

August 9, 2022

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐ Matt Evans

☐ Lauren Nelson

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

East River Electric - Rezone

Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less – Utica South Township

7:10 P.M.

Crown Castle – Conditional Use Permit

Applicant is requesting a Conditional Use Permit to add additional antennas to an existing tower per Article 25 section 2503. Said property is legally described as the Northwest Quarter (NW1/4) of Section Thirty-two (32), Township Ninety-four (94) North, Range Fifty-seven (57) West of the 5th P.M., Yankton County, South Dakota. Ziskov North Township

7:15 P.M.

Plats

East River Electric

Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less – Utica South Township

Hamberger

Plat of Hamberger's Addition, in the NE1/4 of section 22, T95N, R57W of the 5th P.M., Yankton County, South Dakota – Lesterville Township

Oliver

Plat of Lots 14 and 15, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota – Utica South Township

7:20 P.M.
Public Comment

7:25 P.M.
Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 7/12/2022 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

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

CALL:

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

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

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

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

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

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

COMMENTS: Keith Toczek - Applicant

MOTION: **Approve as presented
Passed 5-0**

APPROVAL: MOTION BY: Kettering SECOND BY: Nelson

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

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

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

COMMENTS: Dennis Michael – for applicant
Casey Michael - Applicant

MOTION: **Approve as presented**
Passed 4-0, Michael Abstained

APPROVAL: MOTION BY: Kettering SECOND BY: Weiss
PLANNING: ☒ BARKL ☐ EVANS ☒ KETTERING ☐ MICHAEL ☒ NELSON ☒ WEISS ☐ HOFFMAN

AGENDA ITEM: **Paulson - Rezone**

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

COMMENTS: Tim Paulson – Applicant
Doug Kauth - Neighbor

MOTION: **Approve rezone from Moderate Density to Agriculture District for reasons talked about. It joins Ag districts to the north of it, and it's not encumbering anyone in the neighborhood.**
Passed 5-0

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

AGENDA ITEM: **Mormon Plat**

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

COMMENTS:

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **List Plat**

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

COMMENTS:

MOTION: **Approve as presented**
Passed 5-0

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

AGENDA ITEM: **Public comment**
ADDRESS/LEGAL:
COMMENTS: Andrea Lanning
Louie Johnson

MOTION: Adjourn

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

AGENDA ITEM:
ADDRESS/LEGAL:
COMMENTS:

MOTION:

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

AGENDA ITEM:
ADDRESS/LEGAL:
COMMENTS:

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

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

MOTION: _____

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

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Applicant

East River Electric– Rezone

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

☐ LC – Lakeside Commercial ☒ RT-Rural Transitional

Variance needed:

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

☒ Section 1809

NOTE:

Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less

PC: Article 18 Section 1809

BOA: Article 20 Section 2003

Planning Commission date: 8-9-2022

Time: 7:05

Board of Adjustment date: 9-6, 9-20-2022

Time:

Permit Number: REZ-2022-81

Yankton County

 Variance Conditional Use X Rezoning

Owner: Heinie Farms SD, LLP

Owners Address: Box 586 Suite B

Owners Phone: 605-661-5944

Applicants Name,
if different from

Owner: East River Electric Power Coop.

Applicants

Address: 211 S. Harth Ave., Madison, SD 57042

Job Address: Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest

Legal: S60 ACRES SW4

Section,
Township, Range: 15-93-56

Zoning

Classification: RT and LD

Affected Zoning

Ordinance: 18092003

Reason for Request: A new 115kV distribution substation to support and improve electricity reliability for our member Bon Homme Yankton and their members.

List Specific Hardships:	Our member system Bon Homme Yankton Electric is in need of additional reliable power to serve an expanding and existing load southwest of Yankton.
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SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 08/09/2022 7:05 PM CDT

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: \$450.00 Check #: 193924887 Receipt #:

Date:

Signature: East River Electric Power 07/08/2022

07/06/2022

Site Map



Parcel Number: 09.015.300.200

Site Description:

Location

YANKTON CO., SD

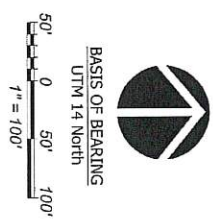
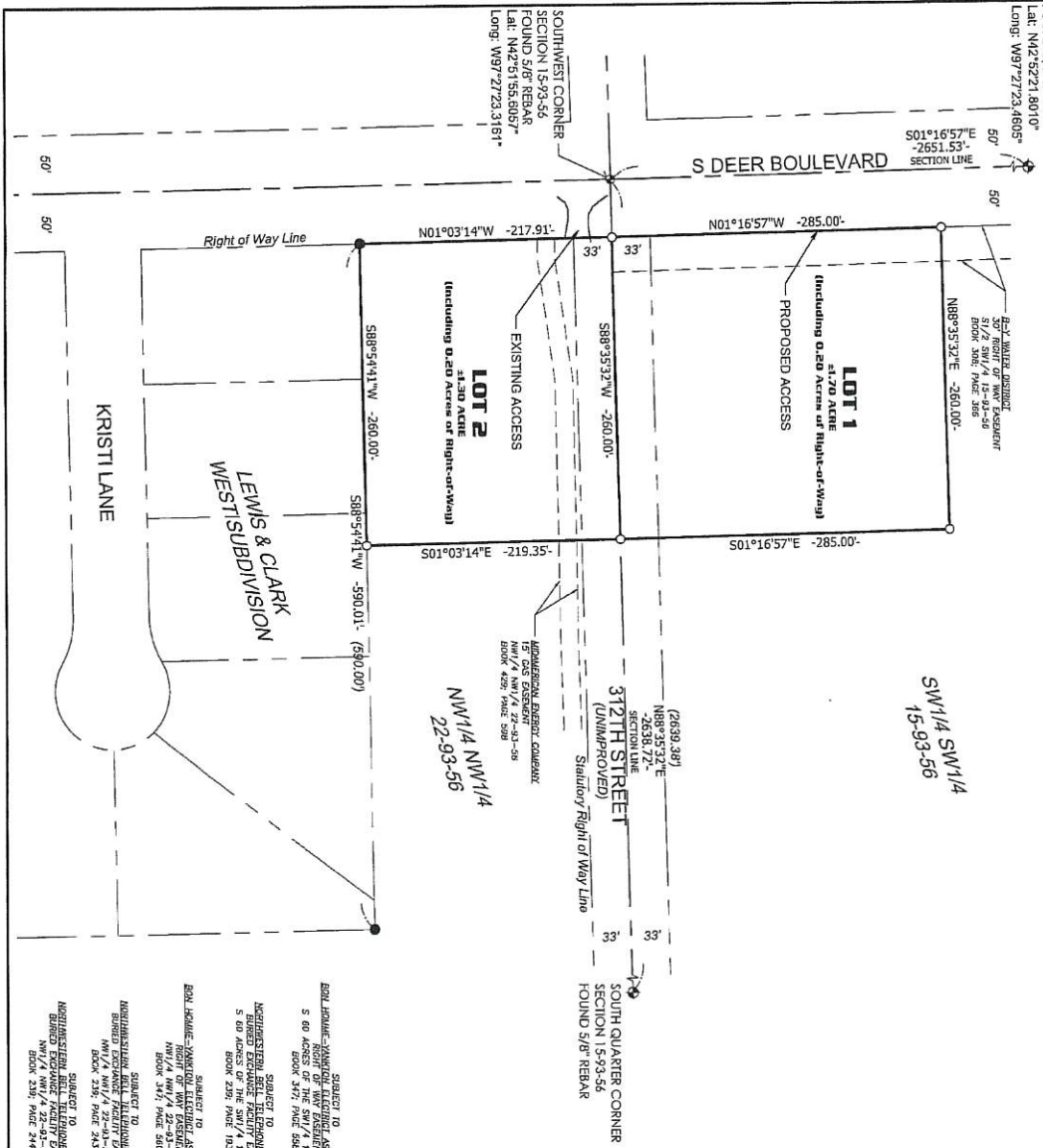
FINDINGS OF FACT – REZONE
East River Electric– REZ-2022-81

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

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

<p>and compatibility;</p> <p>6. Screening and buffering with reference to type, dimensions, and character;</p> <p>7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district;</p> <p>8. Required yards and other open spaces; and</p> <p>9. General compatibility with adjacent properties and other property in the district.</p>	
<p>8. In recommending approval of any petition for amendment or change in zone, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.</p>	

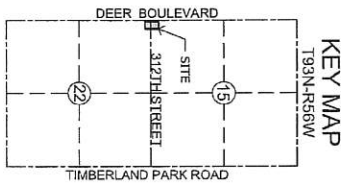
PLAT OF
LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION
IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.
CONTAINING 3.00 ACRES MORE OR LESS



- Legend**
- Set 5/8" x 18" Rebar Stamped "KENNEDY 5350"
 - Found Corner with CAP Stamped "2919"
 - Section Corner As Noted
 - Platted Property Line
 - (7323.33) Record Dimension from deed or plat



This survey was performed without the benefit of a title report and does not purport to show easements of record, if any.



SUBJECT TO
BOL SHAW, YANKTON, LEWIS AND CLARK ASSOCIATION, INC.,
S 60 ACRES OF THE NW 1/4 15-93-56
BOOK 3471, PAGE 508

SUBJECT TO
NORTHWESTERN BELL TELEPHONE COMPANY
BURIED EXISTING FACILITY EASEMENT
S 60 ACRES OF THE NW 1/4 15-93-56
BOOK 2391, PAGE 193

SUBJECT TO
BOL SHAW, YANKTON, LEWIS AND CLARK ASSOCIATION, INC.,
RIGHT OF WAY EASEMENT
NW 1/4 NW 1/4 22-93-56
BOOK 3471, PAGE 508

SUBJECT TO
NORTHWESTERN BELL TELEPHONE COMPANY
BURIED EXISTING FACILITY EASEMENT
NW 1/4 NW 1/4 22-93-56
BOOK 2391, PAGE 193

SUBJECT TO
NORTHWESTERN BELL TELEPHONE COMPANY
BURIED EXISTING FACILITY EASEMENT
NW 1/4 NW 1/4 22-93-56
BOOK 2391, PAGE 193

SURVEYOR'S CERTIFICATE

I, Brett R. Kennedy, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before June 20, 2022, survey that parcel of land described as: LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA.

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

Dated this 30th day of June, 2022.

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



OWNER'S CERTIFICATE

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

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

Dated this ___ day of _____, 2022.

By: _____ By: _____ By: _____ By: _____ By: _____
Gary J. Heine, Member Ronald B. Heine, Member Gene G. Heine, Member Thomas Heine, Member Steven M. Heine Revocable Trust
Janet. Heine, Trustee
Member

COUNTY _____
STATE OF _____

On this, the ___ day of _____, before me, the undersigned, a Notary Public, personally appeared Gary J. Heine, Ronald B. Heine, Gene G. Heine, Thomas Heine and Janet M. Heine as Members of Heine Farms S.D., L.L.C., known to me to be the person whose name is subscribed to the foregoing Dedication, and I hereby acknowledge that he/she executed the foregoing instrument.

In witness whereof, I hereunto set my hand and official seal.

My commission expires _____.

Notary Public

Dated this ___ day of _____, 2022.

West Yankton, Inc.

COUNTY _____
STATE OF _____

On this, the ___ day of _____, before me, the undersigned officer, appeared _____ for West Yankton, Inc., known to be the person whose name is subscribed to the within instrument and acknowledged to me that h/she, executed the same for the purposes therein contained.

In witness thereof, I have hereunto set my hand and official seal this ___ day of _____, 2022.

My commission expires _____.

Notary Public

CERTIFICATE OF STREET AUTHORITY

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

Approved this ____ day of _____, ____.

State/County/Township Road Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, is hereby granted by the Yankton County Planning Commission on this ____ day of _____, ____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the ____ day of _____, ____.

Chairman, County Commission
Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

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

Dated this ____ day of _____, ____.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

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

Dated this ____ day of _____, ____.

Director of Equalization Yankton
County, South Dakota

COUNTY TREASURER CERTIFICATE

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

Dated this ____ day of _____, ____.

Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

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

Register of Deeds
Yankton County, South Dakota

1 OF 3

20 PROJECT # 22265

REVISIONS
DATE
BY**LOTS 1 AND 2**

LEWIS AND CLARK SUBSTATION ADDITION
YANKTON COUNTY, SOUTH DAKOTA

East River
Electric

STOCKWELL
STOCKWELL ENGINEERING & ARCHITECTURE
INC.
YANKTON, SD 57401
TEL: 605.466.6411
FAX: 605.466.6222

PURCHASE AGREEMENT

THIS AGREEMENT, made and entered into this the 9th day of June, 2022; by and between HEINE FARMS SD LLP AND WEST YANKTON INC. of 2201 Valley Road, Yankton, SD 57078 hereinafter described as Sellers, and EAST RIVER ELECTRIC POWER COOPERATIVE, INC., of 211 S. Harth Ave, Madison, South Dakota, 57042 hereinafter described as Purchaser,

WHEREAS, Seller agrees to convey and Purchaser agrees to acquire title to the hereinafter described property for the total consideration of Eighty-Five Thousand Dollars and 00/100 (\$85,000.00) per acre to be platted as follows:

A parcel of land to be platted as Lot 1 of Lewis & Clark Substation Addition in the Southwest Quarter (SW1/4), Section Fifteen (15) and the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) excluding Lewis and Clark Subdivision, Section Twenty-Two (22) all in Township Ninety-Three (93) North, Range Fifty-Six (56) West of the 5th P.M. in Yankton County, South Dakota. and (See attached Exhibit 1 drawing as a reference to the area to be platted) ("Property")

NOW, THEREFORE, it is hereby agreed by and between the Parties as follows:

1. Purchaser agrees to buy the above described Property for a total consideration of said amount for Three (3) acres to be paid as follows:

The sum of Two Thousand Dollars and 00/100 (\$2,000.00) to be paid to the Seller on or about May 26th, 2022 ("Earnest Money"); and

The remaining sum to be paid at the time of closing.

No interest shall accrue on the balance which remains due and owing.

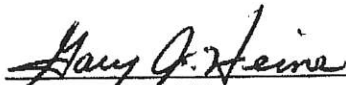
2. The closing shall take place on or before December 21st, 2022 with possession of the Property by the Purchaser taking place at closing.
3. This Agreement is contingent upon Purchaser obtaining all the necessary approvals for its intended use of the Property as a substation, including any state, local or federal approvals. If the Purchaser fails to obtain the necessary approvals, then the closing shall not take place, and the Purchaser shall forfeit the Earnest Money.
4. The Sellers will furnish good and sufficient marketable title free and clear of all encumbrances. Sellers agree to execute and deliver at the date of closing a

good and sufficient Warranty Deed, subject to conditions, zoning, restrictions, and easements of record, if any, which do not interfere with or restrict the use of the Property. Title insurance shall be purchased and paid by the Purchaser.

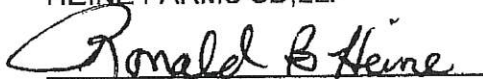
5. The Purchaser shall pay the costs of the platting of the Property, the costs of title insurance and any related costs under this.
6. The Sellers agree to allow the Purchaser to inspect the Property and to conduct tests on the Property. If, based on the inspection, the Purchaser decides not to purchase the Property, then the parties shall not close on the Property and the Purchaser shall forfeit the Earnest Money.
7. The Seller shall pay all taxes due. The Seller shall pay the real estate taxes assessed this year and payable next year prorated to the date of closing.
8. The Purchaser agrees to remove the trees adjacent to the property .
9. The Purchaser agrees to construct a new approach to the field at an agreed upon location.
10. Purchaser agrees to plant 2 rows of trees along the north and east boundaries and 3 rows along the south boundary of said property
11. Purchaser agrees to avoid the existing irrigation system.
12. The south boundary of platted parcel shall be the same as the north boundary of Lewis and Clark Subdivision.
13. It is mutually agreed by and between the Parties hereto that the time of payment shall be an essential part of this Agreement and that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective Parties.
14. This Agreement shall be governed by the laws of South Dakota, and any dispute among the parties shall be venued in the State of South Dakota.
15. This Agreement supersedes any other agreements among the parties and any representations, discussions, and communications, verbal or written, among the parties, and between the parties.
16. This Agreement may be changed, amended or modified only by written

agreement signed by the Parties.

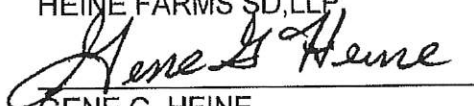
IN TESTIMONY WHEREOF, the Parties have hereunto set their hands and seal the day and year hereinabove written.



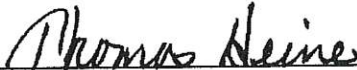
GARY J. HEINE
HEINE FARMS SD,LLP



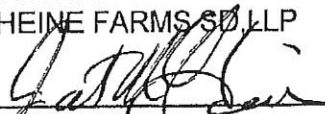
RONALD B. HEINE
HEINE FARMS SD,LLP



GENE G. HEINE
HEINE FARMS SD,LLP




THOMAS HEINE
HEINE FARMS SD,LLP



JANET HEINE
HEINE FARMS SD,LLP



GARY J. HEINE - PRESIDENT
WEST YANKTON, INC.



RONALD GOLDEN - Land Agent
EAST RIVER ELECTRIC POWER
COOPERATIVE, INC.

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

We Heine Farms SD LLP and West Yankton Inc. date this 8 day of June, 2022 are aware of the proposed Rezone being proposed by East River Electric Power Coop at the property legally described as:

A parcel of land to be platted as Lot 1 of Lewis & Clark Substation Addition in the Southwest Quarter (SW1/4), Section Fifteen (15) and the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) excluding Lewis and Clark Subdivision, Section Twenty-Two (22) all in Township Ninety-Three (93) North, Range Fifty-Six (56) West of the 5th P.M. in Yankton County, South Dakota.

Gary J Heine
Gary J. Heine

Box 586 Suite B
Address

Yankton S.D. 57078
City, State, Zip

605-661-5944
Phone

Thomas Heine
Thomas Heine

2524 Mulberry St
Address

YANKTON, SD 57078
City, State, Zip

605-661-8835
Phone

Ronald B Heine
Ronald B Heine

617 Applewood Drive
Address

YANKTON S.D. 57078
City, State, Zip

605-661-5971
Phone

Janet Heine
Janet Heine

8940 55th Ave
Address

Bridge, NE 68736
City, State, Zip

605-661-4158
Phone

Gene G Heine
Gene G. Heine

2405 Valley RD
Address

Yankton 57078
City, State, Zip

605 661 2204
Phone

Gary Heine
Gary Heine President West Yankton, Inc.

Box 586 Suite B
Address

Yankton S.D. 57078
City, State, Zip

605-661-5944
Phone

Variance, Conditional
Use and Rezoning
Application
REZ-2022-81

Applicant
Jerae Wire

Fees Paid
\$450.00

Created
July 6, 2022

Number
REZ-2022-
81

09.015.300.200 | Heinie Farms
SD, LLP | Lots 1 and 2 of Lewis
and Clark Substation Addition
in the Southwest Quarter of the
Southwest Quarter of Section
15 and in the Northwest
Quarter of the Northwest
Quarter of Section 22,
Township 93 North, Range 56
West of the 5th Principal
Meridian, Yankton County,
South Dakota. Containing 3.00
Acres more or less, Yankton SD,
SD, 57078
Submitted by Jerae M. Wire on
7/6/2022



Applicant

Jerae Wire

605-256-8269

jwire@eastriver.coop

Parcel search Completed On 7/6/2022 9:48 AM EST by Anonymous



Earthstar Geographics

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.300.200			HEINE FARMS (D)	60.000

Property Owner Verification of Approval Completed On 7/6/2022 3:53 PM EST by Jerae M. Wire

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

[Lewis Clark VERIFICATION OF APPROVAL signed.pdf](#)

Draft Building Permit Completed On 7/6/2022 3:55 PM EST by Jerae M. Wire

Upload Draft Building Permit 

Submit Completed On 7/6/2022 3:56 PM EST by Jerae M. Wire

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

7/6/2022

Application Submitted Successfully Completed On 7/6/2022 3:56 PM EST by Jerae M. Wire

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Planning Review Completed On 7/6/2022 4:07 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting to rezone approximately 3 acres that is currently zoned Rural Transitional (RT) and Low Density Residential (LD), to Moderate Density Residential (MD) per Article 18 section 1809 and Article 20 Section 2003

Planning Commission Code Reference

Other Planning Commission Code Reference ⓘ

1809

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

2003

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

Zoning Classification ⓘ

RT and LD

Wave Fee

Site Plan Completed On 7/7/2022 11:11 AM EST by bconkling

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

- 👁 Sketch Layer
- 👁 Reference Layer
- 🔍 Mapproxy



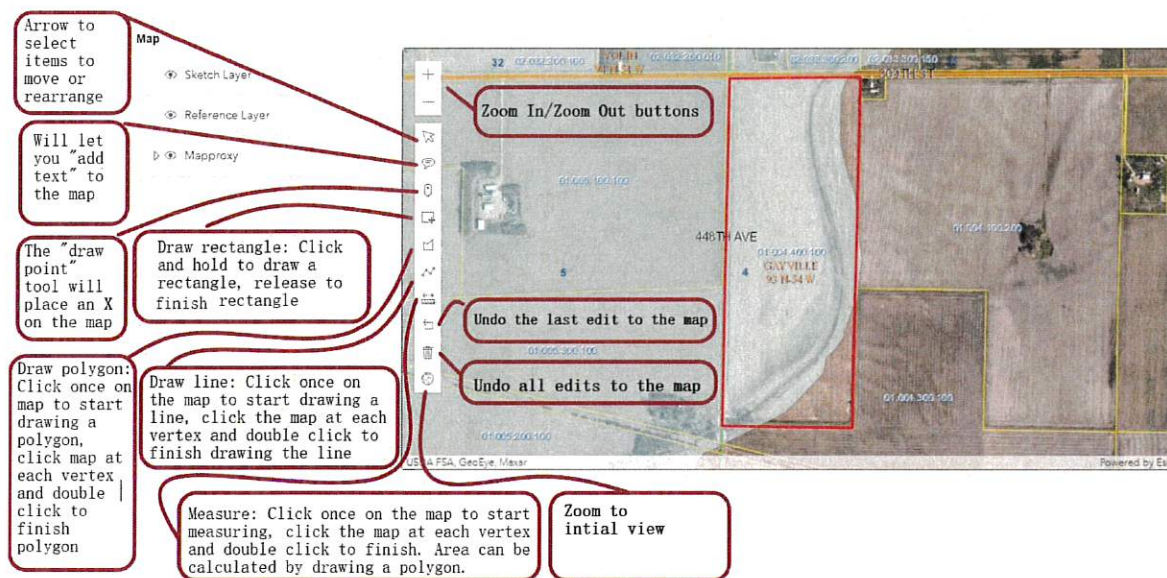
Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[20220705095435280.pdf](#)

[20220706104117964.pdf](#)

[LACSB03-ULTIMATE.pdf](#)



Request Information Completed On 7/8/2022 10:57 AM EST by bconkling

Type of Request

Rezoning

Fee

\$450.00

Reason for Request

A new 115kV distribution substation to support and improve electricity reliability for our member Bon Homme Yankton and their membe

List Specific Hardships

Our member system Bon Homme Yankton Electric is in need of additional reliable power to serve an expanding and existing load southwest of Yankton.

Current zoning regulations require minimum lot size of 20 acres.

Applicant Information

Are you the owner of the property?

No

Applicant Name

East River Electric Power Coop.

Applicant Address

211 S. Harth Ave., Madison, SD 57042

Applicant Phone

605-256-8269

Owner Information

Owner Name

Heinie Farms SD, LLP

Owner Address

Box 586 Suite B

Owner Phone Number

605-661-5944

Property Information

Parcel ID Number

09.015.300.200

Legal Description

S60 ACRES SW4

Site Address

Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northw

City

Yankton SD

Zip

57078

Section-Township-Range

15-93-56

Zoning District

RT

Zoning Description

RT

Existing Use of Property

Agriculture

Director Review Completed On 7/11/2022 8:24 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 7/12/2022 9:48 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

Payment Method	Online
Confirmation Number	193924887
Amount Paid	\$450.00

PC Prep Completed On 7/12/2022 9:53 AM EST by bconkling

Planning Commission Meeting

Planning Commission Meeting Date and Time

August 9th 2022, 7:05 pm CDT

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

07/30/2022 7:05 PM

Additional instructions for PC email

Return the affidavit 8 days prior to the public meeting:

08/01/2022 7:05 PM

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

08/02/2022 7:05 PM

Date to send email to applicant

07/25/2022

Upload PC Mailing Labels

[YanktonCountySD-20220707-74bf24ecabca468d8c6dda455295a197.pdf](#)

[YanktonCountySD-20220707-621d9d96aed2460099fdd368e4bb3043.pdf](#)

Upload PC Affidavit of Mailing

[3 Mailing affidavit 1320.pdf](#)

Upload PC Notification Letter

[Notification Letter rezone.pdf](#)

Upload PC Newspaper Publication

Permit Number

REZ-2022-81

Receipt Number

PC App Form Completed On 7/12/2022 9:56 AM EST by bconkling

[PC App Form](#)

External Notes

Documents

Internal Notes

Documents

AREA MAP

SECTION 15 & 22, T20N, R58W, 5TH P.M.
YANKTON COUNTY, SD

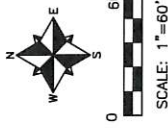
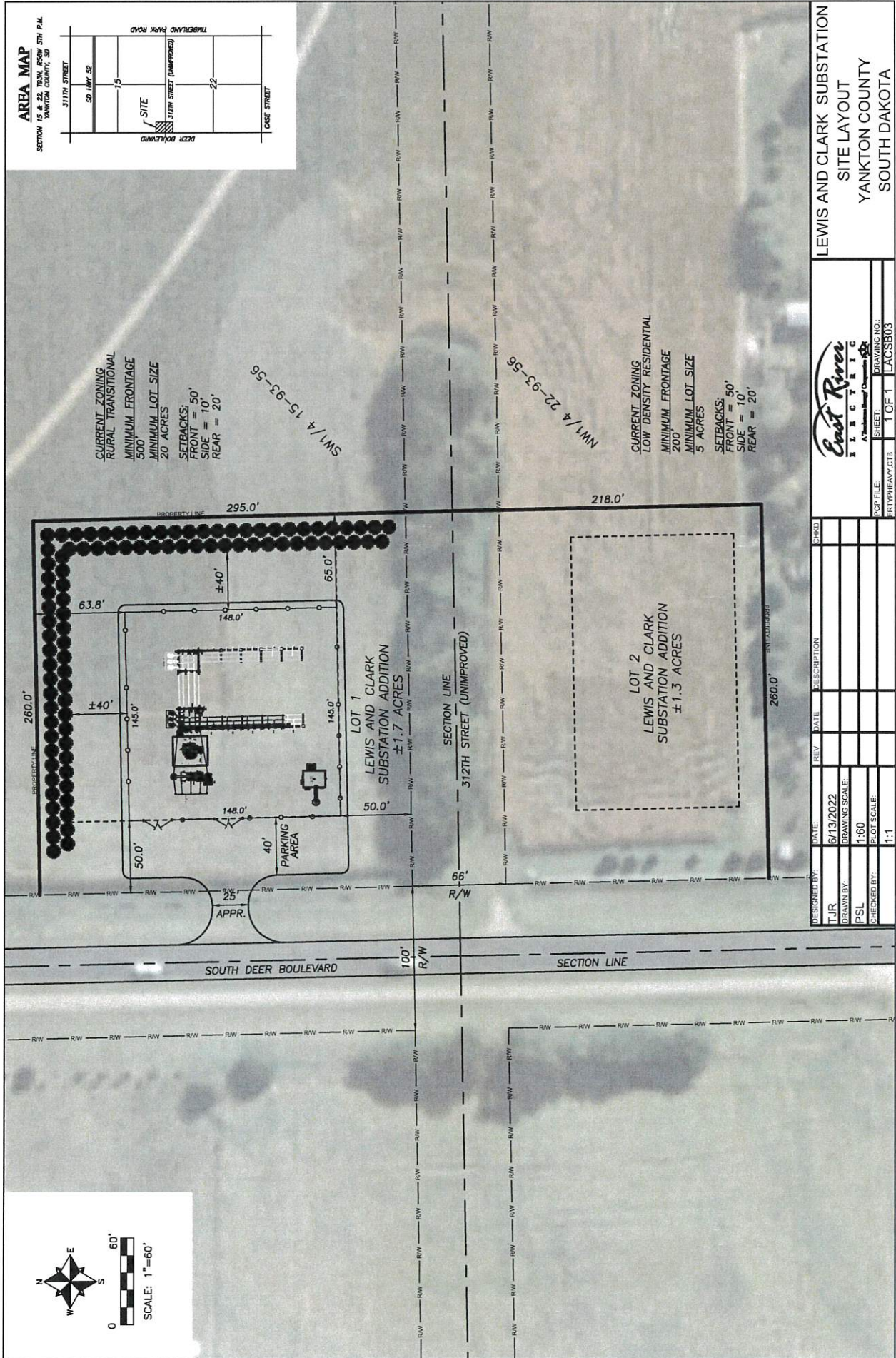


CURRENT ZONING
RURAL TRANSITIONAL
MINIMUM FRONTAGE
500'
MINIMUM LOT SIZE
20 ACRES
SETBACKS:
FRONT = 50'
SIDE = 10'
REAR = 20'

SW 1/4 15-93-56

NW 1/4 22-93-56

CURRENT ZONING
LOW DENSITY RESIDENTIAL
MINIMUM FRONTAGE
200'
MINIMUM LOT SIZE
5 ACRES
SETBACKS:
FRONT = 50'
SIDE = 10'
REAR = 20'



LEWIS AND CLARK SUBSTATION SITE LAYOUT YANKTON COUNTY SOUTH DAKOTA			
DESIGNED BY	DATE	REV	DESCRIPTION
TJR	6/13/2022		
DRAWN BY	DRAWING SCALE		
PSL	1:60		
CHECKED BY	PLOT SCALE		
	1:1		
PCP FILE	DRAWING NO.	SHEET	
BRITNEYHAY.CTB	1 OF 1	LACS1803	

AFFIDAVIT OF MAILING

I, Jerac Wire, hereby certify that on the 28th day of July, 20 22, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 28th day of July, 20 22.

Jerac Wire
(Name)
Affiant

Subscribed and sworn to before me this 28 day of July, 20 22.

Jennifer De Jong
Notary Public - South Dakota
My commission expires: _____



**My Commission
Expires 3-29-24**

NOTIFICATION

July 25, 2022

Jerae Wire
East River Electric
211 S. Harth Ave.
Madison, SD 57042

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 7:05 P.M. on the 9th day of August, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less

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,
Jerae Wire
Petitioner

ADAM, ROGER P (D)
109 VIOLET DR
YANKTON SD 57078

ADAM, ROLAND A (D)
317 S DEER BLVD
YANKTON SD 57078

BAKLEY, DEVIN W (D)
3710 STACI LN
YANKTON SD 57078

BGB LLC (D)
309 WEST SUMMIT ST
PAGE NE 68766

BGB LLC (D)
309 WEST SUMMIT
PAGE NE 68766

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

BRYAN, ANDREW D (D)
3711 KRISTI LN
YANKTON SD 57078

CORBIT, LANCE W (D)
3704 STACI LN
YANKTON SD 57078

DEIBERT, THOMAS E (D)
500 LARCH LN
YANKTON SD 57078

DIEFENDERFER, TERRY (D)
102 VIOLET DR
YANKTON SD 57078

DOLEJSI, WANDA L (D)
1109 CEDAR ST
YANKTON SD 57078

FINCK, JACOB (D)
30448 427 AVE
TABOR SD 57063

FOXHOVEN, TIMOTHY G (D)
101 VIOLET DR
YANKTON SD 57078

GUTHMILLER, KEVIN D (D)
105 VIOLET DR
YANKTON SD 57078

HAAS, TIMOTHY A (D)
104 VIOLET DR
YANKTON SD 57078

HEILMAN, THOMAS L (D)
3708 STACI LN
YANKTON SD 57078

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

HEIRIGS, JOHN F (D)
760 LA VIESTA DR
DAVENPORT FL 33837

HENDERSON, GREGORY W (D)
3708 KRISTI LN
YANKTON SD 57078

HENDRIX, BRADIE A TRUST (D)
3702 STACI LN
YANKTON SD 57078

HINKER, DUSTIN ROBERT (D)
110 VIOLET DR
YANKTON SD 57078

KALLHOFF, CHRISTOPHER L (D)
200 FORESTVIEW DR
YANKTON SD 57078

KATHOL, KEVIN (D)
3709 KRISTI LN
YANKTON SD 57078

KELLEN, TIM (D)
3710 KRISTI LN
YANKTON SD 57078

KOKESH, DAVID L (D)
3705 KRISTI LN
YANKTON SD 57078

KUEHLER, MARK E (D)
100 VIOLET DR
YANKTON SD 57078

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

LIPPERT, WADE ALLEN (D)
3702 KRISTI LN
YANKTON SD 57078

MALLOY, MATTHEW JOHN (D)
108 VIOLET DR
YANKTON SD 57078

MUTSCHELKNAUS, JOSEPH A (D)
602 KIRBY ST
YANKTON SD 57078

NEU, JOHN J (D)
3706 KRISTI LN
YANKTON SD 57078

NEU, JUDITH L TRUST (D)
3706 STACI LN
YANKTON SD 57078

PAVELKA, GREGORY A (D)
3707 STACI LN
YANKTON SD 57078

PEPPER, SARA L (D)
107 VIOLET DR
YANKTON SD 57078

PETERSEN, AARON (D)
PO 1097
YANKTON SD 57078

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

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

SCHULTE, LEON K (D)
3711 STACI LN
YANKTON SD 57078

SEDLACEK, MELVIN R (D)
3703 STACI LN
YANKTON SD 57078

SHELDON, TODD M (D)
3705 STACI LN
YANKTON SD 57078

SKELHOUSE 1 LLC (D)
11707 ASTER WAY
WOODBURY MN 55125

SOMER, HAL L (D)
3709 STACI LN
YANKTON SD 57078

WALTERS, NICK (D)
612 KENNEDY ST
VERMILLION SD 57069

WEBER, MICHAEL (D)
500 KIRBY ST
YANKTON SD 57078

WECHSLER, TIMOTHY J (D)
3703 KRISTI LN
YANKTON SD 57078

WENTZ, CHELSEA J (D)
3704 KRISTI LN
YANKTON SD 57078

WEST YANKTON INC (D)
PO BOX 477
YANKTON SD 57078

WEYDERT, NICHOLAS J (D)
3707 KRISTI LN
YANKTON SD 57078

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

WISE, LAURIE A (D)
106 VIOLET DR
YANKTON SD 57078

ZIEGLER, MARY L (D)
5821 HALFMOON WAY
LAS VEGAS NV 89108

ZIEGLER, WM (D)
201 EAST 23 ST
YANKTON SD 57078

ACKLIE, GERALD L (D)
114 ROBIN ST
YANKTON SD 57078

ADAM, ROGER P (D)
109 VIOLET DR
YANKTON SD 57078

ADAM, ROLAND A (D)
317 S DEER BLVD
YANKTON SD 57078

AMENT, DAVID (D)
112 CURLIES ST
YANKTON SD 57078

ARNESON, PATRICIA (D)
518 LINCOLN ST
WAYNE NE 68787

BAKLEY, DEVIN W (D)
3710 STACI LN
YANKTON SD 57078

BECKEL, CHARLEEN (D)
119 NOME ST
YANKTON SD 57078

BOUSKA, LILLACE (D)
107 NOME ST
YANKTON SD 57078

BRAUSEY, AMY L (D)
111 TOOTYS AVE
YANKTON SD 57078

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

BROMLEY, TRICIA D (D)
1507 RIVER ASPEN RD
YANKTON SD 57078

BRYAN, ANDREW D (D)
3711 KRISTI LN
YANKTON SD 57078

BUNKERS, BEAU (D)
108 CURLIES AVE
YANKTON SD 57078

CAMERON, GARRETT (D)
115 TOOTY'S AVE
YANKTON SD 57078

CHRISTENSEN, MELINDA S (D)
512 S DEER BLVD
YANKTON SD 57078

CORBIT, LANCE W (D)
3704 STACI LN
YANKTON SD 57078

DIEFENDERFER, TERRY (D)
102 VIOLET DR
YANKTON SD 57078

DIMMER, BENJAMIN M (D)
113 CURLIES ST
YANKTON SD 57078

DITMAR, CHARLES REV TRUST (D)
112 TOOTYS AVE
YANKTON SD 57078

DOLEJSI, WANDA L (D)
1109 CEDAR ST
YANKTON SD 57078

DROTZMAN, JACOB (D)
111 VIOLET DR
YANKTON SD 57078

EKEREN, LONNIE (D)
119 CURLIES ST
YANKTON SD 57078

ESKENS, JUSTIN W (D)
106 ROBIN ST
YANKTON SD 57078

FINCK, JACOB (D)
30448 427 AVE
TABOR SD 57063

FLYNN, RODNEY J (D)
107 TOOTY'S AVE
YANKTON SD 57078

FOXHOVEN, TIMOTHY G (D)
101 VIOLET DR
YANKTON SD 57078

FRANK, FRED C (D)
102 NOME ST
YANKTON SD 57078

GP PROPERTY VENTURES LLC (D)
805 RYLEE WAY
YANKTON SD 57078

GUTHMILLER, KEVIN D (D)
105 VIOLET DR
YANKTON SD 57078

HAAS, TIMOTHY A (D)
104 VIOLET DR
YANKTON SD 57078

HEENEY FAMILY TRUST (D)
502 DEER BLVD
YANKTON SD 57078

HEENEY FAMILY TRUST (D)
502 S DEER BLVD
YANKTON SD 57078

HEIER, JEFF A JR (AKA JEFFREY) (D)
107 CURLIES ST
YANKTON SD 57078

HEILMAN, THOMAS L (D)
3708 STACI LN
YANKTON SD 57078

HEINE FARMS (D)
PO BOX 477
YANKTON SD 57078

HENDERSON, GREGORY W (D)
3708 KRISTI LN
YANKTON SD 57078

HENDRIX, BRADIE A TRUST (D)
3702 STACI LN
YANKTON SD 57078

HINKER, DUSTIN ROBERT (D)
110 VIOLET DR
YANKTON SD 57078

HOFFMAN, CHRISTOPHER (D)
116 CURLIES ST
YANKTON SD 57078

HOILIEN, MATTHEW (D)
101 CURLIES ST
YANKTON SD 57078

HOVDEN, LINDSAY J (D)
109 TOOTY'S AVE
YANKTON SD 57078

HUBBARD, JOHN ARTHUR (D)
104 CURLIES ST
YANKTON SD 57078

HUCHTMEIER, MAGGIE J (D)
124 ROBIN ST
YANKTON SD 57078

JACOBS, TERRY W (D)
106 TOOTY'S AVE
YANKTON SD 57078

JANSSEN, LOWELL REV TRUST (D)
1112 TIMBERLAND DR
YANKTON SD 57078

KABELLA, DAWN R (D)
105 NOME ST
YANKTON SD 57078

KATHOL, KEVIN (D)
3709 KRISTI LN
YANKTON SD 57078

KELLEN, TIM (D)
3710 KRISTI LN
YANKTON SD 57078

KISTLER, JUDITH M (D)
201 VIOLET DR
YANKTON SD 57078

KOKESH, DAVID L (D)
3705 KRISTI LN
YANKTON SD 57078

KORTAN, ZACHERY D (D)
100 CURLIES ST
YANKTON SD 57078

KRAMER, JOSHUA DAVID (D)
109 CURLIES ST
YANKTON SD 57078

KUEHLER, MARK E (D)
100 VIOLET DR
YANKTON SD 57078

LACROIX, BETTY (D)
PO BOX 503
YANKTON SD 57078

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

LARSON, JACOB A (D)
104 TOOTY'S AVE
YANKTON SD 57078

LICHTY, KYLE V (D)
110 CURLIES ST
YANKTON SD 57078

LIPPERT, WADE ALLEN (D)
3702 KRISTI LN
YANKTON SD 57078

MALLOY, MATTHEW JOHN (D)
108 VIOLET DR
YANKTON SD 57078

MASKA, RICHARD D (D)
108 TOOTY'S AVE
YANKTON SD 57078

MERKEL, BENJAMIN J (D)
118 TOOTY'S AVE
YANKTON SD 57078

MINES, DAVID L (D)
104 ROBIN ST
YANKTON SD 57078

MORFORD, MELISSA M (D)
117 TOOTY'S AVE
YANKTON SD 57078

NEU, JOHN J (D)
3706 KRISTI LN
YANKTON SD 57078

NEU, JUDITH L TRUST (D)
3706 STACI LN
YANKTON SD 57078

NOVAK, SHEILA K (D)
116 ROBIN ST
YANKTON SD 57078

PAVELKA, GREGORY A (D)
3707 STACI LN
YANKTON SD 57078

PEKAREK, CURT J (D)
511 EAST 9 ST
MORRIS MN 56267

PEPPER, SARA L (D)
107 VIOLET DR
YANKTON SD 57078

PERK, BARBARA M-ZDENEK (D)
118 CURLIE ST
YANKTON SD 57078

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

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

RAMSDELL, CLARENCE W (D)
109 NOME ST
YANKTON SD 57078

RETTIG, MARK L (D)
114 CURLIES ST
YANKTON SD 57078

RETZLAFF, MIKE (D)
111 CURLIES ST
YANKTON SD 57078

ROBINSON, DONALD (D)
122 NOME ST
YANKTON SD 57078

ROBINSON, DONALD E (D)
122 NOME ST
YANKTON SD 57078

ROESLER, MARTY (D)
113 TOOTY'S AVE
YANKTON SD 57078

ROESLER, MARTY A (D)
113 TOOTY'S AVE
YANKTON SD 57078

RUNGE, DAVE (D)
104 NOME ST
YANKTON SD 57078

SCHILD, ALLEN M (D)
123 NOME ST
YANKTON SD 57078

SCHMITZ, PATRICK (D)
2133 300 AVE
ALBION NE 68620

SCHOENFELDER, AARON (D)
116 TOOTY'S AVE
YANKTON SD 57078

SCHULTE, LEON K (D)
3711 STACI LN
YANKTON SD 57078

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

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

SEDLACEK, MELVIN R (D)
3703 STACI LN
YANKTON SD 57078

SHELDON, TODD M (D)
3705 STACI LN
YANKTON SD 57078

SHERRATT, CHAD T (D)
110 TOOTY'S AVE
YANKTON SD 57078

SIELER, DUANE D (D)
114 TOOTY'S AVE
YANKTON SD 57078

SKELHOUSE 1 LLC (D)
11707 ASTER WAY
WOODBURY MN 55125

SMITH, EDWARD (D)
115 CURLIES ST
YANKTON SD 57078

SMITH, ETHAN A (D)
101 TOOTY'S AVE
YANKTON SD 57078

SOMER, HAL L (D)
3709 STACI LN
YANKTON SD 57078

SPARKS, RAYMOND W (D)
115 NOME ST
YANKTON SD 57078

STOCK, LYLE L (D)
203 VIOLET DR
YANKTON SD 57078

STODDARD, CHARLES A (D)
105 CURLIES ST
YANKTON SD 57078

THOMAS, TERESA M (D)
120 NOME ST
YANKTON SD 57078

TUCKER, BRANDON (D)
103 CURLIES ST
YANKTON SD 57078

WALTERS, NICK (D)
612 KENNEDY ST
VERMILLION SD 57069

WARFEL, JEFFREY D (D)
117 CURLIES ST
YANKTON SD 57078

WEBB, ROSE S (D)
106 CURLIES ST
YANKTON SD 57078

WECHSLER, TIMOTHY J (D)
3703 KRISTI LN
YANKTON SD 57078

WENTZ, CHELSEA J (D)
3704 KRISTI LN
YANKTON SD 57078

WEST YANKTON INC (D)
PO BOX 477
YANKTON SD 57078

WEYDERT, NICHOLAS J (D)
3707 KRISTI LN
YANKTON SD 57078

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

WIESELER, CONNIE F (D)
111 NOME ST
YANKTON SD 57078

WISE, LAURIE A (D)
106 VIOLET DR
YANKTON SD 57078

ZAVADIL, VERNON J (D)
105 TOOTY'S AVE
YANKTON SD 57078

ZIMMERMAN, KENNETH (D)
103 TOOTY'S AVE
YANKTON SD 57078

2010 Legal and Public Notices

7-29 2nd NOTICE OF ADOPTION

ORDINANCE NO. 22-ZN-08 ESTABLISHING PERMANENT ZONING REGULATIONS FOR YANKTON COUNTY SOUTH DAKOTA, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENTS THEREOF; AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

Notice is hereby given that Ordinance No. 22-ZN-08 establishing permanent zoning regulations for Yankton County, South Dakota. Applicant is requesting to rezone a property from Article 12 Rural Transitional District (RT) to Article 10 Commercial (C). Said property is described as:

The South One Hundred Sixteen Feet (S116) of Lot One (1) in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Lot Two (2) in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4); and Lot Three (3) in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), all located in Section Twenty-Four (24), Township Ninety-Four (94) North of Range Fifty-six (56), west of the 5th P.M., according to the duly recorded plat thereof in the office of the Yankton County Register of Deeds filed for record April 25, 1979 and recorded in Book 58, on page 144, subject to easements, restrictions, covenants and reservations of record AND Lot One (1), except the South One Hundred Sixteen Feet (S116) thereof, located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4), Section Twenty-four (24), Township Ninety-four (94) North of Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. E911 address is 30637 US HWY 81, Yankton, South Dakota

Yankton County is adopting this ordinance and map in order to protect the public health, safety, and general welfare. This ordinance was duly adopted by the County Commissioners on the 19th day of July, 2022, and will become effective on the 18th day of August, 2022.

First Reading: July 5, 2022

Second Reading: July 19, 2022

Publication Date: July 29, 2022
(Second Notice of Adoption)

Effective Date: August 18, 2022
(20 days after 2nd Notice of Adoption)

Dated this 19th day of July, 2022.

Joe Healy, Yankton County Commissioner Chair

ATTEST:

Patty Hojem, Yankton County Auditor

Published once at the total approximate cost of \$29.12 and can be viewed free of charge at www.sd-publicnotices.com.

7-29 8-5 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 9th day of August, 2022 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota. Applicant is requesting to Rezone two parcels from Rural Transitional (RT) and Low Density Residential (LD) to Moderate Density Residential (MD) per Article 18 Section 1809 and Article 20 Section 2003. Said property is legally described as Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less

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 9th day of August, 2022 at the Yankton County Government Center, Commissioners Chambers 321 West Third St.

2010 Legal and Public Notices

Hunhöff, Owner), 233 Broadway Avenue, Yankton, S.D.

NOTICE IS FURTHER GIVEN that a Public Hearing upon the application will be held on Monday, August 8, 2022 at 7:00 p.m. in the City of Yankton Community Meeting Room at the Career Manufacturing Technical Education Academy, 1200 West 21st Street, Yankton, South Dakota, where any person or persons interested in the approval or rejection of the above application may appear and be heard.

Dated at Yankton, South Dakota, This 25th day of July, 2022.

Al Viereck
FINANCE

Published once at the total approximate cost of \$14.88 and can be viewed free of charge at www.sd-publicnotices.com.

YOUR NEWS!

The Press and Dakotan

Walk

From Page 1

man who said that he is very thankful that we do this walk and that we always include men in our walk. He said, "Thank you for remembering the men, because sometimes, the men and boys are abused as well."

RCDCV helps a lot of men each year, she said.

"The statistics may not show that we are helping as many men as women," Starzl Hansen said, "but it's important to reach out and let them know that we are here."

Everyone participating in the walk is doing so for a reason and a purpose, she said.

"They each have their own story that they're carrying with them when they walk across that bridge, and when you see them all walk together, it just pulls at your heartstrings to know that they're all coming together for a common cause and purpose," Starzl Hansen said.

Occurring in tandem with the Walk a Mile event will be Family Fun Day, also on the lawn, which runs from 11 a.m.-1 p.m. This family-oriented event features free activities, including inflatables, games, local heroes and a Game, Fish and Parks exhibit.

New this year is the dunk tank where participants will have the opportunity to donate to a good cause and try to dunk local celebrities, including Yankton School Resource Officer Skylar Russenberger (11 a.m.), Restore Church's Pastor Jeff Mueller (11:20 a.m.), Yankton High School Teacher Dave Dannenbring (1:40 a.m.), Brennen Novak of the Yankton Fire Department (noon), Dr. David Withrow of Yankton Medical Clinic (12:20 p.m.) and Yankton Middle School Principal Heather Olson (12:40 p.m.).

The Family Fun Day raises money for River City Family Connections, a sister agency to RCDCV that provides court-ordered supervised visitation and supervised exchanges of children between guardians or parents.

"A lot of children who have grown up in domestic violence are living with someone that has been court ordered," Starzl Hansen said. "If there's some conflict in the home, it's just better if their parents don't come in contact with each other."

However, these visits can be expensive, she said.

"A lot of times, the parents can't afford the full hour or the two-hour visit that they get a week. Sometimes that's all they get a week with their

Chislic

From Page 1

the Legislature voted to name chislic the official state "nosh," or snack."

While a popular local favorite, chislic still remains an unknown by many, including South Dakotans and even sheep producers who provide the traditional meat.

Chislic resembles a shish-kebab and can be enjoyed as a snack or meal in itself. Usually, about a half-dozen cubes are served on a toothpick or small skewer with saltine crackers, garlic salt and beer or other beverage on the side.

Different people use different methods of preparing their chislic, giving it a unique flavor, Baer said. Some people even work with other types of meat, such as beef, venison, chicken and even fish.

Saturday's chislic competition reflects the diverse approach to the meat, Baer said. A panel of celebrity judges will choose the winner, and the entrants take the challenge seriously.

"We have both the traditional and New Age competition," she said. "The traditional would be your standard lamb or mutton cubes on a stick. The New Age has been things like chislic pizza, something that's not prepared the traditional way or is unique to chislic."

A FUN TIME

Saturday's festivalgoers will be treated to a county fair-like atmosphere on the wide green space of the arboretum, walking trails and amphitheater seating with a small pond in front of the stage. A large tent will provide shade and a place to eat and relax. Visitors can play frisbee golf on the grounds.

A Kids Zone will offer a family-friendly place with fun items for the younger set. The Kids Zone will also feature representatives from the Miss South Dakota organization, including title holders, and special story time with Darrel Fickbohm at 11:30 a.m., 2 p.m. and 4 p.m.

The festival unofficially kicks off with a Freeman Lions BBQ from 5-8 p.m. tonight (Friday) at the Community Center located at 224 S. Wipf Street. The meal offers pork loin sandwiches and sides for a freewill donation with takeout available.

Saturday's schedule starts with the Salem Mennonite Home again hosting a "mutton run" featuring 10K and 5K races and a one-mile walk/run. Registration starts at 7:30 a.m. with the races beginning at 8 a.m. The start and finish lines are both located at the Salem Home.

The following is the day's schedule at the Prairie Arboretum:

- 10 a.m. Opening Ceremony;
- 10 a.m. until dusk, Helicopter rides;
- 10 a.m.-9 p.m. The festival runs all day with chislic and a wide variety of other food items, a beer tent by the Menno Fire Department and other beverages available for sale;
- 10 a.m.-7 p.m. BINGO by the Parker FFA;
- 10 a.m.-8 p.m. The Kid Zone, featuring child-friendly activities and appearances by Miss South Dakota representatives;
- 10:30 a.m. Live Music by Uncle Roy and the Boys;
- 11 a.m. and 1, 3 and 5 p.m. A presentation on "From Russia With Love: The History Of Chislic." South Dakota Chislic Festival board member and chislic expert Ian Tuttle will be joined by Marquette Hofer, executive director of

"Last year, we estimated around 10,000 people came to the festival. Freeman is 1,300-1,500 residents, so our population becomes seven times bigger for one day."

Spokeswoman Andrea Baer

ies, returns to his hometown for the noon performance. The afternoon sets feature Devon Sants from Rapid City and the Wildcard Band from Vermilion.

The final act represents a return performance, Baer said. "We are excited to welcome back Maggie in the Meantime to this years festival!" she said. "Founded in September of 2009 in Sioux Falls and inspired by Celtic and folk forms both old and new, Maggie In the Meantime is a blend of ballad, folk and storytelling that gives the group a broad appeal with many types of audiences, in any age group or setting."

The Heritage Hall Museum and Archives of Freeman helped make possible the band's return for a second year, Baer said.

OTHER ACTIVITIES

There will also be a number of auxiliary events in conjunction with the festival.

• Two bean bag tournaments organized by the Menno Pink Ladies Dart League, which raises funds for cancer patients. All proceeds will go toward that cause. The first tournament begins at 11 a.m. (10:30 a.m. registration) and the second starts at 3 p.m. (2:30 p.m. registration). Cost is \$30 per team and there will be a 50% payout to the top two teams.

• Heritage Hall Museum & Archives will be open from 9 a.m. to 7 p.m.

• Hootz Bar, located one block east of Freeman's Main Street, will host an alley dance from 9 p.m. to 1 a.m. Saturday night.

• Festivalgoers are also encouraged to explore Freeman, but to also be aware of the major construction project downtown that is seeing the main business district roadway completely rebuilt.

• While not part of the Chislic Festival, Freeman will also host the District 6B (South Central League) championship game at 7 p.m. Saturday. The hometown Black Sox face the Wynot Expos, with both team headed for the state tournament.

The South Dakota Chislic Festival has come a long way in a short time, Baer said.

Planning an event that would attract mostly local residents, organizers weren't prepared for the outpouring of visitors the first year. Whereas the committee was hopeful for 1,000 visitors, an estimated 10,000 people overflowed the original festival site along U.S. Highway 81.

The response that first year overwhelmed organizers and prompted them to move the festival from the Freeman softball field complex to the much

larger Prairie Arboretum in 2019.

After a year off in 2020 because of COVID-19, it returned in 2021 to an enthusiastic response that drew an estimated 8,000 to 10,000 guests.

CROSSWORD

By THOMAS JOSEPH

ACROSS

1 Simple

6 Circus

11 Silly

12 In the

13 Shrinks

14 Hands

15 Wee bit

16 Cut in

18 Peyton's

19 Use pews

20 "— a girl!"

21 Monthly

23 Secluded

25 Fly

27 Supporter's

28 Jazz

30 Give off

33 Letter

34 Game

36 Pitcher's

37 Daily grind

39 Nonsense

40 Blockhead

41 Portland

setting

43 Tightly

44 Stomach

45 Borders

46 Goes

through

DOWN

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2 Get

3 Attendant

4 Binary

5 High

6 Without

being

7 Really

impresses

26 Chides

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Blockhead

Portland

setting

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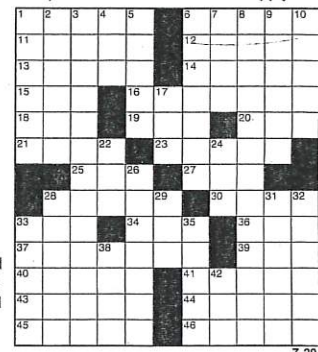
Portland

setting

SPED STALE
LOVE GLORIA
ASIA LOAFER
BELLHOPS
TUBETOPS
SPRITE GEO
LEANS RULED
ERG TAPERS
DUSTMOPS
BEATCOPS
ARNOLD AREA
CHANTS LAWN
TOPES ELSE

Yesterday's answer

1 Lisa, 8 Whoopi 28 Out of
to Bart Goldberg/ the sun
2 Get Ted 29 Brief time
3 Attendant Danson 31 Pressed
to a queen movie 32 Home
4 Binary 9 Puts up runs,
digit 10 Takes a slangily
5 High breather 33 Lion
homes 17 Outfit group
6 Without 22 Cowboy 35 Leg bone
being nickname 38 Token of
said 24 Shoebox love
7 Really 42 Saloon
impresses 26 Chides supply



AXYDLBAAXR
is LONGFELLOW

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

7-29

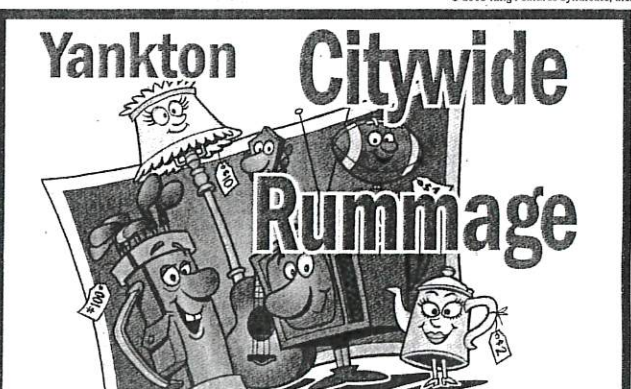
CRYPTOQUOTE

V W D Q P W D A D K A D Q U
C A D K P P F C D A M F Q P W D
N D D X G U Z Q P K F Q M, D T D Q K
G U Q R D O B K Q S D B U G D R F Q C.

— B W F Q D M D X A U T D A S

Yesterday's Cryptoquote: WALKING WITH A FRIEND IN THE DARK IS BETTER THAN WALKING ALONE IN THE LIGHT. — HELEN KELLER

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Northwest Quarter (SE1/4NE1/4) and Lot Three (3) in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), all located in Section Twenty-four (24), Township Ninety-four (94) North of Range Fifty-six (56), west of the 5th P.M., according to the duly recorded plat thereof in the office of the Yankton County Register of Deeds filed for record April 25, 1979 and recorded in Book 58, on page 144, subject to easements, restrictions, covenants and reservations of record AND Lot One (1), except the South One Hundred Sixteen Feet (S116) thereof, located in the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), Section Twenty-four (24), Township Ninety-four (94) North of Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota. E911 address is 30637 US HWY 81, Yankton, South Dakota

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First Reading: July 5, 2022
Second Reading: July 19, 2022
Publication Date: July 29, 2022 (Second Notice of Adoption)
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Joe Healy, Yankton County Commissioner Chair

ATTEST:
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NOTICE OF PUBLIC HEARING

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Published twice at the total approximate cost of \$33.12 and can be viewed free of charge at www.sd-publicnotices.com.

7-29 NOTICE OF HEARING UPON APPLICATION FOR SALE OF ALCOHOLIC BEVERAGES

NOTICE IS HEREBY GIVEN that an application has been received by the Board of City Commissioners of the City of Yankton, South Dakota, for a New Retail (on-off sale) Wine & Cider License for January 1, 2022, to December 31, 2022, from South Dakota Publishing, LLC d/b/a Muddy Mos Coffee House (Kaia

YOUR NEWS!

The Press and Dakotan

Walk

From Page 1

man who said that he is very thankful that we do this walk and that we always include men in our walk. He said, "Thank you for remembering the men, because sometimes, the men and boys are abused as well."

RCDVC helps a lot of men each year, she said.

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Occurring in tandem with the Walk a Mile event will be Family Fun Day, also on the lawn, which runs from 11 a.m.-1 p.m. This family-oriented event features free activities, including inflatables, games, local heroes and a Game, Fish and Parks exhibit.

New this year is the dunk tank where participants will have the opportunity to donate to a good cause and try to dunk local celebrities, including Yankton School Resource Officer Skylar Russenberger (11 a.m.), Restore Church's Pastor Jeff Mueller (11:20 a.m.), Yankton High School Teacher Dave Dannenbring (11:40 a.m.), Brennen Novak of the Yankton Fire Department (noon), Dr. David Withrow of Yankton Medical Clinic (12:20 p.m.) and Yankton Middle School Principal Heather Olson (12:40 p.m.).

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However, these visits can be expensive, she said. "A lot of times, the parents can't afford the full hour or the two-hour visit that they get a week. Sometimes that's all they get a week with their child," Starzl Hansen said. "We do not ever want to turn away a parent from seeing their child because they can't afford it. This fundraiser raises money so that those parents can get a scholarship so that they can still see their child."

It's important for the child to be able to bond and reconnect with that parent, fix and mend a broken heart and move forward with their family, she said.

Family Fun Day was conceived with the goal of healthy families in mind.

"It's just a fun day for families to be together, do stuff for free and not have to worry about having to go out and pay for something," Starzl Hansen said. "They can go out, hang out for the day and reconnect."

For more information, call 605-665-4811.

Saturday's chislic competition reflects the diverse approach to the meat, Baer said. A panel of celebrity judges will choose the winner, and the entrants take the challenge seriously.

"We have both the traditional and New Age competition," she said. "The traditional would be your standard lamb or mutton cubes on a stick. The New Age has been things like chislic pizza, something that's not prepared the traditional way or is unique to chislic."

A FUN TIME

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- 10:30 a.m. Live Music by Uncle Roy and the Boys;
- 11 a.m. and 1, 3 and 5 p.m. A presentation on "From Russia With Love: The History Of Chislic." South Dakota Chislic Festival board member and chislic expert Ian Tuttle will be joined by Marnette Hofer, executive director of the Heritage Hall and Museum and Archives, in presenting the program.
- 11:30 a.m. and 2 and 4:30 p.m. Story Time in the Kid Zone tent with Darrel Fickbohm.
- Noon: Live music by Elliot Graber and The Family Vine;
- 2 p.m. Live Music with Devon Sants;
- 4 p.m. Chislic judge introduction and contest winners;
- 4:30 p.m. Live Music with The Wildcard Band;
- 6:30 p.m. Live Music with Maggie In The Meantime.

Baer expressed excitement about the line-up of bands at the Prairie Rose amphitheater, offering either entertainment for spectators or a pleasant backdrop for festivalgoers.

Uncle Roy and the Boys, the opening band, comes from the Corsica-Armour area and has played in various venues.

Elliot Graber, a Freeman native now living in the Twin Cit-

many types of audiences, in any age group or setting."

The Heritage Hall Museum and Archives of Freeman helped make possible the band's return for a second year, Baer said.

OTHER ACTIVITIES

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The response that first year overwhelmed organizers and prompted them to move the festival from the Freeman softball field complex to the much

know

- 13 Shrinks back
- 14 Hands over
- 15 Wee bit
- 16 Cut in three
- 18 Peyton's brother
- 19 Use pews
- 20 "— a girl!"
- 21 Monthly bill
- 23 Secluded spots
- 25 Fly catcher
- 27 Supporter's vote
- 28 Jazz blowers
- 30 Give off
- 33 Letter after upsilon
- 34 Game caller
- 36 Pitcher's stat
- 37 Daily grind
- 39 Nonsense
- 40 Blockhead
- 41 Portland setting

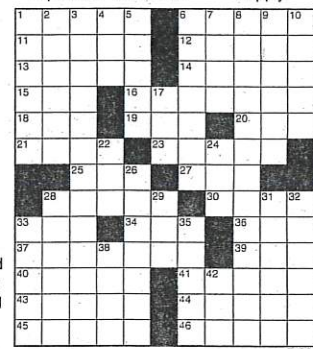
DOWN

- 1 Lisa,
- 2 Get some air
- 3 Attendant to a queen
- 4 Binary digit
- 5 High homes
- 6 Without being said
- 7 Really impresses

CHANCE
TOPICS
ELSE

Yesterday's answer

- 8 Whoopi
- 9 Ted
- 10 Danson movie
- 11 Puts up
- 12 Takes a breather
- 13 Outfit
- 14 Cowboy nickname
- 15 Shoebox letters
- 16 Chides
- 17 28 Out of the sun
- 18 Brief time
- 19 Pressed
- 20 Home
- 21 slangily
- 22 Lion group
- 23 Leg bone
- 24 Token of love
- 25 42 Saloon supply



AXYDLBAAXR
is LONGFELLOW

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

7-29 CRYPTOQUOTE

V W D Q P W D A D K A D Q U
C A D K P P F C D A M F Q P W D
N D D X G U Z Q P K F Q M, D T D Q K
G U Q R D O B K Q S D B U G D R F Q C.

— B W F Q D M D X A U T D A S
Yesterday's Cryptquote: WALKING WITH A FRIEND IN THE DARK IS BETTER THAN WALKING ALONE IN THE LIGHT. — HELEN KELLER
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Yankton Citywide Rummage

Weekend Of August 11, 12 & 13

All Ads Will Run August 11, 12, & 13 in the P&D for just \$30

30 words and \$.20 per word after 30. ONLY ONE ADDRESS ALLOWED IN EACH AD.

Stop By The Press & Dakotan To Place Your Ad OR email ads@yankton.net

INCLUDES:

- Your ad (30 words, 1 address per ad) placed in the Citywide Rummage Sale section published August 11, 12, 13
- Your ad will also appear on-line at www.yankton.net
- 2 Yard Signs

Sponsored by the: **PRESS & DAKOTAN**

DEADLINE: 5PM, FRIDAY, AUGUST 5

Yankton County, South Dakota

Paid by
Jerae Wire
jwire@eastriver.coop

Payment number
Date paid
Payment method

Receipt

193924887
July 11, 2022 03:17 PM
Online

\$450.00 paid on July 11, 2022

Variance, Conditional Use and Rezoning Application
Application ID: REZ-2022-81

Description	Amount
Fee	\$450.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/11/2022

Applicant

East River Electric - PLAT

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

☐ LC – Lakeside Commercial ☒ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Lots 1 and 2 of Lewis and Clark

Section No: 15 Township No: 93

Range: 56 Number of Lots/Tracts: 2

Number of Acres: 60.0

How is the property currently being used? RT and LD

What is the proposed use of the property? MD

Surveyor/Engineer Information

Firm Name: Stockwell Engineering, Inc

Address:

City: Yankton State: SD Zip: 57078

Contact Person: Brett Kennedy

Phone: 6056658092

Property Owner Information

Name: East River Electric

Address: 211 S. Harth Ave.

City: Madison State: SD Zip: 57042

Contact person: Brett Kennedy

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

Agent's name: _____

Agent's Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 1.3 and 1.7 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: substation

Name, address and phone number of contractor(s)

Owner certification

This is to certify that East River Electric
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.

Brett Kennedy

Owner Signature

Owner Signature

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 08/09/2022

Board of Adjustment date: _____

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

1. Larson, Robert 8

2. Brandt Trust, Merle etal

- 11

3. Zimmerman, Steve 20

4. List Trust, Robert 18

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

1. Maska, Leann 5

2. Olivier, Curtis etux 6

3. Loecker, Mark etux 5

4. Blaha, Jon etux 5

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

1. Christianson, David

- etux 6

2. Hughes, Scott etux 13

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

1. Hecke Trust, Terrance

- etux 11

2. Affordable Self Storage

- LLC 8

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic

- PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

1. Schenkel, Darrell etux 8

2. Tacke, WM etux 13

SECTION 18N

1. Cap LE, Stanley etal 5

2. Cap, Robert etux 7

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

1. Yankton Co

- Sharpshooters Assn 12

2. Johnson, Michael etux

- 9

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates

- LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

1. Marquardt, Doug 13

2. Keller, Dallas etux 10

SECTION 26

1. Barnes, David etux 7

SECTION 32

1. Zimmerman Trust,

- Henry etal 12

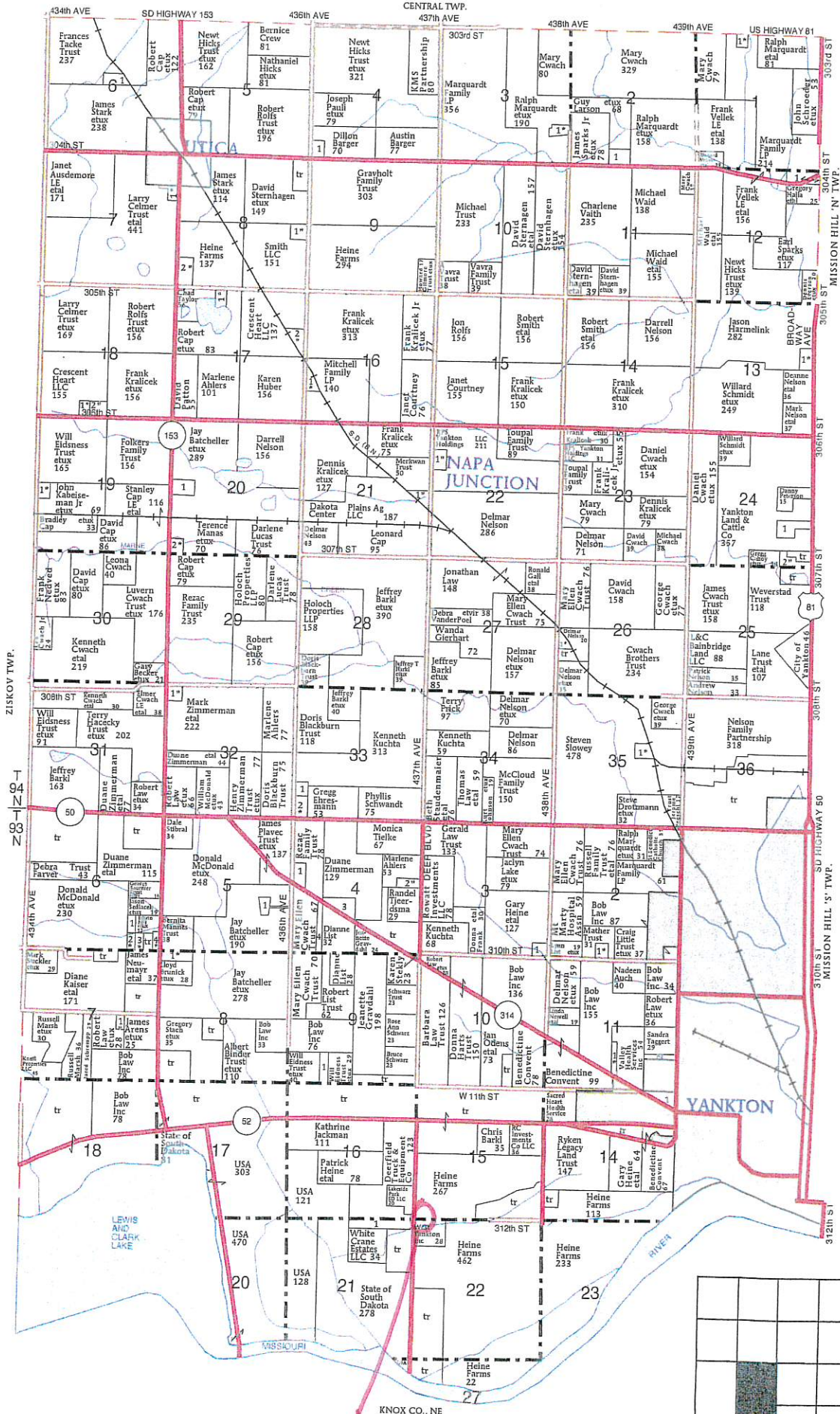
SECTION 33

1. Delozier, Darrik 6

2. Waddell, Edward etux 8

SECTION 35

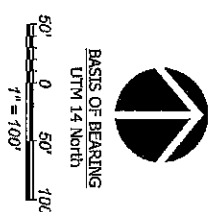
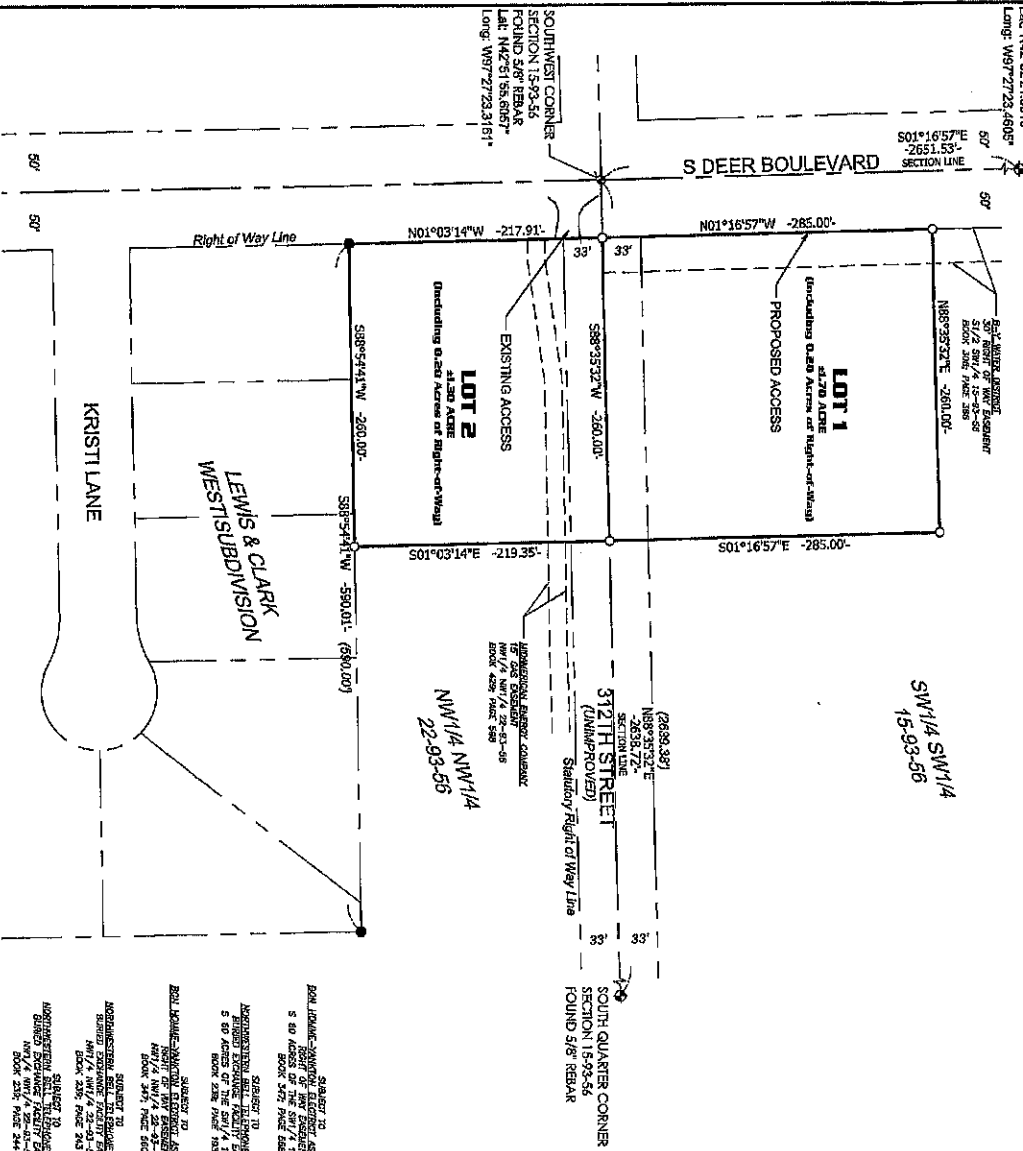
1. Slowey, Steven etux 14



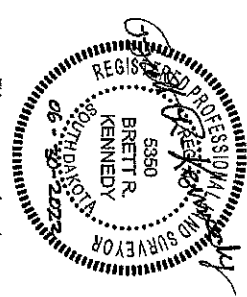
Location

PLAT OF **LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION**

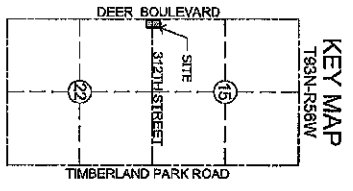
IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, CONTAINING 3.00 ACRES MORE OR LESS



- Legend**
- Set 5/8" x 1/8" Rebar Stamped "KENNEDY 5350"
 - Round Corner with CAP Stamped "29/19"
 - ◆ Section Corner As Noted
 - Patented Property Line
 - (1323.33) Record Dimension from deed or plat



This survey was performed without the benefit of a Title Report and does not purport to show easements of record, if any.



REMARKS:

1. SURVEY TO 50' BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, AS SHOWN ON PLAT 15-93-56, BOOK 235, PAGE 243.

2. SURVEY TO 50' BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, AS SHOWN ON PLAT 22-93-56, BOOK 235, PAGE 244.

3. SURVEY TO 50' BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, AS SHOWN ON PLAT 15-93-56, BOOK 235, PAGE 243.

4. SURVEY TO 50' BOUNDARY LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 6TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, AS SHOWN ON PLAT 22-93-56, BOOK 235, PAGE 244.

CERTIFICATE OF STREET AUTHORITY

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

Approved this ____ day of _____, _____.

State/County/Township Road Authority

COUNTY PLANNING COMMISSION APPROVAL

Approval of the final plan of LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA, is hereby granted by the Yankton County Planning Commission on this ____ day of _____, _____.

Chair, County Planning Commission
Yankton County, South Dakota

COUNTY COMMISSION APPROVAL

I hereby certify that the final plan of LOTS 1 AND 2 OF LEWIS AND CLARK SUBSTATION ADDITION IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 56 WEST OF THE 5TH PRINCIPAL MERIDIAN, YANKTON COUNTY, SOUTH DAKOTA was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plan at its meeting held on the ____ day of _____, _____.

Chairman, County Commission
Yankton County, South Dakota

COUNTY AUDITOR CERTIFICATE

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

Dated this ____ day of _____, _____.

County Auditor
Yankton County, South Dakota

DIRECTOR OF EQUALIZATION

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

Dated this ____ day of _____, _____.

Director of Equalization Yankton
County, South Dakota

COUNTY TREASURER CERTIFICATE

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

Dated this ____ day of _____, _____.

Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

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

Register of Deeds
Yankton County, South Dakota

1 OF 3

SUBJECT: N 2245

SUBJECT: N 2245

LOTS 1 AND 2LEWIS AND CLARK SUBSTATION ADDITION
YANKTON COUNTY, SOUTH DAKOTAEast River
Electric

STOCKWELL
 STOCKWELL & COMPANY, INC.
 1000 W. 10TH STREET
 YANKTON, SD 57401
 (605) 466-1111
 FAX (605) 466-1111

Plat Approval Fees Paid
 Application \$100.00
 51283
 Applicant Created
 Bill Testing July 11, 2022

Number
51283

Final | Lots 1 and 2 of Lewis
 and Clark Substation Addition
 in the Southwest Quarter of the
 Southwest Quarter of Section
 15 and in the Northwest
 Quarter of the Northwest
 Quarter of Section 22,
 Township 93 North, Range 56
 West of the 5th Principal
 Meridian, Yankton County,
 South Dakota. Containing 3.00
 Acres more or less | East River
 Electric | 211 S. Harth Ave. |
 09.015.300.200
 Submitted by BillTesting on
 7/11/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 7/11/2022 9:44 AM EST by bconkling



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.015.300.200			HEINE FARMS (D)	60.000

Requested Information Completed On 7/11/2022 10:14 AM EST by bconkling

Fee

\$100.00

Plat Type

Final

Development Information

Plat Name

Lots 1 and 2 of Lewis and Clark Substation Addition in the Southwest Quarter of the Southwest Quarter of Section 15 and in the Northwest Quarter of the Northwest Quarter of Section 22, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 3.00 Acres more or less

Section No:

15

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

60.0

How is this property currently being used?

RT and LD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Stockwell Engineering, Inc

Address

201 Walnut

City

Yankton

State

SD

Zip
57078

Contact Person
Brett Kennedy

Phone
6056658092

Property Owner Information

Owner Name
East River Electric

Address
211 S. Harth Ave.

City
Madison

State
SD

Zip
57042

Owner Phone
6052568269

Contact Person
Brett Kennedy

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

1.3 and 1.7 acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

substation

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

Plat Approval Items Completed On 7/18/2022 9:20 AM EST by bconkling

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

Upload Copy of Plat

[20220705095435280.pdf](#)

Plat Approval Applicant Checklist ⓘ

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

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

Taxes paid at County Treasures?

County Treasurer's signature?

Submit Application Completed On 7/18/2022 9:21 AM EST by bconkling

Owner Certification

Owner(s)

East River Electric

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

Owner Signature



Don Wng

Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 7/18/2022 9:21 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	60969
Amount Paid	\$100.00

Planning Commission Review Completed On 7/18/2022 9:21 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

08/09/2022

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

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

60969
July 18, 2022 09:21 AM
Check

\$100.00 paid on July 18, 2022

Plat Approval Application
Application ID: 51283

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/1/2022

Applicant

Hamberger- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Hamberger's Addition, in the NE1/4 of section 22, T95N, R57W of the 5th P.M.,
Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

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

Section No: 22 Township No: 95

Range: 57 Number of Lots/Tracts: 1

Number of Acres: 22.125

How is the property currently being used?
AG

What is the proposed use of the property?
AG

Surveyor/Engineer Information

Firm Name: Tom Week

Address: _____

City: Yankton State: SD Zip: 57078

Contact Person: Tom Week

Phone: 6056658333

Property Owner Information

Name: Hamberger Family Protection Trust

Address: 30019 432 AVE

City: Lesterville State: SD Zip: 57040

Contact person: Tom Week

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

Agent's name: _____

Agent's Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 22.125

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

4. If a farmstead, how many acres are surrounding it? 2.125

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

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

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Maynard Hamberger
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.

Maynard Hamberger

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.

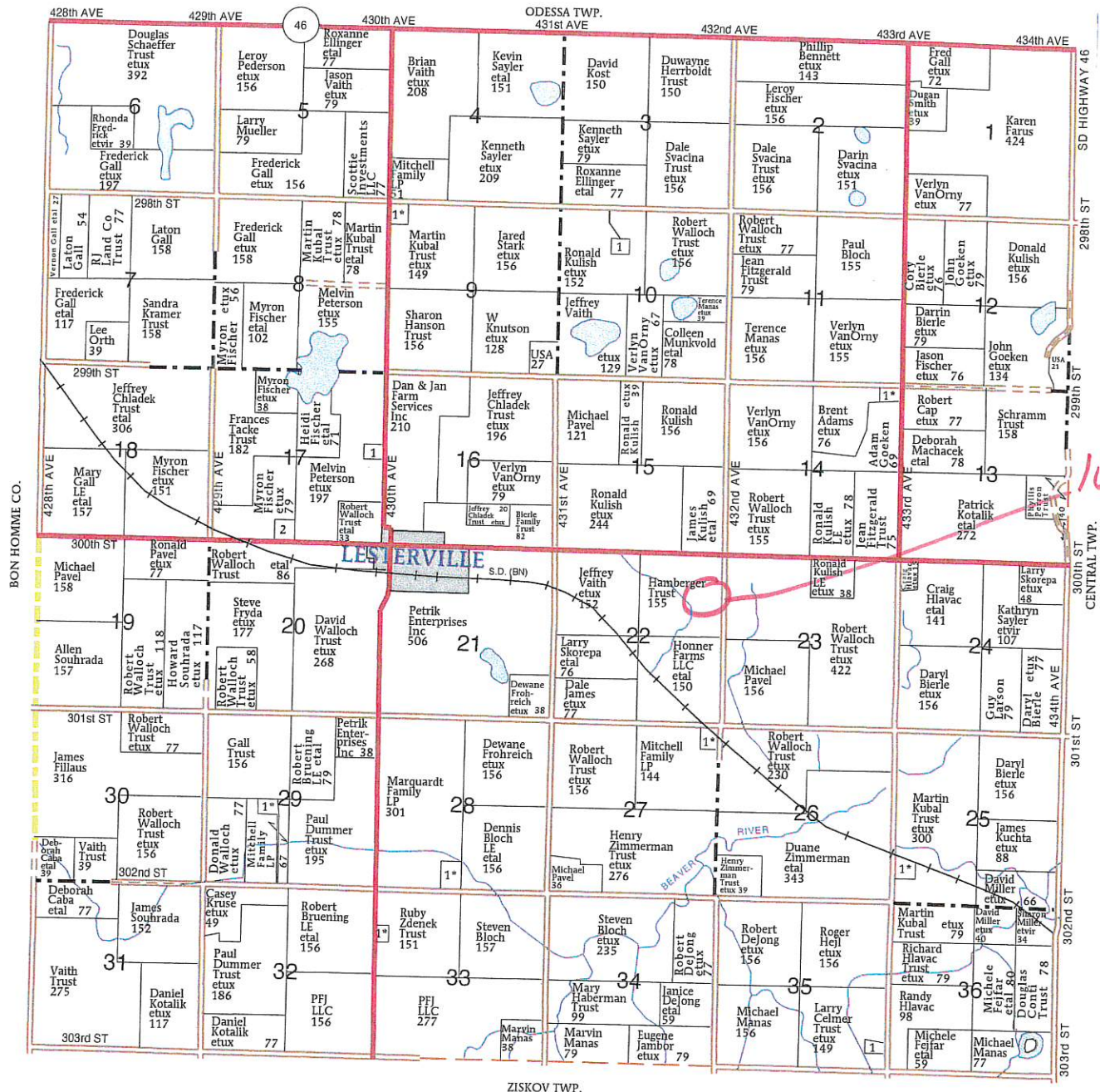
YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

<input checked="" type="checkbox"/> Plat has been approved by the City of Yankton, if within the ETJ or 3 mile buffer zone?

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

Planning Commission date: 08/09/2022
Board 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

2. Auch, Douglas etux 9

SECTION 25

1. Schanche, Kenneth etux 7

SECTION 27

1. Lawrence, Robert etux 9

SECTION 28

1. Marquardt, Ralph etux 11

SECTION 29

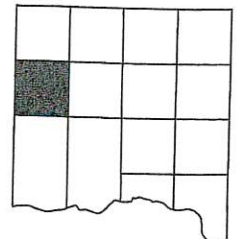
1. Kruse, Casey etux 12

SECTION 33

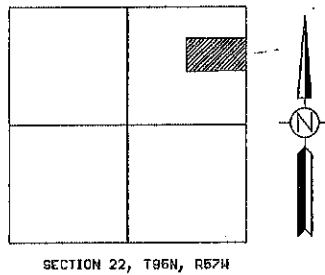
1. Tesch, Wiatt etux 5

SECTION 35

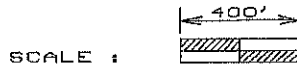
1. Pullen, Lorinda 6



PLAT OF HAMBERGER'S ADDITION, IN THE NE1/4 OF SECTION 22,
T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.

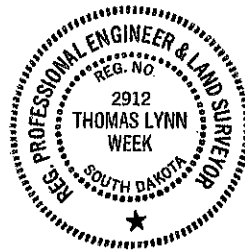


SECTION 22, T95N, R57W

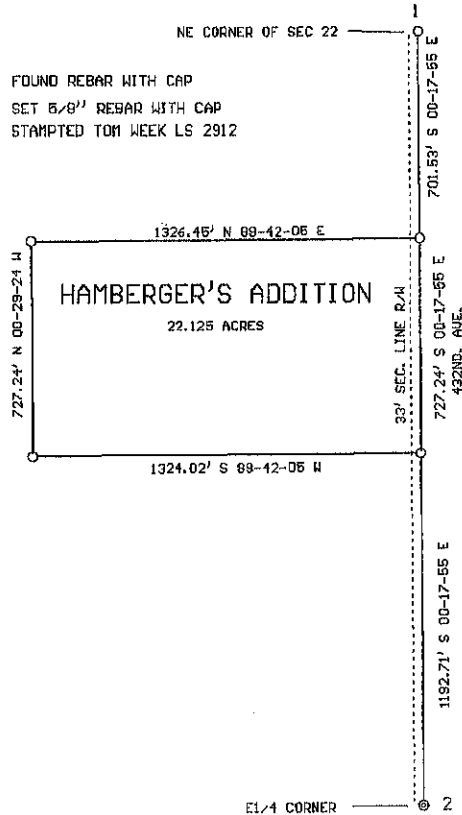


SCALE :

1 = LAT. 43-02-20.81290 N, LONG. 97-33-24.48637 W
2 = LAT. 43-01-54.92237 N, LONG. 97-33-24.30241 W



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



SURVEYORS CERTIFICATE

I, THOMAS LYNN WEEK, REGISTERED LAND SURVEYOR IN YANKTON, SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY OF HAMBERGER'S ADDITION IN THE NE1/4 OF SECTION 22, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON PINS AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 27TH. DAY OF JULY, 2022.

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

RESOLUTION OF COUNTY PLANNING COMMISSION

BE IT RESOLVED BY THE YANKTON COUNTY PLANNING COMMISSION, THAT THE ABOVE PLAT REPRESENTING HAMBERGER'S ADDITION IN THE NE1/4 OF SECTION 22, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, BE AND THE SAME IS HEREBY APPROVED.

CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF STREET AUTHORITY

THERE IS ACCESS TO HAMBERGER'S ADDITION FROM 432ND. AVE. ANY FURTHER ACCESS POINTS WILL REQUIRE ADDITIONAL APPROVAL.

DATED THIS _____ DAY OF _____, _____.

TOWNSHIP/COUNTY APPROVAL

SHEET 1 OF 2

PLAT OF HAMBERGER'S ADDITION IN THE NE1/4 OF SECTION 22, T95N, R57W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

OWNERS CERTIFICATE

I, BRIAN HAMBERGER, AS TRUSTEE OF THE HAMBERGER FAMILY PROTECTION TRUST DATED JUNE 14, 2019, DO HEREBY CERTIFY THAT THE HAMBERGER FAMILY PROTECTION TRUST DATED JUNE 14, 2019, IS THE ABSOLUTE AND UNQUALIFIED OWNER OF THE ABOVE DESCRIBED PROPERTY: HAMBERGER'S ADDITION IN THE NE1/4 OF SECTION 22, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA. THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT SAID PROPERTY IS FREE FROM ALL ENCUMBRANCES. THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS ____ DAY OF _____, _____.

BRIAN HAMBERGER, TRUSTEE

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BRIAN HAMBERGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE AS TRUSTEE, EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

RESOLUTION OF APPROVAL

WHEREAS, IT APPEARS THAT THE OWNER THEREOF HAS CAUSED A PLAT TO BE MADE OF THE FOLLOWING REAL PROPERTY: HAMBERGER'S ADDITION IN THE NE1/4 OF SECTION 22, T95N, R57W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, AND HAS SUBMITTED SUCH PLAT TO THE COUNTY COMMISSION OF YANKTON COUNTY, SOUTH DAKOTA FOR APPROVAL. NOW THEREFORE BE IT RESOLVED, THAT SUCH PLAT HAS BEEN EXECUTED ACCORDING TO THE LAW AND SAME IS HEREBY APPROVED. THE COUNTY AUDITOR IS HEREBY AUTHORIZED AND DIRECTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND CERTIFY THE SAME.

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

COUNTY AUDITOR

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF EQUALIZATION CERTIFICATE

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

DIRECTOR OF EQUALIZATION, YANKTON COUNTY

TREASURER CERTIFICATE

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

TREASURER, YANKTON COUNTY

REGISTER OF DEEDS CERTIFICATE

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

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

REGISTER OF DEEDS, YANKTON COUNTY, SD

Plat Approval
Application
54185
Applicant
Bill Testing

Fees Paid
\$100.00
Created
July 27, 2022

Number
54185

Final | Plat of Hamberger's
Addition, in the NE1/4 of
section 22, T95N, R57W of the
5th P.M., Yankton County, South
Dakota | Hamberger Family
Protection Trust | 30019 432
AVE | 15.022.100.100
Submitted by BillTesting on
7/27/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 7/27/2022 1:32 PM EST by bconkling



ParcelID	Address	City	OwnerName	Acres
15.022.100.100	30019 432 AVE	LESTERVILLE	HAMBERGER FMLY PROTECTION TRST (D)	154.980

Requested Information Completed On 8/1/2022 9:51 AM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Section No:

22

Township No:

95

Range

57

Number of Lots/Tracts

1

Number of Acres

22.125

How is this property currently being used?

AG

What is the proposed use of the property?

AG

Surveyor/Engineer Information

Firm Name

Tom Week

Address

407 Regal Dr

City

Yankton

State

SD

Zip

57078

Contact Person

Tom Week

Phone

6056658333

Property Owner Information

Owner Name

Hamberger Family Protection Trust

Address

30019 432 AVE

City

Lesterville

State

SD

Zip

57040

Owner Phone

6056658333

Contact Person

Tom Week

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

22.125

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

2.125

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 8/1/2022 9:58 AM EST by bconkling

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

Upload Copy of Plat

[Hamberger plat.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 8/1/2022 9:59 AM EST by bconkling

Owner Certification

Owner(s)

Maynard Hamberger

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

Owner Signature




Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 8/1/2022 9:59 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	1078
Amount Paid	\$100.00

Planning Commission Review Completed On 8/1/2022 9:59 AM EST by bconkling

Plat Approval Planning Commission Checklist

Please follow these steps:

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

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

Taxes paid at County Treasures?

County Treasure's signature?

Ownership verified by Director of Equalization and signed?

Street authority signature (DOT, Highway, Township)?

\$100.00 Fee Paid at Zoning Office?

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

Planning Commission date:

08/09/2022

Plat Approval Application (Planning Commission) Completed On 8/1/2022 9:59 AM EST by bconkling

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

Receipt

1078
August 1, 2022 09:59 AM
Check

\$100.00 paid on August 1, 2022

Plat Approval Application

Application ID: 54185

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/4/2022

Applicant

Oliver- PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Section 715 ☐ Section 805

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lots 14 and 15, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: Plat of Lots 14 and 15, Block 3, Law

Section No: 18 Township No: 93

Range: 56 Number of Lots/Tracts: 2

Number of Acres: 0.64

How is the property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name: Brandt Land Surveying

Address:

City: Yankton State: SD Zip: 57078

Contact Person: John Brandt

Phone: 6056658455

Property Owner Information

Name: Curt oliver

Address: 3703 W 7th St

City: Yankton State: SD Zip: 57078

Contact person: Curt Oliver

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

Agent's name: _____

Agents Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) .43 and 0.21 Acres

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

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

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

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

If yes: Single Family Dwelling

Name, address and phone number of contractor(s)

Owner certification

This is to certify that Curt oliver

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.

Curt Oliver
Owner Signature

Owner Signature

This is to certify that _____

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

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

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

YANKTON COUNTY PLANNING PLAT APPROVAL CHECKLIST

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

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

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

Planning Commission date: 08/09/2022

Board of Adjustment date: _____

CENTRAL TWP.

UTICA TOWNSHIP**SECTION 1N**

1. Siebrandt, Jacob etux 5

SECTION 2N

1. Kralicek, Melissa 11

SECTION 2S

1. Holdahl, Robert etux 5

SECTION 3N

1. Grate, Leo etux 11

SECTION 3S

1. Holtzmann Family Trust

SECTION 4N

1. Nedved, Mark 7

SECTION 4S

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

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

SECTION 5S

1. Batcheller, Jay 8

SECTION 6N

1. Town of Utica 6

SECTION 6S

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

SECTION 7N

1. Anthony, Craig etux 10

SECTION 7S

1. Phillips, Timothy etux 5

SECTION 8N

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

SECTION 8S

1. Fanta, Timothy etux 9

SECTION 9S

1. Rokahr, Steven 9

SECTION 11S

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

SECTION 12N

1. Marquardt Family LP 6

SECTION 13N

1. Cotton, Jeffrey etux 8

SECTION 14S

1. Yankton Medical Clinic PC 12

SECTION 16N

1. Anstine, Rodney etux 7

SECTION 17N

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

SECTION 18N

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

SECTION 19

1. Schenkel, Daniel etux 7

SECTION 20N

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

SECTION 21N

1. Kralicek, Frank etux 5

SECTION 21S

1. White Crane Estates LLC 18

SECTION 22N

1. Taggart, William etux 9

SECTION 24

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

SECTION 26

1. Barnes, David etux 7

SECTION 32

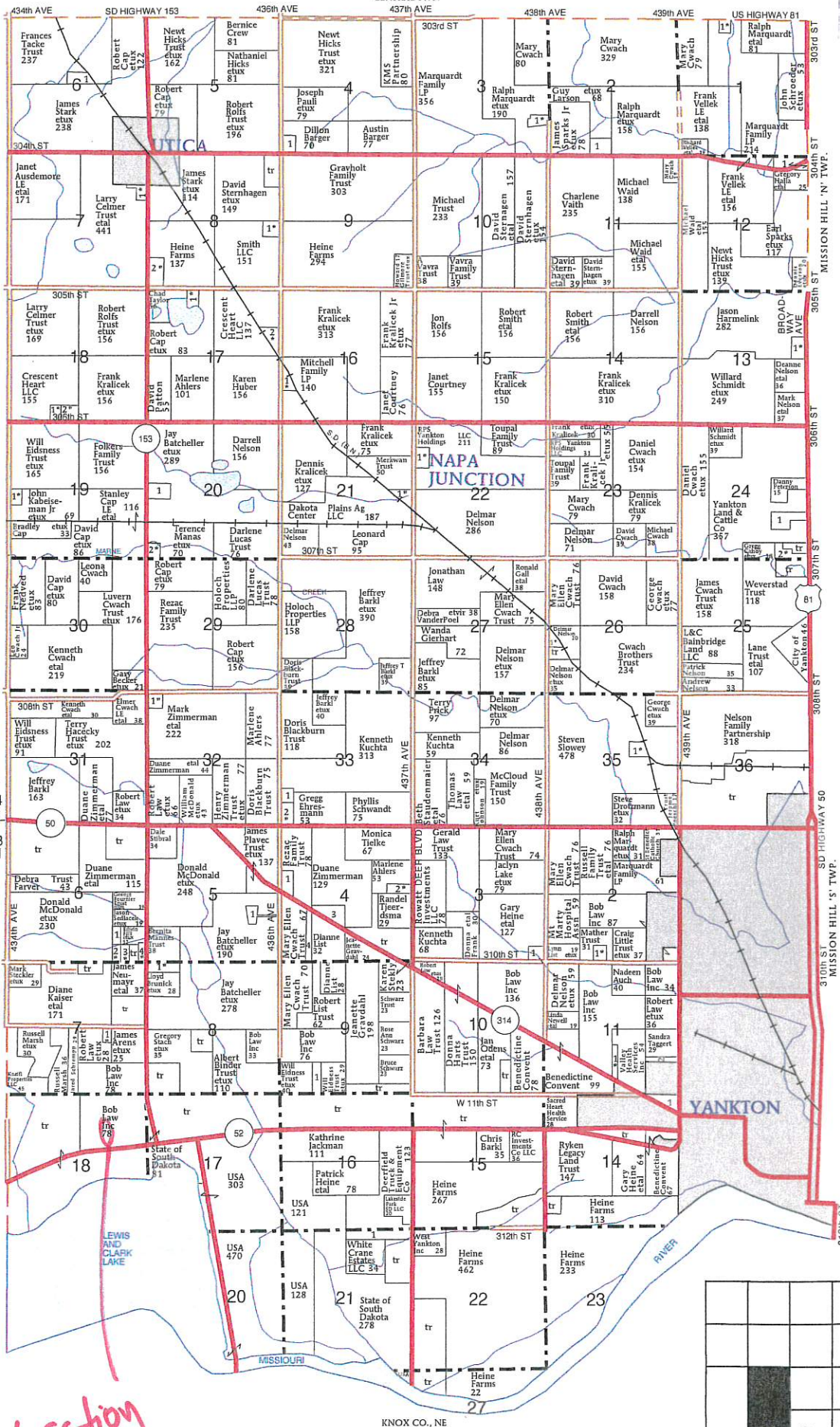
1. Zimmerman Trust, Henry etal 12

SECTION 33

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

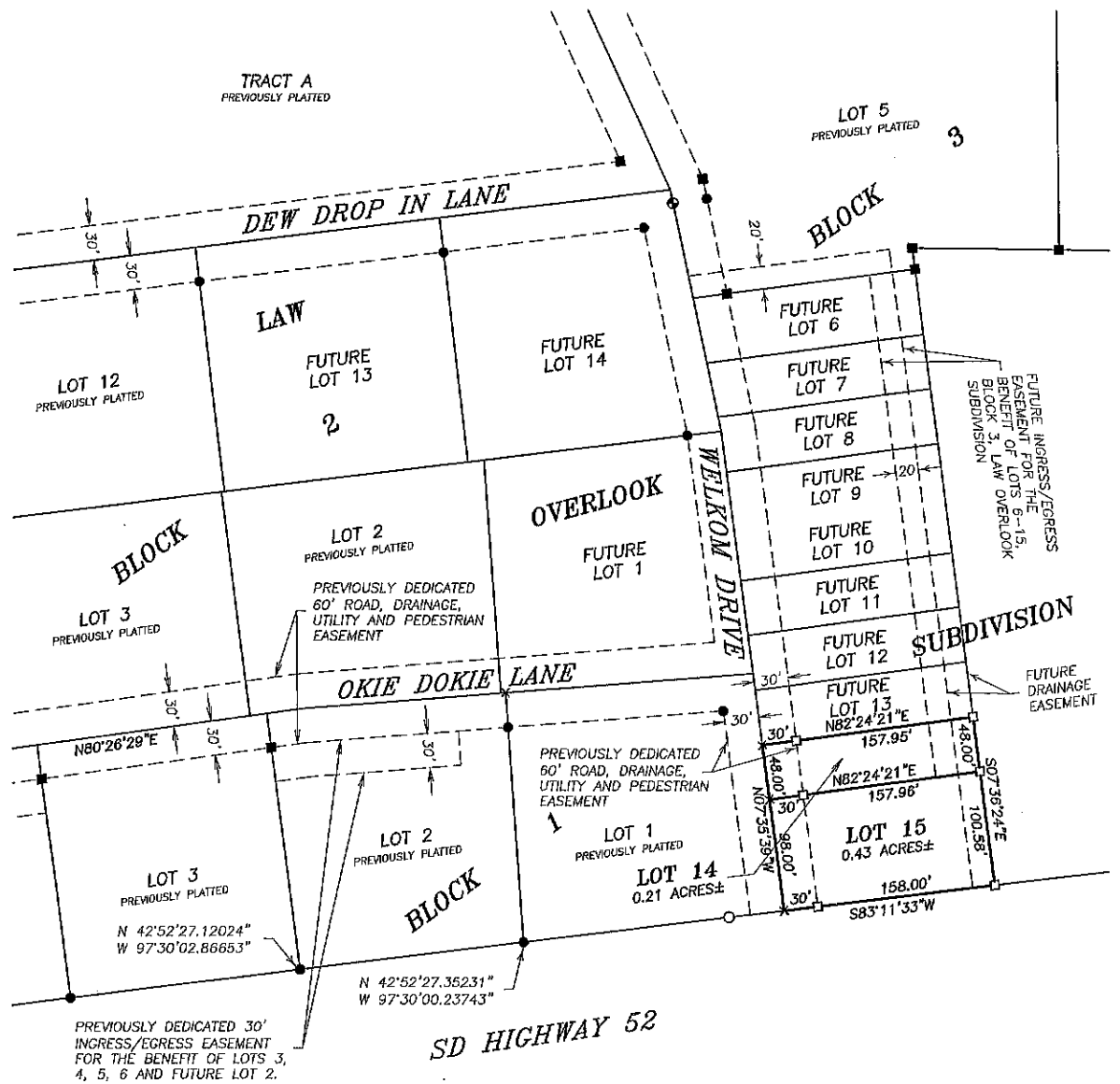
SECTION 35

1. Slowey, Steven etux 14



location

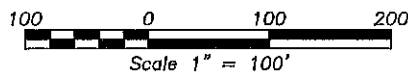
**PLAT OF LOTS 14 AND 15, BLOCK 3, LAW OVERLOOK SUBDIVISION,
IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M.,
YANKTON COUNTY, SOUTH DAKOTA.**



NOTE:
NO EXISTING DRIVEWAY

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

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



PLAT OF LOTS 14 AND 15, BLOCK 3, LAW OVERLOOK SUBDIVISION,
IN THE NE1/4 OF SECTION 18, 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 LOTS 14 AND 15, BLOCK 3, LAW OVERLOOK SUBDIVISION, IN THE NE1/4 OF SECTION 18, T93N, R56W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REBAR AS SHOWN, AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 4TH DAY OF AUGUST, 2022.


JOHN L. BRANDT REG. NO. 5349



COUNTY COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, COUNTY COMMISSIONERS

I, THE UNDERSIGNED, COUNTY AUDITOR FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF YANKTON COUNTY,

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF

_____, 20__.

COUNTY AUDITOR

OWNER'S CERTIFICATE

I, CURTIS D. OLIVIER, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT MY REQUEST AND UNDER MY DIRECTION FOR THE PURPOSE OF MARKING, PLATTING AND TRANSFER. I ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

DATED THIS 4 DAY OF August, 2022


CURTIS D. OLIVIER

STATE OF South Dakota

COUNTY OF Yankton

ON THIS 4th DAY OF August, 2022, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CURTIS D. OLIVIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.



8/20/2025 Paul Koch
MY COMMISSION EXPIRES NOTARY PUBLIC

COUNTY PLANNING COMMISSION RESOLUTION

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

DATED THIS _____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER FOR YANKTON COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF

MY OFFICE ON THE 4 DAY OF August, 2022, HAVE BEEN PAID IN FULL.


COUNTY TREASURER

DIRECTOR OF EQUALIZATION

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

DIRECTOR OF EQUALIZATION

REGISTER OF DEEDS

FILED FOR RECORD THIS _____ DAY OF _____, 20__,

AT _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF
PLATS ON PAGE _____.

REGISTER OF DEEDS

Plat Approval
Application
55391
Applicant
Bill Testing
Fees Paid
\$100.00
Created
August 4, 2022

Number
55391

Final | Plat of Lots 14 and 15,
Block 3, Law overlook
Subdivision, in the NE1/4 of
Section 18, T93N, R56W of the
5th P.M., Yankton County, South
Dakota | Curt oliver | 3703 W
7th St | 09.018.100.100
Submitted by BillTesting on
8/4/2022



Applicant

Bill Testing

test@test.com

Parcel search Completed On 8/4/2022 1:36 PM EST by bconkling

+

—

Earthstar Geographics

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
09.018.100.100			BOB LAW INC (D)	56.390

Requested Information Completed On 8/4/2022 2:04 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Plat of Lots 14 and 15, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

Section No:

18

Township No:

93

Range

56

Number of Lots/Tracts

2

Number of Acres

.64

How is this property currently being used?

MD

What is the proposed use of the property?

MD

Surveyor/Engineer Information

Firm Name

Brandt Land Surveying

Address

1202 Willowdale Rd

City

Yankton

State

SD

Zip

57078

Contact Person

John Brandt

Phone

6056658455

Property Owner Information

Owner Name

Curt oliver

Address

3703 W 7th St

City

Yankton

State

SD

Zip

57078

Owner Phone

6056602169

Contact Person

Curt Oliver

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

Agent's name

Agent's Title

Plat Information

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

No

What is/are the lot size(s)

.43 and .21 Acres

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

Yes

If Yes:

Single Family Dwelling

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

Plat Approval Items Completed On 8/4/2022 3:34 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

[oliver.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 8/4/2022 3:34 PM EST by bconkling

Owner Certification

Owner(s)

Curt oliver

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

Owner Signature



Owner Signature

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

Agent Name

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

Agent Signature

Payment Completed On 8/4/2022 3:34 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Cash
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 8/4/2022 3:35 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:

08/09/2022

External Notes

Documents

Internal Notes

Documents

Yankton County, South Dakota

Paid by
Bill Testing
test@test.com

Payment number
Date paid
Payment method

71bcf06ed59d4285bf8e79d956ac4f74
August 4, 2022 03:34 PM
Cash

Receipt

\$100.00 paid on August 4, 2022

Plat Approval Application
Application ID: 55391

Description	Amount
Fee	\$100.00