

June 9, 2020

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Paul Harens
☐ Zane Williams
☐ Dan Klimisch

☐ Joe Healy
☐ Donna Freng
☐ Doug Hevle

☐ Kristi Schultz
☐ Greg Hansen
☐ Dennis Michael

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

7:00 P.M.

Election of officers

7:05 P.M.

Kevin Teichroew – Conditional Use Permit

Applicant is requesting a Conditional Use Permit for a swimming pool in a Moderate Density Residential District. Said property is legally described as Lot 27 Baycliffe Estates, Section 18 T93N R56W hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota.

7:10 P.M.

Mark Schramm – Variance and Plat

Applicant is requesting a Variance of the Minimum Lot Requirement in an Agriculture District from 20 acres to 10.70+/- acres and a Variance of the Minimum Lot Width from 500 to 339.64 on the south and 342.50 on the north. Said property is legally described as Proposed Tract 1, Keystone Addition in the S1/2 of Government Lot 1 in the SW1/4 of Section 18 T95N R55W hereinafter referred to as Walshtown Township, County of Yankton, State of South Dakota.

7:15 P.M.

Carlson Family Trust – Plat

Lots 1 and 2 of C.C. Hollow a re-plat of Kabeiseman Tract 7, a subdivision of the NW1/4 of Section 14, T93N, R57W of the 5th Principle Meridian, Yankton County, South Dakota

7:20 P.M.

Administrative Items

7:25 P.M.

Discussion on possible ordinance changes

Public Comment

Adjourn

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: REGULAR
DATE: 5/12/20 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: ATKINSON, VETTER

ROLL ☐FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS
CALL:

APPROVAL OF MINUTES: 04/14/20 MOTION BY: WILLIAMS SECOND BY: MICHAEL

PLANNING: ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

APPROVAL OF MINUTES: 04/23/20 MOTION BY: KLIMISCH SECOND BY: HEALY

PLANNING: ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

APPROVAL OF AGENDA: MOTION BY: HARENS SECOND BY: HANSEN

PLANNING: ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

CONFLICT OF INTEREST NO CONFLICT OF INTERESTS

AGENDA ITEM: Possible recommendation of proposed amendments to Yankton County Ordinance 20 Subdivision Regulation Ordinance.

ADDRESS/LEGAL: _____

COMMENTS: _____

PUBLIC COMMENT: John Brandt – opposed to removing minor plats and questions regarding latitude and longitude
Tom Week - opposed to removing minor plats and questions regarding latitude and longitude
Brian Gustad

MOTION: Move that we accept the changes to Article 28

APPROVAL: MOTION BY: Harens SECOND BY: Klimisch

PLANNING: ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

AGENDA ITEM: White Crane Estates

ADDRESS/LEGAL: Lots 47, 48, 55, 56 and 57, Crestview Homes Subdivision in the NE4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: _____

MOTION: Motion to approve

APPROVAL: MOTION BY: Klimisch SECOND BY: Hansen
PLANNING: ☒ HANSEN ☒ HEVLE ☒ KLIMISCH ☒ MICHAEL ☒ SCHULTZ ☒ WILLIAMS ☒ HEALY ☒ HARENS

AGENDA ITEM: White Crane Estates

ADDRESS/LEGAL: Lots 75 and 76 Crestview Homes Subdivision in the NE4 of Section 21, T93N, R56W of the 5th P.M.,
Yankton County, South Dakota

COMMENTS:

MOTION: Move approval

APPROVAL: MOTION BY: Klimisch SECOND BY: Hevle
PLANNING: ☒ HANSEN ☒ HEVLE ☒ KLIMISCH ☒ MICHAEL ☒ SCHULTZ ☒ WILLIAMS ☒ HEALY ☒ HARENS

AGENDA ITEM: Bay Properties

ADDRESS/LEGAL: Lot 6 in Baycliffe Estates, Located in the W2 of the South 12.91 Acres of the S2 of the SW4 Section 7
and in the W2 of the W2 of Section 18, Lying North of Highway 52, Except Platted Areas known as
Tramp's 7th Addition, and Except Lots 1 and 2 of Parcel A, and Further Excepting Parcels B and C,
McVay Addition, all being in T93N, R56W, of the 5th P.M., Yankton, County, South Dakota

COMMENTS:

MOTION: Motion to approve plat

APPROVAL: MOTION BY: Williams SECOND BY: Michael
PLANNING: ☒ HANSEN ☒ HEVLE ☒ KLIMISCH ☒ MICHAEL ☒ SCHULTZ ☒ WILLIAMS ☒ HEALY ☒ HARENS

AGENDA ITEM: Article 5, Section 513, No. 3 Discussion

ADDRESS/LEGAL:

COMMENTS:

AGENDA ITEM: Discussion on possible ordinance changes
ADDRESS/LEGAL: _____
COMMENTS: Article 5 discussed
501, 503, 505, 507, 519
definitions
Work session set for May 20, 2020

Public Comment: Sandy Williams

Adjourn
APPROVAL: _____
MOTION BY: Williams SECOND BY: Michael
PLANNING: ☒ HANSEN ☒ HEVLE ☒ KLIMISCH ☒ MICHAEL ☒ SCHULTZ ☒ WILLIAMS ☒ HEALY ☒ HARENS

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Special
DATE: May 20, 2020 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter

ROLL ☒FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS
CALL:

APPROVAL OF AGENDA: MOTION BY: Klimisch SECOND BY: Williams

PLANNING: ☒FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

AGENDA ITEM: Discuss changes to Article 5

AGENDA ITEM: Discuss changes to Yankton County Zoning Ordinance

AGENDA ITEM: Adjourn

APPROVAL: MOTION BY: Williams SECOND BY: Klimisch

PLANNING: ☒FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Special
DATE: May 27, 2020 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter

ROLL ☒FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS
CALL:

APPROVAL OF AGENDA: MOTION BY: Healy SECOND BY: Klimisch

PLANNING: ☒FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

AGENDA ITEM: Discuss changes to Article 5

AGENDA ITEM: Discuss changes to Yankton County Zoning Ordinance

AGENDA ITEM: Adjourn

APPROVAL: MOTION BY: Michael SECOND BY: Williams

PLANNING: ☒FRENG ☒HANSEN ☒HEVLE ☒KLIMISCH ☒MICHAEL ☒SCHULTZ ☒WILLIAMS ☒HEALY ☒HARENS

**Yankton County Planning Commission
Yankton County Board of Adjustment**

Date filed: 05/08/20

Applicant

Kevin Teichroew – Conditional Use Permit

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

☐ LC – Lakeside Commercial ☐ RT-Rural Transitional

CUP needed:

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

☒ Section 1805 ☐ Section 1905

NOTE:

Conditional Use Permit

Applicant is requesting a Conditional Use Permit for a swimming pool in a Moderate Density Residential District. Said property is legally described as Lot 27 Baycliffe Estates, Section 18 T93N R56W hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota.

PC: Article 7 Section 707

Article 18 Section 1805

BOA:

Article 19 Section 1905

Planning Commission date: 6/09/20
Board of Adjustment date:

Time: 7:05 PM
Time:

YANKTON COUNTY
APPLICATION # CUP-20-005

KTeichroew@shurco.com

(Type or Print)

OWNER: Kevin P and Robin E Teichroew

OWNERS ADDRESS: 125 Baycliffe Dr.

OWNERS DAYTIME PHONE#: 605-660-2372

<input type="checkbox"/>	Variance Application
<input checked="" type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Rezoning Permit

DATE OF BUILDING PERMIT REQUEST: _____

DESCRIPTION OF BUILDING PERMIT: install pool 24' round

REASON FOR BUILDING PERMIT DENIAL: _____

DATE OF DENIAL: _____

JOB ADDRESS: _____

LEGAL: 09.018.400.327

TOWNSHIP: Africa South SECTION: 93N-56W

EXISTING USE OF PROPERTY: _____

PRESENT ZONING CLASSIFICATION: _____

PROPOSED ZONING CLASSIFICATION: _____

AFFECTED SECTION OF ZONING ORDINANCE: _____

REASON FOR REQUEST: install pool

LIST SPECIFIC HARDSHIPS: _____

Applications will not be accepted nor acted upon until the following information has been provided by the applicant:

- A) Detailed Site Plan (Refer to handout)
- B) Location and Use of Adjacent Structures
- C) Application Fee(s)

SCHEDULED FOR PLANNING COMMISSION ACTION (Date): 6/9/20

SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (Date): _____

*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

APPLICATION FEE: \$300.00 CHECK #: 15732 RECEIPT #: 5207

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the legal description is not delinquent.

Kevin Teichroew
Name of Applicant
Date: 5/8/2020

[Signature]
Signature of Applicant/Owner
Date: 5/8/2020



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  City Limits
-  Streets and Roads
- Floodplain**
 -  100 YEAR FLOOD NO BFE; 100 YEAR FLOOD WITH BFE
 -  500 YEAR FLOOD

Parcel ID - 09.018.400.327
 Address - 125 BAYCLIFFE DR
 Owner - TEICHROEW, KEVIN P (D)
 TEICHROEW, ROBIN E (D)

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

Date created: 5/15/2020
 Last Data Uploaded: 5/14/2020 9:37:55 PM

Developed by  **Schneider**
 GEOSPATIAL

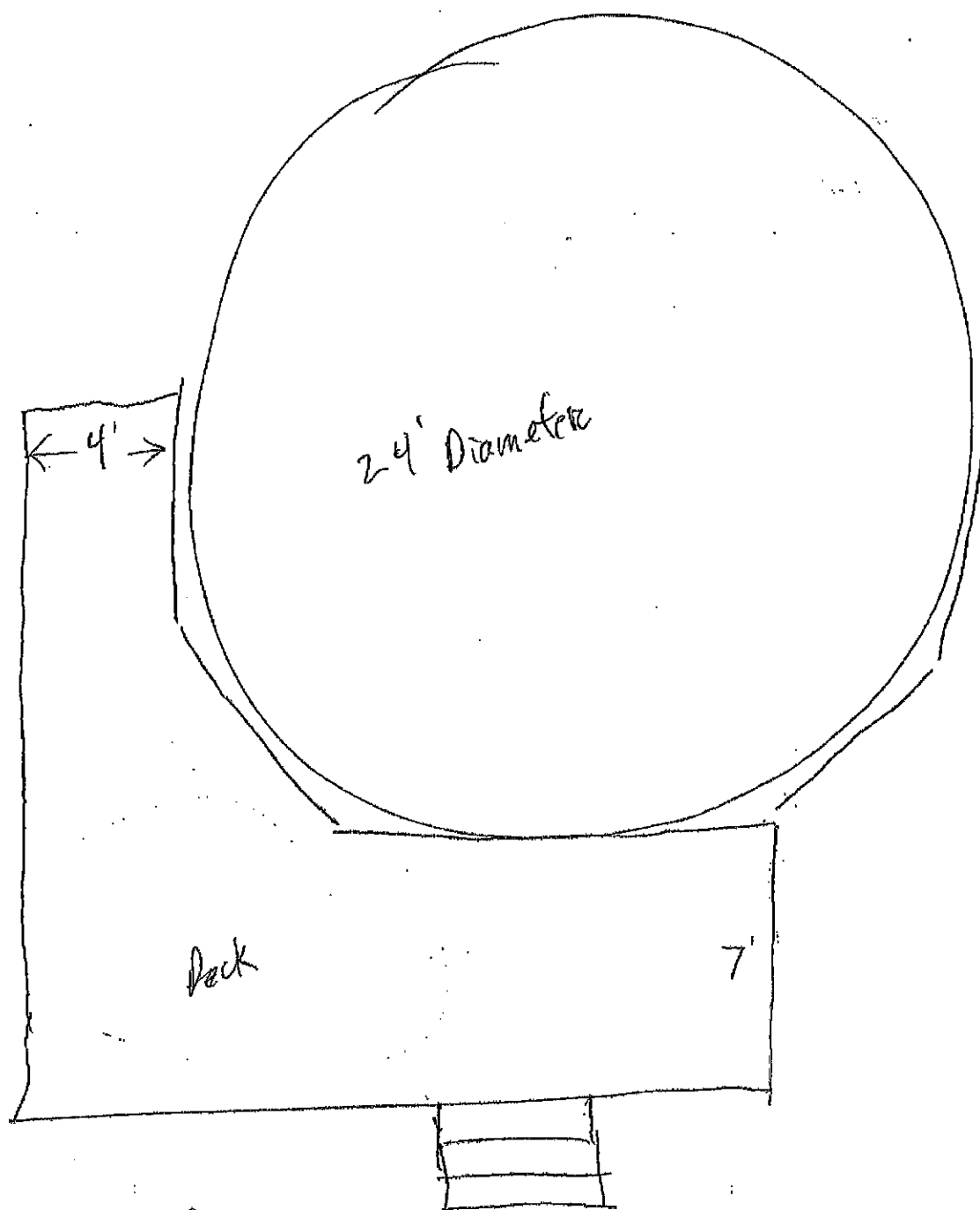
**YANKTON COUNTY
BUILDING PERMIT APPLICATION**

Each building site must have a separate site plan

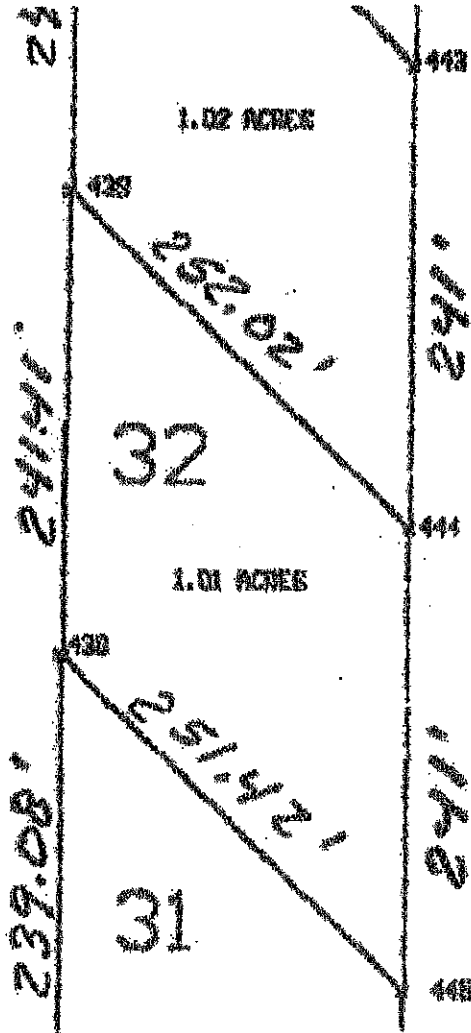
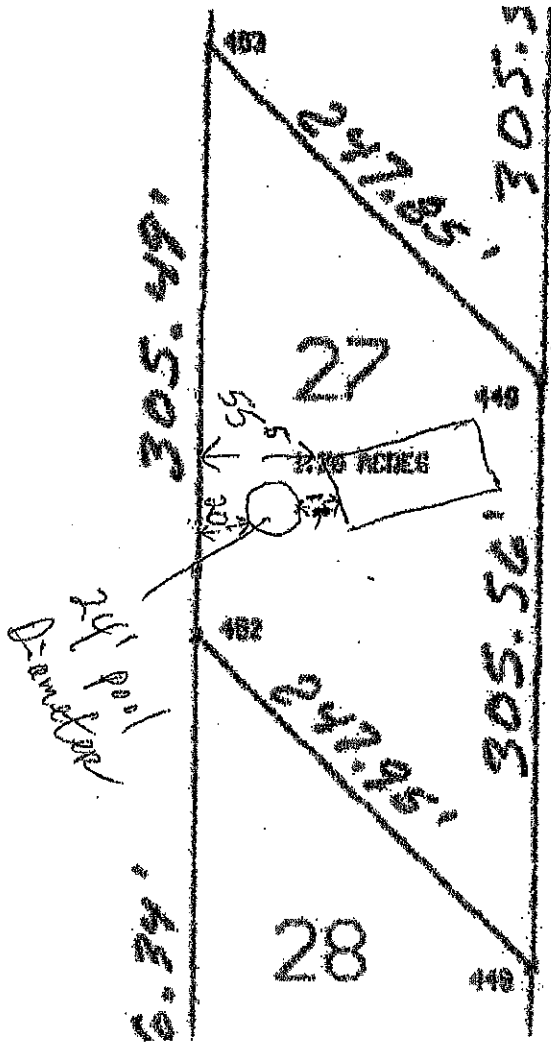
Applicant to complete numbered spaces only.

09.018.400.327

1. Job Address	125 Baycliffe Dr			Owner	Job Address
2. Legal Description of Construction Site	Lt 27 Baycliffe Estates R-93-56				
3. Owner	Mail Address	Zip	Phone		
Kevin & Robin Terchrow 125 Baycliffe					
4. Contractor	Mail Address	Zip	Phone		
5. Architect or Designer	Mail Address	Zip	Phone		
6. Type and Use of Building					
7. Class of Work (Check One) <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Remove					
8. Describe Work:					
Swimming pool & deck					
9. Valuation of Work: \$ _____ Mobile/Manufactured Home Tax Affidavit Y <input checked="" type="checkbox"/> N					
For Official Use Only-					
SPECIAL CONDITIONS: _____					
Application Accepted By:		Site Plans Checked By:		Approved for Issuance By:	
NOTICE THIS PERMIT WILL EXPIRE IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ONE HUNDRED EIGHTY (180) DAYS OR CONSTRUCTION IS NOT SUBSTANTIALLY COMPLETED WITHIN TWO (2) YEARS OF ISSUANCE. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE YANKTON COUNTY ZONING ORDINANCE OR ANY OTHER FEDERAL, STATE, OR LOCAL LAW REGULATING CONSTRUCTION ACTIVITIES OR THE USE OF ANY PROPERTY.		PERMIT FEE		Check #	
		Type of Construction		Sewer/Water Certification of Service	
		Total Square Feet		Number of Stories	
		Zoning District		Number of Accessory Buildings	
		Number of Dwelling Units		Property/Parcel/Lot Size	
Signature of Contractor or Authorized Agent _____ Date _____ Signature of Owner (if owner builder) _____ Date _____ BY THIS SIGNATURE, THE ZONING ADMINISTRATOR IS AUTHORIZED TO ENTER UPON THE PROPERTY DESCRIBED FOR THE PURPOSE OF INSPECTION		For County Officials Use Only			
		When properly validated (in this space), this is your permit.			
		The above application is hereby approved.			
		Building Permit Number: _____			
		Post Construction? Y N			
		Zoning Administrator or Authorized Representative _____		Date _____	



Home



FINDINGS OF FACT – CONDITIONAL USE PERMIT

Kevin Teichroew – CUP-20-005

Are the requirements of Section 1723 met? (signed by owner unless there is a binding purchase agreement then signed by applicant, Variance accompanied by building permit (If applicable), site plan included with building permit,	Yes
Are the requirements of Section 1729 met? (all fees paid at time of application)	Yes
Section 1805:	
1. Did you specifically cite, in the application, the section of the Ordinance under which the conditional use is sought and state the grounds on which it is requested	Applicant is requesting a Conditional Use Permit for a swimming pool in a Moderate Density Residential District
2. Was notice of public hearing given per Section 1803 (3-5)?	Mailed – Published – 5/29/20
3. Attend the public hearing	
4. Planning Commission: Make a recommendation to include: a. Granting of conditional use; b. Granting with conditions; or c. Denial of conditional use	
5. Planning Commission must make written findings certifying compliance with specific rules including: a. Ingress and Egress to proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;	
b. Off right-of-way parking and loading areas where required; with particular attention to the items in (A) above and the economic, noise, glare or odor effects of the conditional use on adjoining properties and properties generally in the district;	
c. Refuse and service areas, with particular reference to the items in (A) and (B) above;	
d. Utilities, with reference to locations, availability, and compatibility;	
e. Screening and buffering with reference to type, dimensions, and character;	
f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect;	
g. Required yards and other open spaces; and	
h. General compatibility with adjacent properties and other property in the district and that the granting of the conditional use will not adversely affect the public interest.	

AFFIDAVIT OF MAILING

I, _____, hereby certify that on the _____ day of _____, 20____, 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 _____ day of _____, 20____.

(Name)

Affiant

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public - South Dakota

My commission expires: _____

(SEAL)

NOTIFICATION

May 29, 2020

Kevin and Robin Teichroew
125 Baycliffe Dr
Yankton, South Dakota 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 9th day of June, 2020 at the Yankton County Government Center, Commissioners Chambers, 321 West Third St., Yankton South Dakota.

Said hearing is to consider the following:

Applicant is requesting a Conditional Use Permit for a swimming pool in a Moderate Density Residential District. Said property is legally described as Lot 27 Baycliffe Estates, Section 18 T93N R56W hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota.

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

Sincerely,

Kevin and Robin Teichroew
Petitioners

BALTHIS, LYNN M (D)
207 CALUMET DR
YANKTON SD 57078

BARNARD, CHAS D III (D)
1413 S FOSS AVE
SIOUX FALLS SD 57110

BAY PROPERTIES LLC (D)
10059 COVE POINTE RD
BRainerd MN 56401

BEARINGER, DAVID H (D)
211 BAYCLIFFE DR
YANKTON SD 57078

BLAALID, NORMAN D (D)
122 WEST 3 ST
YANKTON SD 57078

BLACKBURN, JOHN P (D)
100 WEST 4 ST
YANKTON SD 57078

BLACKBURN, JOHN P (D)
175 LAKEVIEW TER
YANKTON SD 57078

BODENSTEDT, DEBRA A (D)
306 CALUMET CIR
YANKTON SD 57078

BRECKENRIDGE, JOHN S (D)
31157 434 AVE
YANKTON SD 57078

BUSEMAN FAMILY TRUST (D)
300 CALUMET CIR
YANKTON SD 57078

BUSINESS FIRST (D)
31133 434 AVE
YANKTON SD 57078

CARLOW, JANINE A (D)
113 LAKEVIEW TER
YANKTON SD 57078

CARNS, ROXANNE (D)
31150 434 AVE
YANKTON SD 57078

CLEMENS, SAMUEL (D)
3901 S PILLSBERRY AVE
SIOUX FALLS SD 57103

DEJONG, JAMES D (D)
3285 HARRISON AVE
HULL IA 51239

DOUGLASS, ALLAN O (D)
14 WEST FRAY ST #14B
ENGLEWOOD FL 34223

DUKE, JAMES W (D)
114 LAKEVIEW TER
YANKTON SD 57078

EGGER, MATTHEW (D)
3200 RUHLMAN CIR
MARTELL NE 68404

ENGE, KEITH P (D)
305 LEWIS & CLARK TRL
YANKTON SD 57078

ERICKSON, JOHN (D)
201 CALUMET DR
YANKTON SD 57078

FICKBOHM, DWIGHT M (D)
30928 SD HWY 11
AKRON IA 51001

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

FINCK, JARED JOEL (D)
43992 304 ST
YANKTON SD 57078

FOWLER, ERIC (D)
383 LEWIS & CLARK TRL
YANKTON SD 57078

GARY, THOMAS MICHAEL REV TRUST (D)
303 CALUMET CIR
YANKTON SD 57078

GUENTHER, KENNETH REV TRUST (D)
31151 434 AVE
YANKTON SD 57078

HANENBERGER, DWYAN M LIV TRUST (D)
815 N VIA ALHAMBRA #N
LAGUNA WOODS CA 92637

HASELHORST, KEVIN J (D)
110 CALUMET DR
YANKTON SD 57078

HENRIKSEN, GERRY L (D)
153 BAYCLIFFE DR
YANKTON SD 57078

HILLESLAND, EILEEN (D)
PO BOX 418
NORTHWOOD ND 58267

HILLESLAND, EILEEN TRUST (D)
PO BOX 418
NORTHWOOD ND 58267

HINZE, WESLEY D (D)
1803 SKYLINE DR
NORFOLK NE 68701

HISEROTE, DANIEL D (D)
1969 ELK CREEK RD
SERGEANT BLUFF IA 51054

HLADKY, RICHARD E (D)
299 LEWIS & CLARK TRL
YANKTON SD 57078

HOESING, DANIEL (D)
113 CALUMET CIR
YANKTON SD 57078

JACOBSEN, TAMASINE D (D)
203 CALUMET DR
YANKTON SD 57078

JENSEN, BRIAN J (D)
139 BAYCLIFFE DR
YANKTON SD 57078

JONS, GALEN D (D)
204 LEWIS & CLARK TRL
YANKTON SD 57078

KINDLE, WAYNE A (D)
31114 434 AVE
YANKTON SD 57078

KISSEL, CAROLYN L LIVING TRUST (D)
300 LAKEVIEW TER
YANKTON SD 57078

KNAPP, PHILIP J (D)
287 LEWIS & CLARK TRL
YANKTON SD 57078

KNODEL, DONNA M (D)
31135 434 AVE
YANKTON SD 57078

KOENIG, WILLIAM REVOCABLE TRST (D)
304 CALUMET CIR
YANKTON SD 57078

KRUMML, DONALD L LIVING TRUST (D)
107 CALUMET DR
YANKTON SD 57078

MARKER, DON L (D)
321 LEWIS & CLARK TRL
YANKTON SD 57078

MIKSIK, RADIM (D)
111 CALUMET DR
YANKTON SD 57078

MOLLET, KENDALL L (D)
307 CALUMET CIR
YANKTON SD 57078

NEILES, CYRIL JOSEPH (D)
2617 S RUTGUERS AVE
SIOUX FALLS SD 57106

NOONEY, KAY E (D)
%SINKLER, KAY
31155 434 AVE
YANKTON SD 57078

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

PFEISTER, SUZANNE E REV TRUST (D)
4855 SKYLINE DR
SIOUX CITY IA 51104

PINKELMAN, CHARLES F (D)
104 CALUMET DR
YANKTON SD 57078

RAMEY, BRAD I (D)
31137 434 AVE
YANKTON SD 57078

RUCKER REVOCABLE TRUST (D)
210 LEWIS & CLARK TR
YANKTON SD 57078

RUFFINOTT, ROBERT R REV TRUST (D)
269 LEWIS & CLARK TR
YANKTON SD 57078

RUTTER, MARK H (D)
135 LEWIS & CLARK TRL
YANKTON SD 57078

SAGE, CODY RAY (D)
1512 CEDAR ST
YANKTON SD 57078

SAYLER, GARY A (D)
134 LAKEVIEW TER
YANKTON SD 57078

SCHRADER, DENNIS D (D)
109 CALUMET DR
YANKTON SD 57078

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

SORBEL, MURIEL TRUST OF 2000 (D)
161 LAKEVIEW TER
YANKTON SD 57078

STENSON, CONNIE (D)
PO BOX 218
YANKTON SD 57078

STEVENS, JULIE C LIVING TRUST (D)
PO BOX 356
TYNDALL SD 57066

STIBRAL, CHRIS D (D)
389 LEWIS & CLARK TRAIL
YANKTON SD 57078

STUDEBAKER, G WAYNE (D)
308 CALUMET CIR
YANKTON SD 57078

TAYLOR, GREGORY D (D)
108 CALUMET DR
YANKTON SD 57078

TEICHROEW, KEVIN P (D)
125 BAYCLIFFE DR
YANKTON SD 57078

TIMS, DAVID (D)
5848 REVITAL CT
LAS VEGAS NV 89131

TRAIL, NANCY JEAN REV LT TRUST (D)
105 CALUMET DR
YANKTON SD 57078

TRAMP, JAMES F TRUST (D)
2513 BURLEIGH ST
YANKTON SD 57078

TUSHA, MARLIN E REV TRUST (D)
305 CALUMET CIR
YANKTON SD 57078

TWEEDY, JEREMY (D)
31124 434 AVE
YANKTON SD 57078

URWILER, STEVEN A (D)
PO BOX 156
LAUREL NE 68745

VINTON, MARION K (D)
PO BOX 65
YANKTON SD 57078

VOSS, HANK REVOCABLE TRUST (D)
135 LAKEVIEW TER
YANKTON SD 57078

WARNEMUNDE, DAVID J (D)
PO BOX 643
MADISON NE 68748

WHITING, JAMES W (D)
186 LEWIS & CLARK TRL
YANKTON SD 57078

WIEBELHAUS, N C (D)
101 CALUMET DR
YANKTON SD 57078

WOLD, STEVEN L (D)
15300 TIMBER RIDGE DR
BURNSVILLE MN 55306

YONKE, DONNA JEAN REV TRUST (D)
310 CALUMET CIR
YANKTON SD 57078

YORK, GARY W (D)
152 LEWIS & CLARK TRL
YANKTON SD 57078

Yankton County Planning Commission
Yankton County Board of Adjustment

Date filed: 05/21/20

Applicant

Mark Schramm - Variance

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 805 ☒ Section 1807

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:

Applicant is requesting a Variance of the Minimum Lot Requirement in an Agriculture District from 20 acres to 10.70+/- acres and a Variance of the Minimum Lot Width from 500 to 339.64 on the south and 342.50 on the north. Said property is legally described as Proposed Tract 1, Keystone Addition in the S1/2 of Government Lot 1 in the SW1/4 of Section 18 T95N R55W hereinafter referred to as Walshtown Township, County of Yankton, State of South Dakota.

PC: Article 5 Section 513 Article 18 Section 1807
BOA: Article 19 Section 1907

Planning Commission date: 6/09/20
Board of Adjustment date:

Time: 7:10 PM
Time:

YANKTON COUNTY

APPLICATION # Var-20-004# hkoil Inc
@ Yahoo.com

(Type or Print)

OWNER: Mark SchrammOWNER'S ADDRESS: 44056 300th ST UTICAOWNER'S DAYTIME PHONE#: 605-665-2531

DATE OF BUILDING PERMIT REQUEST: _____

DESCRIPTION OF BUILDING PERMIT: _____

REASON FOR BUILDING PERMIT DENIAL: _____

DATE OF DENIAL: _____

JOB ADDRESS: 44056 300th STLEGAL: 18 - 95 N - 55 WTOWNSHIP: Walsh TownSECTION: 18EXISTING USE OF PROPERTY: AG ResidentialPRESENT ZONING CLASSIFICATION: AGPROPOSED ZONING CLASSIFICATION: AGAFFECTED SECTION OF ZONING ORDINANCE: Section 513 #1 #2

REASON FOR REQUEST: _____

LIST SPECIFIC HARDSHIPS: Bank financing

Applications will not be accepted nor acted upon until the following information has been provided by the applicant:

- A) Detailed Site Plan (Refer to handout)
- B) Location and Use of Adjacent Structures
- C) Application Fee(s)

SCHEDULED FOR PLANNING COMMISSION ACTION (Date): June 9, 2020SCHEDULED FOR BOARD OF ADJUSTMENT ACTION (Date): July 7, 2020

*TENTATIVE DATE: Final date announced at Planning Commission Meeting:

APPLICATION FEE: 450 CHECK #: 3689 RECEIPT #: 5213

The undersigned acknowledges/declares that all the facts and representations stated in this application are true and by signing, acknowledges the cost and the procedure for the processing of the application and certifies that the property described by the legal description is not delinquent.

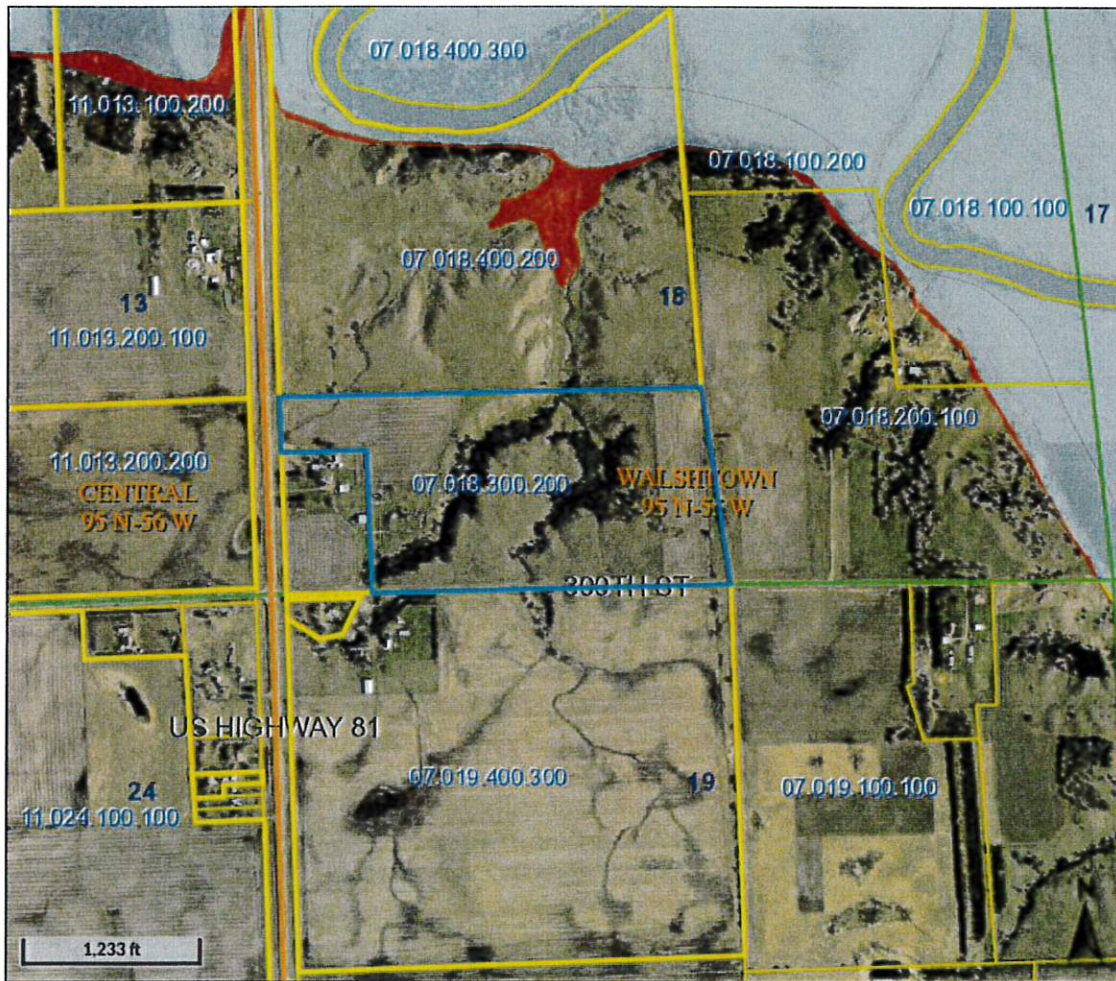
Name of Applicant

Date

Signature of Applicant/Owner

Date

Mark Schramm[Signature]5/21-2020



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  City Limits
-  Streets and Roads
- Floodplain**
 -  100 YEAR FLOOD NO BFE; 100 YEAR FLOOD WITH BFE
 -  500 YEAR FLOOD

Parcel ID - 07.018.300.200
 Address - 44056 300 ST
 Owner - SCHRAMM, MARK (D)
 Acres - 76.9

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

Date created: 5/15/2020
 Last Data Uploaded: 5/14/2020 9:37:55 PM

Developed by  **Schneider**
 GEOSPATIAL

FINDINGS OF FACT – VARIANCE

Mark Schramm – Var-20-004

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 of the Minimum Lot Requirement in an Agriculture District from 20 acres to 10.70+/- acres and a Variance of the Minimum Lot Width from 500 to 339.64 on the south and 342.50 on the north
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 – 05/26/20 Published – 05/29/20
G.	The public hearing shall be held. Any party may appear in person for by agent or by attorney.	Public hearing – 06/09/20
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.	

AFFIDAVIT OF MAILING

I, Marc Schramm, hereby certify that on the 26th day of May, 2020, I mailed by first class mail, postage prepaid, a true and correct copy of the Notice of Public Hearing to all owners of real property lying within a 2640 feet radius of the proposed project to the most recent address of the recipient known to your Affiant.

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

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

Dated the 27 day of May, 2020.

Marc Schramm
(Name)
Affiant

Subscribed and sworn to before me this 27 day of May, 2020.

Heather Klug
Notary Public - South Dakota
My commission expires: Aug 15, 2023



NOTIFICATION

May 29, 2020

Mark Schramm
44056 300th St
Utica, South Dakota 57067

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 2,640 feet of the property on which the below described action is proposed. The notice shall be given to each owner of record by depositing such notice in the United States Post Office not less than 10 days prior to the hearing date. Therefore, you are hereby notified. Please take a moment to review the notice of public hearing described below.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Yankton County Planning Commission, Yankton County, South Dakota, at 7:10 P.M. on the 9th day of June, 2020 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 of the Minimum Lot Requirement in an Agriculture District from 20 acres to 10.70+/- acres and a Variance of the Minimum Lot Width from 500 to 339.64 on the south and 342.50 on the north. Said property is legally described as Proposed Tract 1, Keystone Addition in the S1/2 of Government Lot 1 in the SW1/4 of Section 18 T95N R55W hereinafter referred to as Walshtown Township, County of Yankton, State of South Dakota. The E911 address is 44056 300th St, Utica, South Dakota.

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

Sincerely,

Mark Schramm
Petitioners

BENTLEY, RICHARD P (D)
30029 US HWY 81
UTICA SD 57067

FROHREICH, WILMER E TRUST (D)
639 AUGUSTA CIR
YANKTON SD 57078

GINSBACH, CHARLES F (D)
43981 300 ST
UTICA SD 57067

HEALY, DANIEL J FAMILY TRUST (D)
44064 300 ST
UTICA SD 57067

HEALY, DAVID J (D)
30848 444 AVE
MISSION HILL SD 57046

HEIRIGS, MARK (D)
30011 US HWY 81
UTICA SD 57067

KLIMISCH, JAMES J (D)
29950 439 AVE
UTICA SD 57067

MANAS, MICHAEL J (D)
43356 304 ST
UTICA SD 57067

SCHRAMM FAMILY PROTECTION TRST (D)
29951 US HWY 81
UTICA SD 57067

SCHRAMM, HAROLD G (D)
44003 300 ST
UTICA SD 57067

SCHRAMM, JOHN (D)
30019 US HWY 81
UTICA SD 57067

SCHRAMM, MARK (D)
44056 300 ST
UTICA SD 57067

SCHRAMM, MARK W (D)
44056 300 ST
UTICA SD 57067

SCHRAMM, TERRENCE REV TRUST (D)
30091 US HWY 81
YANKTON SD 57078

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

SEES TRUST (THE) (D)
29882 NE JIM RIVER RD
MISSION HILL SD 57046

SEES, JOHN C (D)
29948 NE JIM RIVER RD
MISSION HILL SD 57046

SINCLAIR, ALLEN (D)
44093 300 ST
UTICA SD 57067

SINCLAIR, ALLEN R (D)
44093 300 ST
UTICA SD 57067

THELEN, ERIKA (D)
30027 US HWY 81
UTICA SD 57067

TURNER FAMILY PROTECTION TRUST (D)
30015 US HWY 81
UTICA SD 57067

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? 6/9/20
- ☐ 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: 6/9/20
Board of Adjustment date: 7/7/20

Please Check Plat Type:

☐ Final ☐ Amended ☐ Preliminary ☐ Revision

-----**Development Information**-----

Plat Name: Tract 1 keystone A22n
S 2 Govt Lot 1 S04

Section No: 18 Township No: 95

Range: 55 Number of Lots/Tracts: 1

Number of Acres: 10.70

How is the property currently being used? residential
AG

What is the proposed use of the property? residential
AG

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

Firm Name: John Brandt
Address: _____
City: _____ State: _____ Zip: _____
Contact Person: _____
Phone: _____

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

Name: mark schramm
Address: 4405 1/2 300th st
City: utica State: _____ Zip: _____
Contact person: _____
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) 10.70

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 _____
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.

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.

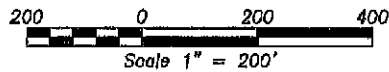
Agent Signature

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

PLAT OF TRACT 1, KEYSTONE ADDITION IN THE S1/2 OF GOVERNMENT LOT 1 IN THE SW1/4 OF SECTION 18, T95N, R55W OF THE 6TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

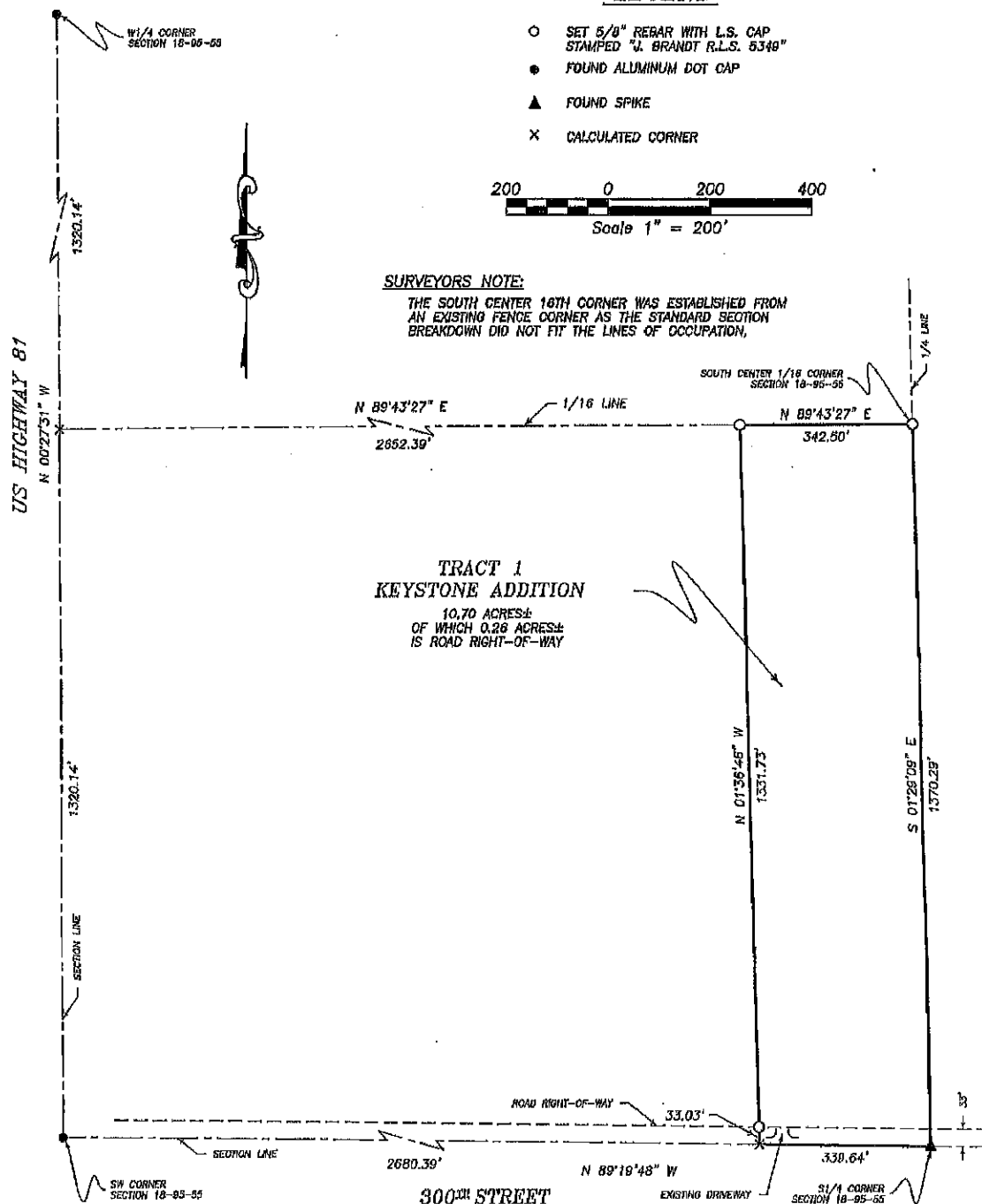
LEGEND

- SET 5/8" REBAR WITH L.S. CAP
STAMPED "J. BRANDT R.L.S. 5348"
- FOUND ALUMINUM DOT CAP
- ▲ FOUND SPIKE
- × CALCULATED CORNER



SURVEYORS NOTE:

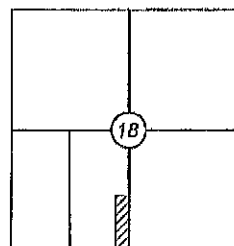
THE SOUTH CENTER 16TH CORNER WAS ESTABLISHED FROM AN EXISTING FENCE CORNER AS THE STANDARD SECTION BREAKDOWN DID NOT FIT THE LINES OF OCCUPATION,



TRACT 1
KEYSTONE ADDITION
10.70 ACRES±
OF WHICH 0.28 ACRES±
IS ROAD RIGHT-OF-WAY

NOTE:
BASIS OF BEARING
BY GPS OBSERVATION

PREPARED BY:
BRANDT LAND SURVEYING
1202 WILLOWDALE ROAD
YANKTON, SD 57078
(605) 868-8485



LOCATION (N.T.S.)

PLAT OF TRACT 1, KEYSTONE ADDITION IN THE S1/2 OF GOVERNMENT LOT 1 IN THE SW1/4 OF SECTION 18, T95N, R55W OF THE 6TH P.M., YANKTON COUNTY, SOUTH DAKOTA.

SURVEYOR'S CERTIFICATE

I, JOHN L. BRANDT, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF SOUTH DAKOTA, HAVE AT THE DIRECTION OF THE OWNER, MADE A SURVEY AND PLAT OF TRACT 1, KEYSTONE ADDITION IN THE S1/2 OF GOVERNMENT LOT 1 IN THE SW1/4 OF SECTION 18, T95N, R55W OF THE 6TH P.M., YANKTON COUNTY, SOUTH DAKOTA. I HAVE SET IRON REDBARS AS SHOWN AND SAID SURVEY AND PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 21ST DAY OF MARCH, 2020.

John L. Brandt
JOHN L. BRANDT REG. NO. 5349



OWNER'S CERTIFICATE

I, MARK SCHRAMM AKA MARK W. SCHRAMM, 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 PLATING, MARKING 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 5 DAY OF May, 2020.

Mark Schramm
MARK SCHRAMM AKA MARK W. SCHRAMM

STATE OF SD
COUNTY OF YANKTON
ON THIS 5th DAY OF May, 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARK SCHRAMM AKA MARK W. SCHRAMM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE WAS THE SAME FOR PURPOSES THEREIN CONTAINED.



COUNTY PLANNING COMMISSION RESOLUTION

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

PLANNING COMMISSION CHAIR

ZONING ADMINISTRATOR

COUNTY COMMISSIONERS 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 FORGOING 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 300TH STREET 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.

Tammy Seay
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 LEVIED 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.

R.H. Schramm
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.

Doni Mackay
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

Please Check Plat Type:

☒ Final ☐ Amended ☐ Preliminary ☐ Revision

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

Plat Name: LOTS 1+2 OF C.C.
HOLLOW

Section No: 14 Township No: 93 N

Range: 57W Number of Lots/Tracts: 2

Number of Acres: 31.66

How is the property currently being used? RECREATIONAL

What is the proposed use of the property? _____

RECREATIONAL

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

Firm Name: LANDMARK SURVEYING
Address: PO BOX 429
City: BLOOMFIELD State: NE Zip: 68718
Contact Person: TIM GOBEL
Phone: 402-373-4647

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

Name: CARLSON FAMILY TRUST

Address: _____

City: _____ State: _____ Zip: _____

Contact person: CRAIG CARLSON

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

Agent's name: TIM GOBEL

Agents Title: REPRESENTATIVE

You must provide the following:

The Yankton County Zoning Ordinance requires minimum lot sizes.

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

2. What is/are the lot size(s) 5.0 + 26.66

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

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

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 Craig + Teresa Carlson
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.

Craig Carlson
Owner Signature
Teresa Carlson
Owner Signature

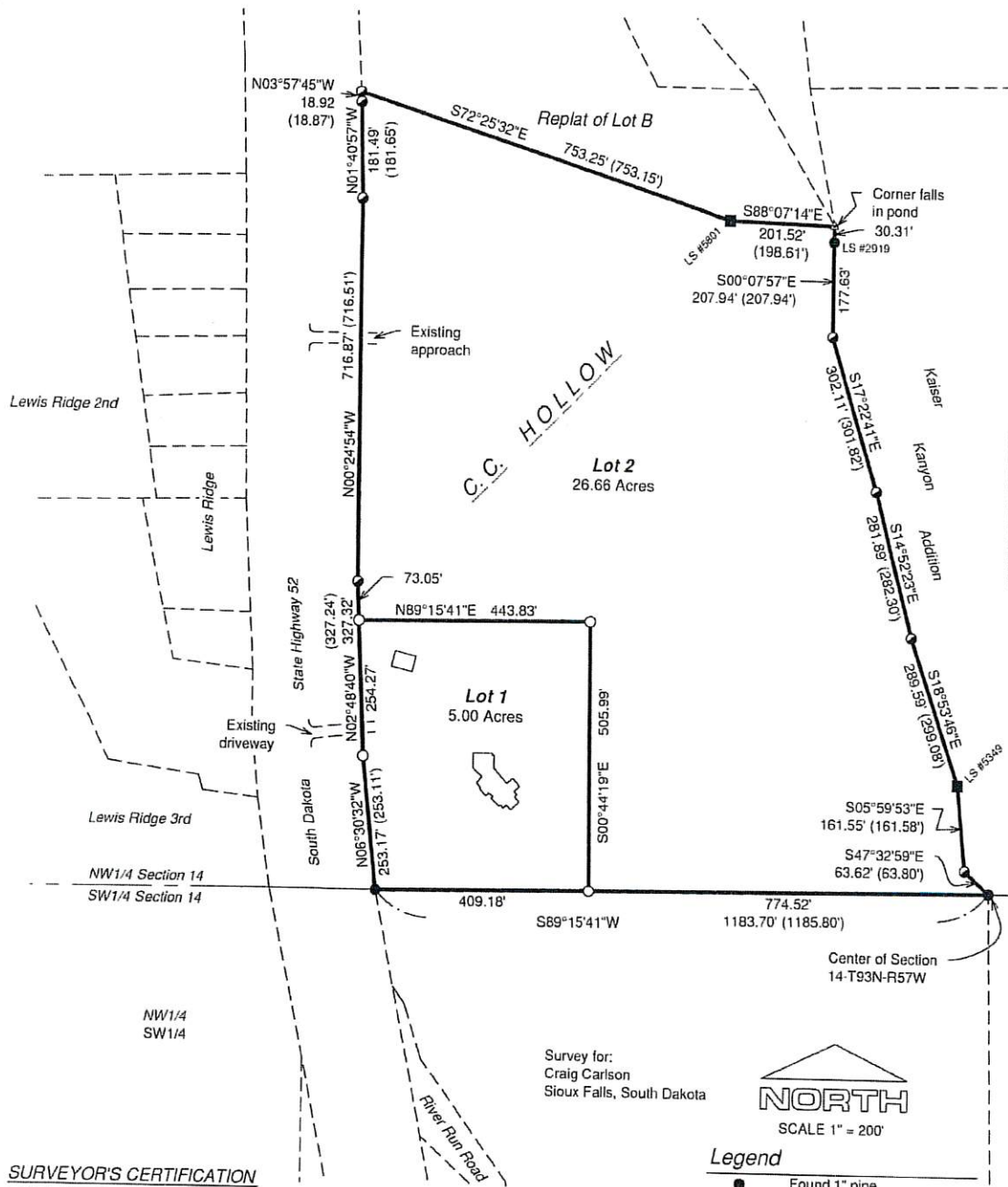
This is to certify that _____
acting by and through the undersigned, its duly authorized agent is/are the sole owner(s) of the property described above on the date of this application, and that I have read and understand Section 207 of the Yankton County Zoning Ordinance.

Agent Signature

Planning Office Use Only: Planning Commission Date: _____

County Commission Date: _____

Final Plat of Lots 1 and 2 of C.C. Hollow
a re-plat of Kabeiseman Tract 7, a subdivision of the NW1/4 of Section 14,
Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota



SURVEYOR'S CERTIFICATION

I, Tim L. Gobel, a Licensed Land Surveyor in the State of South Dakota, hereby certify that at the request of the Carlson Family Trust did on or prior to May 5, 2020 survey the land described as

A re-plat of Kabeiseman Tract 7, a Subdivision of part of the Northwest Quarter of Section 14, Township 93 North, Range 57 West of the 6th Principal Meridian, Yankton County, South Dakota shall be hereinafter known as **LOTS 1 AND 2 OF C.C. HOLLOW**, a Subdivision of a part of the Northwest Quarter of Section 14, Township 93 North, Range 57 West of the 6th Principal Meridian, Yankton County, South Dakota.

Containing 31.66 acres, more or less.

I have executed this instrument on this 15th day of May, 2020.

Tim L. Gobel
Tim L. Gobel, R.L.S. # 759

Bearings are Grid - WGS84 Datum obtained by direct observation using Survey grade GPS. Distances are at ground in US Survey feet.



Legend

- Found 1" pipe
- Found 1/2" rebar
- Found 5/8" rebar w/cap and number as noted
- Set 5/8" x 24" rebar w/cap "LS #12491"
- △ Computed corner position
- (2637.75') Previously recorded distance

Subject property line D20-04504

LANDMARK SURVEYING
PO Box 429
Bloomfield, Nebraska 68718
Phone 402-373-4647
landmarksurveying1@gmail.com

OWNER'S CERTIFICATION

CRAIG CARLSON, manager of Carlson Family Trust, owner of the real estate shown and described in the Surveyor's Certification, do hereby certify that I have laid out, platted and subdivided, and do hereby lay out, plat and subdivide, said real estate in accordance with this plat; that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

Carlson Family Trust

By Craig Carlson

CRAIG CARLSON
(Print the Name of Individual)

Title: Owner

COUNTY PLANNING COMMISSION APPROVAL

This plat of LOTS 1 AND 2 OF C.O. HOLLOW was approved by the Yankton County Planning Commission this _____ day of _____, 2020.

Chairperson, Yankton County Planning Commission

ACKNOWLEDGMENT:

State of AZ
County of Maricopa

On the 1 day of MAY 2020, before me, the undersigned Notary Public, duly commissioned and qualified in aforesaid county personally appeared CRAIG CARLSON of Carlson Family Trust, known by me to be the identical person whose name is affixed to the dedication on this plat and acknowledge the execution thereof to be his/her voluntary act and deed as said HE.

My commission expires: 09/03/2020

Craig S. Benson
Notary Public

COUNTY COMMISSION APPROVAL

I do hereby certify that the plat of LOTS 1 AND 2 OF C.O. HOLLOW was duly submitted to the Yankton County Board of County Commissioners, and that after due consideration the Board approved said final plat at its meeting held on the _____ day of _____, 2020.

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 _____, 2020.

County Auditor
Yankton County, South Dakota

CERTIFICATE OF STREET AUTHORITY

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

Approved this _____ day of _____, 20____.

State/County/Township Road Authority

DIRECTOR OF EQUALIZATION

_____, the Director of Equalization of Yankton County, South Dakota, do hereby certify that a copy of the above plat has been filed in my office.

Director of Equalization
Yankton County, South Dakota

COUNTY TREASURER'S CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property described in the Surveyor's Certificate and embraced in this plat as shown by the records of this office.

Treasurer
Yankton County, South Dakota

REGISTER OF DEEDS

Filed for Record and Entered on Numerical Index this _____ day of _____ A.D. 20____
at _____ o'clock and _____ minutes _____ M. and recorded in Book _____ of Plats on page _____.

Register of Deeds
Yankton County, South Dakota

 **LANDMARK SURVEYING**
PO Box 429
Bloomfield, Nebraska 68718
Phone 402-373-4047
landmarksurveying1@gmail.com