

September 14, 2021

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cherie Hoffman
☐ Cathy Weiss
☐ Don Kettering

☐ Dennis Michael
☐ Chris Barkl
☐

☐ Kristi Schultz

7:00 P.M.

Call Meeting to Order

Roll Call

Approve Minutes from previous meetings

Items to be added to Agenda

Approval of Agenda

Conflict of Interest Declarations

7:05 P.M.

Sandra Pierce - Variance

Applicant is requesting a Variance to setbacks in a Moderate Density Residential District. Applicant wishes to construct a garage that is 5' from the west property line, a variance of 25', per Article 18 Section 1807. Said property is legally described as the N 1/3 of Lot G, Erskine's Plat, Section 22, T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 120 Gavins Place, Yankton, South Dakota 57078

7:10 P.M.

Plats

Plat of Lot 6, Lake Forest Estates, in the NW1/4 of Section 16, T93N, R57W of the 5th P.M., Yankton County, South Dakota

Replat of Sayler Tract 1 in the NE1/4 NW1/4 and the NW1/4 NE1/4 of Section 1, T96N, R55W of the 5th P.M., Yankton County, South Dakota

7:15 P.M.

Public Comment

7:20 P.M.

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 8/10/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter/Conkling

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

CALL:

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

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

Schultz abstained since she was absent last meeting

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

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

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

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

COMMENTS: Andy Haas spoke as applicant
Lauren Nelson spoke regarding safety concerns on the road
Darrell Nelson spoke regarding concerns regarding safety concerns with entrance location
Dan Hacecky spoke for Township Board

MOTION: Approve the permit to mine gravel from an Agriculture District per Article 5, Section 507 with the conditions that the road haul agreement be honored by the applicant, moving the entrance to 441 north vacated and use the old entrance and the other things mentioned in the maintenance agreement with the township, and that the we (township) provide a stop sign to stop west bound traffic on 441 and a stop sign on 306 St to stop northbound traffic for safety reasons on the condition that this is legal and if not legal then they will remove the stop sign condition at the county commission meeting that this will appear at next. **Passed 5-0**

APPROVAL: MOTION BY: Schultz SECOND BY: Kettering

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

AGENDA ITEM: **Curtis Olivier – Conditional Use Permit Modification**

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

COMMENTS: Curt Olivier - applicant

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

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

AGENDA ITEM: **Cheryl Boeckman – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet and maximum sidewall height of 14 feet. Applicant wishes to build an accessory structure that is 2688 square feet with 16' sidewalls per Article 7, Section 707. Said property is legally described as Lot K and Lot L in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section Seven (7), Township Ninety-three (T93) North, Range Fifty-six (R56) West of the 5th P.M., Yankton County, South Dakota. E911 address is 108 Bird Dog Dr., Yankton, South Dakota

COMMENTS: Cheryl Boeckman - applicant

MOTION: Approve the application for a 288 variance on the area and a two foot variance on the sidewall height
Passed 5-0

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

AGENDA ITEM: **Keith Eickoff – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for multifamily housing in a Moderate Residential District. Applicant wishes to build multiple multi-family units. Said property is legally described as Lot 1 Drake Subdivision in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE 1/4), Section Seventeen (17), Township Ninety-three (93), Range Fifty-six (56) of the 5th P.M., Yankton County, South Dakota

COMMENTS: Keith Eickoff – applicant
Butch Becker – Questions regarding septic systems
Randy Golden – Questions regarding water access, 3D model available for viewing, age limits and kids or dogs allowed

MOTION: Approve conditional use permit for multi-family housing in a moderate rural residential district as presented
Passed 5-0

APPROVAL: MOTION BY: Schultz SECOND BY: Weiss

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

AGENDA ITEM: **Plat – Lot 9, Block 2, Law Overlook**
ADDRESS/LEGAL: Plat of Lot 9, Block 2, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS:

MOTION: Approve as presented
 Passed 5-0

APPROVAL: MOTION BY: Hoffman SECOND BY: Kettering
PLANNING: ☐ BARKL ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Lot 13, Block 4 Law Overlook**
ADDRESS/LEGAL: Plat of Lot 13 of Block 4, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, all in T93N, R56W 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 ☐ HEVLE ☒ KETTERING ☒ MICHAEL ☒ SCHULTZ ☒ WEISS ☒ HOFFMAN

AGENDA ITEM: **Plat – Lot 4 Whitetail Run**
ADDRESS/LEGAL: Plat of Lot 4, Whitetail run, in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County South Dakota
COMMENTS:

MOTION: Approve as presented
 Passed 5-0

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

AGENDA ITEM: **Campground Approval Checklist**
ADDRESS/LEGAL: Plat of Mathison Tract 6, in the NE1/4 of the NE1/4, Section 6, T93N, R56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: Matt Evans spoke offering his help

MOTION: Recommend forwarding to County Commission with proposed changes

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

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

MOTION: _____

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

AGENDA ITEM: **Adjourn**
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: _____

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

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

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

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

MOTION: _____

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

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 7/28/2021

Applicant

Sandra Pierce

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☒ Section 1907

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:

Variance

Applicant is requesting a Variance to setbacks in a Moderate Density Residential District. Applicant wishes to construct a garage that is 5' from the west property line, a variance of 25', per Article 18 Section 1807. Said property is legally described as the N 1/3 of Lot G, Erskine's Plat, Section 22, T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 120 Gavins Place, Yankton, South Dakota 57078

Planning Commission date:
9/14/2021
Board of Adjustment date:
10/5/2021

Time:

Time:

Permit Number: VAR-2021-53

Yankton County

 X Variance Conditional Use Rezoning

Owner: Anthony and Sandra Pierce

Owners Address: 120 Gavins Point Place

Owners Phone: 712-251-9124

Applicants Name,
if different from

Owner: Anthony and Sandra Pierce

Applicants

Address: 120 Gavins Point Place

Job Address: 120 GAVINS POINT RD

Legal: N3 LT G ERSKINE'S PLAT

Section,

Township, Range: 22-93-57

Zoning

Classification: R2

Affected Zoning

Ordinance: Section 707,Section 18051905

Reason for Request: Want to build garage that will be 5' from the west lot line, a variance of 25'

List Specific Hardships: Property size , location of drain field doesn't allow enough clearance from the lot line.

SCHEDULED FOR PLANNING COMMISSION ACTION (DATE): 09/14/2021 7:05 PM

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (DATE):

Application Fee: 450 Check #: 9556 Receipt #:

Sandhafiltero

Date:

Signature: Anthony and Sandra Pierce

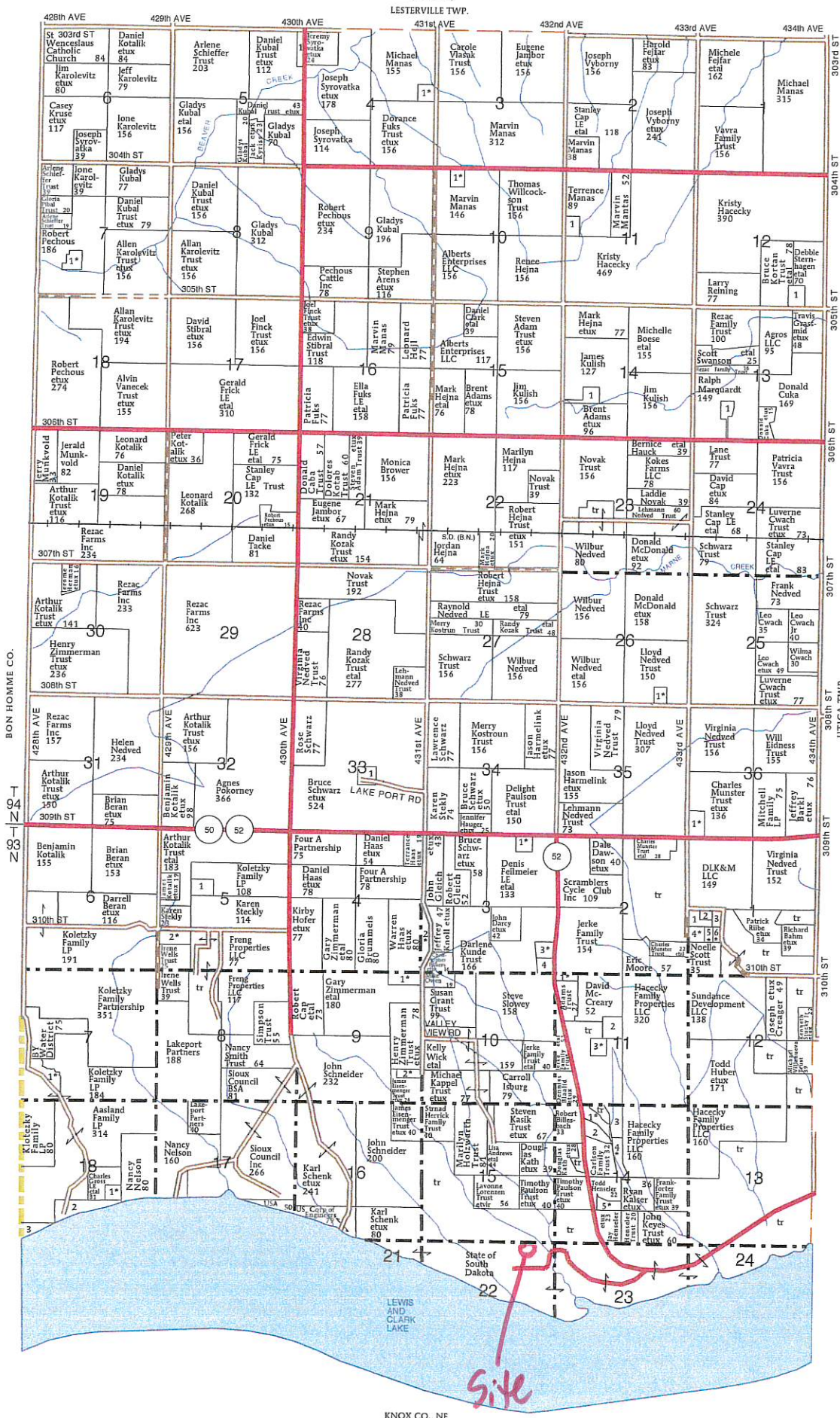
07/27/2021

Site Map



Parcel Number: 13.022.001.085

Site Description:



ZISKOV TOWNSHIP

SECTION 1S

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

SECTION 3S

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

SECTION 4N

1. Hoffman, RC etux 10

SECTION 5N

1. Polish Catholic Congregation 9

SECTION 6S

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

SECTION 7N

1. Pechous, Robert etux 10

SECTION 7S

1. Koletzky, Ione etal 17

SECTION 9S

1. Jungemann, Jerry etux 15

SECTION 10N

2. Wostrel, Eldon etux 15

SECTION 10N

1. Manas, Terence etux 10

SECTION 11N

1. Cap, Daniel 11

SECTION 11S

1. Haberman, Adam etux 10
2. Konopasek Family Trust 10
3. Lyons, Sean etal 10

SECTION 12N

1. Hejna, Marilyn 9

SECTION 13N

1. Manas, Dylan 6

SECTION 14N

1. Sudbeck, Charlene 12

SECTION 14S

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

SECTION 18S

1. Lynch, Daniel etux 9
2. State of South Dakota Game Fish & Parks 66

SECTION 18S

3. Yonke Trust, Mark 5

SECTION 26

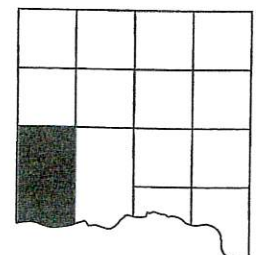
1. Martin, Nathan etux 6

SECTION 33

1. St Wenceslaus Roman Catholic Church 10

SECTION 36

1. Koletzky, David etux 8



FINDINGS OF FACT – VARIANCE

Pierce-Var-2021-53

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (if applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1807:	
1. A. The strict application of the ordinance would produce undue hardship;	Applicant is requesting a Variance to setbacks in a Moderate Density Residential District. Applicant wishes to construct a garage that is 5' from the west property line, a variance of 25', per Article 18 Section 1807
B. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity;	
C. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the grant of the variance; and	
D. The granting of such variance is based upon reasons of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, and caprice.	
2. No variance shall be recommended for approval unless the Planning Commission finds the condition or situation of the property concerning or the intended use of the property concerned, or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment of this ordinance.	
3. A. A written application for a variance is submitted demonstrating that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings, in the same district;	
B. The literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;	
C. The special conditions and circumstances do not result	

from the actions of the applicant; and	
D. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structure, or buildings in the same district.	
E. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.	
F. Notice of public hearing shall be given, as in Section 1803 (3-5).	Mailed – Published –
G. The public hearing shall be held. Any party may appear in person for by agent or by attorney.	Public hearing –
H. The Planning Commission shall make findings that the requirements of this Section have been met by the applicant for a variance; the Commission shall further make a finding that the reasons set forth in the application justify the recommendation of granting the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure; the Planning Commission shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.	
I. In recommending approval of any variance, the Planning Commission may prescribe appropriate conditions and safeguards in conformity with this ordinance.	
J. Under no circumstances shall the Planning Commission recommend granting a variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district.	

Variance, Conditional
Use and Rezoning
Application
VAR-2021-53
Applicant
Sandra Pierce
Created
July 26, 2021

Fees Paid
\$450.00

Number
VAR-2021-
53

13.022.001.085 | Anthony and
Sandra Pierce | 120 GAVINS
POINT RD, YANKTON, SD,
57078
Submitted by Pierce14782 on
7/26/2021



Applicant

Sandra Pierce

7122519124

Pierce14782@gmail.com

Parcel search Completed On 7/26/2021 11:17 PM EST by Anonymous



Maxar, Microsoft

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
13.022.001.085	120 GAVINS POINT RD	YANKTON	PIERCE, ANTHONY (D) PIERCE, SANDRA (D)	0.000

Site Plan Completed On 7/27/2021 3:46 PM EST by bconkling

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

☐ Sketch Layer

☐ Reference Layer

☒ Mapproxy

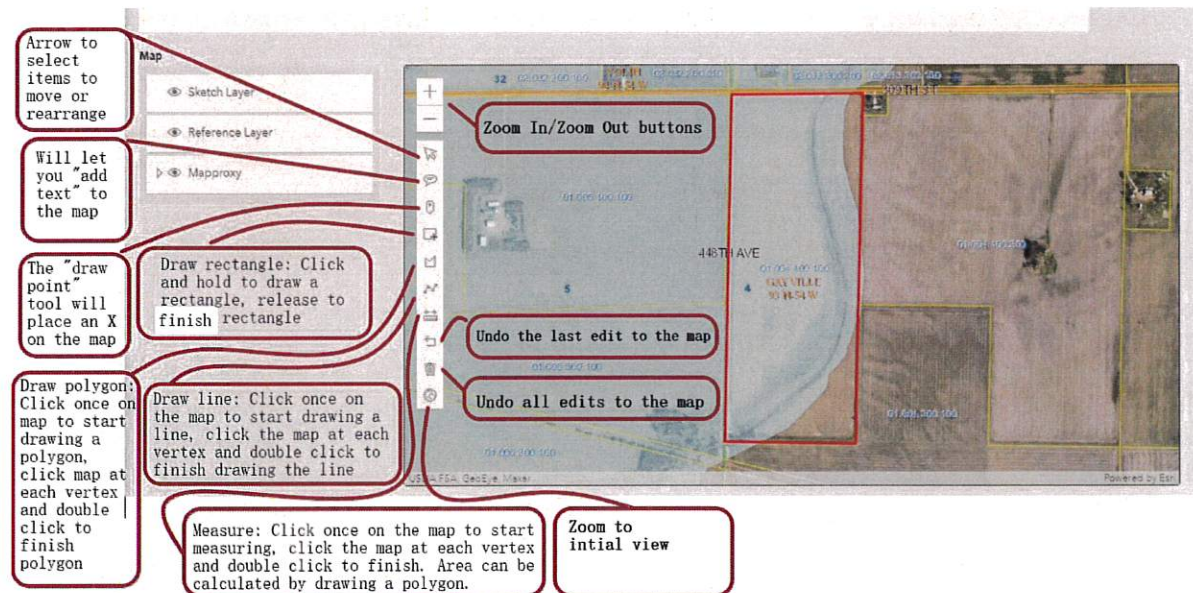
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Describe the location and use of adjacent structures

Upload Site Plan and/or additional plans and documents

[gavins rd.pdf](#)



Draft Building Permit Completed On 7/27/2021 3:46 PM EST by bconkling

Upload Draft Building Permit 

Draft Building Permit Form Completed On 7/27/2021 3:46 PM EST by bconkling

Job Address

120 GAVINS POINT RD

Legal Description of Construction Site

N3 LT G ERSKINE'S PLAT

Owner Name

PIERCE, ANTHONY (D) || PIERCE, SANDRA (D)

Owner Address

Owner Phone

Contractor

Contractor Mailing Address

Contractor Phone

Architect or Designer

Architect or Designer Mailing Address

Architect or Designer Phone

Type and Use of Building

Class of Work

Describe Work

Valuation of Work

\$

Generate Draft Building Permit Completed On 7/27/2021 3:47 PM EST by bconkling

[Generate Draft Building Permit](#)

Submit Completed On 7/27/2021 3:49 PM EST by bconkling

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

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

Applicant Agreement

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

Signature



Date

7/27/2021

Application Submitted Successfully Completed On 7/27/2021 3:49 PM EST by bconkling

Your application has been submitted for review. Thank you.

Please click next at the bottom to continue. Thank you

Request Information Completed On 7/27/2021 4:07 PM EST by bconkling

Type of Request

Variance

Fee

\$450.00

Reason for Request

Want to build garage that will be 5' from the west lot line, a variance of 25'

List Specific Hardships

Property size , location of drain field doesn't allow enough clearance from the lot line.

Applicant Information

Are you the owner of the property?

Yes

Applicant Name

Anthony and Sandra Pierce

Applicant Address

120 Gavins Point Place

Applicant Phone

712-251-9124

Owner Information

Owner Name

Anthony and Sandra Pierce

Owner Address

120 Gavins Point Place

Owner Phone Number

712-251-9124

Property Information

Parcel ID Number

13.022.001.085

Legal Description

N3 LT G ERSKINE'S PLAT

Site Address

120 GAVINS POINT RD

City

YANKTON

Zip

57078

Section-Township-Range

22-93-57

Zoning District

MD

Zoning Description

MD

Existing Use of Property

Residential

Planning Review Completed On 7/27/2021 4:12 PM EST by bconkling

Continue with application

Continue

Describe what the applicant is requesting

Applicant is requesting a variance of 25'. Applicant wishes to construct a garage that will be 5' from the west lot line.

Planning Commission Code Reference

Section 707

Other Planning Commission Code Reference ⓘ

Board of Adjustment Code Reference

Other Board of Adjustment Code Reference ⓘ

1905

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

Zoning Classification ⓘ

R2

Wave Fee

Notes ⓘ

Address should be Gavins Pl. not Gavins Rd.

Director Review Completed On 7/28/2021 8:52 AM EST by gvetter

Zoning Director Review

Approve

Payment Completed On 7/28/2021 9:19 AM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$450.00

Confirmation Data

Payment Method	Check
Confirmation Number	9556
Amount Paid	\$450.00

External Notes

Documents

Internal Notes

Documents

AFFIDAVIT OF MAILING

I, Sandra Pierce, hereby certify that on the 31st day of August, 2021, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 1,320 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 31st day of August, 2021

Sandra Pierce

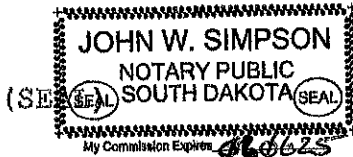
(Name)

Affiant

Subscribed and sworn to before me this 31 day of AUGUST, 2021.

John W. Simpson
Notary Public - South Dakota

My commission expires: Feb. 6, 2025



NOTIFICATION

August 30, 2021

Sandra Pierce
120 Gavins Pl.
Yankton, SD 57078

Dear Yankton County Property Owner:

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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:05 P.M. on the 14th day of September, 2021 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton, South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Variance to setbacks in a Moderate Density Residential District. Applicant wishes to construct a garage that is 5' from the west property line, a variance of 25', per Article 18 Section 1807. Said property is legally described as the N 1/3 of Lot G, Erskine's Plat, Section 22, T93N, R57W of the 5th P.M., Yankton County, South Dakota. E911 address is 120 Gavins Place, Yankton, South Dakota 57078

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,
Sandra Pierce

Petitioner

AANNING, H LARS REV TRUST (D)
252 GAVINS POINT RD
YANKTON SD 57078

BOLKS, VERLYN (D)
2672 340 ST
ROCK VALLEY IA 51247

DESSONVILLE, KATHRYN A (D)
19410 CONCORD LOOP
COUNCIL BLUFFS IA 51503

FEJFAR, EDWARD (LE) (D)
105 GAVINS PL
YANKTON SD 57078

HANSEN, PATRICIA A REV TRUST (D)
27133 C 60
HINTON IA 51024

HOLMES, ROGER L (D)
37 S PINE ST
VERMILLION SD 57069

KLEIN-BOUR, NANCY L (D)
608 S OUTLOOK DR
SIOUX FALLS SD 57106

LOCKWOOD, MARVIN G (D)
117 GAVINS PL
YANKTON SD 57078

PEARSON, JAMES T REV TRUST (D)
447 ROLLING HILLS DR
YANKTON SD 57078

PIERCE, ANTHONY (D)
120 GAVINS PL
YANKTON SD 57078

RYKEN, JAMIE (D)
244 GAVINS POINT RD
YANKTON SD 57078

SCHLAEFLI, DOUGLAS J (D)
42407 310 ST
TABOR SD 57063

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

STICKNEY, FRANK G (D)
BOX 367
ELK POINT SD 57025

SWIHART, DANIEL REVOCABLE TRST (D)
296 GAVINS POINT RD
YANKTON SD 57078

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Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/4/2021

Applicant

Karl Schenk - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional ☒ PUD

Variance needed:

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

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Plat of Lot 6, Lake Forest Estates, in the NW1/4 of Section 16, T93N, R57W of the 5th P.M.,
Yankton County, South Dakota

Planning Commission date: 9/14/2021

Board of Adjustment date: 9/24/2021

9/24/2021

Time:

Time:

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

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

Plat Name: Plat of Lot 6, Lake Forest Estates, in

Section No: 16 Township No: 93

Range: 57 Number of Lots/Tracts: 1

Number of Acres: 38.22

How is the property currently being used? Planned Unit Development

What is the proposed use of the property? Planned Unit Development

-----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: Karl Schenk

Address: 44352 308 St

City: Mission Hill State: SD Zip: 57046

Contact person: John Brandt

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) 38.22

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

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

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

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

Name, address and phone number of contractor(s)

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

This is to certify that Karl Schenk
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.

Karl A. Schenk

Owner Signature

Owner Signature

This is to certify that Ross K. Den Herder
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.

Ross K. Den Herder

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

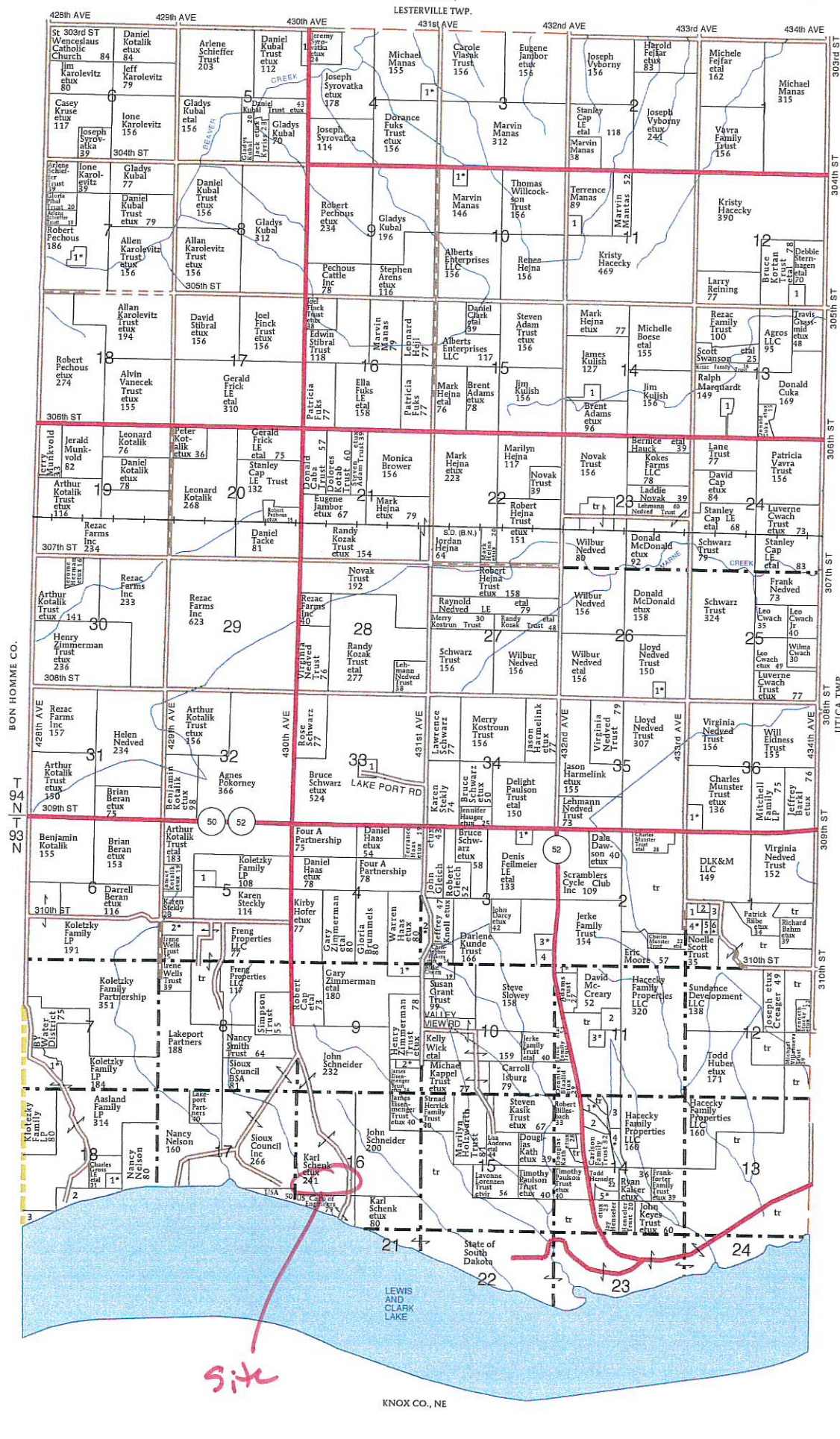
In order to insure prompt approval of your plat, please follow these steps:

☒ 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: 09/14/2021

Board of Adjustment date: 09/21/2021



ZISKOV TOWNSHIP

SECTION 18

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

SECTION 35

1. Ausdemore, Robert etal 9

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

SECTION 4N

1. Hoffman, RC etux 10

SECTION 5N

1. Polish Catholic Congregation 9

SECTION 5S

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

SECTION 7N

1. Pechous, Robert etux 10

SECTION 7S

1. Koletzky, lone etal 17

SECTION 9S

1. Jungemann, Jerry etux 15

2. Wostrel, Eldon etux 15

SECTION 10N

1. Manas, Terence etux 10

SECTION 11N

1. Cap, Daniel 11

SECTION 11S

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

3. Lyons, Sean etal 10

SECTION 12N

1. Hejna, Marilyn 9

SECTION 13N

1. Manas, Dylan 6

SECTION 14N

1. Sudbeck, Charlene 12

SECTION 14S

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

SECTION 18S

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

SECTION 26

1. Martin, Nathan etux 6

SECTION 33

1. St Wenceslaus Roman Catholic Church 10

SECTION 36

1. Koletzky, David etux 8

PLAT OF LOT 6, LAKE FOREST ESTATES, IN THE NW1/4 OF SECTION 16, T93N, R57W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

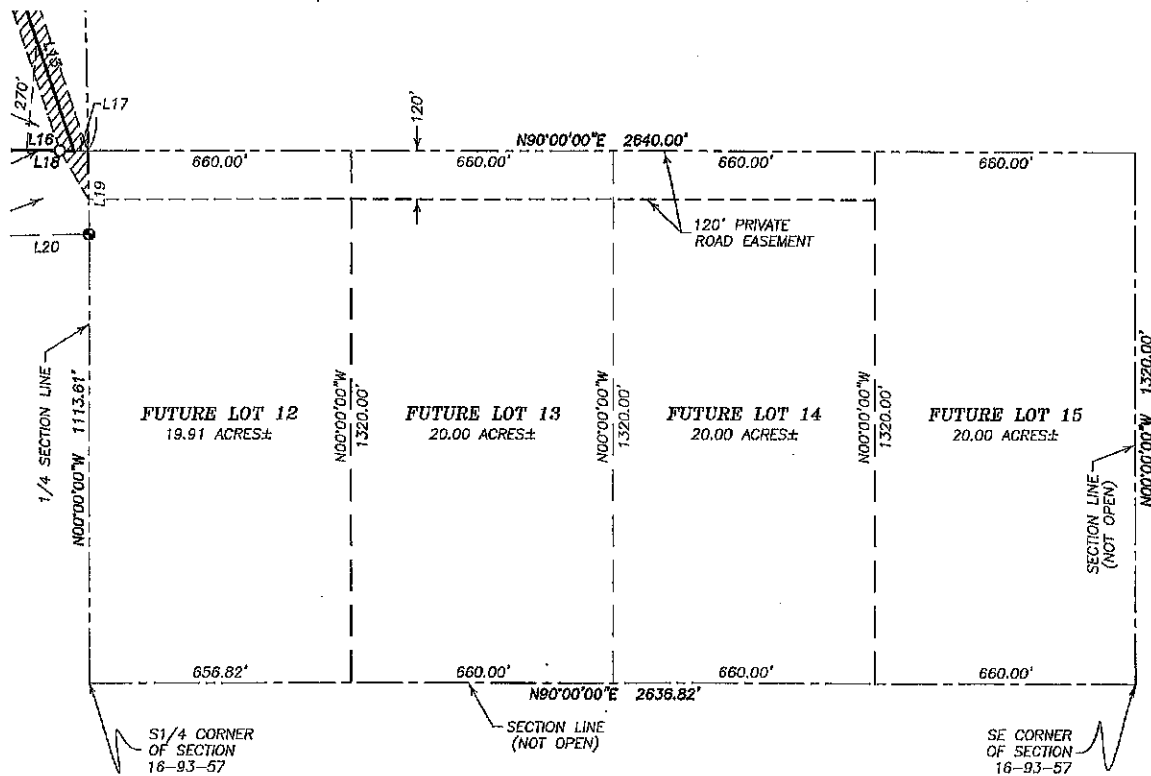
The map shows a large section of land divided into several lots and future lots. The following are the details of the lots and boundaries:

- LOT 1:** 13.72 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement. It is adjacent to 430TH AVENUE.
- FUTURE LOT 2:** 20.40 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 3:** 18.01 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 4:** 30.27 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 5:** 38.08 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- LOT 6:** 38.22 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 7:** 28.09 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 8:** 19.69 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 9:** 22.89 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 10:** 13.74 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.
- FUTURE LOT 11:** 1.02 ACRES±. Bounded by the NW corner of Section 16-93-57, an existing driveway, and a 66' private road & utility easement.

The map also shows the following features:

- 430TH AVENUE:** A road running horizontally across the top of the map.
- LAKE FOREST LANE:** A road running diagonally from the top right towards the bottom right.
- SECTION LINE (NOT OPEN):** A dashed line running horizontally across the middle of the map.
- 66' PRIVATE ROAD & UTILITY EASEMENT:** A shaded area along the diagonal road.
- GOVERNMENT TAKE LINE:** A line running horizontally across the bottom of the map.
- FARM EASEMENT:** A shaded area along the bottom of the map.
- Scale:** 1" = 300'. A scale bar is provided at the bottom of the map.
- Job No. 21279**
- Page 1 of 3**

**PLAT OF LOT 6, LAKE FOREST ESTATES, IN THE NW1/4 OF SECTION 16,
T93N, R57W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**



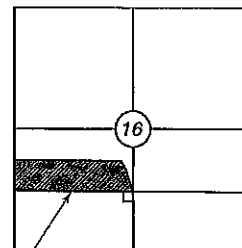
LEGEND

- SET 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- FOUND 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
- ⊗ FOUND IRON PIPE WITH CAP
STAMPED "KENNEDY L.S. 5350"
- FOUND 5/8" REBAR WITH CAP
STAMPED "TOM WEEK PELS 2912"
- ⊙ CORP OF ENGINEERS T-POST & CAP

NOTE:

BASIS OF BEARING
BY GPS OBSERVATION

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

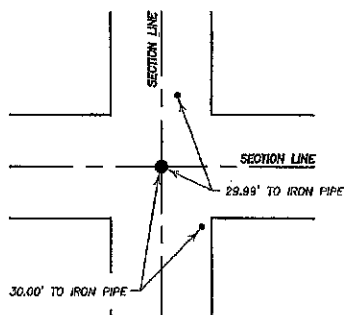


GOVERNMENT TAKE LINE

LINE	BEARING	DISTANCE
L1	S14°40'28"E	231.83'
L2	S09°01'00"E	441.82'
L3	S21°42'16"E	713.51'
L4	S21°42'16"E	537.79'
L5	S21°01'07"W	282.71'
L6	S62°58'05"E	254.96'
L7	S54°51'05"E	171.89'
L8	S30°40'53"E	159.03'
L9	S21°23'09"E	127.91'
L10	S21°23'09"E	390.90'
L11	S25°20'05"E	425.72'
L12	S25°20'05"E	228.87'
L13	S18°48'39"E	489.17'
L14	S89°45'22"E	207.84'
L15	S89°16'12"E	328.39'
L16	S89°16'12"E	174.20'
L17	S89°16'12"E	35.50'
L18	S89°16'12"E	209.71'
L19	N00°52'53"W	206.41'
L20	N89°10'26"E	216.64'
L21	N01°00'43"E	212.22'

**MONUMENT RECORD
(NOT TO SCALE)**

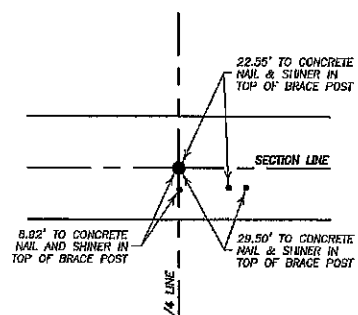
NW COR 16-93-57



COMMENTS: FD. IRON PIPE WITH CAP
STAMPED "KENNEDY L.S. 5350"

**MONUMENT RECORD
(NOT TO SCALE)**

N1/4 COR 16-93-57



COMMENTS: SET 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5349"
RE-ESTABLISHED AT FENCE INTERSECTION

JOB NO. 21279

PAGE 2 OF 3

**PLAT OF LOT 6, LAKE FOREST ESTATES, IN THE NW1/4 OF SECTION 16,
T93N, R57W OF THE 5TH P.M., YANKTON COUNTY, SOUTH DAKOTA.**

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF LOT 6, LAKE FOREST ESTATES, IN THE NW1/4 OF SECTION 16, T93N, R57W 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 12TH DAY OF JULY, 2021.



JOHN L. BRANDT REG. NO. 5349

OWNER'S CERTIFICATE

WE, KARL M. SCHENK AND NANCY P. SCHENK, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED REAL PROPERTY AND THAT THE ABOVE SURVEY AND PLAT WAS MADE AT OUR REQUEST AND UNDER OUR DIRECTION FOR THE PURPOSE OF PLATTING AND MARKING, AND TRANSFER. WE ALSO CERTIFY THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. WE HEREBY GRANT THE FARM EASEMENT AND THE PRIVATE ROAD AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

KARL M. SCHENK

NANCY P. SCHENK

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED KARL M. SCHENK AND NANCY P. SCHENK, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

COUNTY PLANNING COMMISSION

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 COMMISSIONER'S RESOLUTION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN, COUNTY COMMISSIONERS

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

SOUTH DAKOTA, AT THE REGULAR MEETING ON THE _____ DAY OF _____, 20____.

COUNTY AUDITOR

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF YANKTON

ACCESS TO 430TH AVENUE IS APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09:01:02.

HIGHWAY OR STREET AUTHORITY

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 _____ DAY OF _____, 20____, 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
11859

Fees Paid
\$100.00

Applicant
zoning guest

Created
August 4, 2021

Number
11859

Final | Plat of Lot 6, Lake Forest
Estates, in the NW1/4 of
Section 16, T93N, R57W of the
5th P.M., Yankton County, South
Dakota | Karl Schenk | 44352
308 St | 13.016.400.600
Submitted by
YanktonZoningGuest on
8/4/2021



Applicant

zoning guest

bill@co.yankton.sd.us

Parcel search Completed On 8/4/2021 10:31 AM EST by YanktonZoningGuest



ParcelID	Address	City	OwnerName	Acres
13.016.400.600		YANKTON	SCHENK, KARL M (D) SCHENK, NANCY P (D)	146.280

Requested Information Completed On 8/4/2021 10:37 AM EST by YanktonZoningGuest

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name
Plat of Lot 6, Lake Forest Estates, in the NW1/4 of Section 16, T93N, R57W of the 5th P.M., Yankton County, South Dakota

Section No:

16

Township No:

93

Range

57

Number of Lots/Tracts

1

Number of Acres

38.22

How is this property currently being used?

Planned Unit Development

What is the proposed use of the property?

Planned Unit Development

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

Karl Schenk

Address

44352 308 St

City

Mission Hill

State

SD

Zip

57046

Owner Phone

6056658455

Contact Person

John Brandt

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)

38.22

Is this plat an existing farmstead

No

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

Plat Approval Items Completed On 8/5/2021 4:36 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

[Lake Forest Estates.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 8/5/2021 4:49 PM EST by bconkling

Owner Certification

Owner(s)

Karl Schenk

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

Karl M. Schenk

Owner Signature

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

Agent Name

Ross K. Den Herder

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 8/5/2021 4:49 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Check
Confirmation Number	4022
Amount Paid	\$100.00

Planning Commission Review Completed On 8/5/2021 4:50 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:

09/14/2021

External Notes

Documents

Documents

.....

Yankton County, South Dakota

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

Payment number
Date paid
Payment method

Receipt

4022
August 5, 2021 04:49 PM
Check

\$100.00 paid on August 5, 2021

Plat Approval Application

Application ID: 11859

Description	Amount
Fee	\$100.00

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 8/10/2021

Applicant

Marlys Jensen - PLAT

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

Variance needed:

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

☐ Other 605

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

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

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

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

Accessory Building Size allowed:

Proposed building size:

Proposed sidewall height:

Affects Section:

NOTE:

Replat of Saylor Tract 1 in the NE1/4 NW1/4 and the NW1/4 NE1/4 of Section 1, T96N, R55W of the 5th P.M., Yankton County, South Dakota

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

Development Information

Plat Name: _____

Section No: 1 Township No: 96

Range : 55 Number of Lots/Tracts: 1

Number of Acres: 20.65

How is the property currently being used? Grass hay

What is the proposed use of the property? _____

Surveyor/Engineer Information

Firm Name: Ronald Peterson
Address: _____
City: Wakanda State: SD Zip: 57073
Contact Person: Marlys Jensen
Phone: 605-520-1873

Property Owner Information

Name: Cory & Marlys Jensen
Address: 44543 291st Street
City: Viborg State: SD Zip: 57070
Contact person: Marlys
If the property owner is represented by an authorized agent, please provide the following:
Agent's name: _____
Agent's Title: _____

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

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

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

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

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

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

If yes :

Name, address and phone number of contractor(s)

NA

Owner certification

This is to certify that Marlys Jensen
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.

Marlys Jensen

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?

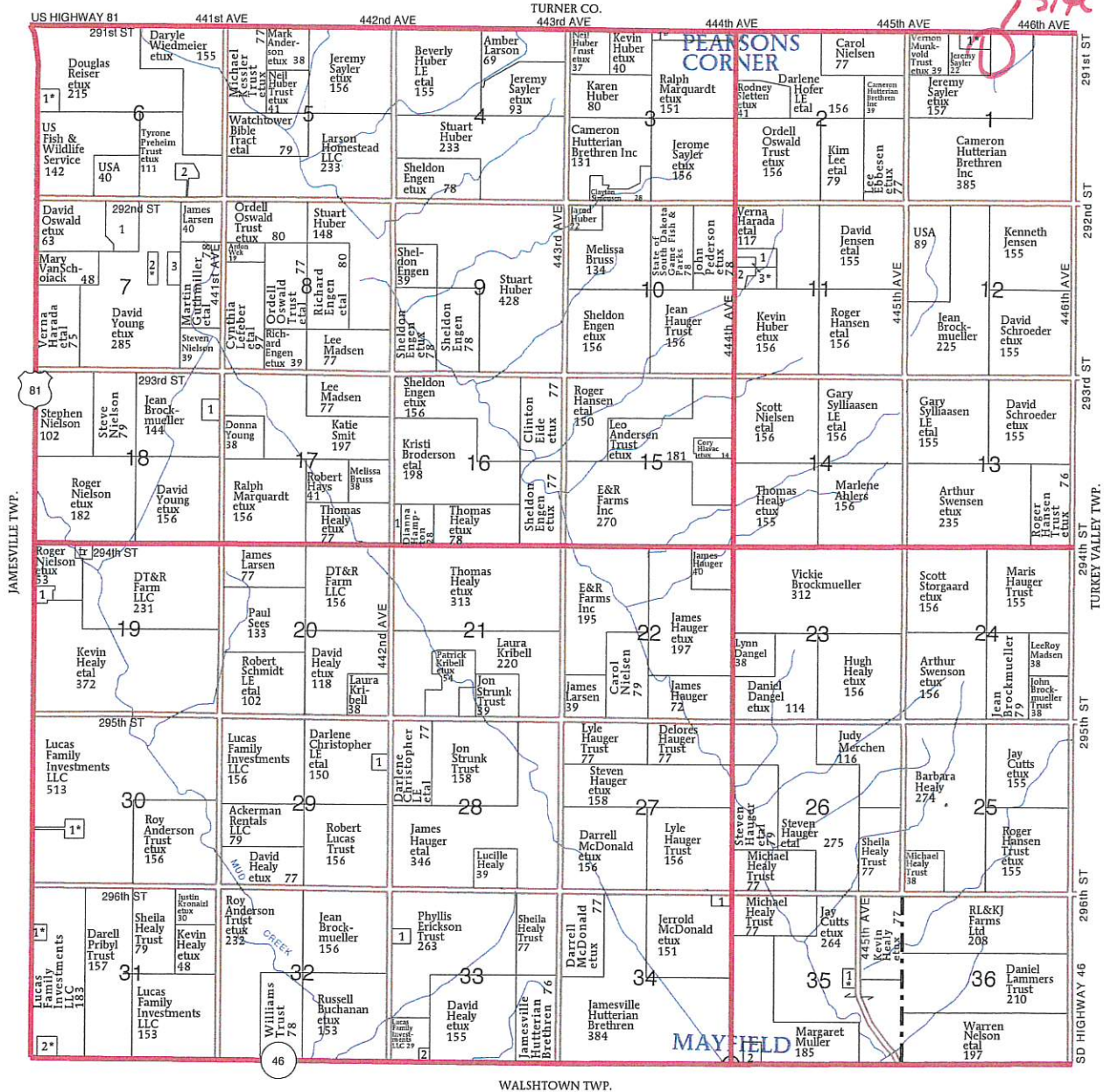
Planning Commission date: 09/14/2021

Board of Adjustment date: _____

T-96-N

MAYFIELD PLAT

R-55-W



MAYFIELD TOWNSHIP

SECTION 1

1. Jensen, Corey et al 16

SECTION 3

1. Skjonsberg Sr, Ronald et ux 6

SECTION 6

1. Kopejtko, Tracy et al 7

2. Massey, Larry 7

SECTION 7

1. State of South Dakota Game Fish & Parks 17

2. Young, David et al 9

3. Larsen, James 8

SECTION 11

1. Kerns, Connie 14

2. Sorensen, Ethel 8

3. Kerns-Grams, Connie et al 17

SECTION 16

1. Highland, Corey 11

SECTION 18

1. Rye Trust 12

SECTION 19

1. Our Redeemer Lutheran Church 9

SECTION 29

1. Jones, Judy 7

SECTION 30

1. VanBuren Sr, Lloyd et ux 8

SECTION 31

1. Lucas, Benjamin et ux 6

2. Kramer, Chris et ux 9

SECTION 33

1. Brockmueller, Jean 11

2. Jensen, Donald 7

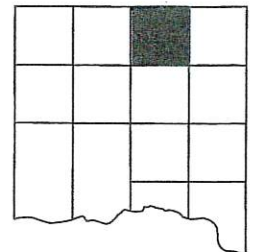
SECTION 34

1. St Columbia Church Mayfield 5

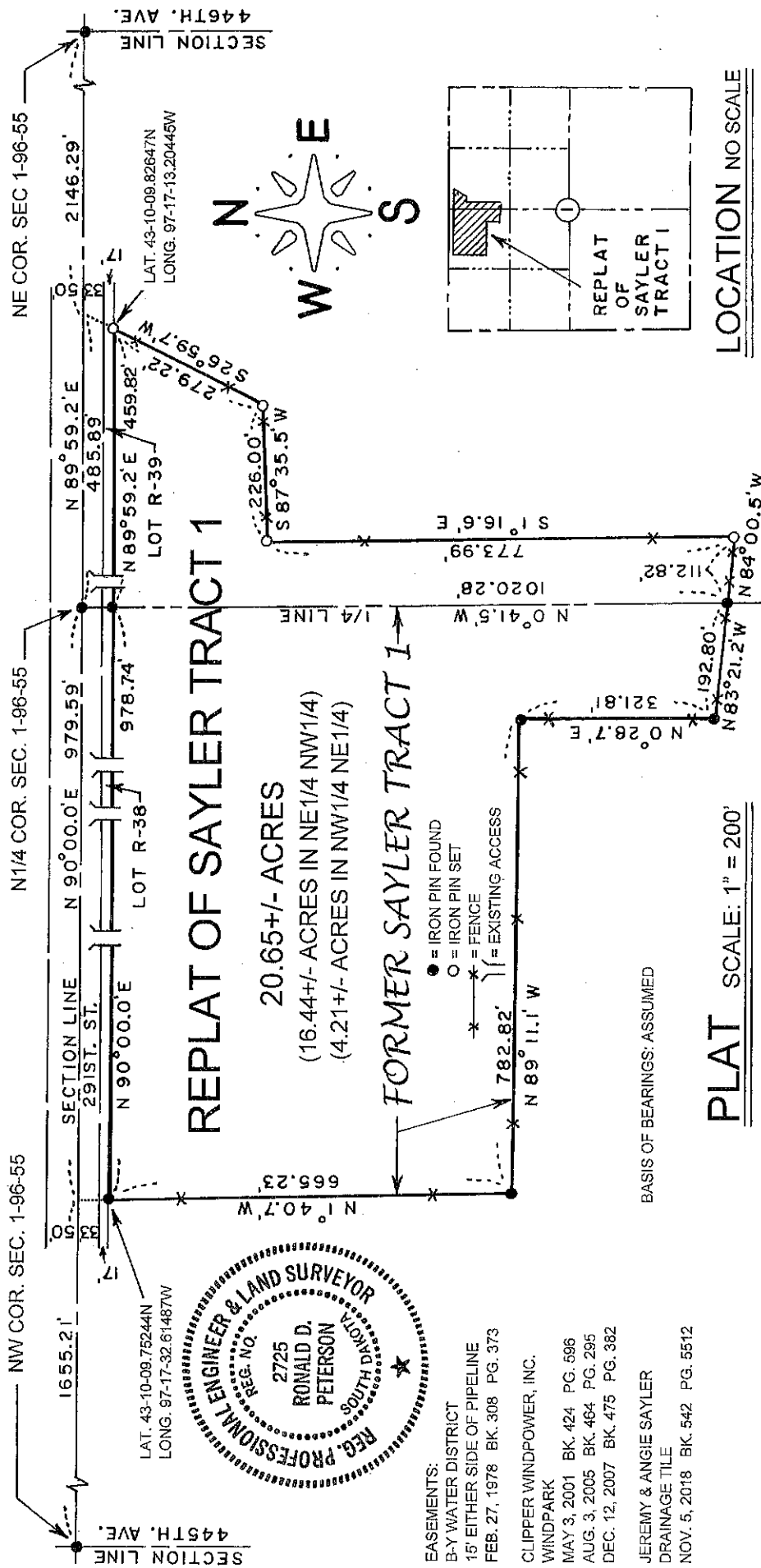
SECTION 35

1. Nelson, Rory et al 6

2. Nelson, Timothy 6



REPLAT OF SAYLER TRACT 1 IN THE NE1/4 NW1/4 AND THE NW1/4 NE1/4 OF SECTION 1, T96N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA.



EASEMENTS:
B-Y WATER DISTRICT
15' EITHER SIDE OF PIPELINE
FEB. 27, 1978 BK. 308 PG. 373

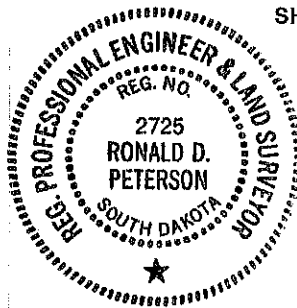
CLIPPER WINDPOWER, INC.
WINDPARK
MAY 3, 2001 BK. 424 PG. 596
AUG. 3, 2005 BK. 464 PG. 295
DEC. 12, 2007 BK. 475 PG. 382

JEREMY & ANGIE SAYLER
DRAINAGE TILE
NOV. 5, 2018 BK. 542 PG. 5512

REPLAT OF SAYLER TRACT 1
IN THE NE1/4 NW1/4 AND
THE NW1/4 NE1/4 OF SECTION 1,
T96N, R55W OF THE 5TH. P.M.,
YANKTON COUNTY, SOUTH DAKOTA.

(THIS PLAT HEREBY VACATES THE PLAT OF SAYLER TRACT 1,
FILED ON FEB. 7, 2018 IN BOOK S20 OF PLATS, PAGE 272)

SHEET 2 OF 2



SURVEYOR'S CERTIFICATE

I, RONALD D. PETERSON, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT I DID ON OR BEFORE OCTOBER 31, 2018 SURVEY A PARCEL OF LAND TO BE DESCRIBED AS: REPLAT OF SAYLER TRACT 1 IN THE NE1/4 NW1/4 AND THE NW1/4 NE1/4 OF SECTION 1, T96N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA, CONTAINING 20.65 ACRES, MORE OR LESS, AND IS IN ALL RESPECT CORRECT.
DATED THIS 8TH. DAY OF AUGUST 2021.

Ronald D. Peterson
REGISTERED LAND SURVEYOR #2725

OWNER'S CERTIFICATE

WE, JEREMY SAYLER, ANGIE SAYLER, COREY R. JENSEN AND MARLYS JENSEN, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT OUR REQUEST AND IN ACCORDANCE WITH OUR INSTRUCTIONS FOR THE PURPOSE OF LOCATING, MARKING AND PLATTING THE SAME, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, SEWAGE POLLUTION, AND EROSION AND SEDIMENT CONTROL REGULATIONS. PURSUANT TO SDCL 11-3-20.1, THE APPROVAL AND FILING OF THIS PLAT VACATES THE PLAT OF SAYLER TRACT 1 IN NE1/4 NW1/4 OF SECTION 1, T96N, R55W OF THE 5TH. P.M., YANKTON COUNTY, SOUTH DAKOTA FILED ON FEB. 7, 2018 IN BOOK S 20 OF PLATS, PAGE 272.

DATED THIS 9 DAY OF August, 2021.

Jeremy Sayler
JEREMY SAYLER
Corey R. Jensen
COREY R. JENSEN

Angie Sayler
ANGIE SAYLER
Marlys Jensen
MARLYS JENSEN

STATE OF South Dakota
COUNTY OF Turner

ON THIS 9 DAY OF August, 2021, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JEREMY SAYLER, ANGIE SAYLER, COREY R. JENSEN AND MARLYS JENSEN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

MY COMMISSION EXPIRES 6/8/2025

Sam R. Wade
NOTARY PUBLIC

HIGHWAY AUTHORITY CERTIFICATE

COUNTY OF YANKTON

ACCESS TO 291ST. STREET AS SHOWN HEREON IS HEREBY APPROVED. THIS ACCESS APPROVAL DOES NOT REPLACE THE NEED FOR ANY PERMITS REQUIRED BY LAW TO ESTABLISH THE PRECISE ACCESS LOCATION, INCLUDING PERMIT REQUIREMENTS SET FORTH IN ADMINISTRATIVE RULE OF SOUTH DAKOTA 70:09-01:02.

DATED THIS 10th DAY OF August, 2021.

Mike Sullivan
HIGHWAY SUPERINTENDENT, YANKTON COUNTY, SD

COUNTY PLANNING COMMISSION CERTIFICATE

BE IT RESOLVED BY THE 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 COMMISSIONERS WITH THE RECOMMENDATION THAT SAID SURVEY AND PLAT BE APPROVED.

DATED THIS ___ DAY OF ___, 20__.

CHAIRMAN, YANKTON COUNTY, SD PLANNING COMMISSION

COUNTY COMMISSIONER'S RESOLUTION

BE IT RESOLVED BY THE 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, YANKTON COUNTY, SD COMMISSIONERS

COUNTY AUDITOR'S CERTIFICATE

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

COUNTY AUDITOR, YANKTON COUNTY, SD

TREASURER'S CERTIFICATE

THE UNDERSIGNED, COUNTY TREASURER OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT ALL TAXES WHICH ARE LIEN UPON ANY LAND INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE ON THE 10 DAY OF August, 2021, HAVE BEEN PAID.

Sammy S. Zinger
TREASURER, YANKTON COUNTY, SD

DIRECTOR OF EQUALIZATION'S CERTIFICATE

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

DATED THIS ___ DAY OF ___, 20__.

DIRECTOR OF EQUALIZATION, YANKTON COUNTY, SD

REGISTER OF DEEDS CERTIFICATE

THE UNDERSIGNED, REGISTER OF DEEDS OF YANKTON COUNTY, SOUTH DAKOTA, HEREBY CERTIFIES THAT THE ORIGINAL PLAT WAS FILED FOR RECORD THIS ___ DAY OF ___, 20___, O'CLOCK __ M., AND DULY RECORDED IN BOOK ___ PAGE ___.

REGISTER OF DEEDS, YANKTON COUNTY, S.D.

Plat Approval
Application
11427

Fees Paid
\$100.00

Applicant
Marlys Jensen

Created
July 27, 2021

Number
11427

Final | Sayler Tract 1 in the NE
1/4 NW 1/4 and the NW 1/4 NE
1/4 of section 1 | Cory & Marlys
Jensen | 44543 291st Street |
08.001.425.100
Submitted by MarlysJensen on
7/27/2021



Applicant

Marlys Jensen

6055201873

marlys.jensen@k12.sd.us

Parcel search Completed On 7/27/2021 6:10 PM EST by Anonymous



Maxar

Powered by Esri

ParcelID	Address	City	OwnerName	Acres
08.001.425.100	44543 291 ST	VIBORG	JENSEN, COREY R (AKA CORY) (D) JENSEN, MARLYS (D)	16.440

Requested Information Completed On 8/10/2021 2:45 PM EST by bconkling

Fee
\$100.00

Plat Type
Final

Development Information

Plat Name

Sayler Tract 1 in the NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 of section 1

Section No:

1

Township No:

96

Range

55

Number of Lots/Tracts

1

Number of Acres

20.65

How is this property currently being used?

Grass hay

What is the proposed use of the property?

Grass hay

Surveyor/Engineer Information

Firm Name

Ronald Peterson

Address

29714 455th Avenue

City

Wakanda

State

SD

Zip

57073

Contact Person

Marlys Jensen

Phone

605-520-1873

Property Owner Information

Owner Name

Cory & Marlys Jensen

Address

44543 291st Street

City

Viborg

State

SD

Zip

57070

Owner Phone

605-520-1873

Contact Person

Marlys

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

Agent's name

Agent's Title

Plat Information

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

Yes

What is/are the lot size(s)

20

Is this plat an existing farmstead

Yes

If a farmstead, how many acres are surrounding it

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

Yes

Is this property to have construction on it

No

If Yes:

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

NA

Plat Approval Items Completed On 8/10/2021 3:09 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

[sayler 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 8/10/2021 3:10 PM EST by bconkling

Owner Certification

Owner(s)

Marlys Jensen

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 8/10/2021 3:10 PM EST by bconkling

Fees Paid

[VIEW RECEIPT](#)

Fee Name	Recipient	Amount
Fee	Planning and Zoning	\$100.00

Confirmation Data

Payment Method	Online
Confirmation Number	
Amount Paid	\$100.00

Planning Commission Review Completed On 8/10/2021 3:10 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:

09/14/2021

External Notes

Documents

Documents

.....

Yankton County, South Dakota

Receipt

Paid by
Marlys Jensen
marlys.jensen@k12.sd.us

Payment number
Date paid
Payment method

08b90543af52408596442f2f1b7bc1be
August 10, 2021 03:10 PM
Cash

\$100.00 paid on August 10, 2021

Plat Approval Application

Application ID: 11427

Description	Amount
Fee	\$100.00