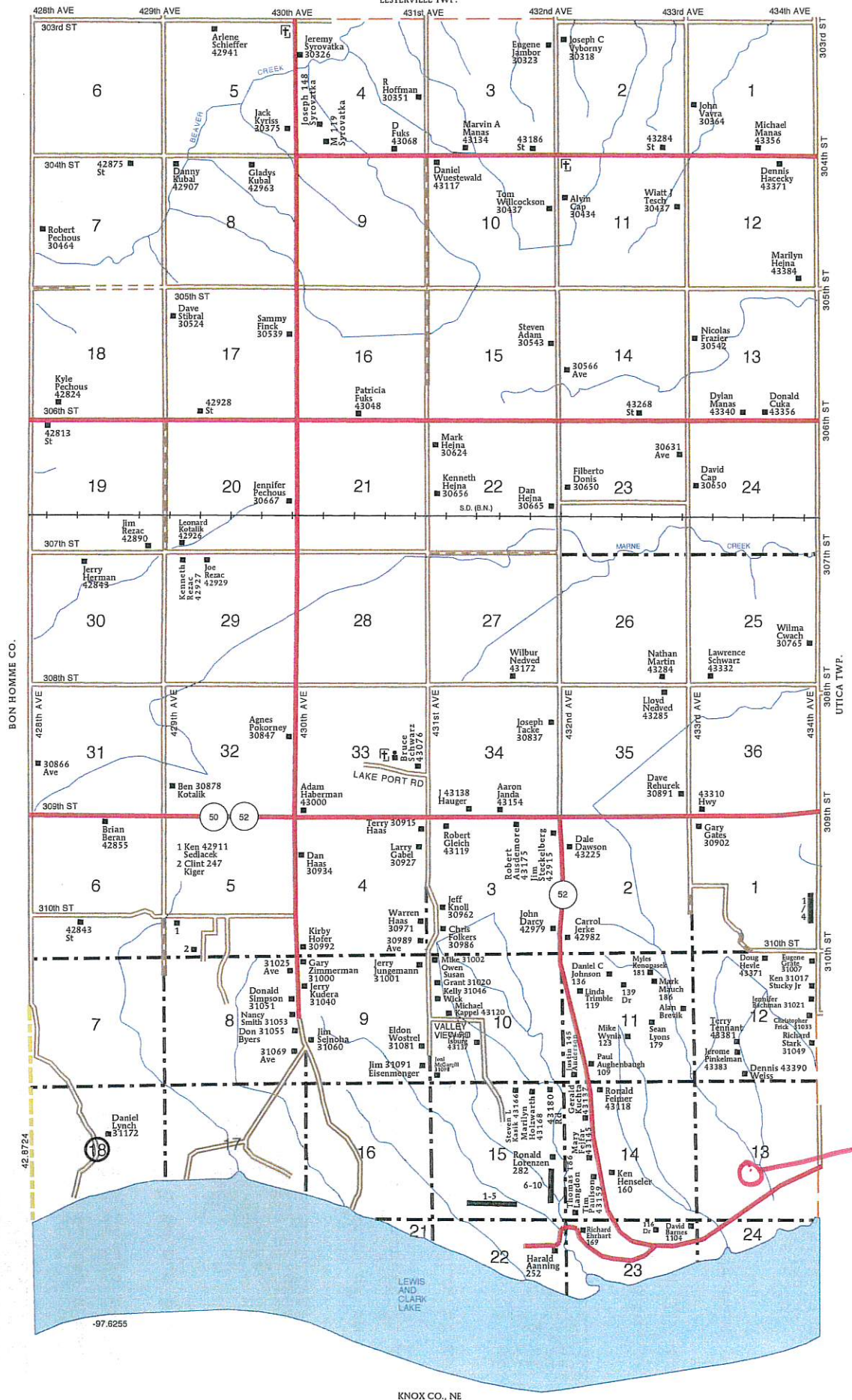


Parcel Number: 13.013.500.340

Site Description: Adjacent structure is personal residence

(Residents - Owners or Renters)

LESTERVILLE TWP.



ZISKOV TOWNSHIP SECTION 1S

- 1 Bahm, Richard 30965
- 2 Doppenberg, John 30969
- 3 Kramer, Daniel 30985
- 4 Janis, Heather 30991

SECTION 15S

- 1 Vik, Ian 256
- 2 Solomon, Derek 117
- 3 Ebnetter, Eugene 123
- 4 145
- 5 Stahlecker, C 177
- 6 Willard, L 548
- 7 Miller, Gary 762
- 8 Puthoff, Jeff 766
- 9 Lacey, Chad 770
- 10 Keegan, Ken 774

FINDINGS OF FACT – CONDITIONAL USE PERMIT

Nate Franzen– CUP-2021-50

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 accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707.
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published –
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	

h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	
--	--

Variance, Conditional
Use and Rezoning

Fees Paid
\$300.00

Application
CUP-2021-50

Number
CUP-2021-
50

13.013.500.340 | Nathan &
Michelle Franzen | 174 OAK
HILLS DR, YANKTON, SD, 57078
Submitted by nfranzen on
6/28/2021



Applicant
Nathan E Franzen

Created
June 28, 2021

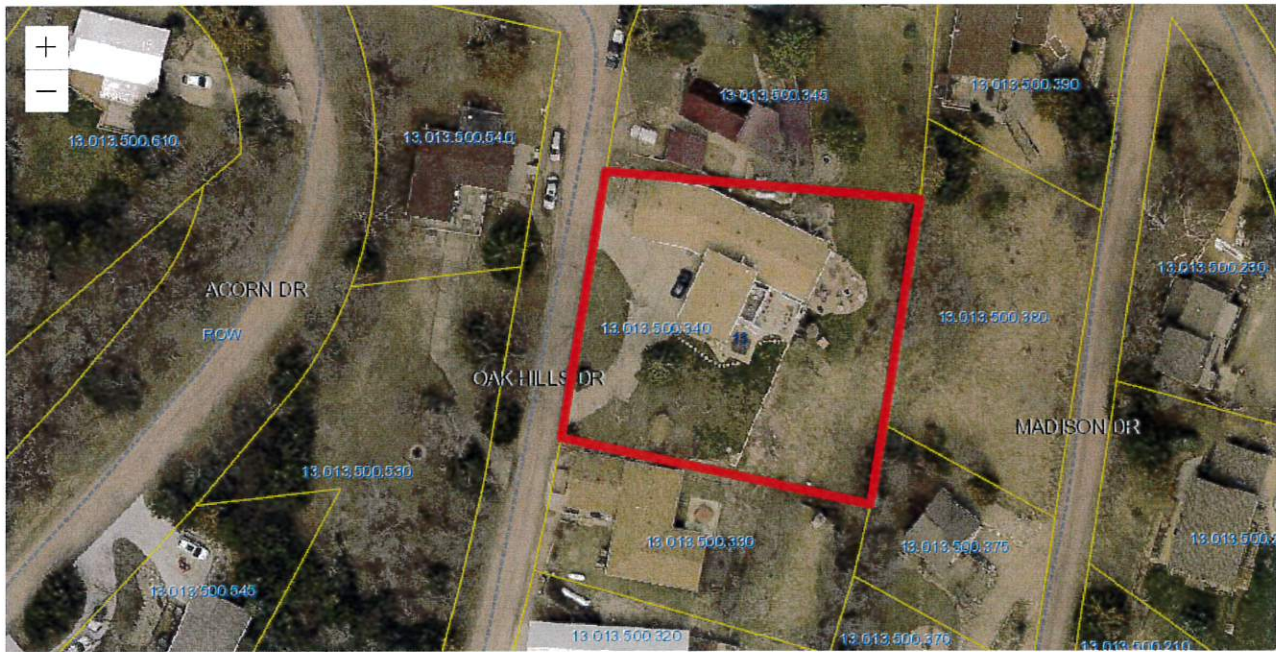
Applicant

Nathan E Franzen

605-661-7061

nfranzen@firstdakota.com

Parcel search Completed On 6/28/2021 10:25 AM EST by nfranzen



Maxar, Microsoft Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.013.500.340	174 OAK HILLS DR	YANKTON	FRANZEN, NATHAN REVOC TRUST (D) FRANZEN, MICHELLE REVOC TRUST (D)	0.000

Request Information Completed On 6/28/2021 10:28 AM EST by nfranzen

Type of Request

Conditional Use

Fee

\$300.00

Reason for Request

Detached garage has higher sidewalls than allowed by moderate density standard zoning

List Specific Hardships

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Nathan & Michelle Franzen

Applicant Address

174 Oak Hills Dr, Yankton, SD 57078

Applicant Phone

605-661-7061

Owner Information

Owner Name

Nathan & Michelle Franzen

Owner Address

174 Oak Hills Dr, Yankton, SD 57078

Owner Phone Number

605-661-7061

Property Information

Parcel ID Number

13.013.500.340

Legal Description

LTS 7 & 8 BLK 3 OAK HILLS ADDN

Site Address

174 OAK HILLS DR

City

YANKTON

Zip
57078

Section-Township-Range
13-93-57

Zoning District
MD

Zoning Description
MD

Existing Use of Property
Personal residence

Site Plan Completed On 6/28/2021 10:30 AM EST by nfranzen

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

- ☒ Sketch Layer
- ☒ Reference Layer
- ☒ Mapproxy



Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

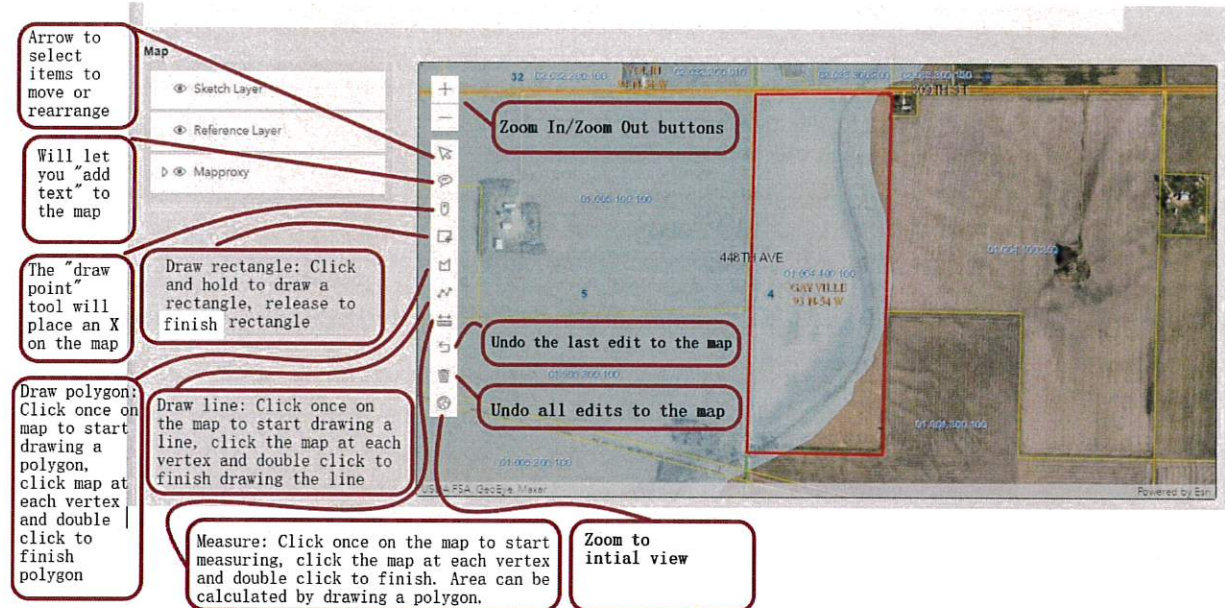
Adjacent structure is personal residence

Upload Site Plan and/or additional plans and documents

[nate fran elv 6-28.pdf](#)

[nate fran main 6-25.pdf](#)

[second floor 6-25.pdf](#)



Draft Building Permit Completed On 6/28/2021 10:31 AM EST by nfranzen

Upload Draft Building Permit 

Draft Building Permit Form Completed On 6/28/2021 10:34 AM EST by nfranzen

Job Address

174 OAK HILLS DR

Legal Description of Construction Site

LTS 7 & 8 BLK 3 OAK HILLS ADDN

Owner Name

FRANZEN, NATHAN REVOC TRUST (D) || FRANZEN, MICHELLE REVOC TRUST (D)

Owner Address

174 Oak Hills Dr; Yankton, SD 57078

Owner Phone

605-661-7061

Contractor

Clint Schroeder

Contractor Mailing Address

Contractor Phone

605-760-3439

Architect or Designer

Mead Lumber (Dan Rademacher)

Architect or Designer Mailing Address

2409 Broadway St; Yankton, SD 57078

Architect or Designer Phone

605-665-9651

Type and Use of Building

Detached garage with 2nd level loft storage

Class of Work

New

Describe Work

Detached garage with 2nd level loft storage

Valuation of Work

\$40000

Generate Draft Building Permit Completed On 6/28/2021 10:34 AM EST by nfranzen

[Generate Draft Building Permit](#)

Submit Completed On 6/28/2021 10:35 AM EST by nfranzen

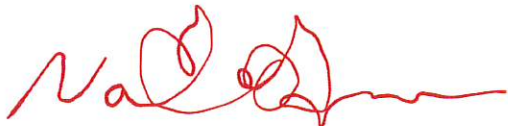
A notification sign shall be posted on the property upon which action is pending at least seven (7) days prior to the hearing date. Such signs shall be placed along all the property's road frontage so as to be visible from the road. If a property does not have a road frontage, then such signs shall be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

6/28/2021

Application Submitted Successfully Completed On 6/28/2021 1:27 PM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 6/28/2021 1:33 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., Yankton, South Dakota

Planning Commission Code Reference

Section 707

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Section 707

Other Board of Adjustment Code Reference ⓘ

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

Zoning Classification ⓘ

R2

Wave Fee

Notes ⓘ

Director Review Completed On 6/29/2021 9:17 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 6/29/2021 11:41 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name

Recipient

Amount

Fee

Planning and Zoning

\$300.00

Confirmation Data

Payment Method

Check

Confirmation Number

9724

Amount Paid

\$300.00

PC Prep Completed On 6/29/2021 11:42 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

July 13th 2021, 7:20 pm CDT

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

07/03/2021 7:20 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

07/05/2021 7:20 PM

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

07/06/2021 7:20 PM

Upload PC Mailing Labels

[Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals templatePC.pdf](#)

Check box when ready to send notices

Permit Number

Receipt Number

Email Preview Completed On 6/29/2021 11:42 AM EST by bconkling

Please see the attached Notification Letter, address labels, and affidavit of mailing.

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is 07/03/2021 7:20 PM.

Return the affidavit to me (email is fine) 7 days prior to the public meeting, by 07/05/2021 7:20 PM

Place your zoning action sign 7 days prior to the public meeting, by 07/06/2021 7:20 PM

If any information is incorrect, please let me know immediately.

PC Prep Completed On 6/29/2021 11:43 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

July 13th 2021, 7:20 pm CDT

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

07/03/2021 7:20 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

07/05/2021 7:20 PM

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

07/06/2021 7:20 PM

Upload PC Mailing Labels

[Labels.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

Legals templatePC.pdf

Check box when ready to send notices

Permit Number

undefined

Receipt Number

Email Preview Completed On 6/29/2021 11:43 AM EST by bconkling

Please see the attached Notification Letter, address labels, and affidavit of mailing.

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is 07/03/2021 7:20 PM.

Return the affidavit to me (email is fine) 7 days prior to the public meeting, by 07/05/2021 7:20 PM

Place your zoning action sign 7 days prior to the public meeting, by 07/06/2021 7:20 PM

If any information is incorrect, please let me know immediately.

PC Prep Completed On 6/29/2021 3:03 PM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

July 13th 2021, 7:20 pm CDT

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

07/03/2021 7:20 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

07/05/2021 7:20 PM

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

07/06/2021 7:20 PM

Upload PC Mailing Labels

Labels.pdf

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[CUP NOT Letter.pdf](#)

Upload PC Newspaper Publication

[Legals templatePC.pdf](#)

Check box when ready to send notices

Send Notice

Permit Number

undefined

Receipt Number

Email Preview Completed On 6/29/2021 3:03 PM EST by bconkling

Please see the attached Notification Letter, address labels, and affidavit of mailing.

First Notification Letters are to be mailed pursuant to Section 1803(4). This is required to be completed 10 days prior to public hearing, which is 07/03/2021 7:20 PM.

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Place your zoning action sign 7 days prior to the public meeting, by 07/06/2021 7:20 PM

If any information is incorrect, please let me know immediately.

PC App Form Completed On 6/29/2021 3:03 PM EST by bconkling

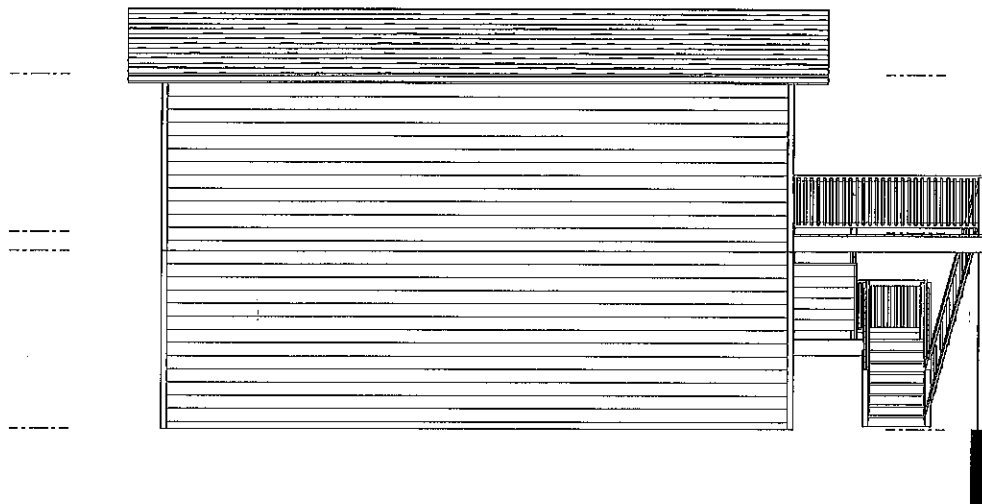
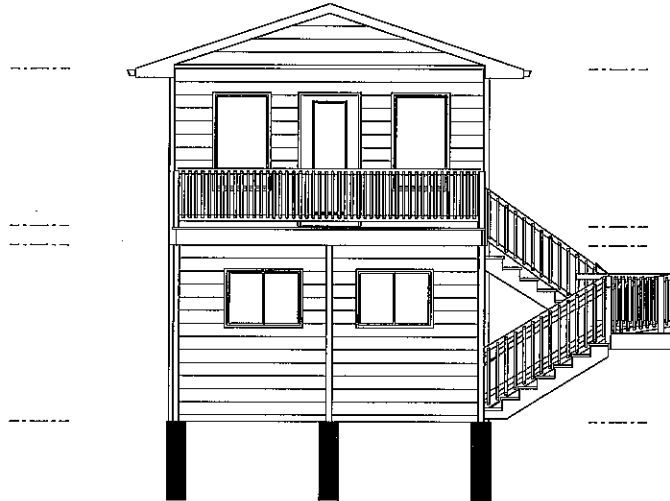
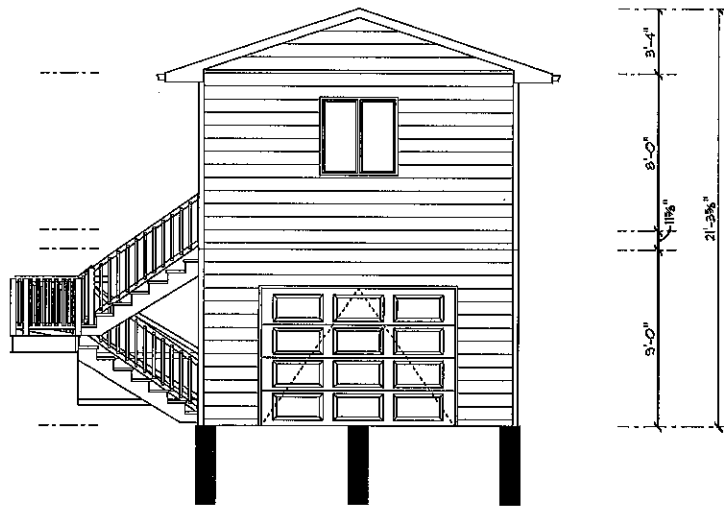
[PC App Form](#)

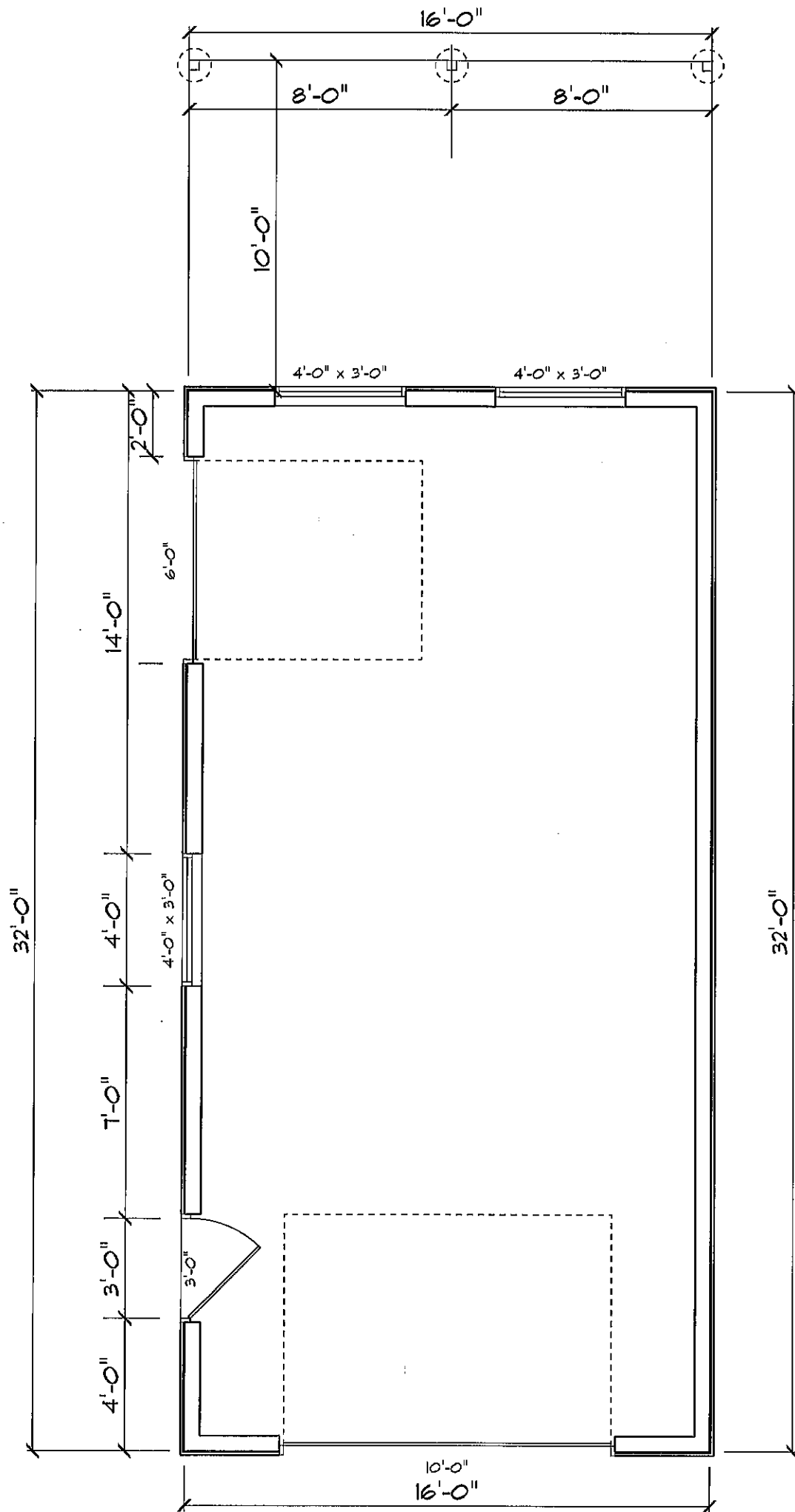
External Notes

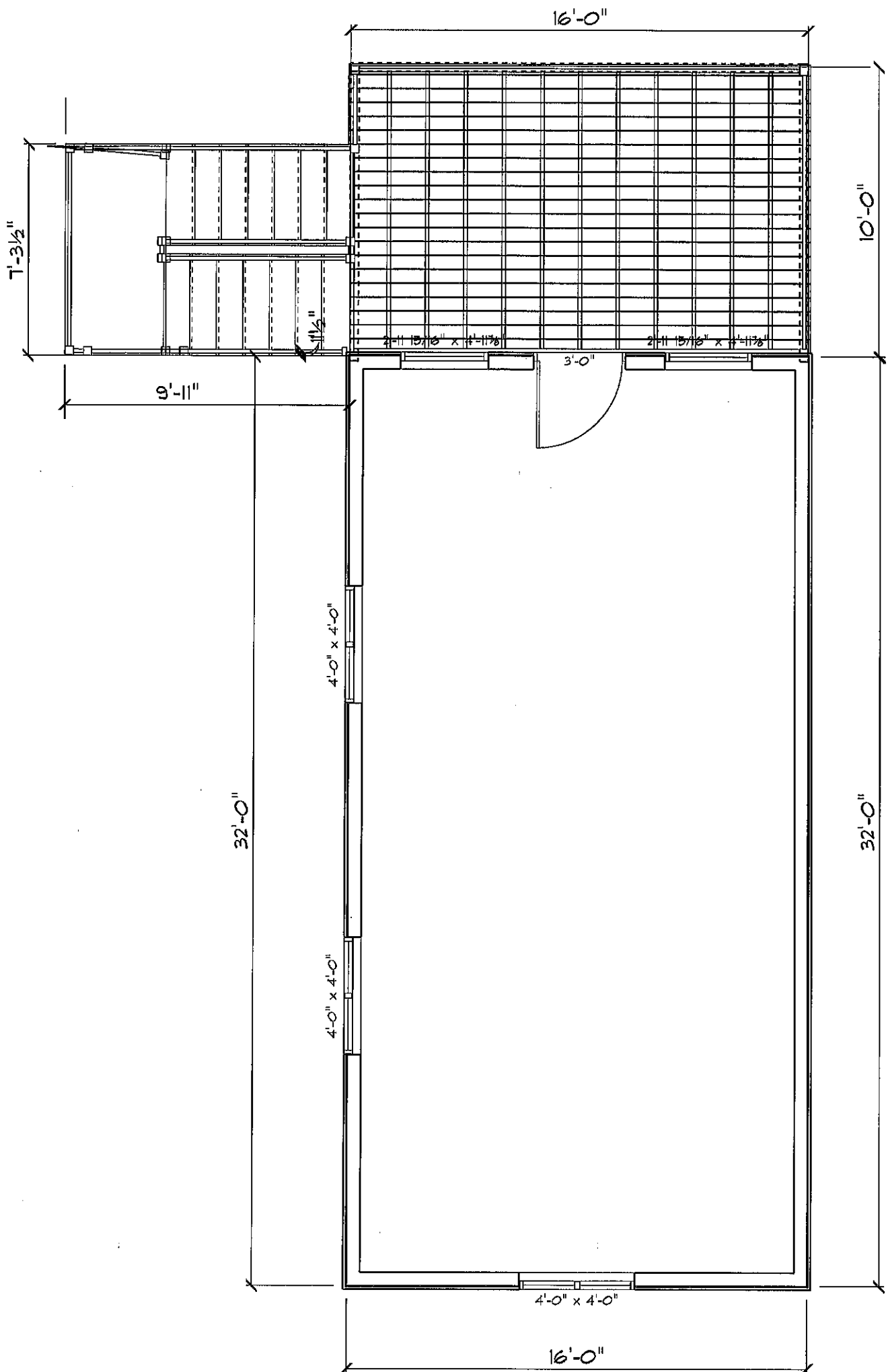
Documents

Internal Notes

Documents







AFFIDAVIT OF MAILING

I, Nathan E. Franzen, hereby certify that on the 1st day of July, 2021, 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.

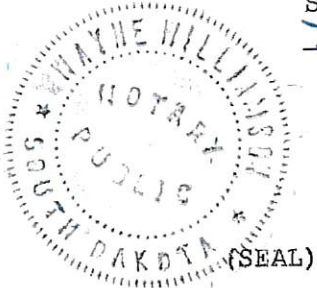
A true and correct copy of the mailing list for owners of real property is attached as Exhibit #1A or #2A.

Dated the 2nd day of July, 2021.

Nathan E. Franzen
(Name)
Affiant

Subscribed and sworn to before me this 2nd day of July, 2021.

Wayne Williams
Notary Public - South Dakota
My commission expires: 3-11-22



NOTIFICATION

June 28, 2021

Nate Franzen
174 Oak Hills Dr.
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 7:20 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., 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,
Nate Franzen

Petitioner

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

ANDERSON, JOHN R (D)
284 RUSSELL RD
YANKTON SD 57078

ANTHONY, DENISE M (D)
154 OAK HILLS DR
YANKTON SD 57078

BARRON, CHARLES (D)
289 RUSSELL RD
YANKTON SD 57078

BARTLING, BRIAN (D)
637 SOUTH 80 ST
OMAHA NE 68114

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

BODENSTEDT, STEVEN R (D)
270 RUSSELL RD
YANKTON SD 57078

BOLLIG, HERBERT (D)
104 SLEEPY HOLLOW DR
YANKTON SD 57078

BRADY, B JODY (D)
124 RUSSELL RD
YANKTON SD 57078

BRALEY, RANDALL (D)
144 RUSSELL RD
YANKTON SD 57078

CAMERON, CASEY (D)
739 ROBERT DR
MOVILLE IA 51039

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

CHRISTENSEN, CAROL L (D)
203 RUSSELL RD
YANKTON SD 57078

DAKAN, DOUGLAS L (D)
3725 RANDOLPH ST
LINCOLN NE 68510

DAWSON, KAREN E (D)
172 RUSSELL RD
YANKTON SD 57078

DEMARO PROTECTION TRUST (D)
295 SLEEPY HOLLOW DR
YANKTON SD 57078

DEN HERDER, JAMES A (D)
1531 S MAIN AVE
SIOUX CENTER IA 51250

DESAIX, SANDRA WASS (D)
203 N 8 ST
BERESFORD SD 57004

DUNKLAU ACRES LLC (D)
86227 573 AVE
WAYNE NE 68787

DZITKO, BRUCE MICHAEL (D)
383 RUSSELL RD
YANKTON SD 57078

ECKMANN, JUDY K (D)
708 ANDY'S NORTH SHORE DR #23
NORFOLK NE 68701

ELWELL, WILLIAM E (D)
1115 NORTH MARY AVE
TEA SD 57064

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

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

FRANZEN, NATHAN REV TRUST (D)
174 OAK HILLS DR
YANKTON SD 57078

FRANZEN, NATHAN REVOC TRUST (D)
174 OAK HILLS DR
YANKTON SD 57078

GROENEWEG, ALVIN TRUST (D)
27238 384 AVE
CORSICA SD 57328

GROENEWEG, LOWELL (D)
25631 463 AVE
HARTFORD SD 57033

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

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

HAASE, JESSICA (D)
42552 298 ST
SCOTLAND SD 57059

HAMMITT, MARK S (D)
159 ACORN DR
YANKTON SD 57078

HANSEN, ALAN L (D)
PO BOX 244
GRETNA NE 68028

HARNISCH, GLENN W REV LIV TRST (D)
42086 270 ST
PARKSTON SD 57366

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

JAMES, MONTE A (D)
134 OAK HILLS DR
YANKTON SD 57078

JOHN KOCH INVESTMENTS LLC (D)
1102 S PHILLIPS AVE
SIOUX FALLS SD 57105

JURRENS, CHRIS R (D)
153 OAK HILLS DR
YANKTON SD 57078

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

LEDBETTER, GARY M (D)
112 ACORN DR
YANKTON SD 57078

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

MATHIS, WENDY J (D)
111 PARKVIEW PL
YANKTON SD 57078

MICHELS, BARBARA J TACKE (D)
109 MADISON DR
YANKTON SD 57078

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

NELSON, JOHN E JR (D)
173 OAK HILLS DR
YANKTON SD 57078

OGSTAD, CHAD (D)
141 CREST LN
YANKTON SD 57078

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

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

PAGELER, GARY LEE (D)
37 3 AVE SW
LE MARS IA 51031

PALMER, JAMES (D)
137 SLEEPY HOLLOW DR
YANKTON SD 57078

PARKVIEW HOMEOWNERS ASSOC (D)
% GARY PAGELER
37 3 AVE SW
LE MARS IA 51031

PENRO CONSTRUCTION CO INC (D)
810 INDUSTRIAL RD
PENDER NE 68047

PERK, TONY (D)
1316 N 110 PLZ #1518
OMAHA NE 68154

PETERSEN, CAREY L LIV TRUST (D)
1512 N 170 AVE
OMAHA NE 68118

PFEIFER, SCOTT M (D)
84803 US HWY 81
NORFOLK NE 68701

PHIL SPADY HOLDINGS INC (D)
316 CAPITAL ST
YANKTON SD 57078

POGGE, JOHN (D)
7802 SOUTH 45 AVE CIR
OMAHA NE 68157

PULLMAN, NICK LYNN (D)
601 S LAKOTA AVE
BRANDON SD 57005

RASMUSSEN, MORRIS L REV TRUST (D)
4865 BRADFORD LN
SIOUX CITY IA 51106

REHM FAMILY TRUST (THE) (D)
5925 CLINT PL
RANCHO PALOS VERDES CA 90275

RIDGWAY, WADE S (D)
142 CREST LN
YANKTON SD 57078

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

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

SCHOEN FAMILY PROTECTION TRUST (D)
136 SLEEPY HOLLOW DR
YANKTON SD 57078

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

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

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

SETTJE, GRANT (D)
113 OAK HILLS DR
YANKTON SD 57078

SEVENING, GARY G (D)
139 MADISON DR
YANKTON SD 57078

SPENCER, DAVID (D)
408 REGAL DR
YANKTON SD 57078

STERNHAGEN, JAMES C (D)
122 RUSSELL RD
YANKTON SD 57078

TICE, LINSY (D)
110 SLEEPY HOLLOW DR
YANKTON SD 57078

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

TURNKEY LLC (D)
201 N BROADWAY ST
BLOOMFIELD NE 68718

VERMEIRE, FRANCIS D REV TRUST (D)
135 CREST LN
YANKTON SD 57078

VOLLMER, TOM E (D)
144 OAK HILLS DR
YANKTON SD 57078

VONK, JEFFREY G (D)
4240 DOGWOOD AVE
IRETON IA 51027

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

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

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 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit to mine sand and gravel from an Agriculture District (AG) per Article 5, Section 507. Said property is legally described as The Northeast Quarter (NE1/4) and Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-Four (94) North of Range Fifty-Five (55) West of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to amend his Conditional Use Permit and for an accessory building in a Moderate Density Residential District (R2) that exceeds the maximum aggregate square footage of 2400 square feet per article 7 Section 707. Applicant wishes to build an accessory structure in a different location than was previously approved and is 1900 square feet (15,000 Square feet of accessory structures on site). Said property is legally described as Lot 4 of Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 109 Welkom Dr., Yankton, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:15 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for a campground in a Lakeside Commercial District (LC) per Article 11 Section 1107. Said property is legally described as Lot 11, Whitetail Run, in the SE1/4

of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:20 P.M. on the 13th day of July, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure with 18' sidewalls per Article 7, Section 707. Said property is legally described as Lots Seven (7) and Eight (8), Block Three, Oak Hills Addition, Section 13, T93N, R56W of the 5th P.M., Yankton County, South Dakota, as per plat recorded in Book S3, page 103A. E911 address is 174 Oak Hills Dr., Yankton, South Dakota

Yankton County, South Dakota

Paid by
Nathan E Franzen
nfranzen@firstdakota.com

Payment number
Date paid
Payment method

Receipt

9724
June 29, 2021 11:41 AM
Check

\$300.00 paid on June 29, 2021

Variance, Conditional Use and Rezoning Application
Application ID: CUP-2021-50

Description	Amount
Fee	\$300.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/14/2021

Applicant – Deerfield Trucking

Lot 13 Whitetail Run- PLAT

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

☒ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 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

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lot 13, Whitetail Run, in the

Section No: 16 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 52.47

How is the property currently being used? Lakeside Commercial

What is the proposed use of the property? Lakeside Commercial

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address: _____

City: Yankton State: South Zip: 57078

Contact Person: John Brandt

Phone: 605-665-8455

Property Owner Information

Name: Deerfield truck and Equipment

Address: PO Box 805

City: Laurel State: Nebraska Zip: 68745

Contact person: Dennis Breck

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) 4.31

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

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

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

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

If yes: Undecided

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Deerfield Trucking
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.

Dennis Breck

Owner Signature

Owner Signature

This is to certify that Dennis Breck
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.

Dennis Breck

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:

<input checked="" type="checkbox"/> 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: 07/13/2021

Board of Adjustment date: _____

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust 7

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8
2. Brandt Trust, Merle etal 11

3. Zimmerman, Steve 20
4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

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

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6

2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance etux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8
2. Tacke, WM etux 13

SECTION 18N

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

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12
2. Johnson, Michael etux 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13
2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

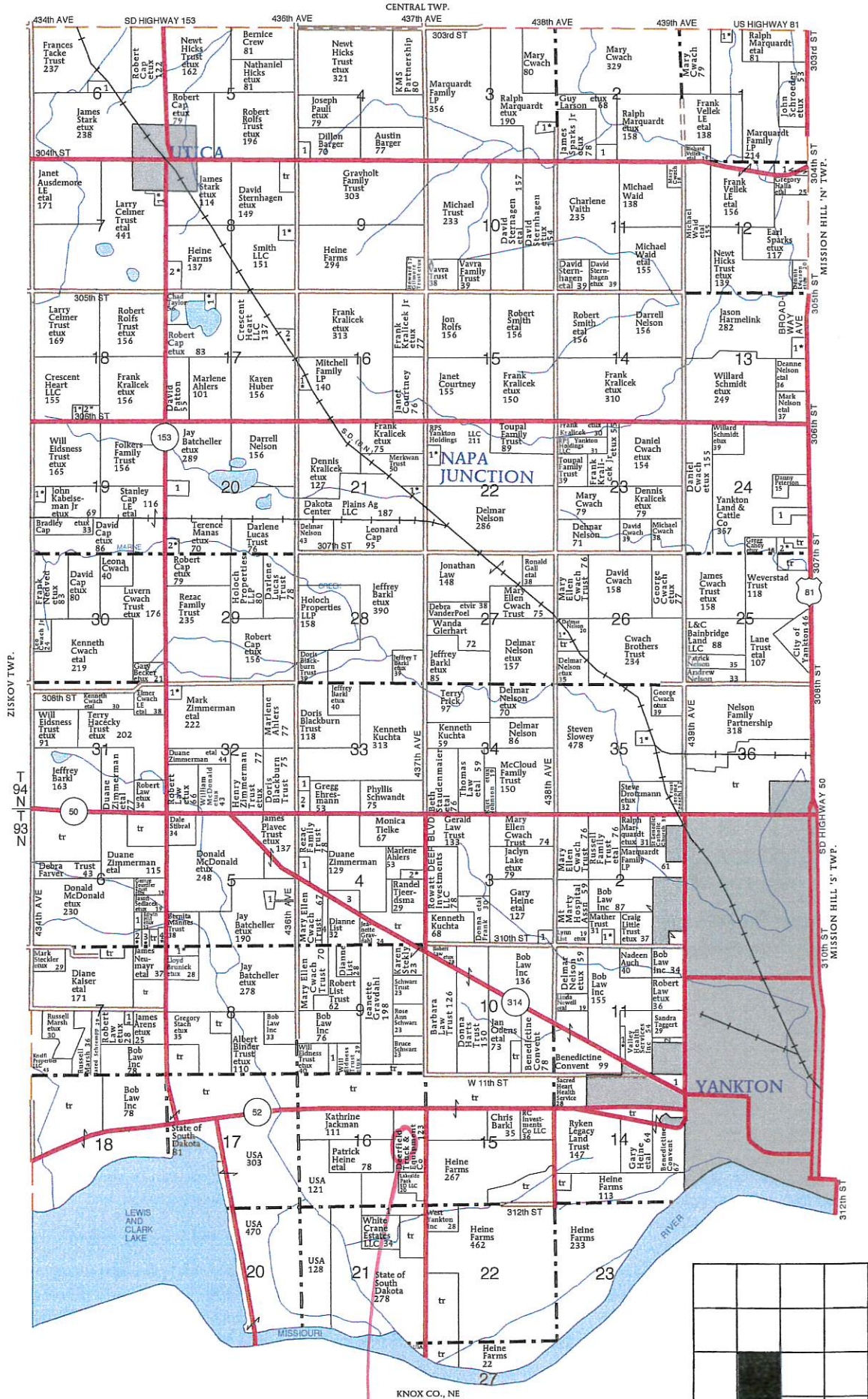
1. Zimmerman Trust, Henry etal 12

SECTION 33

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

SECTION 35

1. Slowey, Steven etux 14



PLAT OF LOT 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

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 665-8455

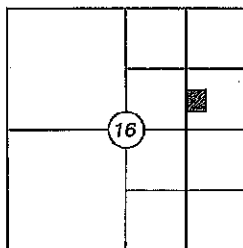
NOTE:
BASIS OF BEARING
BY GPS OBSERVATION



LEGEND

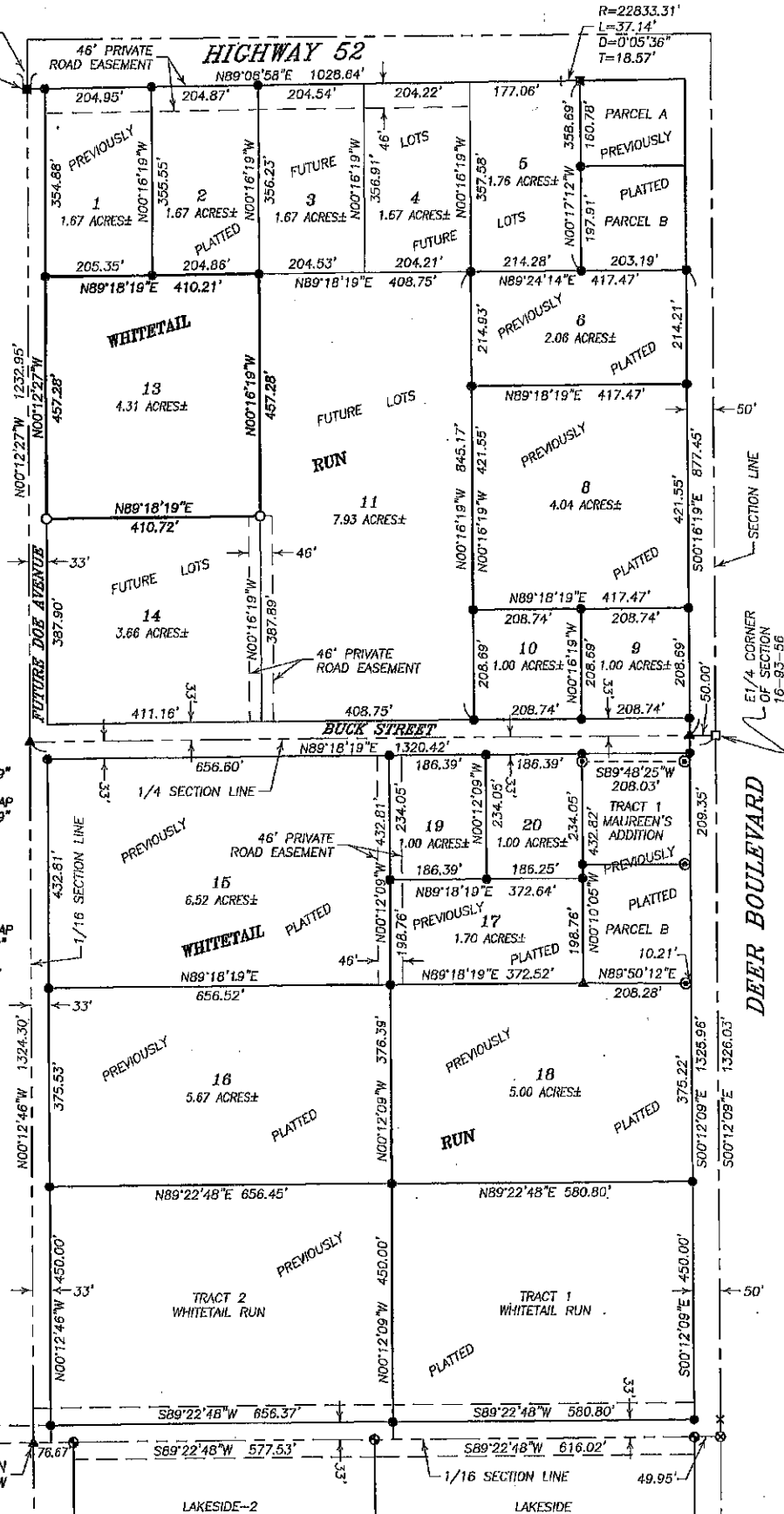
- SET 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR
- FOUND ALUMINUM DOT CAP
- ⊗ FOUND P-K NAIL
- ⊙ FOUND 5/8" REBAR WITH L.S. CAP STAMPED "TOM WEEK PELS 2912"
- ▲ FOUND IRON PIPE WITH L.S. CAP STAMPED "SKROGH 9110"
- ⊖ FOUND IRON PIPE
- × CALCULATED CORNER

NO EXISTING DRIVEWAYS



LOCATION (N.T.S.)

42°52'08.55597" N
97°27'41.11486" W



200 0 200 400

Scale 1" = 200'

JOB NO. 21236

PAGE 1 OF 2

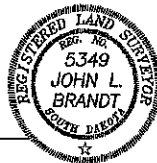
PLAT OF LOT 13, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF
SECTION 16, T93N, R56W OF THE 6TH P.M., YANKTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 13, WHITETAIL RUN, IN THE SE1/4 OF THE NE1/4 OF SECTION 16, T93N, R56W OF THE 6TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 9TH DAY OF JUNE, 2021.

JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, DENNIS L. CHRISTENSEN, AS PRESIDENT OF DEERFIELD TRUCK & EQUIPMENT COMPANY, A NEBRASKA CORPORATION, DO HEREBY CERTIFY THAT DEERFIELD TRUCK & EQUIPMENT COMPANY IS THE OWNER OF THE ABOVE SAID REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. I ALSO HEREBY GRANT THE 46' PRIVATE ROAD EASEMENT AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

DENNIS L. CHRISTENSEN
PRESIDENT, DEERFIELD TRUCK & EQUIPMENT COMPANY

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED DENNIS L. CHRISTENSEN, WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF DEERFIELD TRUCK & EQUIPMENT COMPANY, AND THAT HE AS PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT 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 ABOVE DESCRIBED REAL PROPERTY, AND HAS SUBMITTED SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROVAL; AND

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

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

MAYOR, CITY OF YANKTON, SOUTH DAKOTA DATE _____

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

FINANCE OFFICER, YANKTON, SOUTH DAKOTA DATE _____

COUNTY PLANNING COMMISSION RESOLUTION

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

PLANNING COMMISSION CHAIR DATE _____

ZONING ADMINISTRATOR DATE _____

COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

COUNTY AUDITOR

STATE OF SOUTH DAKOTA COUNTY OF YANKTON APPROVAL OF HIGHWAY AUTHORITY

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

HIGHWAY OR STREET AUTHORITY DATE _____

COUNTY TREASURER'S CERTIFICATE

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

COUNTY TREASURER DATE _____

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION DATE _____

REGISTER OF DEEDS

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

REGISTER OF DEEDS

Plat Approval
Application
9050
Applicant
Dennis Breck
Fees Paid
\$100.00
Created
June 10, 2021

Number
9050

Final | Plat of Lot 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 | Deerfield truck
and Equipment | PO Box 805 |
09.016.200.100
Submitted by DennisBreck on
6/10/2021



Applicant

Dennis Breck

Bill@co.yankton.sd.us

Parcel search Completed On 6/10/2021 10:06 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.016.200.100		YANKTON	DEERFIELD TRUCK & EQUIPMENT CO (D)	52.470

Requested Information Completed On 6/10/2021 10:10 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name
Plat of Lot 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

Section No:

16

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

52.47

How is this property currently being used?

Lakeside Commercial

What is the proposed use of the property?

Lakeside Commercial

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

South Dakota

Zip

57078

Contact Person

John Brandt

Phone

605-665-8455

Property Owner Information

Owner Name

Deerfield truck and Equipment

Address

PO Box 805

City

Laurel

State

Nebraska

Zip

68745

Owner Phone

6056611588

Contact Person

Dennis Breck

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)

4.31

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Undecided

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

Plat Approval Items Completed On 6/10/2021 10:12 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

[lot 13.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 6/10/2021 10:12 AM EST by bconkling

Owner Certification

Owner(s)

Deerfield Trucking

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

Dennis Breck

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 6/14/2021 1:37 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	18096
Amount Paid	\$100.00

Planning Commission Review Completed On 6/14/2021 1:38 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

07/13/2021

Plat Approval Application (Planning Commission) Completed On 6/14/2021 1:38 PM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

Paid by
Dennis Breck
Bill@co.yankton.sd.us

Payment number
Date paid
Payment method

18096
June 14, 2021 01:37 PM
Check

\$100.00 paid on June 14, 2021

Plat Approval Application

Application ID: 9050

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/15/2021

Applicant – James Souhrada **Souhrada's Addition- PLAT**

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Souhrada's Addition, in the SE1/4 of the NE1/4 of Section 31, T95N, R57W of the 5th P.M., Yankton County, South Dakota.

Planning Commission date: 7/13/2021
Board of Adjustment date: 7/20/2021

Time: 7:25pm
Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Souhrada's addition, in the

Section No: 31 Township No: 95

Range: 57 Number of Lots/Tracts: 1

Number of Acres: 151.7

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: James Souhrada

Address: 30225 429 Ave

City: Lesterville State: SD Zip: 57040

Contact person: James Souhrada

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) 20.005

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

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

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

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

If yes: Single Family Dwellings

Name, address and phone number of contractor(s) _____

Owner certification

This is to certify that James Souhrada
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.

James Souhrada
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?

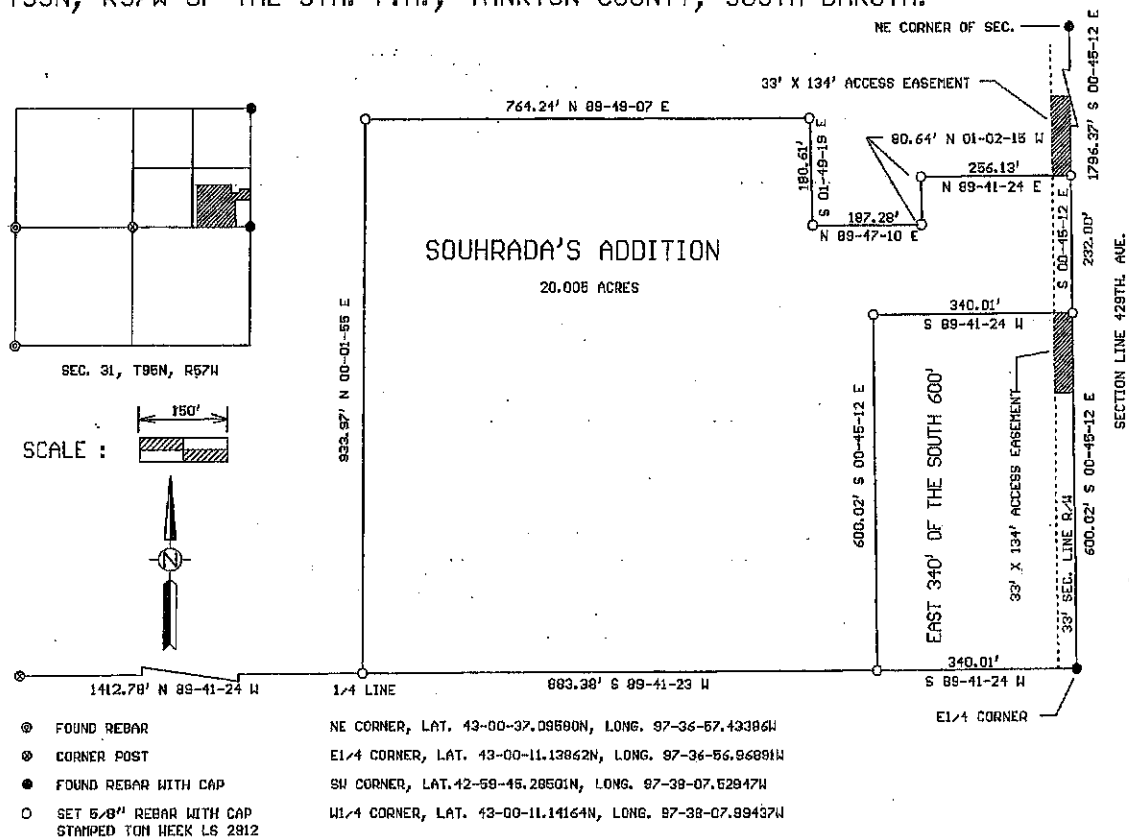
Planning Commission date: 07/13/2021
Board of Adjustment date: _____



9



PLAT OF SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31,
T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31, T95N, 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 8TH. DAY OF MAY, 2021.

THOMAS LYNN WEEK
REGISTERED LAND SURVEYOR
REG. NO. 2912

OWNERS CERTIFICATE

I, JAMES A. SOUHRADA, DO HEREBY CERTIFY THAT I AM THE ABSOLUTE AND UNQUALIFIED OWNER OF SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31, T95N, R57W, 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. I AM ALSO PROVIDING THE 33' BY 134' ACCESS EASEMENT TO BE PART OF THE FRONTAGE OF THE SOUHRADA'S ADDITION.

DATED THIS _____ DAY OF _____, 2021.

JAMES A. SOUHRADA

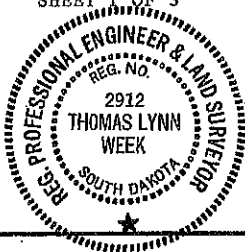
STATE OF SOUTH DAKOTA
COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES A. SOUHRADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

SHEET 1 OF 3



SHEET 2 OF 3

PLAT OF SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

EASEMENT DEDICATION

I HOWARD J. SOUHRADA, OWNER OF THE EAST 340 FEET OF THE SOUTH 600 FEET OF THE NE1/4 OF SECTION 31, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY PROVIDE THE 33' BY 134' ACCESS EASEMENT TO BE PART OF THE FRONTAGE OF THE SOUHRADA'S ADDITION.

DATED THIS _____ DAY OF _____, 2021.

HOWARD J. SOUHRADA

STATE OF SOUTH DAKOTA

COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED HOWARD J. SOUHRADA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF STREET AUTHORITY

THE LOCATION OF THE EXISTING ACCESS IS FROM THE DEEDED EASEMENTS. ANY CHANGE IN THE EXISTING ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY AUTHORITY

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31, T95N, 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 _____, 2021.

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

SHEET 3 OF 3

PLAT OF SOUHRADA'S ADDITION, IN THE SE1/4 OF THE NE1/4 OF SECTION 31, T95N, R57W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. .

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 _____, 2021.

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 _____, 2021.

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 _____, 2021, _____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

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

Plat Approval
Application
9330

Fees Paid
\$100.00

Applicant
James Souhrada

Created
June 16, 2021

Number
9330

Final | Plat of Souhrada's
addition, in the SE1/4 of the
NE1/4 of Section 31, T95N,
R57W of the 5th P.M., Yankton
County, South Dakota | James
Souhrada | 30225 429 Ave |
15.031.100.100
Submitted by Jameessouhrada
on 6/16/2021



Applicant

James Souhrada

bill@co.yankton.sd.us

Parcel search Completed On 6/16/2021 9:34 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
15.031.100.100	30225 429 AVE	LESTERVILLE	SOUHRADA, JAMES A (D)	151.700

Requested Information Completed On 6/16/2021 9:45 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name
Plat of Souhrada's addition, in the SE1/4 of the NE1/4 of Section 31, T95N, R57W of the 5th P.M., Yankton County, South Dakota

Section No:

31

Township No:

95

Range

57

Number of Lots/Tracts

1

Number of Acres

151.7

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

James Souhrada

Address

30225 429 Ave

City

Lesterville

State

SD

Zip

57040

Owner Phone

0000000000

Contact Person

James Souhrada

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)

20.005

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwellings

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

Plat Approval Items Completed On 6/16/2021 9:45 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

[Souhrada.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 6/16/2021 9:46 AM EST by bconkling

Owner Certification

Owner(s)

james Souhrada

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 6/16/2021 9:46 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	13836
Amount Paid	\$100.00

Planning Commission Review Completed On 6/16/2021 9:47 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:

07/13/2021

Plat Approval Application (Planning Commission) Completed On 6/16/2021 9:47 AM EST by bconkling

[Plat Approval Application \(Planning Commission\)](#)

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Receipt

13836

June 16, 2021 09:46 AM

Check

Payment number

Date paid

Payment method

Paid by

James Souhrada

bill@co.yankton.sd.us

\$100.00 paid on June 16, 2021

Plat Approval Application

Application ID: 9330

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/22/2021

Applicant – Brandy McDonald **Tract 1 McDonald Addition- PLAT**

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Tract 1 of McDonald Addition in Government Lots 1 and 2 in the Northeast ¼ of Section 2, Township 95 North, Range 55 West of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Tract 1 of McDonald

Section No: 2 Township No: 95

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 154.08

How is the property currently being used?
AG

What is the proposed use of the property?
AG

Surveyor/Engineer Information

Firm Name: Ehrhart, Griffin, and Associates

Address: _____

City: Sioux Falls State: SD Zip: 57104

Contact Person: Nick Johannsen

Phone: 6053397215

Property Owner Information

Name: Mac Farm, LLC

Address: 29725 445th

City: Irene State: SD Zip: 57037

Contact person: Brandy McDonald

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

Agent's name: _____

Agent's Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 20 Acres

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

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

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

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

If yes: Single Family Dwellings

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Brandy McDonald
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.

Brandy McDonald

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

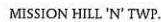
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 07/13/2021

Board of Adjustment date: _____



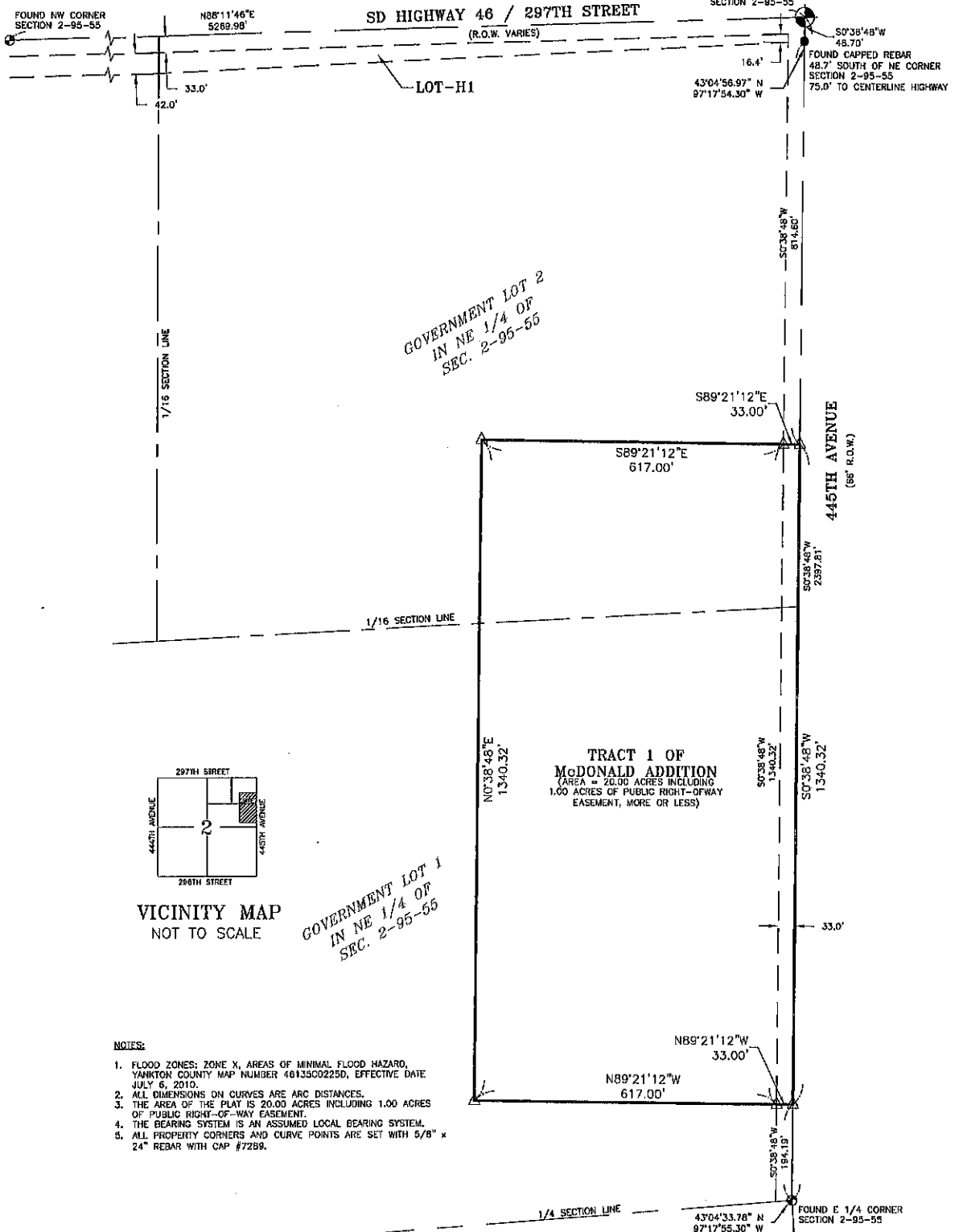
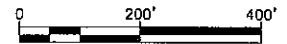
**PLAT OF
TRACT 1 OF
McDONALD ADDITION**
IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST 1/4 OF
SECTION 2, TOWNSHIP 95 NORTH, RANGE 55 WEST OF THE
5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

LEGEND

- | | |
|--------------------------------|---|
| P - PLAT DISTANCE | △ - SET SURVEY POINT, 5/8" X 24" REBAR WITH CAP #7289 |
| A - SURVEYED DISTANCE | U.E. - UTILITY EASEMENT |
| R - RECORD DISTANCE | D.E. - DRAINAGE EASEMENT |
| C.T.P. - CRIMPED TOP PIPE | S.S.E. - SANITARY SEWER EASEMENT |
| O.T.P. - OPEN TOP PIPE | S.A.E. - SUMP ACCESS EASEMENT |
| S.D.H. - STAR DRILL HOLE | |
| "X" - CHISELED "X" IN CONCRETE | |
| ● - FOUND SURVEY POINT | |



NORTH
SCALE 1" = 200'



VICINITY MAP
NOT TO SCALE

NOTES:

1. FLOOD ZONES: ZONE X, AREAS OF MINIMAL FLOOD HAZARD, YANKTON COUNTY MAP NUMBER 46135C0225D, EFFECTIVE DATE JULY 6, 2010.
2. ALL DIMENSIONS ON CURVES ARE ARC DISTANCES.
3. THE AREA OF THE PLAT IS 20.00 ACRES INCLUDING 1.00 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT.
4. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
5. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" X 24" REBAR WITH CAP #7289.



ehrhart
griffin
& associates

Project No. SD201375

PAGE 1 OF 2

ENGINEERING PLANNING LAND SURVEYING

601 N. Minnesota Ave. • Sioux Falls, South Dakota 57104 • 605/339-7215

**PLAT OF
TRACT 1 OF
McDONALD ADDITION**
IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST 1/4 OF
SECTION 2, TOWNSHIP 95 NORTH, RANGE 55 WEST OF THE
5TH P.M., YANKTON COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before May 13, 2021, survey a parcel of land described as "Port of Government Lots 1 and 2 in the Northeast 1/4 of Section 2, Township 95 North, Range 55 West of the 5th P.M., Yankton County, South Dakota," and divided the same into "TRACT 1 OF McDONALD ADDITION IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 95 NORTH, RANGE 55 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA," containing areas as shown on the above plat.

I further certify that the above parcel was surveyed by me, or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

NICHOLAS J. JOHANNSEN, L.S. 7289

OWNER'S CERTIFICATE

We, Mac Farm, L.L.C., do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instruction for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

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

Dated this 14th day of May, 2021.

Jay McDonald
Member, Mac Farm, L.L.C.

State of South Dakota)
County of Yankton) SS

On this 14th day of May, 2021, before me, the undersigned officer, personally appeared Jay McDonald, Member, Mac Farms L.L.C. known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto set my hand and official seal

Shawnna Davis

NOTARY PUBLIC, Yankton County, SD

My commission expires: 12-21-2021

CERTIFICATE OF STREET AUTHORITY

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

Approved this _____ day of _____, 2021.

Township Road Authority
Yankton County, South Dakota

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of "TRACT 1 OF McDONALD ADDITION IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 95 NORTH, RANGE 55 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA" is hereby granted by the Yankton County Planning Commission on this _____ day of _____, 2021.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of "TRACT 1 OF McDONALD ADDITION IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 95 NORTH, RANGE 55 WEST OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA" was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the _____ day of _____, 2021.

Chairman County Commission
Yankton County, South Dakota

COUNTY AUDITOR'S CERTIFICATE

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

Dated this _____ day of _____, 2021.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

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

Director of Equalization
Yankton County, South Dakota

COUNTY TREASURER'S CERTIFICATE

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

Dated this _____ day of _____, 2021.

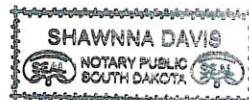
Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

Filed for record on this _____ day of _____, 2021, at o'clock

M., and recorded in book _____ of Plots on page _____.

Register of Deeds,
Yankton County, South Dakota



Plat Approval
Application
9627

Fees Paid
\$100.00

Applicant
zoning guest

Created
June 22, 2021

Number
9627

Final | Plat of Tract 1 of
McDonald Addition in
Government Lots 1 and 2 in the
Northeast 1/4 of Section 2,
Township 95 North, Range 55
West of the 5th P.M., Yankton
County, South Dakota | Mac
Farm, LLC | 29725 445th |
07.002.100.100
Submitted by
YanktonZoningGuest on
6/22/2021



Applicant

zoning guest

bill@co.yankton.sd.us

Parcel search Completed On 6/22/2021 9:56 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
07.002.100.100	29725 445 AVE	YANKTON	MAC FARM LLC (D)	154.080

Requested Information Completed On 6/22/2021 10:01 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Tract 1 of McDonald Addition in Government Lots 1 and 2 in the Northeast 1/4 of Section 2, Township 95 North, Range 55 West of the 5th P.M., Yankton County, South Dakota

Section No:

2

Township No:

95

Range

55

Number of Lots/Tracts

1

Number of Acres

154.08

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Ehrhart, Griffin, and Associates

Address

601 N Minnesota Ave

City

Sioux Falls

State

SD

Zip

57104

Contact Person

Nick Johannsen

Phone

6053397215

Property Owner Information

Owner Name

Mac Farm, LLC

Address

29725 445th

City

Irene

State

SD

Zip

57037

Owner Phone

6057601962

Contact Person

Brandy McDonald

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)

20 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwellings

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

Plat Approval Items Completed On 6/22/2021 10:02 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

[McDonald.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 6/22/2021 10:02 AM EST by bconkling

Owner Certification

Owner(s)

Brandy McDonald

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 6/30/2021 11:50 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	1085
Amount Paid	\$100.00

Planning Commission Review Completed On 6/30/2021 11:51 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:

07/13/2021

Plat Approval Application (Planning Commission) Completed On 6/30/2021 11:51 AM EST by bconkling

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
zoning guest
bill@co.yankton.sd.us

Payment number
Date paid
Payment method

Receipt

1085
June 30, 2021 11:50 AM
Check

\$100.00 paid on June 30, 2021

Plat Approval Application
Application ID: 9627

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 6/29/2021

Applicant

Mike Mathison- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Mathison Tract 6, in the NE1/4 of the NE1/4, Section 6, T93N, R56W of the 5th P.M.,
Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Mathison Tract 6, in the

Section No: 6 Township No: 93

Range: 56 Number of Lots/Tracts: 1

Number of Acres: 5.71

How is the property currently being used?
Low Density Residential (R1)

What is the proposed use of the property?
Low Density Residential (R1)

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: Mike Mathison

Address: 1702 Dakota

City: Yankton State: SD Zip: 57078

Contact person: Mike Mathison

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

Agent's name:

Agent's Title:

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 5.71 acres

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

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

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

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

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Mike Mathison
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.

Mike Mathison
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: 07/13/2021

Board of Adjustment date: _____

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2S

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. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David etux 6

2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Heceky Trust, Terrance etux 11
2. Affordable Self Storage LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

SECTION 18N

1. Cap LE, Stanley etal 5

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co Sharpshooters Assn 12

SECTION 21N

1. Johnson, Michael etux 9

SECTION 21S

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13

2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

1. Zimmerman Trust, Henry etal 12

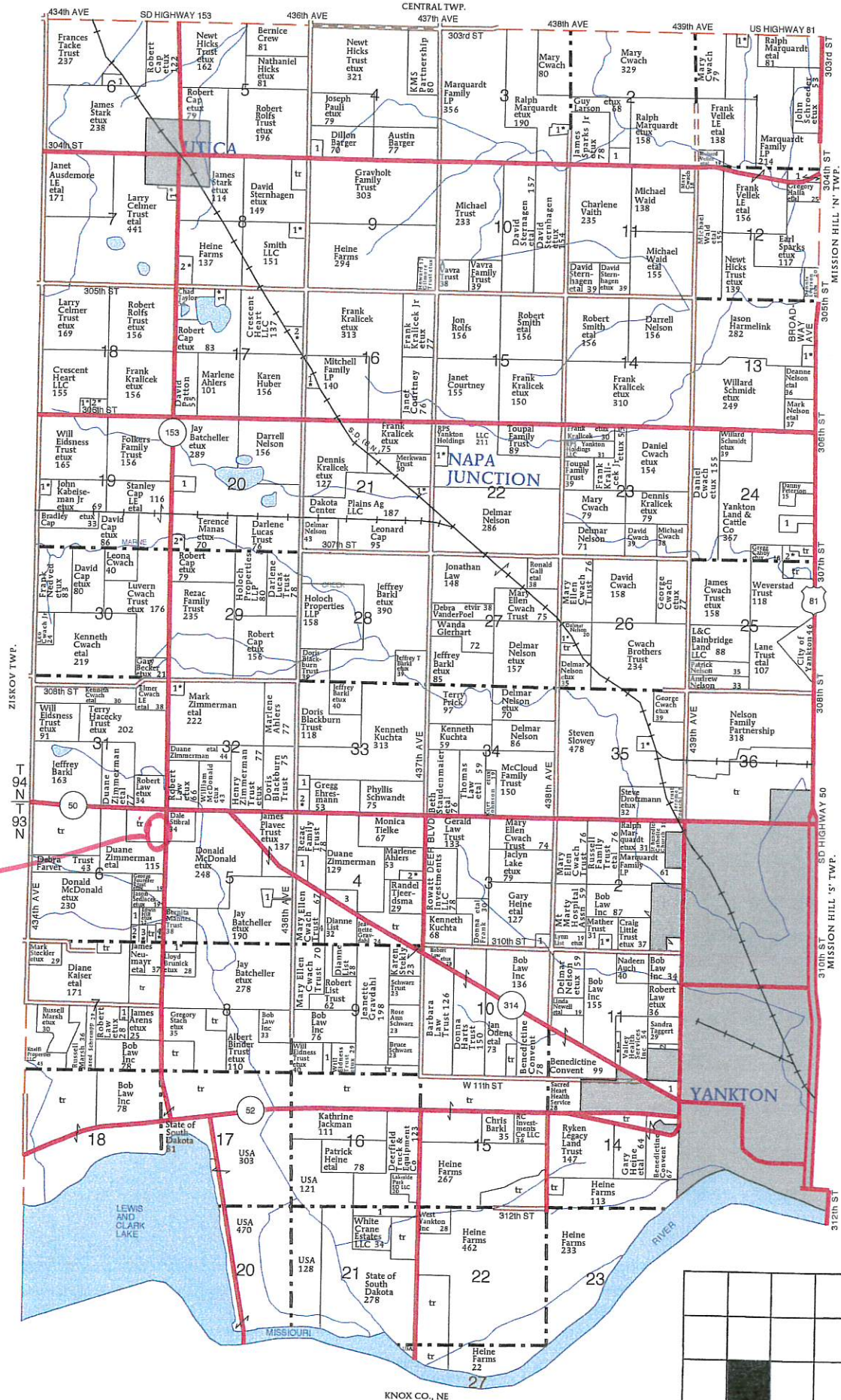
SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

SECTION 35

1. Slowey, Steven etux 14



SHEET 1 OF 3

PLAT OF MATHISON TRACT 6, IN THE N.E.1/4 OF THE N.E.1/4, SECTION 6, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

WE, MICHAEL J. MATHISON AND JAMA S. MATHISON, AS TRUSTEES OF THE MICHAEL AND JAMA MATHISON LIVING TRUST DATED 10/21/2016, DO HEREBY CERTIFY THAT THE MICHAEL AND JAMA MATHISON LIVING TRUST DATED 10/21/2016 IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: MATHISON TRACT 6, IN THE N.E.1/4 OF THE N.E.1/4, SECTION 6, T93N, 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 _____, 2021.

MICHAEL J. MATHISON,
TRUSTEE

JAMA S. MATHISON,
TRUSTEE

STATE OF SOUTH DAKOTA
COUNTY OF _____

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MICHAEL J. MATHISON AND JAMA S. MATHISON AS TRUSTEES OF THE MICHAEL AND JAMA MATHISON LIVING TRUST, DATED 10/21/2016, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND AS TRUSTEES, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING MATHISON TRACT 6, IN THE N.E.1/4 OF THE N.E.1/4, SECTION 6, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: MATHISON TRACT 6, IN THE N.E.1/4 OF THE N.E.1/4, SECTION 6, T93N, R56W, OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

I, _____, COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA, ON THIS ____ DAY OF _____, 2021.

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 _____, 2021.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

SHEET 3 OF 3

PLAT OF MATHISON TRACT 6, IN THE N.E.1/4 OF THE N.E.1/4, SECTION 6, T93N, R56W, OF THE 5TH.
P.M., YANKTON COUNTY, SOUTH DAKOTA.

TREASURER CERTIFICATE

I, _____, TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, CERTIFY THAT ALL TAXES
WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS
OFFICE, HAVE BEEN PAID. DATED THIS ____ DAY OF _____, 2021.

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 _____, 2021,
____ O'CLOCK ____ M., AND DULY RECORDED IN BOOK NO. ____, PAGE ____.

REGISTER OF DEEDS, YANKTON COUNTY

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

Plat Approval
Application
10067

Fees Paid
\$100.00

Applicant
Mike Mathison

Created
June 29, 2021

Number
10067

Final | Plat of Mathison Tract 6,
in the NE1/4 of the NE1/4,
Section 6, T93N, R56W, of the
5th P.M., Yankton County, South
Dakota | Mike Mathison | 1702
Dakota | 09.006.100.100
Submitted by Mikemathison on
6/29/2021



Applicant

Mike Mathison

6056617305

mmathison111@gmail.com

Parcel search Completed On 6/29/2021 11:51 AM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
09.006.100.100			MATHISON, MICHAEL LIVING TRUST (D) MATHISON, JAMA LIVING TRUST (D)	0.000

Requested Information Completed On 6/29/2021 11:56 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

6

Township No:

93

Range

56

Number of Lots/Tracts

1

Number of Acres

5.71

How is this property currently being used?

Low Density Residential (R1)

What is the proposed use of the property?

Low Density Residential (R1)

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

Mike Mathison

Address

1702 Dakota

City

Yankton

State

SD

Zip

57078

Owner Phone

605-661-7305

Contact Person

Mike Mathison

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)

5.71 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 6/29/2021 12:52 PM EST by bconkling

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

Upload Copy of Plat

[mathison.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 6/29/2021 12:52 PM EST by bconkling

Owner Certification

Owner(s)

Mike Mathison

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

Mike Mathison

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 6/29/2021 3:55 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	8039
Amount Paid	\$100.00

Planning Commission Review Completed On 6/29/2021 3:55 PM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

07/13/2021

Plat Approval Application (Planning Commission) Completed On 6/29/2021 3:56 PM EST by bconkling

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Mike Mathison
mmathison111@gmail.com

Payment number
Date paid
Payment method

Receipt

8039
June 29, 2021 03:55 PM
Check

\$100.00 paid on June 29, 2021

Plat Approval Application
Application ID: 10067

Description	Amount
Fee	\$100.00