July 13, 2021			
AGENDA			
YANKTON COUNTY PLANNING COMMISSION			
☐ Cherie Hoffman ☐ Cathy Weiss ☐ Don Kettering	Dennis MichaelChris BarklDoug 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 5^{th} 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: 6/8/20	21 TIME: 7PM LOCATION: COMMISSION CHAMBERS			
STAFF ATTENDANCE: Vetter/Conkling ROLL BARKL HEVLE KETTERING MICHAEL SCHULTZ WEISS HOFFMAN CALL:				
APPROVAL OF MIN	NUTES: MOTION BY: Micheal SECOND BY: Hoffman			
PLANNING: ⊠	BARKL ⊠ HEVLE □ KETTERING ⊠MICHAEL □SCHULTZ ⊠WEISS ⊠HOFFMAN			
APPROVAL OF AGE				
PLANNING: ⊠	BARKL $oxtimes$ HEVLE $oxtimes$ KETTERING $oxtimes$ MICHAEL $oxtimes$ SCHULTZ $oxtimes$ WEISS $oxtimes$ 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			
	□ 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 5 th 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			
Worldt.	Motion passed 6-0			
APPROVAL:	MOTION BY: Michael SECOND BY: Schultz			
DI ANNING: N	BARKI M HEVIE TETTERING MAICHAEI MSCHIIITZ MWEISS MHOEEMAN			

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 5 th 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 5 th 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 5 th P.M., Yankton County, South Dakota			
COMMENTS:				

MOTION:	Approve the plat as presented Motion passed 6-0			
APPROVAL: PLANNING:	MOTION BY: Schultz SECOND BY: Weiss ☑ BARKL ☑ HEVLE □ KETTERING ☑ MICHAEL ☑ SCHULTZ ☑ WEISS ☑ HOFFMAN			
AGENDA ITEM: ADDRESS/LEGAL:	Public comment			
COMMENTS:	None			
MOTION:	Motion to Adjourn Passed 6-0			
APPROVAL: PLANNING:	MOTION BY: Michael SECOND BY: Schultz ☑ BARKL ☑ HEVLE □ KETTERING ☑ MICHAEL ☑ SCHULTZ ☑ WEISS ☑ HOFFMAN			
AGENDA ITEM:				
ADDRESS/LEGAL: COMMENTS:				
MOTION:				
APPROVAL: PLANNING:	MOTION BY: SECOND BY: □ BARKL □ HEVLE □ KETTERING □ MICHAEL □ SCHULTZ □ WEISS □ HOFFMAN			
AGENDA ITEM: ADDRESS/LEGAL:				
COMMENTS:				
MOTION:				
APPROVAL: PLANNING:	MOTION BY: SECOND BY: □ BARKL □ HEVLE □ KETTERING □ MICHAEL □ SCHULTZ □ WEISS □ HOFFMAN			

AGENDA ITEM: ADDRESS/LEGAL: COMMENTS:	
MOTION:	
APPROVAL: PLANNING:	MOTION BY: SECOND BY: □ 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: PLANNING:	MOTION BY: SECOND BY: □ BARKL □ HEVLE □ KETTERING □ MICHAEL □ SCHULTZ □ WEISS □ HOFFMAN
AGENDA ITEM: ADDRESS/LEGAL:	

COMMENTS:			
MOTION:			
APPROVAL:	MOTION BY:	SECOND BY:	
PLANNING:	\square BARKL \square HEVLE \square	\exists KETTERING \Box MICHAEL \Box SCHULTZ \Box	□WEISS □HOFFMAN

Yankton County Planning Commission Yankton County Board of Adjustment

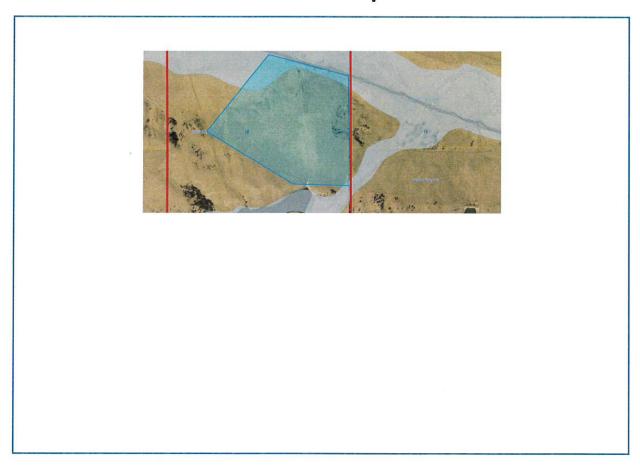
Applicant Concrete Materials	s (Brooke Muhlack) – Conditi	ional Use Permit 5/19/2021		
District type: AG	R1-Low R2-Moderate	R3-High C-Comm.		
☐LC – Lakeside Commercial ☐ RT-Rural Transitional				
Section 507	CUP needed: Section 607 Section	707 Section 807		
	Section 1805 Section 19	905		
washinkele kit in han shinkel kana dan etan dan asara ara ara arang sang sa kesang salah dalam mengapungkan dan gaban dan galam dan gaban dan gaba	Mikhawa Afan Agama and Citi an Ail Aid Aid and an Chantacon Citi an and access a thic state or man along a page report for the state of			
District per Article 5, Section 5	07. Said property is legally dese (SE1/4), Section Eighteen (18)	and gravel from an Agriculture cribed as The Northeast Quarter , Township Ninety-Four (94) North y, South Dakota		
PC: Article 18 Section 18 BOA: Article 19 Section 19				
Planning Commission date:		Time:		
7/13/2021 Board of Adjustment date: 8/3/2021		Time:		

Permit Number:	CUP-2021-47

Yankton County

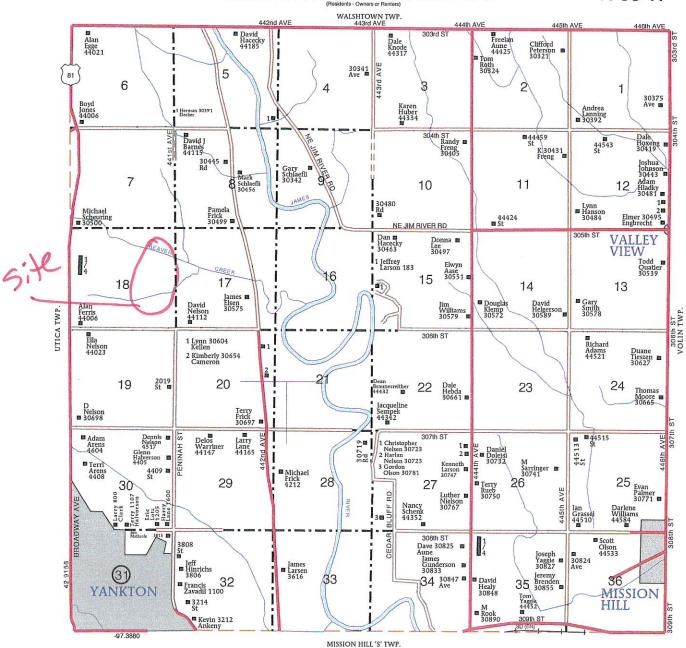
	Variance	X Conditional Use	Rezoning
Owner:	Chris Frick		
Owners Address:	44154 306th St	Yankton, SD	
Applicants Name, if different from	(605)661-8154	1-	
Owner:	Concrete Mater	rials	
Applicants Address:	1500 N Sweetn	man Pl Sioux Falls, SD	
Job Address:			
Legal:	NE4 & SE4		
Section, Township, Range:	18-94-55		
Zoning Classification:	AG		
Affected Zoning Ordinance:	Section 507Sec	etion 507	
Reason for Request:	Mining sand an	nd gravel	
List Specific Hardships:			
		ISSION ACTION (DATE):	
SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):			
Application Fee: _	\$300.00	Check #:	Receipt #:
Sign	ature:	e Materials	Date: 05/19/2021
	Concrete	c iviaiciiais	

Site Map



 ${\tt Parcel\ Number:}\quad 06.018.100.100$

Site Description:



MISSION HILL 'N' TOWNSHIP SECTION 12

- Morgan, Tyler 30487 Kocmich, Joshua 30491 SECTION 18
- Mueller, Kenneth 30540

- Borchard, Evan 30546 Jones, Frank 30548
- SECTION 35
- Auch, J 44407 Clough, Nathan 30814
- Novak, David 30818
- Bovero, Mike 30822

FINDINGS OF FACT - CONDITIONAL USE PERMIT

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

Are the red	quirements of Section 1723 met?	Yes	
(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 pe	ermit,		
	quirements of Section 1729 met?	Yes	
	id at time of application)		
Section 18			
	you specifically cite, in the application, the se	ction of the	Applicant is requesting a Conditional
	dinance under which the conditional use is sought		Use Permit to mine sand and gravel
	ounds on which it is requested	and state the	from an Agriculture District per Article
giv	ounds on which it is requested		5, Section 507
2 \\/-	as notice of public hearing given nor Section 1902 /) E\2	Mailed -
Z. VV	as notice of public hearing given per Section 1803 (3	5-5) t	l ·
2 411	to and the constitute to a state		Published –
3. Att	tend the public hearing		
4 51			
4. Pla	inning Commission: Make a recommendation to inc	iuae:	
_	Counting of any distance of		
a.	Granting of conditional use;		
b.	Granting with conditions; or		
C.	Denial of conditional use		
	inning Commission must make written finding	gs certifying	
COI	mpliance with specific rules including:		
a.	Ingress and Egress to proposed structures thereor		
	particular reference to automotive and pedestriar	•	
	convenience, traffic flow and control, and access i	n 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 cond	itional use	
	on adjoining properties and properties generally in	n the district;	
c.	Refuse and service areas, with particular reference	e to the	
	items in (A) and (B) above;		
d.	Utilities, with reference to locations, availability, a	nd	
	compatibility;		
e.	Screening and buffering with reference to type, di	mensions	
- -	and character;		
f.	Signs, if any, and proposed exterior lighting with re	ererence to	
	glare, traffic safety, economic effect;		
g.	Required yards and other open spaces; and		
h.	General compatibility with adjacent properties and	d other	
:	property in the district and that the granting of the	e conditional	
	use will not adversely affect the public interest.		
	,		



Frick Trust

MINING COVER PAGE

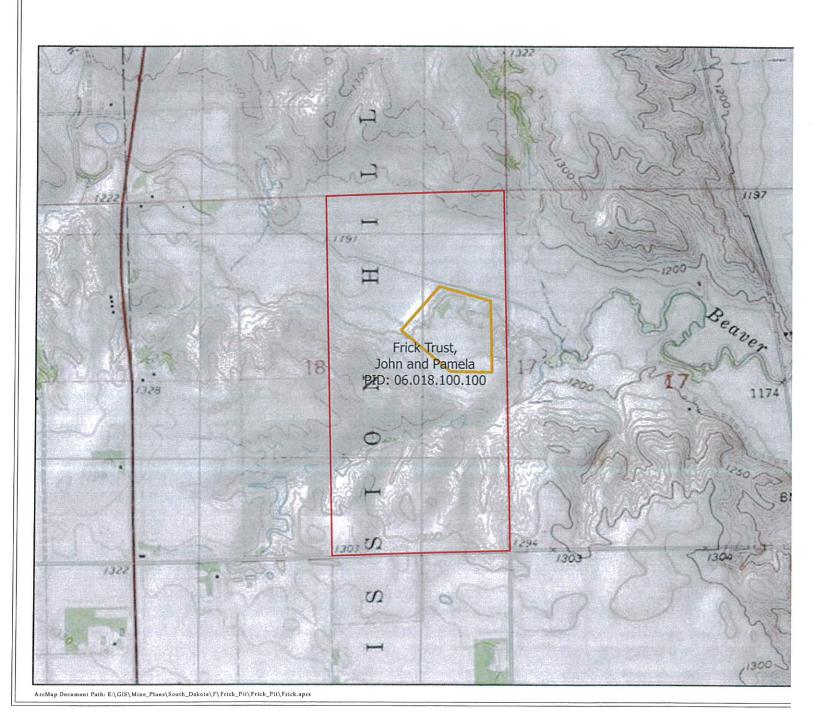
Legend

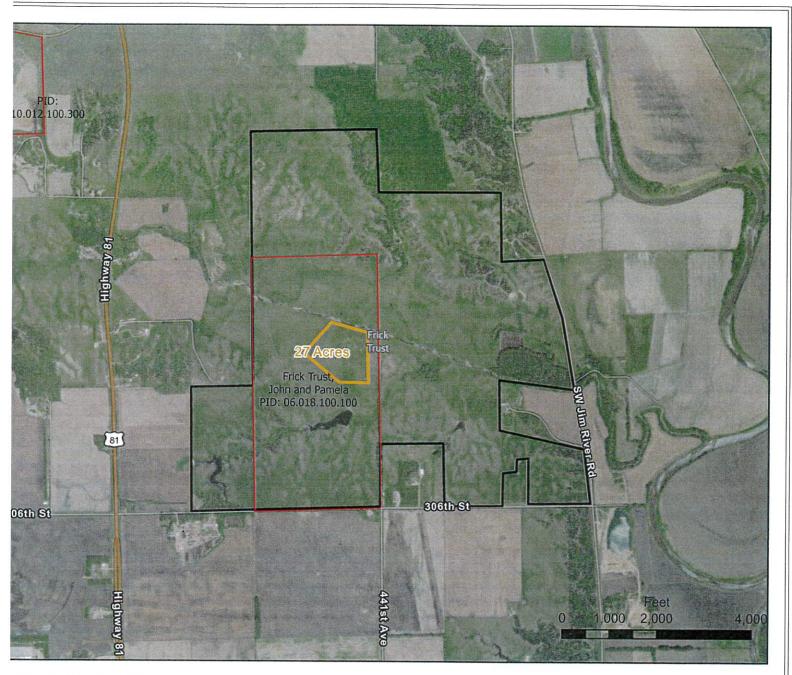
Land Parcel Boundaries
Mining Area
Frick Trust Land

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

T94N, R55W

Yankton County, South Dakota









Purpose

An operations and processing report regarding the aforementioned site location. From Knife River Corporation

Map Author: Jordan Keller

Service Layer Credits: World Street Map: South Dakota Game Fish and Parks, Esri Canada, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS World Imagery: Maxar USA_Topo, Maps: King alt=" src="https://downloads.esri.com/blogs/arcgisonline/esrilogo_new.png' /> This work is licensed under the Esri Master License Agreement. Sr /> Serviv->blank="https://goto.arcgis.com/termsofuse/viewsummary/b-writery="blank">>blank="https://goto.arcgis.com/termsofuse/viewsummsof

Variance, Conditional

Fees Paid

Use and Rezoning Application

\$300.00

CUP-2021-47

Applicant Brooke Muhlack 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		
		÷
David ID Nove have		
Parcel ID Number		
06.018.100.100		
Legal Description		
NE4 & SE4		
Site Address		
City		
*		

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.

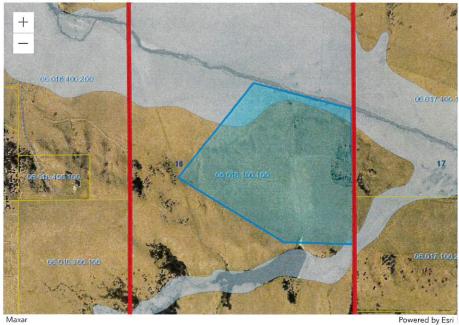
Upload signed document here

Frick Signature.pdf

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

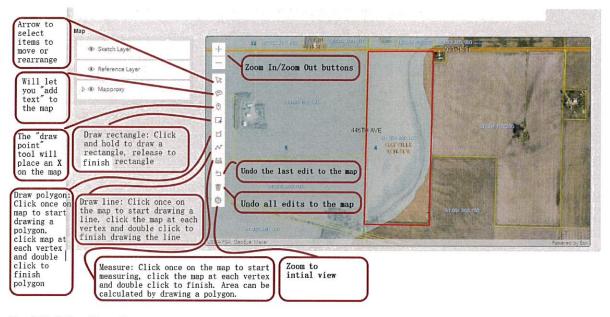
Map - Mark the location of structures and other necessary information.





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

Quarry to mine sand and gravel			
Planning Commission Code Reference			
Section 507			
Other Planning Commission Code Refere	ince 🖲		
Board of Adjustment Code Reference			
Section 507			
Other Board of Adjustment Code Referen	ice 0		
Please confirm the zoning provided by to on the final form to avoid applicant/syste		please enter the correct zoning. It is this be entered.	field that is printed
,	v		
Zoning Classification •			
AG			
Wave Fee			
Notes 0			
	g is in the flood plain. A Floodplain	Development permit will be required for t	hat 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 boonkling		
Fees Paid			VIEW RECEIPT
Fee Name	Recipient	Amount	
Confirmation Data			
			•
Payment Method		Online	
Confirmation Number	·		
Amount Paid		\$0.00	

Describe what the applicant is requesting

External Notes

Documents			
Internal Notes			
Documents			

VERIFICATION OF APPROVAL YANKTON COUNTY, SOUTH DAKOTA

roposed Variance/CUP/Rezone bei		day of May	
escribed as	ing proposed by	MUCTURE LIGHTON	at the property legally
			-
Signature			
44154 306 Address		7078	
City, State, Zip	154	10 10	

AFFIDAVIT OF MAILING

Broke Muhlack , hereby certify that on the 30
day of 100e, 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 0 m. 20 21 .
Dated the 50 day of 10me 20 21.
$\cup \cap \cap \cup \cup$
Name
Afriant
Subscribed and sworn to before me this 30 day of
Jone , 20 21 . ,
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
H 10 501
Vesthing Elife Grackers
Notary Public - Sputh Dakota
HEATHER ELYCE YUNGEBERG My commission expires: 10 20 2005
Seal (SEAL) Notary Public
South Dakota
My Commission Expires
/6/22/2nas

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) SCHEURING, MICHAEL L (D) PO BOX 603 YANKTON SD 57078

30500 US HWY 81 YANKTON SD 57078

AFFIDAVIT OF MAILING

I, Know Myhlack, hereby certify that on the 25
day of
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 96 , 2021 .
Dated the 24 day of 4/h , 2021.
(Mame) July Kork
Affiant,)
Subscribed and sworn to before me this 24 day of
May , 20 21
the Unach of
Notary Public - South Daketa
HEATHER ELYCE YUNGEBERG My commission expires: 10 22-2025
Seal
(SEAL) Notary Public South Dakota

My Commission Expires
16-22-2025

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



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,



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,



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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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,



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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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,



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,



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,



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,



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,



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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Sincerely,



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,

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Sincerely,



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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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,



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,

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Sincerely,



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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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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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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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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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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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,

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) SCHEURING, MICHAEL L (D) PO BOX 603 YANKTON SD 57078

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

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

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

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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

District type: ☐ AG ☐ R1-Low ☐ R2-Moderate ☐ R3-High ☐ C-Comm. ☐ ☐ CUP needed: ☐ RT-Rural Transitional ☐ CUP needed: ☐ Section 507 ☐ Section 607 ☐ Section 707 ☐ Section 807 ☐ Section 1805 ☐ Section 1905 ☐ Section 1805 ☐ Section 1905 ☐ Section 1905 ☐ Section 1805 ☐ Section 1905 ☐ Section 19	Applicant	
CUP needed: Section 507 Section 607 Section 707 Section 807 Section 1805 Section 1905	District type: AG	R1-Low R2-Moderate R3-High C-Comm.
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 5 th P.M., Yanktor 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: Time: 7/13/2021	□LC – Lε	akeside Commercial RT-Rural Transitional
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BOA: Article 19 Section 1905 Planning Commission date: Time: 7/13/2021	Moderate Density Residential 2400 square feet per article 7 S different location than was pre accessory structures on site). S Overlook Subdivision, in the	District that exceeds the maximum aggregate square footage of Section 707. Applicant wishes to build an accessory structure in a eviously approved and is 1900 square feet (15,000 Square feet of Said property is legally described as Lot 4 of Block 3, Law e NE1/4 of Section 18, T93N, R56W of the 5 th P.M., Yanktor
7/13/2021	20, 1211011 11 7111	
		Time:

8/3/2021

	Permit Number:				
		Yankton C	ounty		
	Variance	X Condition	onal Use	Rezoning	
Owner:	Curtis Olivier				
Owners Address:	184 OAK HILI	LS DR	*		
Owners Phone:	605 660-2169				
Applicants Name, if different from Owner:	Curtis Olivier				
Applicants Address:	184 OAK HIL	LS DR			
Job Address:	109 WELKOM	I DR			
Legal:	LT 4 BLK 3 L	AW OVERLO	OK S/D		
Section, Township, Range:	18-93-56				
Zoning Classification:	R2				
Affected Zoning Ordinance:	Section 707Sec	ction 707			
Reason for Request:	Change locatio property	n of approved	community build	ling to east end of same	
List Specific Hardships:	After completing separated from property.	ng phase 1 we maintenance	found it necessar shop which is loc	y to keep home owners ated on the west end of the	
SCHEDULED FOR P		IISSION ACTIO	N (DATE):		
SCHEDULED FOR B			20 20		
Application Fee:	\$300.00	Check #:	154505711	Receipt #:	

Signature: Curtis Olivier

Cutis Olivea

Date:

06/09/2021

Site Map



Parcel Number: 09.018.100.340

Site Description:

UTICA TOWNSHIP SECTION 1N

SECTION 2S

SECTION 3N

SECTION 4S

SECTION 5S

SECTION 7N

etux 6

SECTION 9S

SECTION 11S

etux 11

LLC 8 SECTION 12N

SECTION 13N

PC 12

SECTION 16N

SECTION 18N 1. Cap LE, Stanley et al 5 Cap, Robert etux 7 SECTION 19 1. Schenkel, Daniel etux 7

SECTION 20N 1. Yankton Co

SECTION 21N

LLC 18

SECTION 22N

SECTION 26

SECTION 35

1. Siebrandt, Jacob etux 5

SECTION 2N 1. Kralicek, Melissa 11

1. Grate, Leo etux 11

SECTION 4N 1. Nedved, Mark 7

1. Holdahl, Robert etux 5

SECTION 3S

1. Holtzmann Family Trust
7

Larson, Robert 8
 Brandt Trust, Merle etal

Zimmerman, Steve 20
 List Trust, Robert 18

1. Batcheller, Jay 8 SECTION 6N

1. Town of Utica 6

SECTION 6S 1. Maska, Leann 5 2. Olivier, Curtis etux 6

Loecker, Mark etux 5 Blaha, Jon etux 5

Anthony, Craig etux 10
 SECTION 7S

1. Philips, Timothy etux 5 SECTION 8N

1. Christianson, David

2. Hughes, Scott etux 13 SECTION 8S

1. Fanta, Timothy etux 9

1. Heceky Trust, Terrance

2. Affordable Self Storage

1. Marquardt Family LP 6

1. Cotton, Jeffrey etux 8 SECTION 14S

1. Anstine, Rodney etux 7 SECTION 17N

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

Sharpshooters Assn 12

Johnson, Michael etux

1. Kralicek, Frank etux 5 SECTION 21S 1. White Crane Estates

Taggart, William etux 9
 SECTION 24

Marquardt, Doug 13
 Keller, Dallas etux 10

Barnes, David etux 7
 SECTION 32
 Zimmerman Trust,

Delozier, Darrik 6 2. Waddell, Edward etux 8

1. Slowey, Steven etux 14

Henry etal 12 SECTION 33

Yankton Medical Clinic

1. Rokahr, Steven 9

Variance, Conditional Use and Rezoning

Application

Fees Paid \$300.00

CUP-2021-49 Applicant

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

curtis d Olivier

16056651817

DAHLINC@MIDCONETWORK.COM

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



Powered by Esri

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

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

Upload Draft Building Permit 6

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 boonkling
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
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

storage facility, maintenance shop Executive Park Model Estates

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

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

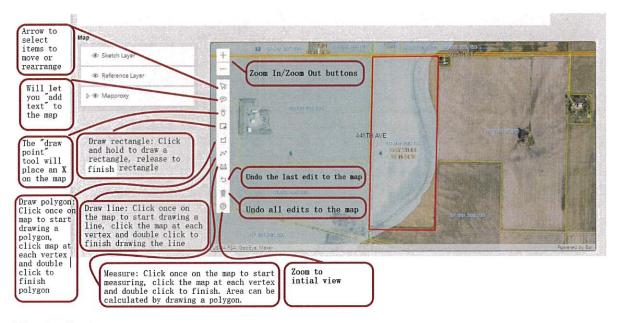
● 9	Sketch Layer -	-
● F	Reference Layer	-
> ◆ N	Иарргоху	



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 10

Board of Adjustment Code Reference

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 Complete	d On 6/9/2021 11:50 AM EST by gvetter		
Zoning Director Review Approve			
Pavment Completed On 6/10	0/2021 9:53 AM EST by boonkling		
Fees Paid	,		VIEW RECEIPT
Fee Name	Recipient	Am	ount
Fee	Planning and Zoning	\$30	00.00
Confirmation Data			
Payment Method		Online	
Confirmation Number		154505711	

\$300.00

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

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

Amount Paid

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 boonkling 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 boonkling **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

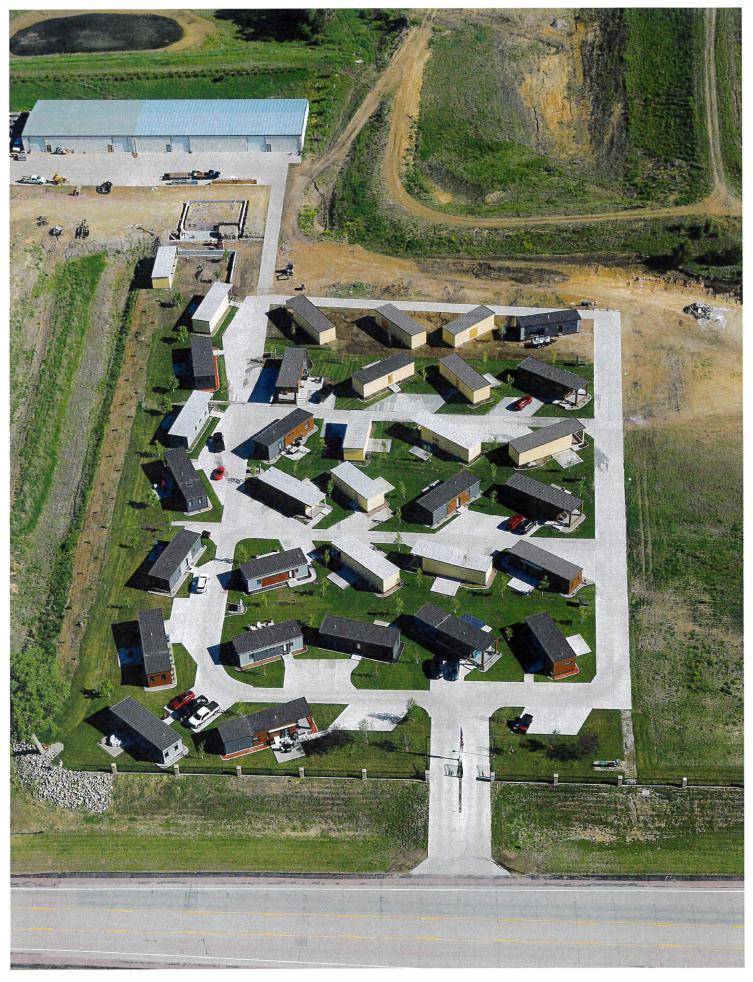
Return the affidavit 8 days prior to the public meeting: 07/05/2021 7:10 PM Place your zoning action sign 7 days prior to the public meeting: 07/06/2021 7:10 PM Upload PC Mailing Labels labels.pdf Upload PC Affidavit of Mailing 3 Mailing affidavit 1320.pdf Upload PC Notification Letter Olivier NOT Letter.pdf Upload PC Newspaper Publication Legals templatePC.pdf Check box when ready to send notices Send Notice Permit Number undefined Receipt Number Email Preview Completed On 6/28/2021 9:15 AM EST by boonkling 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 App Form Completed On 6/28/2021 9:15 AM EST by boonkling PC App Form

External Notes

Docu	ıme	nts

Internal Notes

Documents



AFFIDAVIT OF MAILING

1 1 MA	
I, Cutto allem	_, hereby certify that on the 29
day of whe , 20 29,	mailed by first class mail master
prepard, a true and correct	CODY of the Notice of Dublic Hand
of the proposed project t	cty lying within a 1,320 feet radius the most recent address of the
recriptent known to your Affia	int.
A true and correct copy	of the Notice of Public Hearing
notification letters are atta A true and correct copy of	ched as Exhibit #1 or #2. the mailing list for owners of real
property is attached as Exhib	it #1A or #2A.
Dated the 29 day of	Some, 20 21.
	A. A Mh -
	- Wills / Willen
	(Name) Affiant
60 No. 14 No. 14	
Subscribed and sworn	to before me this 39 day of
June , 20 21	•
	of a lives
	Dima Johna
	Notary Public - South Dakota My commission expires: May 2020
	23 COMMITTED TO CAPTLES: THOU I STORY
(SEAL)	
LINDA SYKORA	
S SERL NOTARY PUBLIC SERIL 3 SOUTH DAKOTA	

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)	BESSERT, BARRY (D)	BLOTSKE, TIM (D)
PO BOX 117	3606 RED MOUNTAIN DR	4908 EAST MANGROVE ST
YANKTON SD 57078	FORT COLLINS CO 80525	SIOUX FALLS SD 57110
BOB LAW INC (D)	BROMAN, EMILY K (D)	CHALKSTONE BLUFFS VACATION (D)
3812 SD HWY 314	66 GET A WAY TRL	3 EAST MAIN ST #201
YANKTON SD 57078	CROFTON NE 68730	VERMILLION SD 57069
DEJAGER, KEITH D (D)	DICKES, KAREN E (D)	EHLERS, MARVIN D REVOC TRUST (D)
117 OKIE DOKIE LN	109 DEW DROP INN LN	31129 435 AVE
YANKTON SD 57078	YANKTON SD 57078	YANKTON SD 57078
ERICKSON, WADE (D)	EVANS, MATTHEW L (D)	EXECUTIVE PARK MODEL EST LLC (D)
PO BOX 411	31120 435 AVE	3703 WEST 7 ST
HOWARD SD 57349	YANKTON SD 57078	YANKTON SD 57078
FOLKEN, CHARLES L (D)	FRAUENDORFER, MICHAEL A (D)	FULLENKAMP, ROBERT J (D)
379 ROAD R	31118 435 AVE	221 RED CEDAR DR
LEIGH NE 68643	YANKTON SD 57078	YANKTON SD 57078
GRECKEL, HARLAN H (D)	HEYL, ALAN REVOCABLE TRUST (D)	HOFFMAN, KENNETH (D)
PO BOX 708	31374 479 AVE	28531 C-38
YANKTON SD 57078	AKRON IA 51001	MERRILL IA 51038
IBIS, MARK (D)	JANKE, TERRY L LIVING TRUST (D)	KLEINSCHMIT, GARY J (D)
1101 S 4 AVENUE	56775 HWY 98	108 OKIE DOKIE LN
SIOUX FALLS SD 57105	WINSIDE NE 68790	YANKTON SD 57078
KNODEL FAMILY TRUST (D)	KORTAN, DARRELL (D)	OLIVIER, CURTIS (D)
2606 ELLA LN	6101 WEST QUEENS CIR	184 OAK HILLS DR
YANKTON SD 57078	SIOUX FALLS SD 57106	YANKTON SD 57078
ORTMAN LAKE HOUSE LLC (D)	PRICE, ZAC (D)	REITER, JIM (D)
PO BOX 187	325 WEST 6 ST	617 N OAKRIDGE RD
CANISTOTA SD 57012	TEA SD 57064	BRANDON SD 57005
RYKEN, GREG (D)	SD DEPT OF GAME FISH & PARKS (D)	SHIPWRECK INC (D)
114 DEW DROP IN LN	523 EAST CAPITOL AVE	115 STARBOARD ST
YANKTON SD 57078	PIERRE SD 57501	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

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

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NOTICE OF PUBLIC HEARING

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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 Planning Commission Yankton County Board of Adjustment

Applicar	nt Jerry Myott (Buck's Properties) Date 4/22/2021	etra
Dist	trict type: AG R1-Low R2-Moderate R3-High C-Comm.	
	CUP needed: Section 507 Section 607 Section 707 Section 807	
	Section 1107 ☐ Section 1805 ☐ Section 1905	
(400 mm)		636 3
NOTE:		
	onal Use Permit	
	at wishes to construct a campground with storage units along the north end of property. Descrive is legally described as Lot 11, Whitetail Run, in the SE1/4 of the NE1/4 of Section	,
	N, R56W of the 5th P.M., Yankton County, South Dakota	•
	•	
PC: BOA:	Article 18 Section 1807 Article 19 Section 1907	
DOA.	Article 19 Section 1907	

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

Time:

Time:

Permit Number:	CUP-2021-46
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Yankton County

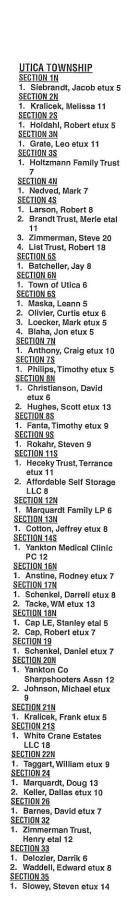
	Variance _	X Condition	onal Use	Rezoning
Owner:	Jerry Myott			
Owners Address:	47001 Mona St	reet, Suite 5 T	Cea SD 57064	
Owners Phone: Applicants Name,	16053595446			
if different from				
Owner:	Buck's Properti	es LLC		
Applicants Address:	47001 Mona St	reet, Suite 5	Tea SD 57064	
Job Address:	lot 11(replat of	lots 11 and 12)	
Legal:	Lot 11 Whiteta	il Run, in the S	SE1/4 of the NE1/	4 of Section 16, T93N,
Section, Township, Range:	16-93-56		·	
Zoning Classification:	Lakeside Comm	ercial (LC)		
Affected Zoning Ordinance:	Section 1107Se	ction 1107		
Reason for Request:	RV Seasonal ca	mpground wit	th future storage u	nits
List Specific Hardships:				
			971	13/2021 7:15Pm
SCHEDULED FOR PL	ANNING COMM	ISSION ACTION		1/2021 7:35 PM CDT
SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):				
Application Fee:	\$300.00	Check #:	150328939	Receipt #:
	4	Ma	north	Date:
Sign	ature:	0	yr M	04/15/2021
	Jerry My	yott		

Site Map

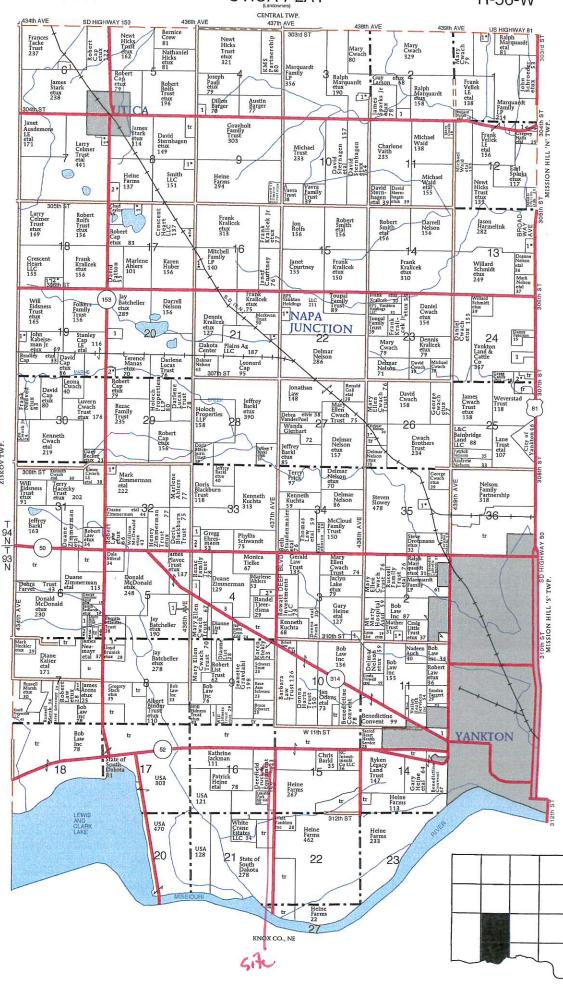


Parcel Number: 09.016.200.100

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



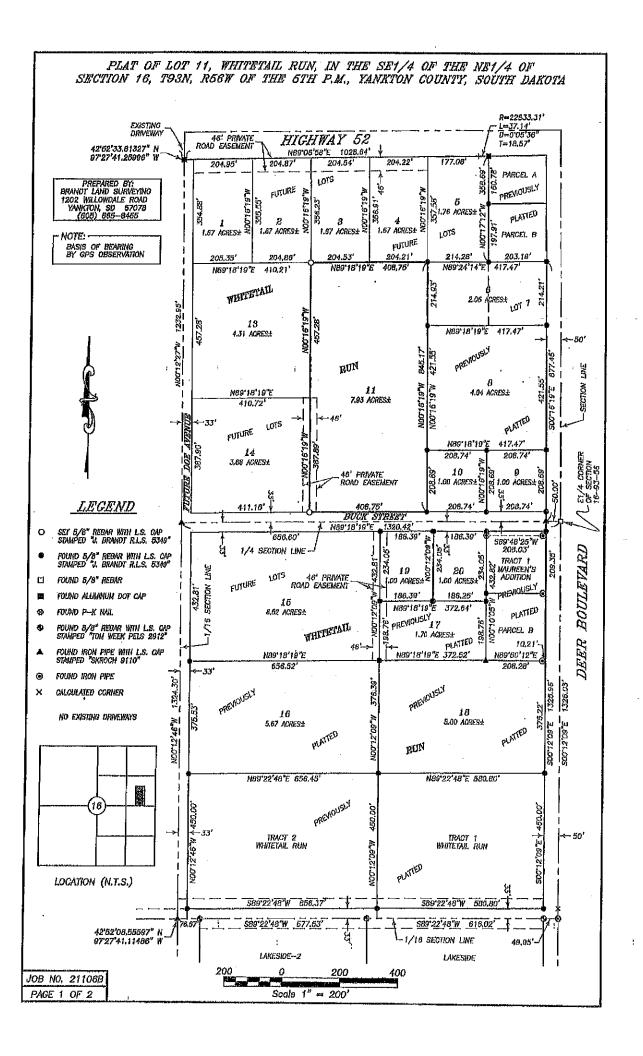
ZISKOV TWP.



FINDINGS OF FACT - CONDITIONAL USE PERMIT

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

(signed agreem	requirements of Section 1723 met? by owner unless there is a binding purchase ent then signed by applicant, Variance accompanied	Yes	
	ling permit (if applicable), site plan included with germit,		
	requirements of Section 1729 met?	Yes	
(all fees	paid at time of application)		
Section			
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 inc	lude:	
	a. Granting of conditional use;		
	b. Granting with conditions; or		
	c. Denial of conditional use		
5.	Planning Commission must make written finding	gs certifying	
	compliance with specific rules including:		
	 Ingress and Egress to proposed structures thereor particular reference to automotive and pedestriar convenience, traffic flow and control, and access i or catastrophe: 	safety and	
	 Off right-of-way parking and loading areas where with particular attention to the items in (A) above economic, noise, glare or odor effects of the cond on adjoining properties and properties generally in 	e and the itional use n 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, di and character;	mensions,	
	f. Signs, if any, and proposed exterior lighting with re	eference to	
	glare, traffic safety, economic effect;		
· · · · · · · · · · · · · · · · · · ·	g. Required yards and other open spaces; and		
	h. General compatibility with adjacent properties and	d other	
	property in the district and that the granting of the	e 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, 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, WHITETAIL RUN, IN THE SEL/4 OF THE NEL/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 BELLEF.

DATED THIS 7TH DAY OF APRIL, 2021.

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	NO. 21106B	PLATS ON PAGE	REGISTER OF DEEDS
		NO 91108D	

Variance, Conditional

Use and Rezoning

Fees Paid \$300.00

Application CUP-2021-46

Applicant Jerry Myott 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



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

City

YANKTON

lot 11(replat of lots 11 and 12)

Zip

57078

Section-Township-Range
16-93-56
•
Zoning District
RT
Zoning Description
RT
Existing Use of Property
Ag
Duelt Duilding Dameit of the William Control of the
Draft Building Permit Completed On 4/15/2021 11:00 AM EST by jjmyott
Upload Draft Building Permit ¹⁰
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
CANCEL TRUTH
6053595446
6053595446
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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 Juny Myrth

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	+
_	D.C. I	-
•	Reference Layer	



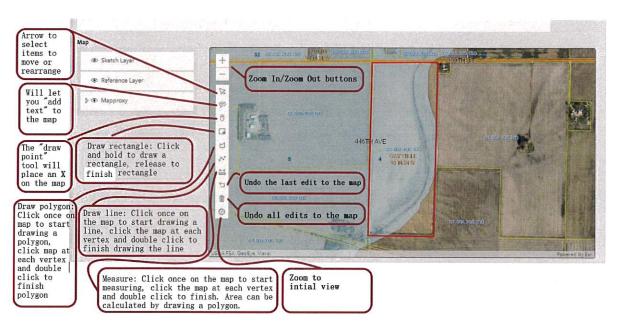
Powered by Esri

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

Other Planning Commission (code Reference ⊕		
Board of Adjustment Code Re Section 1107	ference		
Other Board of Adjustment Co	de Reference 🛈		
	ovided by the applicant. If zoning is incorrect, licant/system error. The correct zoning must		ing. It is this field that is printed
Zoning Classification 0			
Lakeside Commercial (LC)			
Wave Fee			
Notes ⊕			
Director Review Complet	ed On 4/22/2021 1:14 PM EST by gvetter		
Zoning Director Review Approve			
	7/2021 12:00 PM EST by boonkling		
Fees Paid			VIEW RECEIPT
Fee Name	Recipient		Amount
Fee	Planning and Zoning		\$300,00
Confirmation Data			
Payment Method	· · · · · · · · · · · · · · · · · · ·	Online	
Confirmation Number		150328939	
Amount Paid	en e	\$300.00	

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

Planning Commission Meeting

Planning Commission Meeting Date and Time

May 11th 2021, 7:35 pm CDT

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

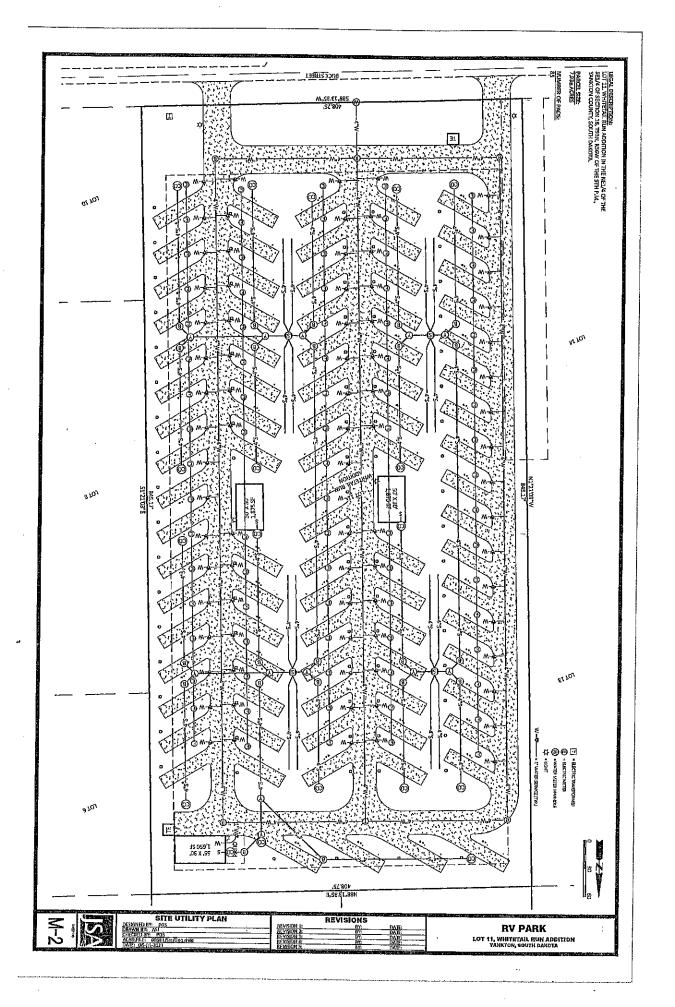
External Notes			

Documents

Internal Notes

Documents

8/8



AFFIDAVIT OF MAILING

day of Day , 202), 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 St day of Toly, 2021.
Affiant
Subscribed and sworn to before me this day of Notary Public - South Dakota
My commission expires:
(SEAI) TINA DALY CEAL SOUTH DAKOTA CEALS TONA DAK

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) ASPS LLC (D) 1505 WEST CITY LIMITS RD YANKTON SD 57078

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 DOERING, HENRY L (D) PO BOX 805 LAUREL NE 68745

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 (C. KULBEL, THERESA M REV TRUST (D) 4201 WEST 11 ST YANKTON SD 57078

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

MCHENRY, 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 ([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

3702 LEADER LN YANKTON SD 57078

SCS PROPERTY MANAGEMENT CORP (I 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) 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

day of
Dated the 27 day of May , 2021.
(Name)
Affiant
Subscribed and sworn to before me this 27 day of may, 20 21.
TINA DALY 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) ASPS LLC (D) 1505 WEST CITY LIMITS RD YANKTON SD 57078

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. DOERING, HENRY L (D) PO BOX 805 LAUREL NE 68745

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 (C. KULBEL, THERESA M REV TRUST (D) 4201 WEST 11 ST YANKTON SD 57078

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 TO LLC (D) 4002 WEST 8 ST YANKTON SD 57078

MCHENRY, 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 ([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 DUNSMÖRE 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

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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

day of April , 202), 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 30% day of April , 20 21 . (Name) Affiant
Subscribed and sworn to before me this 30 day of
TINA DALY Notary Public - South Dakota My commission expires: Notary Public - South Dakota My commission expires:

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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BLOM, COLE S (D) 517 LOCUST ST YANKTON SD 57078 BOB LAW INC (D) 3812 SD HWY 314 YANKTON SD 57078

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

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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**

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YANKTON'S EXEC STORAGE LLC (D) 1900 SOUTH 2 ST HARTFORD SD 57033 YEAGER, RICHARD G (D) 3703 WEST 11 ST YANKTON SD 57078

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 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

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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 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

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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	\underline{X} Condit	ional Use	Rezoning	
Owner:	Nathan & M	chelle Franzen			
Owners Address:	174 Oak Hills Dr; Yankton, SD 57078				
Owners Phone: Applicants Name,	605-661-706	[
if different from Owner:	Nathan & M	ichelle Franzen			
Applicants Address:	174 Oak Hills Dr; Yankton, SD 57078				
Job Address:	174 OAK HI	LLS DR			
Legal:	LTS 7 & 8 B	LK 3 OAK HIL	LS ADDN		
Section, Township, Range:	13-93-57				
Zoning Classification:	R2				
Affected Zoning Ordinance:	Section 707S	ection 707			
Reason for Request:	Detached gar standard zoni	age has higher s ng	sidewalls that	n allowed by moderate density	
List Specific Hardships:					
SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):					
Application Fee:	\$300.00	Check #:	9724	Receipt #:	
Sign		al d	~~	Date: 06/28/2021	
·=	Nathan & Michelle Franzen				

Site Map



Parcel Number: 13.013.500.340

Site Description: Adjacent structure is personal residence

ZISKOV TOWNSHIP SECTION 1S

Bahm, Richard 30965 Doppenberg, John 30969 Kramer, Daniel 30985 Janis, Heather 30991

SECTION 15S

Vik, lan 256

Solomon, Derek 117 Ebneter, Eugene 123

Stahlecker, C 177 Willard, L 548

Miller, Gary 762 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?	Yes	
	by owner unless there is a binding purchase		
	nent then signed by applicant, Variance accompanied	•	
-	ding permit (if applicable), site plan included with		
•	g permit,		
	requirements of Section 1729 met?	Yes	
(all fee:	s paid at time of application)		
Section	1805:		
1.	Did you specifically cite, in the application, the se Ordinance under which the conditional use is sought 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	3-5)?	Mailed –
۷.	was notice of public nearing given per section 1005 (<i>3-3</i> ₁ ;	Published —
3.	Attend the public hearing		. 3.310100
٠.	The passes were the passes of		
4.	Planning Commission: Make a recommendation to inc	lude:	
	a. Granting of conditional use;		
	b. Granting with conditions; or		
	c. Denial of conditional use		
5.	Planning Commission must make written finding	gs certifying	
	compliance with specific rules including:	,	
	a. Ingress and Egress to proposed structures thereor	n with	
	particular reference to automotive and pedestriar	n safety and	
	convenience, traffic flow and control, and access i	n 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		
	economic, noise, glare or odor effects of the cond	itional use	·
	on adjoining properties and properties generally in	n the district;	·
	 Refuse and service areas, with particular reference items in (A) and (B) above; 	e to the	
	 d. Utilities, with reference to locations, availability, a compatibility; 	ınd	
	e. Screening and buffering with reference to type, di and character;	mensions,	
	f. Signs, if any, and proposed exterior lighting with reglare, traffic safety, economic effect;	eference to	
	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

Fees Paid \$300.00

Use and Rezoning Application

CUP-2021-50

Applicant Nathan E Franzen Created June 28, 2021

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

605-661-7061

nfranzen@firstdakota.com

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



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

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?

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

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



Maxar, Microsoft

Powered by Esri

Describe the location and use of adjacent structures

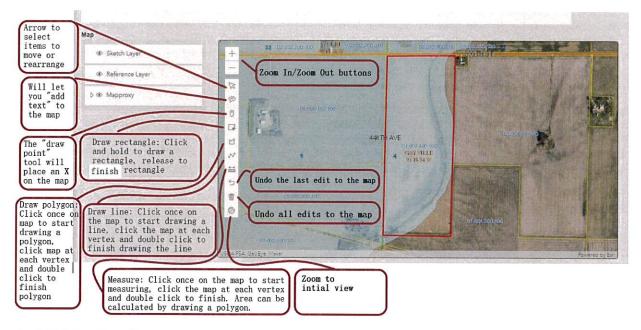
Adjacent structure is personal residence

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 boonkling

Your application has been submitted for review. Thank you.

Planning Review Completed On 6/28/2021 1:33 PM EST by boonkling
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 boonkling Fees Paid VIEW RECEIPT

Fee Name

Recipient

Please click next at the bottom to continue. Thank you

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 boonkling

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 boonkling

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

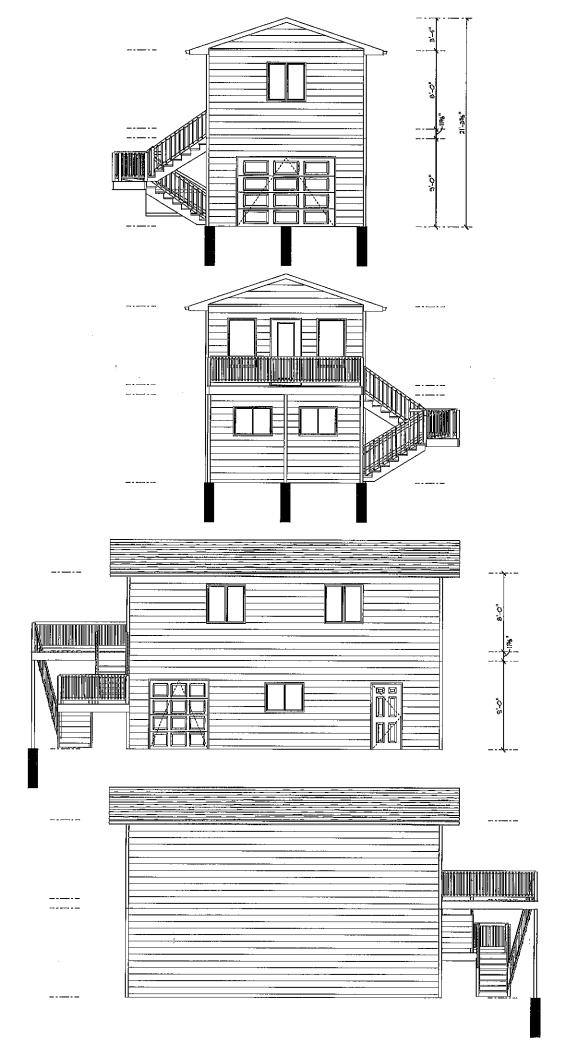
Upload PC Newspaper Publication
Legals templatePC.pdf
Check box when ready to send notices
Permit Number
undefined
Receipt Number
Email Preview Completed On 6/29/2021 11:43 AM EST by boonkling
Please see the attached Notification Letter, address labels, and affidavit of mailing.
First Notification Letters 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 boonkling
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
Jpioad PC Mailing Labels

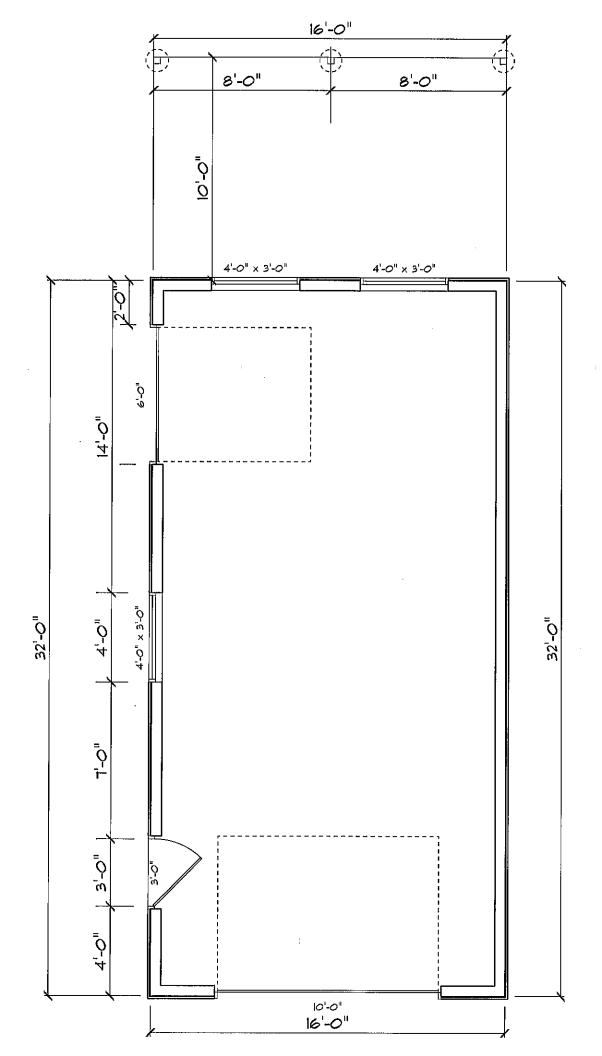
Upload PC Affidavit of Mailing

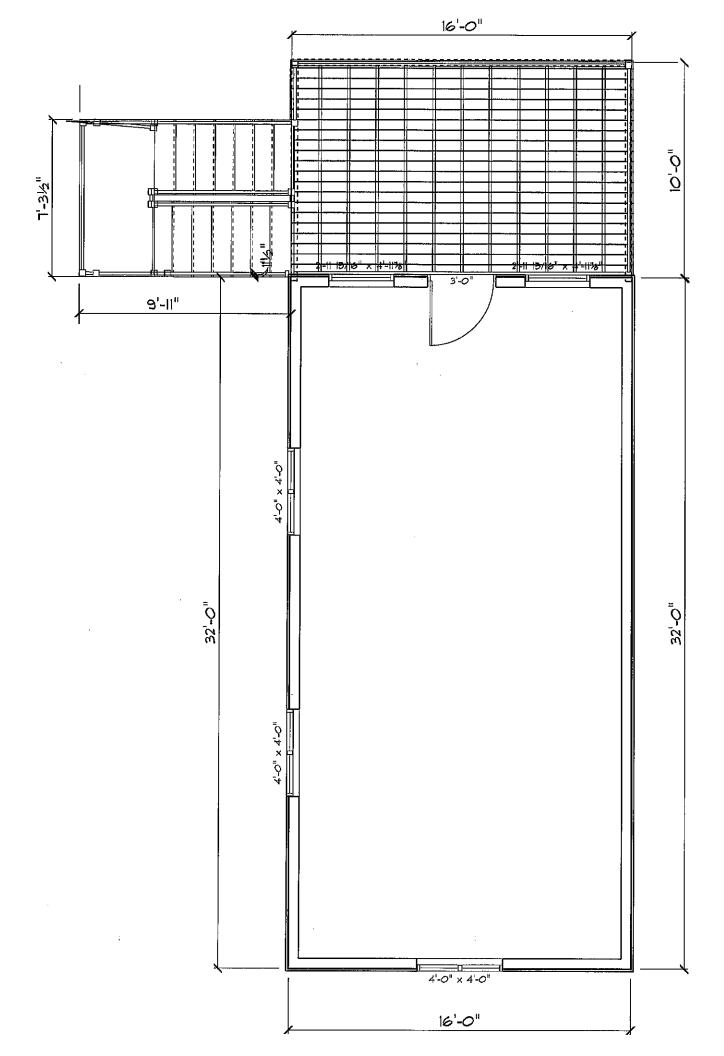
Labels.pdf

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.
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 App Form Completed On 6/29/2021 3:03 PM EST by boonkling
PC App Form External Notes
Documents
Internal Notes
Documents







AFFIDAVIT OF MAILING

Tanzen, hereby certify that on the July , 20 1 , 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 and day of July

(Name) Affiant

this 💄

Subscribed and sworn to before me

Notary Public - South Dakota

My commission expires: 3-11-3

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)	ANDERSON, JOHN R (D)	ANTHONY, DENISE M (D)
231 ACORN DR	284 RUSSELL RD	154 OAK HILLS DR
YANKTON SD 57078	YANKTON SD 57078	YANKTON SD 57078
BARRON, CHARLES (D)	BARTLING, BRIAN (D)	BAXTER, STEVEN G (D)
289 RUSSELL RD	637 SOUTH 80 ST	115 WOODS CIR
YANKTON SD 57078	OMAHA NE 68114	YANKTON SD 57078
BODENSTEDT, STEVEN R (D)	BOLLIG, HERBERT (D)	BRADY, B JODY (D)
270 RUSSELL RD	104 SLEEPY HOLLOW DR	124 RUSSELL RD
YANKTON SD 57078	YANKTON SD 57078	YANKTON SD 57078
BRALEY, RANDALL (D)	CAMERON, CASEY (D)	CAMERON, WILLIAM CRAIG (D)
144 RUSSELL RD	739 ROBERT DR	269 ACORN DR
YANKTON SD 57078	MOVILLE IA 51039	YANKTON SD 57078
CHRISTENSEN, CAROL L (D)	DAKAN, DOUGLAS L (D)	DAWSON, KAREN E (D)
203 RUSSELL RD	3725 RANDOLPH ST	172 RUSSELL RD
YANKTON SD 57078	LINCOLN NE 68510	YANKTON SD 57078
DEMARO PROTECTION TRUST (D)	DEN HERDER, JAMES A (D)	DESAIX, SANDRA WASS (D)
295 SLEEPY HOLLOW DR	1531 S MAIN AVE	203 N 8 ST
YANKTON SD 57078	SIOUX CENTER IA 51250	BERESFORD SD 57004
DUNKLAU ACRES LLC (D)	DZITKO, BRUCE MICHAEL (D)	ECKMANN, JUDY K (D)
86227 573 AVE	383 RUSSELL RD	708 ANDY'S NORTH SHORE DR #23
WAYNE NE 68787	YANKTON SD 57078	NORFOLK NE 68701
ELWELL, WILLIAM E (D)	EVANDER, CHARLES E REV TRUST (D)	FEJFAR, JEFF (D)
1115 NORTH MARY AVE	110 BUR OAK DR	407 DEER BLVD
TEA SD 57064	YANKTON SD 57078	YANKTON SD 57078
FRANZEN, NATHAN REV TRUST (D)	FRANZEN, NATHAN REVOC TRUST (D)	GROENEWEG, ALVIN TRUST (D)
174 OAK HILLS DR	174 OAK HILLS DR	27238 384 AVE
YANKTON SD 57078	YANKTON SD 57078	CORSICA SD 57328
GROENEWEG. LOWELL (D)	GUBBELS TIMOTHY (D)	GUSTAESON POREDTO (D)

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

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

PARKSTON SD 57366

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 LAKOTÁ AVE **BRANDON SD 57005**

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

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 (E SCHREIBER, SUSAN K (D)

136 SLEEPY HOLLOW DR YANKTON SD 57078

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

Payment number Date paid Payment method

Receipt

9724 June 29, 2021 11:41 AM Check

Paid by
Nathan E Franzen
nfranzen@firstdakota.com

\$300.00 paid on June 29, 2021

Variance, Conditional Use and Rezoning Application Application ID: CUP-2021-50			
Description	Amount		
те при	\$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				
Cther 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 thelot line.				
South Side / Yard lot line:feet or no closer thanfeet to thelot line.				
West Side / Yard lot linefeet or no closer than feet to thelot 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 5^{th} P.M., Yankton County, South Dakota

Planning Commission date: 7/13/2021 Board of Adjustment date: 7/20/2021 Time: 7/25 P.M.

Time:

Please Check Plat Type:	You must provide the following:
Party Party	The Yankton County Zoning Ordinance requires minimum lot
☐ Final ☐ Amended ☐ Preliminary ☐ Revision	sizes.
	1,Does this lot/tract conform? XYes \(\subseteq No
Development Information	2.What is/are the lot size(s) 4.31
Diet of Lot 12 Whitetail Dun in the	3. Is this (plat) an existing farmstead? Yes No
Plat Name: Plat of Lot 13, Whitetail Run, in the	4. If a farmstead, how many acres are surrounding it?
	5. The Yankton County Zoning Ordinance requires a variance from
Section No: 16 Township No: 93	minimum lot sizes. Are you willing to apply for the variance, if
Section No; 10 Township No; 75	necessary? X Yes No
Range: 56 Number of Lots/Tracts: 1	6. Is this property to have construction on it? X Yes No
Range; 30 Rumber of Lots/ (racts; 1	If yes: Undecided Name, address and phone number of contractor(s)
Number of Acres: 52.47	Name, address and phone number of contractor(s)
Number of Acres; 22.17	- Was transfer on the same of
How is the property currently being used?	7
Lakeside Commercial	
Bairosido Commitordar	
What is the proposed use of the property?	Owner certification
Lakeside Commercial	O 17 Hor cer triberion
	This is to certify that Deerfield Trucking
	the undersigned is/are the sole owner(s) of the property described
Surveyor/Engineer Information	above on the date of this application, and that I/we have road and
	understand Section 207 of the Yankton county Zoning Ordinance.
Firm Name: Brandt Land Surveying	Demis buch
Address:	Owner Signature
City: Yankton State: South Zip 57078 Contact Person: John Brandt	Owner Signature
Contact Person: John Brandt	_
Phone: <u>605-665-8455</u>	This is to certify that Dennis Breck
	acting by and through the undersigned, its duly authorized agent
Property Owner Information	is/are the sole owner(s) of the property described above on the date
Danifical diseased and Employment	of this application, and that I have read and understand Section 207
Name: Deerfield truck and Equipment	of the Yankton County Zoning Ordinance.
Address: PO Box 805	
City: Laurel State: Nebraska Zip: 68745	Agent Signature
Contact person: Dennis Breck If the property owner is represented by an authorized agent, please provide the	
ti the property owner is represented by an authorized agent, prease provide the following:	Planning Office Use Only: Planning Commission Date:
Agent's name:	County Commission Date:
Agents Title:	<u></u>

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

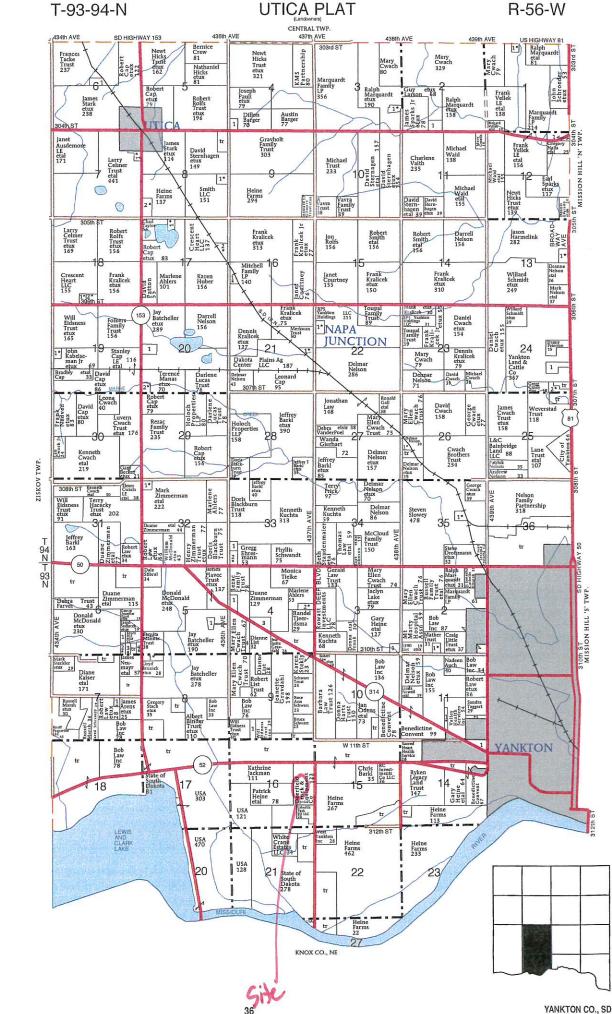
YANKTON COUNTY PLANNING

PLAT APPROVAL CHECKLIST

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

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

zor	ne?
X 1.	All required signatures notarized (owner(s), surveyor)?
Ճ 2.	Taxes paid at County Treasures?
☒ 3.	County Treasurer's signature?
X 4.	Ownership verified by Director of Equalization and signed?
፟ 5.	Street authority signature (DOT, Highway, Township)?
2 6.	\$100.00 Fee Paid at Zoning Office?
X 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?
	ng Commission date: 07/13/2021 of Adjustment date:



UTICA TOWNSHIP SECTION 1N

Siebrandt, Jacob etux 5
 SECTION 2N

SECTION 2S 1. Holdahl, Robert etux 5

2. Brandt Trust, Merle etal

3. Zimmerman, Steve 20

4. List Trust, Robert 18

SECTION 5S 1. Batcheller, Jay 8

1. Town of Utica 6 SECTION 6S

1. Maska, Leann 5

Olivier, Curtis etux 6
 Loecker, Mark etux 5

Blaha, Jon etux 5 SECTION 7N

Anthony, Craig etux 10
 SECTION 7S

Philips, Timothy etux 5

Fanta, Timothy etux 9

Heceky Trust, Terrance etux 11

1. Marquardt Family LP 6 SECTION 13N

1. Cotton, Jeffrey etux 8

Yankton Medical Clinic

1. Anstine, Rodney etux 7 SECTION 17N

Schenkel, Darrell etux 8
 Tacke, WM etux 13
 SECTION 18N

Cap LE, Stanley etal 5 2. Cap, Robert etux 7 SECTION 19

1. Schenkel, Daniel etux 7

2. Johnson, Michael etux

Kralicek, Frank etux 5
 SECTION 21S

White Crane Estates

1. Taggart, William etux 9

1. Marquardt, Doug 13 Keller, Dallas etux 10

1. Barnes, David etux 7

1. Zimmerman Trust, Henry etal 12 **SECTION 33**

Delozier, Darrik 6 2. Waddell, Edward etux 8

1. Slowey, Steven etux 14

Sharpshooters Assn 12

Affordable Self Storage

1. Rokahr, Steven 9

1. Kralicek, Melissa 11

1. Grate, Leo etux 11 SECTION 3S Holtzmann Family Trust

SECTION 3N

SECTION 4N 1. Nedved, Mark 7

SECTION 4S 1. Larson, Robert 8

SECTION 6N

SECTION 8N 1. Christianson, David

SECTION 9S

SECTION 11S

LLC 8

SECTION 12N

SECTION 14S

PC 12

SECTION 16N

SECTION 20N

SECTION 21N

LLC 18

SECTION 22N

SECTION 24

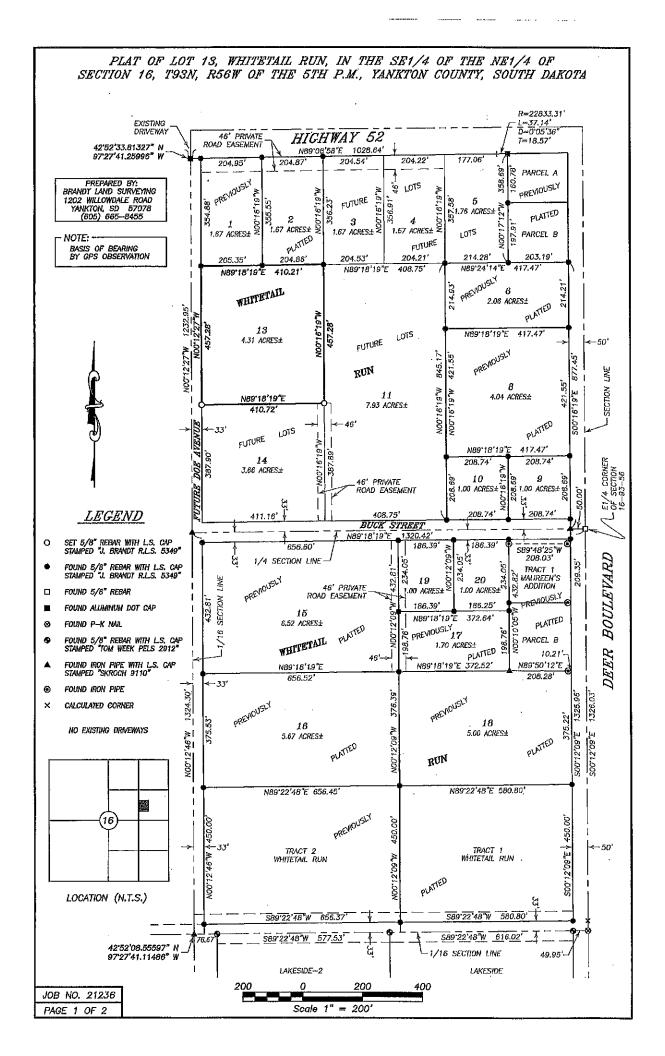
SECTION 26

SECTION 32

SECTION 35

1. Yankton Co

etux 6 2. Hughes, Scott etux 13 SECTION 8S



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 SET/4 OF THE NET/4 OF SECTION 16, TB3N, 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 9TH DAY OF JUNE, 2021.

JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE		。 《公安灯神》始朝 X I I I I I I I I I I I I I I I I I I
I, DENNIS L. CHRISTENSEN, AS PRESIDENT OF DEERFIELD TRUCK & EQUIPMENT COMPANY, A I DEERFIELD TRUCK & EQUIPMENT COMPANY IS THE OWNER OF THE ABOVE SAID REAL PROPER AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND T THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION GRANT THE 46° PRIVATE ROAD EASEMENT AS SHOWN ON THIS PLAT.	TY AND THAT THE ABOVE SURVEY AND PLAT IN	WAS MADE
DATED THIS DAY OF, 20	DENING I CHRISTENICEN	
STATE OF	DENNIS L. CHRISTENSEN PRESIDENT, DEERFIELD TRUCK & EQUIPMENT	COMPANY
COUNTY OF	OFFICER, PERSONALLY APPEARED DENNIS L. C MPANY, AND THAT HE AS PRESIDENT, BEING A	HRISTENSEN, AUTHORIZED
	MY COMMISSION EXPIRES NOTARY PO	JBLIC
RESOLUTION OF APPROVAL		
WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE SUCH PLAT TO THE CITY COMMISSION OF THE CITY OF YANKTON, SOUTH DAKOTA FOR APPROX	ABOVE DESCRIBED REAL PROPERTY, AND HAS VAL; AND	SUBMITTED
WHEREAS, SUCH PLAT HAS BEEN SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF RECOMMENDATIONS THEREON TO THE CITY COMMISSION AS REQUIRED BY LAW, NOW	YANKTON, SOUTH DAKOTA FOR A REPORT AND)
THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW FINANCE OFFICER IS AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THE	AND THE SAME IS HEREBY APPROVED. THE RESOLUTION AND CERTIFY THE SAME.	CITY
	MAYOR, CITY OF YANKTON, SOUTH DAKOTA	DATE
i, THE UNDERSIGNED, FINANCE OFFICER OF THE CITY OF YANKTON, SOUTH DAKOTA DO HEREB A TRUE COPY OF THE RESOLUTION PASSED BY THE CITY COUNCIL OF THE CITY OF YANKTON, OF, 20	Y CERTIFY THAT THE WITHIN AND FOREGOING SOUTH DAKOTA ON THISDAY	ıs
	FINANCE OFFICER, YANKTON, SOUTH DAKOTA	DATE
COUNTY PLANNING COMMISSION RESOLUT		
BE IT RESOLVED BY THE YANKTON COUNTY, SOUTH DAKOTA, PLANNING COMMISSION THAT THE SAME BE CERTIFIED TO THE YANKTON COUNTY BOARD OF COUNTY COMMISSIONERS WITH THE APPROVED.	ABOVE SURVEY AND PLAT IS APPROVED AND RECOMMENDATION THAT SAID SURVEY AND PLA	THE AT BE
	PLANNING COMMISSION CHAIR	DATE
	ZÖNING ADMINISTRATOR	DATE
<u>COUNTY_COMMISSIONER'S_RESOLUTION</u>		
BE IT RESOLVED BY THE COUNTY BOARD OF COMMISSIONERS OF YANKTON COUNTY, SOUTH D. AND THE COUNTY AUDITOR OF YANKTON COUNTY, SOUTH DAKOTA IS HEREBY AUTHORIZED AND RESOLUTION AND CERTIFY THE SAME.	AKOTA, THAT THE ABOVE SURVEY AND PLAT B DIRECTED TO ENDORSE ON SUCH PLAT A CO	E APPROVED OPY OF THE
DATED THISDAY OF, 20		
	CHAIRMAN, COUNTY COMMISSIONERS	
I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY C THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY, SOUTH DAKOTA AT THE REGUL 20	ERTIFY THAT THE FOREGOING RESOLUTION WAS AR MEETING ON THEDAY OF	S PASSED BY
	COUNTY AUDITOR	
STATE OF SOUTH DAKOTA COUNTY OF VANCTON APPROVAL OF HIGHWAY AUTHORITY		
STATE OF SOUTH DAKOTA COUNTY OF TANKTON		
ACCESS TO DEER BOULEVARD IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN A	E NEED FOR ANY PERMITS REQUIRED BY LAW ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:0	7 TO 9:01:02.
	HIGHWAY OR STREET AUTHORITY	DATE
COUNTY TREASURER'S CERTIFICATE		
I, THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, DD HEREBY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE ON THE BEEN PAID IN FULL.	CERTIFY THAT ALL TUXES WHICH ARE LIENS DAY OF, 20,	UPON ANY HAVE
	COUNTY TREASURER	DATE
DIRECTOR OF EQUALIZATION		
I, THE UNDERSIGNED, COUNTY DIRECTOR OF EQUALIZATION OF YANKTON COUNTY, SOUTH DAK- PLAT HAS BEEN FILED AT MY OFFICE.	OTA, DO HEREBY CERTIFY THAT A COPY OF T	HE ABOVE

REGISTER OF DEEDS

___O'CLOCK____.M., AND RECORDED IN BOOK___

REGISTER OF DEEDS

JOB NO. 21236 PAGE 2 OF 2

PLATS ON PAGE _

FILED FOR RECORD THIS ____

___DAY OF ___

Plat Approval

Fees Paid \$100.00

Application 9050

Applicant

Created

Dennis Breck

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 Dennis

6/10/2021



Applicant

Dennis Breck

Bill@co.yankton.sd.us

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



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 boonkling

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

93			
Range			
56			
Number of Lots/Tracts			
1			
Northwell Arms			
Number of Acres 52.47			
	r		
How is this property currently being used?			
Lakeside Commercial			
What is the proposed use of the property?		•	
Lakeside Commercial			
			_j w
Surveyor/Engineer Information			
		•	
Firm Name			
Brandt Land Surveying			
Address			
1202 Willowdale Rd			
City Yankton			
Talikton			
State			
South Dakota			
Zip			
57078			
1		ì	
Contact Person			

Section No: 16

Township No:

John Brandt

Phone

605-665-8455

Property Owner Information

1 Toperty Owner information
Ourner Norse
Owner Name Deerfield truck and Equipment
beenield track and Equipment
Address
PO Box 805
City
Laurel
State
Nebraska
Zip
68745
Out and Plants
Owner Phone 6056611588
0000011000
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

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 applicabale)
Plat Approval Items Completed On 6/10/2021 10:12 AM EST by boonkling 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 Classification of Control of C
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 boonkling
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 Section207 of the Yankton County Zoning Ordinance.
Owner Signature
Demis Brok
Owner Signature

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 Section207 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 bookling Plat Approval Application (Planning Commission)

External Notes

Documents

Interna	LN	0100
Interna	II IN	OTES

Documents

Yankton County, South Dakota

Payment number Date paid Payment method

Receipt

18096 June 14, 2021 01:37 PM Check

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

\$100.00 paid on June 14, 2021

,			· · · · · · · · · · · · · · · · · · ·	
Plat Approval Applica				
Application ID: 9050				
Description		Amount	The second secon	100 EP-0 (100 EP-0 (100 EP-0 EP-0 EP-0 EP-0 EP-0 EP-0 EP-0 EP
Fee	HIS TOUR TOUR THEIR CHART PROPERTY OF THE THE PROPERTY OF THE TOUR THE	\$100.00	《《《··································	ANNOVERNI (mar salivilla, Anna Anna anna), atama anna

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 thelot line.
South Side / Yard lot line:feet or no closer thanfeet to thelot line.
West Side / Yard lot linefeet or no closer than feet to thelot 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 5^{th} P.M., Yankton County, South Dakota.

Planning Commission date: 7/13/2-21
Board of Adjustment date: 7/20/2-24

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?
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
stzes.
1.Does this lot/tract conform? XYes No
2. What is/are the lot size(s) <u>20.005</u>
3. Is this (plat) an existing farmstead? Yes XNo
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? X Yes No
6. Is this property to have construction on it? X Yes No
If yes: Single Family Dwellings Name, address and phone number of contractor(s)
Name, address and phone number of contractor(s)
Owner certification
1 AID CINICALITY
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.
John southers.
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:

:

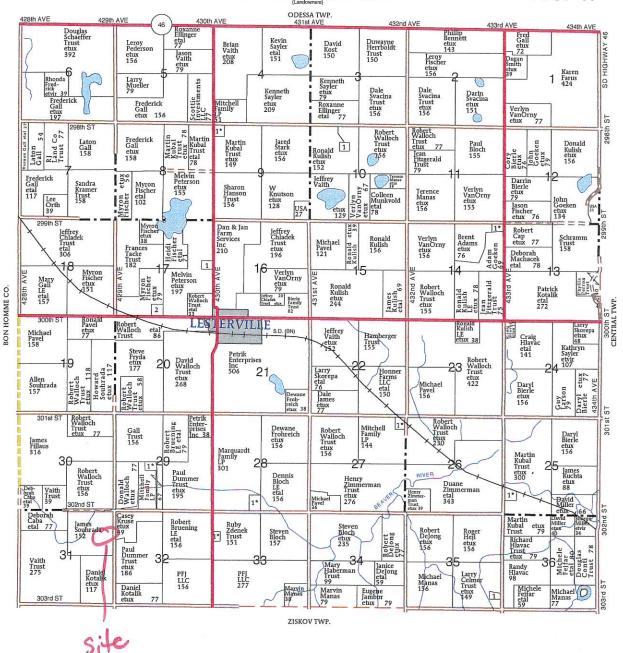
Some plats of subdivisions and additions may require a Perpetual Road Maintenance Agreement prior to consideration.

YANKTON COUNTY PLANNING

PLAT APPROVAL CHECKLIST

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

X Pla 201	t has been approved by the City of Yankton, if within the ETJ or 3 mile buffer ne?
☒ 1.	All required signatures notarized (owner(s), surveyor)?
ሿ 2.	Taxes paid at County Treasures?
☒ 3.	County Treasurer's signature?
Ⅸ 4.	Ownership verified by Director of Equalization and signed?
☒ 5.	Street authority signature (DOT, Highway, Township)?
Ճ 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?
	ng Commission date: 07/13/2021 of Adjustment date:



LESTERVILLE TOWNSHIP

SECTION 9 1. Pommerville, Michael etux 7

SECTION 10 1. Gartzke, Melvin 5

SECTION 14

1. Svec, Denise etal 9 SECTION 17

1. Peterson, George 5 Auch, Douglas etux 9

2. Auch, D SECTION 25 1. Schanche, Kenneth

etux 7 SECTION 27

1. Lawrence, Robert etux

SECTION 28

Marquardt, Ralph etux

SECTION 29

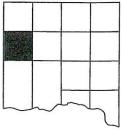
1. Kruse, Casey etux 12

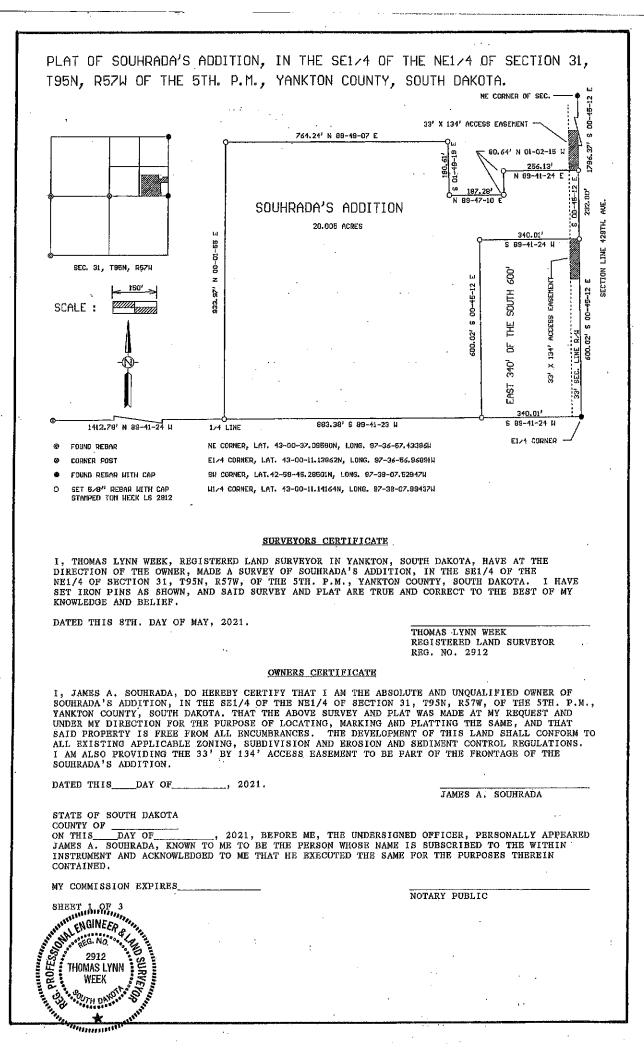
SECTION 33

1. Tesch, Wiatt etux 5

SECTION 35

1. Pullen, Lorinda 6





SHEET 2 OF 3

COUNTY AUDITOR

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 DEDICATIO	N
I HOWARD J. SOUHRADA, OWNER OF THE SECTION 31, T95N, R57W OF THE 5TH THE 33' BY 134' ACCESS EASEMENT T	I. P.M., YANKTON COUNT	Y. SOUTH DAKOTA, DO HEREBY PROVIDE
DATED THISDAY OF, 20	021.	HOWARD J. SOUHRADA
		HOWARD J. SOUHKADA
STATE OF SOUTH DAKOTA COUNTY OF ON THIS DAY OF, 2021 HOWARD J. SOUHRADA, KNOWN TO ME T INSTRUMENT AND ACKNOWLEDGED TO ME CONTAINED.	TO BE THE PERSON WHOSE	RSIGNED OFFICER, PERSONALLY APPEARED NAME IS SUBSCRIBED TO THE WITHIN SAME FOR THE PURPOSES THEREIN
MY COMMISSION EXPIRES		NOTARY PUBLIC
•		NOTARY FUBLIC
		·
	•	
,		
CEF	RTIFICATE OF STREET AU	THORITY
THE LOCATION OF THE EXISTING ACCE		EASEMENTS. ANY CHANGE IN THE
DATED THIS DAY OF		
		TOWNSHIP/COUNTY AUTHORITY
BE IT RESOLVED BY THE VANKTON COL	OF THE NEI/4 OF SECT	ON, THAT THE ABOVE PLAT REPRESENTING TON 31, T95N, R57W, OF THE 5TH. P.M.
YANKTON COUNTY, SOUTH DAKOTA, BE	AND THE SAME IS HERED	i APPROVED.
	•	CHAIRMAN, PLANNING COMMISSION
` .	•	
·		
	RESOLUTION OF APPROV	
REAL PROPERTY: SOUHRADA'S ADDITI OF THE 5TH. P.M., YANKTON COUNTY, COMMISSION OF YANKTON COUNTY, SOU THAT SUCH PLAT HAS BERN EXECUTED	ON, IN THE SE1/4 OF T SOUTH DAKOTA, AND HA TH DAKOTA FOR APPROVA ACCORDING TO THE LAW	A PLAT TO BE MADE OF THE FOLLOWING HE NE1/4 OF SECTION 31, T95N, R57W, S SUBMITTED SUCH PLAT TO THE COUNTY L. NOW THEREFORE BE IT RESOLVED, AND SAME IS HEREBY APPROVED. THE DORSE ON SUCH PLAT A COPY OF THIS
THAT THE WITHIN AND FOREGOING IS	A TRUE COPY OF THE RE	TY, SOUTH DAKOTA, DO HERBBY CERTIFY SOLUTION PASSED BY THE BOARD OF ON THIS DAY OF, 2021
COUNTY AUDITOR	CHAIRMAN	OF THE BOARD OF COUNTY COMMISSIONERS

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

REGISTER OF DEEDS, YANKTON COUNTY

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 Jamessouhrada

on 6/16/2021



Applicant

James Souhrada

bill@co.yankton.sd.us

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



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 boonkling

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

Township No: 95
Range 57
Number of Lots/Tracts
Number of Acres 151.7
How is this property currently being used?
What is the proposed use of the property?
Surveyor/Engineer Information
Firm Name Tom Week
Address 407 Regal Dr
City Yankton
State SD
Zip 57078
Contact Person

Tom Week

Section No:

31

Phone

6056658333

Property Owner Information

Owner Name
James Souhrada
Address
30225 429 Ave
City
Lesterville
State
SD
Zip
57040
Owner Phone
000000000
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

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 applicabale)
Plat Approval Items Completed On 6/16/2021 9:45 AM EST by boonkling 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 Section207 of the Yankton County Zoning Ordinance. Owner Signature
Owner Signature

Agent Name

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

Agent Signature

Payment Completed On 6/16/2021 9:46 AM EST by boonkling

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 boonkling

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 boonkling Plat Approval Application (Planning Commission)

External Notes

Internal Notes

Documents

Yankton County, South Dakota

Payment number Date paid Payment method

Receipt

13836 June 16, 2021 09:46 AM Check

Paid by James Souhrada bill@co.yankton.sd.us

\$100.00 paid on June 16, 2021

Plat Approval Application	
Application ID: 9330	
Description	Amount
тата жилуууулуу жануу илгандыг жайдаг үүнүү манууулуу арым менений айтагат менени, ч. туууучка менений байсанда байсанда байсанда жануу жаган жайда ж	

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 thelot line.
South Side / Yard lot line:feet or no closer thanfeet to thelot line.
West Side / Yard lot linefeet or no closer than feet to thelot 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

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

Time: Time:

Please Check Plat Type:
☐ Final ☐ Amended ☐ Preliminary ☐ Revision
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?
What is the proposed use of the property?
Surveyor/Engineer Information
Firm Name: Ehrhart, Griffin, and Associates Address:
City: Sioux Falls State: SD Ztp 57104 Contact Person: Nick Johannsen Phone: 6053397215
Property Owner Information
Name: Mac Farm, LLC Address: 29725 445th
Address: 29/23 445th City: Irene State: SD Zip: 57037 Contact person: Brandy McDonald
following:
Agent's name:
Agents Title:

	You must provide the following:
The '	Yankton County Zoning Ordinance requires minimum lot
sizes	
	es this lot/tract conform? XYes No
	nat is/are the lot size(s) 20 Acres
	this (plat) an existing farmstead? Yes XNo
4. If	a farmstead, how many acres are surrounding it?
5. Th	e Yankton County Zoning Ordinance requires a variance from
mini	num lot sizes. Are you willing to apply for the variance, if
	ssary? X Yes No
	this property to have construction on it? 🔀 Yes 🔲 No
If year	S: Single Family Dwellings e, address and phone number of contractor(s)
Nam	e, address and phone number of contractor(s)
	
	Owner certification
This	is to certify that <u>Brandy McDon</u> ald
thenr	ndersigned is/are the sole owner(s) of the property described
abov	on the date of this application, and that I/we have read and
under	stand Section 207 of the Yankton county Zoning Ordinance.
.,	and Melmal
	Owner Signature
	Owner Signature
This:	s 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 thi	s application, and that I have read and understand Section 20'
of the	Yankton County Zoning Ordinanco.
- 	Agent Signature
	· · · · · · · · · · · · · · · · · · ·
Dland	Office Hea Only Blanning Commission Dates

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.

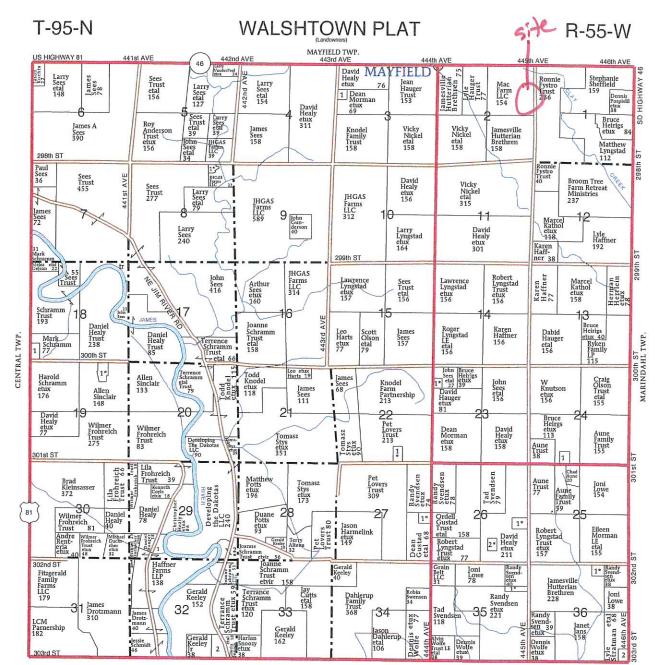
YANKTON COUNTY PLANNING

PLAT APPROVAL CHECKLIST

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

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

Z 01	ne?
⊠ 1.	All required signatures notarized (owner(s), surveyor)?
፟ 2.	Taxes paid at County Treasures?
□ 3.	County Treasurer's signature?
X 4.	Ownership verified by Director of Equalization and signed?
☒ 5.	Street authority signature (DOT, Highway, Township)?
12 6.	\$100.00 Fee Paid at Zoning Office?
X 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?
	ng Commission date: 07/13/2021 of Adjustment date:



MISSION HILL 'N' TWP.

WALSHTOWN **TOWNSHIP** SECTION 3

1. Fuhrer, Darren 11 SECTION 8

1. Zimmerman, Levi etux 8 SECTION 18 1. Schramm, Mark 15

SECTION 19 Sinclair, Allen etal 12
 SECTION 22

1. Moehring, Alan etal 7 SECTION 23

1. Dykstra, Jerry etux 9 SECTION 24

 Sorensen, Gordon 5
 SECTION 26 1. Andrzejek, Patrick etux

2. Truman, Gary etux 7 SECTION 27

Habeck Trust, Robert etux 6 SECTION 29

1. Haffner Farms LLP 31

2. Schramm Trust, Joanne etvir 31

SECTION 32

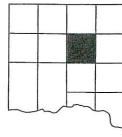
1. Duchscher, Michael etux 7

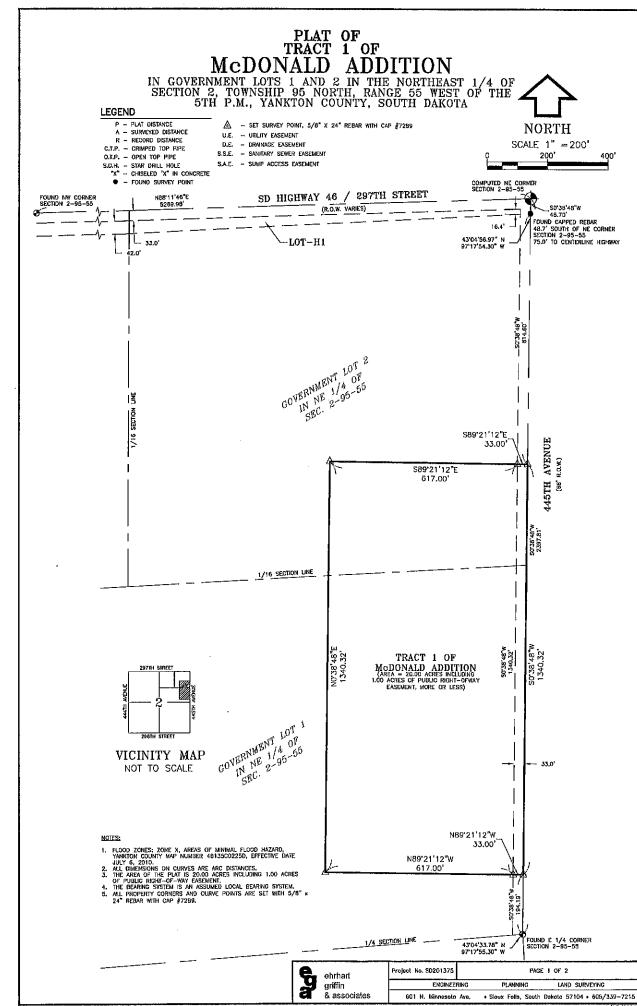
Great Bear Sand and Gravel LLC 20 SECTION 35

Ekeren, Glendon etux 13 SECTION 36

1. Mellem, Paul etux 8

2. Daugherty, Rick 8



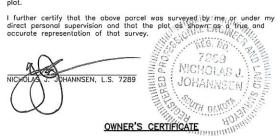


PLAT OF TRACT 1 OF McDONALD ADDITION

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.



OWNER'S CERTIFICATE

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

State of South Dakota) County of Yankton)

In witness thereof I hereunto set my hand and official seal

Neument Jus NOTARY PUBLIC, CKU _County, SD My commission expires: 17.21.21

SHAWNNA DAVIS NOTARY PUBLIC SAL

Dated this _

COUNTY COMMISSION APPROVAL

Chairman County Commission Yankton County, South Dakota

COUNTY AUDITOR'S CERTIFICATE

I do here by 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 Turner County, South Dokoto, 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.

_ day of _ Treasurer Yankton County, South Dakota

REGISTER OF DEEDS

Filed for record on this ___ day of _____ , 2021, at

M., and recorded in book _____ of Plats on page_

Register of Deeds, Yankton County, South Dakota

CERTIFICATE OF STREET AUTHORITY

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

. 2021. Approved this ____ day of ___

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, TOWNSH 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

9	ehrhart griffin & associates
40-46	u accondicto

PAGE 2 OF 2 Project No. SD201375 ENGINEERING PLANNING LAND SURVEYING 601 N. Minnesota Ave. • Sioux Folls, South Dakota 57104 • 605/339-7215 Plat Approval Application

Fees Paid \$100.00

9627

Applicant

Created

zoning guest

June 22, 2021

McDonald Addition in Government Lots 1 and 2 in the Northeast 1/4 of Section 2, Township 95 North, Range 55 Number West of the 5th P.M., Yankton County, South Dakota | Mac Farm, LLC | 29725 445th | 07.002.100.100

Final | Plat of Tract 1 of

Submitted by YanktonZoningGuest on 6/22/2021



9627

Applicant

zoning guest

bill@co.yankton.sd.us

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



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 boonkling

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, For the 5th P.M., Yankton County, South Dakota	Range 55 West	
	a a	
Section No: 2		
Township No:		
95		
Range		
55		
Number of Late (Tracks		
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

State SD

Zip

Sioux Falls

2/6

Contact Person
Nick Johannsen
Phone
6053397215
Property Owner Information
Owner Name
Mae 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)

Is this plat an existing farmstead No
If a farmstead, how may 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 applicabale)
Plat Approval Items Completed On 6/22/2021 10:02 AM EST by boonkling 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 boonkling 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 Section207 of the Yankton County Zoning Ordinance. Owner Signature

~ · v · ~ ~

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 boonkling

Fees Paid

VIEW RECEIPT

Fee Name	Recipient	Amount
	e e e	
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 boonkling 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 bookling

Plat Approval Application (Planning Commission) External Notes	
Documents	
Internal Notes	
Documents	

Yankton County, South Dakota

Payment number Date paid Payment method

Receipt

1085 June 30, 2021 11:50 AM Check

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

\$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 thelot line.
South Side / Yard lot line:feet or no closer thanfeet to thelot line.
West Side / Yard lot linefeet or no closer than feet to thelot 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

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

Please Check Plat Type:
☐ X 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:
Agents Title:
W1 11 11111

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) 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. **Mathison** 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 the application, and that I have read and understand Section 207	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)	You must seemide the following	
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Owner certification————————————————————————————————————	If yes; Name, address and phone number of contractor(s)		
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Agent Signature		of the Yankton County Zoning Ordinance.	
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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.

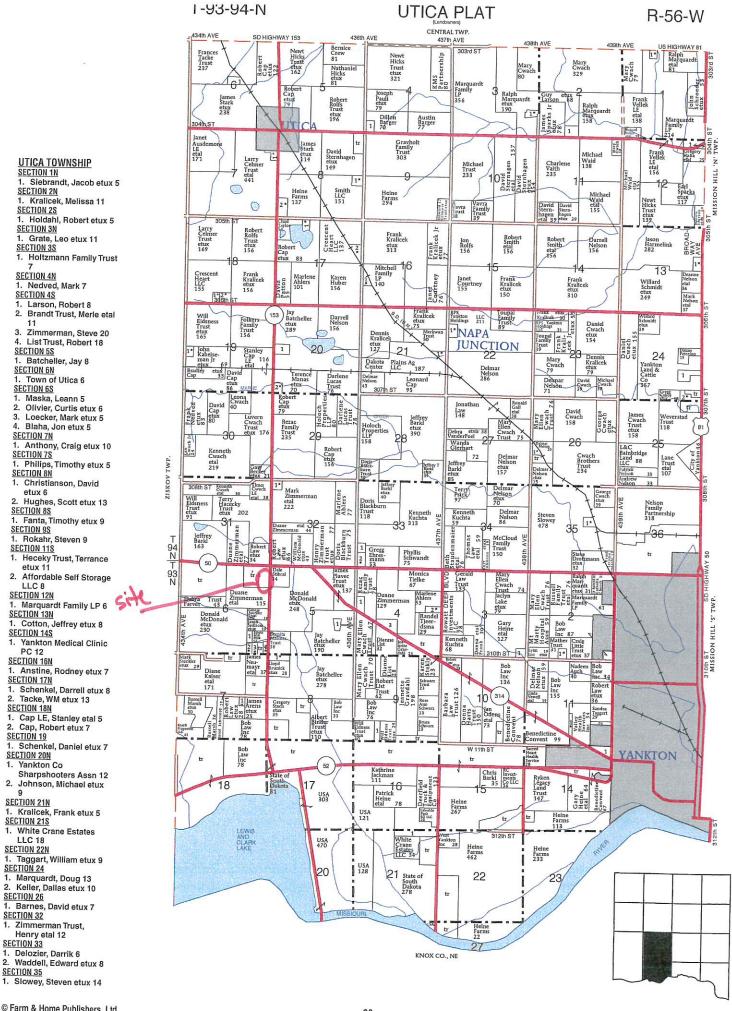
YANKTON COUNTY PLANNING

PLAT APPROVAL CHECKLIST

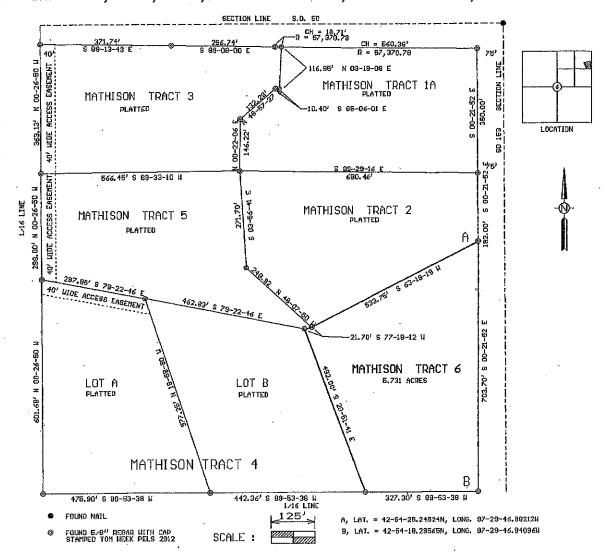
In order to insure prompt approval of your plat, please follow these steps:

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

Z O1	ne?			
☒ 1.	All required signatures notarized (owner(s), surveyor)?			
፟ሿ 2.	Taxes paid at County Treasures?			
⅓ 3.	County Treasurer's signature?			
☒ 4.	Ownership verified by Director of Equalization and signed?			
☒ 5.	Street authority signature (DOT, Highway, Township)?			
X 6.	\$100.00 Fee Paid at Zoning Office?			
⅓ 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 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, SD.



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY 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. 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 29TH. DAY OF JUNE, 2021.

THOMAS LYNN WEEK REGISTERED LAND SURVEYOR REG. NO. 2912

CERTIFICATE OF HIGHWAY OR ROAD AUTHORITY

ACCESS TO SD 153 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.

DATED	THIS	DAY	OF		,					
					*	HIGHWAY	OR	ROAD	AUTHORITY	AGENT
				a contract of the contract of						4 1

SHEET 1 OF 3

SHEET 2 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 HERBBY 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, TRUSTBE	JAMA S. TRUSTEE	MATHISON,
STATE OF SOUTH DAKOTA		
COUNTY OF	nengo	MATEU ADDRADEN
ON THIS DAY OF , 2021, BEFORE ME, THE UNDERSIGNED OFFIC MICHAEL J. MATHISON AND JAMA S. MATHISON AS TRUSTEES OF THE MICHAEL	AMAT CWA	MATHISON
LIVING TRUST, DATED 10/21/2016, KNOWN TO ME TO BE THE PERSONS WHOSE	NAMES AR	R SUBSCRIBED TO
THE WITHIN INSTRUMENT AND AS TRUSTEES, ACKNOWLEDGED TO ME THAT THE THE PURPOSES THEREIN CONTAINED.	EXECUTED	THE SAME FOR
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 VANKTON 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.

THAT THE WITHIN AND FOREGOING IS A TRUE COP	ANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY Y OF THE RESOLUTION PASSED BY THE BOARD OF TH 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

Fees Paid \$100.00

Application 10067

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 boonkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Section No:	
6	
Township No:	
93	
Range	
56 .	
Notes of the Property	
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

What is/are the lot size(s)

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

Is this plat an existing farmstead No
If a farmstead, how may 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 applicabale)
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 boonkling Owner Certification
Owner(s) Mike Mathison This is to contifu that the aforementioned owner(s) undersigned is /are the sele owner(s) of the property described above on the date of

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

Owner Signature

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 Section207 of the Yankton County Zoning Ordinance.

Agent Signature

Payment Completed On 6/29/2021 3:55 PM EST by boonkling

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 boonkling

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 boonkling

Plat Approval Application (Planning Commission) External Notes
Documents
Internal Notes
Documents

Yankton County, South Dakota

Payment number Date paid Payment method Receipt

8039 June 29, 2021 03:55 PM Check

Paid by Mike Mathison mmathison111@gmail.com

\$100.00 paid on June 29, 2021

Plat Approval Application Application ID: 10067				
Description	Amount			
Fee	\$100,00			
·				