

**CITY OF FLANDREAU  
1005 W. Elm Avenue  
Flandreau, SD 57028-1404**

April 20<sup>th</sup>, 2026

**MEMBERS OF THE PLANNING & ZONING COMMISSION:**

The Planning & Zoning Commission will meet in session on **Monday, April 20<sup>th</sup>, 2026, at 5:30 p.m.** at the City Office.

The following items are on the agenda:

- **Final Plat: Lot 1 in Block 1 of Koch Addition, an addition to the City of Flandreau, Moody County, South Dakota**
- **Variance Request by Mike and Mary Lynn Headrick to exceed the maximum side yard fence height.**

If you are unable to attend, please notify me at 997-2492.

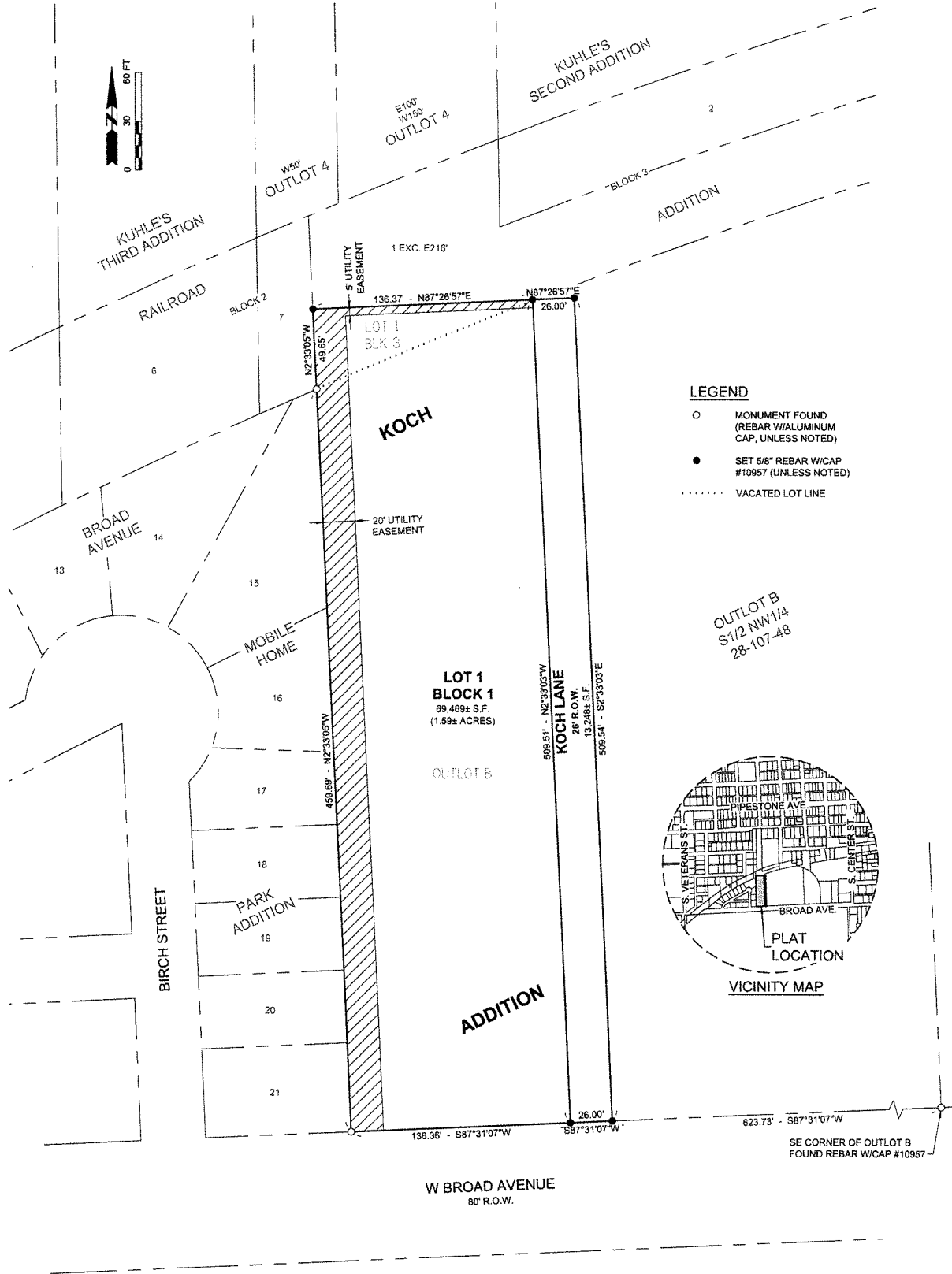
Cohl Turnquist  
City Administrator

**Distribution:**

Brian Bergjord, Chairman  
Bart Sample, Member  
Mike Witte, Member  
David Lillibridge, Member  
Margie Powers, Member

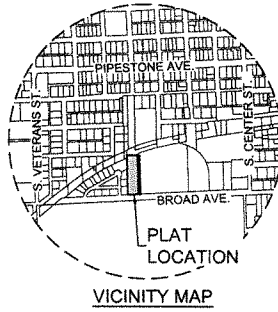
Cc:

PLAT OF  
**LOT 1 IN BLOCK 1 OF KOCH ADDITION,**  
AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA



**LEGEND**

- MONUMENT FOUND (REBAR W/ALUMINUM CAP, UNLESS NOTED)
- SET 5/8" REBAR W/CAP #10957 (UNLESS NOTED)
- ..... VACATED LOT LINE

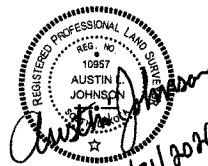


**VACATION NOTICE**

THIS PLAT WILL VACATE A PORTION OF "OUTLOT B" AS SHOWN IN THE PLAT OF "BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA", FILED IN BOOK 68 ON PAGE 496 THEREOF.

THIS PLAT WILL VACATE A PORTION OF "LOT 1" AS SHOWN IN THE PLAT OF "BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA", FILED IN BOOK 74 ON PAGE 670 THEREOF.

PREPARED BY:  
BANNER ASSOCIATES, INC.  
409 22nd AVE. S.  
BROOKINGS, SD 57006  
(605) 692-6342



COUNTY TREASURER CERTIFICATE

I, THE COUNTY TREASURER FOR MOODY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE PROPERTY INCLUDED IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS OF MY OFFICE, HAVE BEEN PAID IN FULL.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
TREASURER, MOODY COUNTY

DIRECTOR OF EQUALIZATION CERTIFICATE

I, THE DIRECTOR OF EQUALIZATION FOR MOODY COUNTY, SOUTH DAKOTA, DO HEREBY CERTIFY THAT A COPY OF THE ABOVE PLAT HAS BEEN RECEIVED BY MY OFFICE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

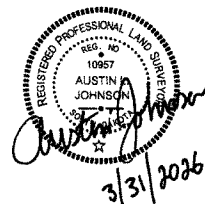
\_\_\_\_\_  
DIRECTOR OF EQUALIZATION, MOODY COUNTY

REGISTER OF DEEDS CERTIFICATE

STATE OF SOUTH DAKOTA }  
COUNTY OF MOODY } SS

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

\_\_\_\_\_  
REGISTER OF DEEDS, MOODY COUNTY

  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO.  
10957  
AUSTIN  
JOHNSON  
3/31/2026

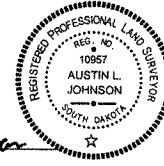
SURVEYOR'S CERTIFICATE

I, AUSTIN L. JOHNSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA, DO HEREBY CERTIFY THAT I DID, ON OR BEFORE MARCH 18, 2026, AT THE REQUEST OF THE OWNER(S) LISTED HEREON, SURVEY A PORTION OF THAT PARCEL OF LAND DESCRIBED AS OUTLOT B, EXCLUDING THE S40' THEREOF, IN THE S1/2 OF THE NW1/4 OF SECTION 28-107-48 OF THE 5TH P.M., AND LOT 1 IN BLOCK 3, EXCLUDING THE E216' THEREOF, OF RAILROAD ADDITION, AN ADDITION TO THE CITY OF FLANDREAU; ALL IN MOODY COUNTY, SOUTH DAKOTA, AND PLATTED THE SAME AS SHOWN ON THE ABOVE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOT 1 IN BLOCK 1 OF KOCH ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA.

I HAVE SURVEYED THE TRACT OF LAND SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 31st DAY OF MARCH, 2026.



*Austin L. Johnson*  
AUSTIN L. JOHNSON  
PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 10957

OWNER'S CERTIFICATE

WE, FLANDREAU HOUSING CORPORATION, THE ABSOLUTE AND UNQUALIFIED OWNER OF ALL OF THE LAND INCLUDED IN THE WITHIN AND FOREGOING PLAT, HEREBY CERTIFY THAT WE DID AUTHORIZE AND DO JOIN IN AND APPROVE THE ABOVE SURVEY AND PLAT FOR THE PURPOSES OF TRANSFER, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS. THERE IS HEREBY GRANTED TO THE CITY OF FLANDREAU, OR TO THE HOLDER OF ANY UTILITY FRANCHISE, AN EASEMENT AT THE LOCATIONS SHOWN IN THE ABOVE PLAT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ANY UTILITY LINE. WE HEREBY DEDICATE ANY LAND IF SHOWN ON THE ABOVE PLAT AND DESIGNATED AS A STREET, ROAD, ALLEY, PARK OR PUBLIC GROUND TO PUBLIC USE AS SUCH FOREVER, BUT SUCH DEDICATION SHALL NOT BE CONSTRUED TO BE A DONATION OF THE FEE OF SUCH LAND.

WE FURTHER CERTIFY THAT THIS PLATTING OF THE DESCRIBED LOT 1 IN BLOCK 1 OF KOCH ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA DOES HEREBY VACATE A PORTION OF "OUTLOT B" OF THE FOLLOWING PLATTING: OUTLOT B OF THE S1/2 NW1/4 28-107-48 ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 68, PAGE 496, AND A PORTION OF "LOT 1" OF THE FOLLOWING PLATTING: BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA ON FILE AT THE REGISTER OF DEEDS OFFICE IN BOOK 74, PAGE 670, THE PLATS, HEREBY VACATED, BEING SITUATED WITHIN DESCRIBED LOT 1 IN BLOCK 1 OF KOCH ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA AS SURVEYED.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS OWNER'S CERTIFICATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DON WHITMAN, PRESIDENT  
FLANDREAU HOUSING CORPORATION

ACKNOWLEDGMENT OF OWNER

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, WITHIN AND FOR THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DON WHITMAN ACKNOWLEDGED THAT HE, AS PRESIDENT OF FLANDREAU HOUSING CORPORATION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING OWNER'S CERTIFICATE FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION  
EXPIRES \_\_\_\_\_

RESOLUTION TO APPROVE PLAT

STATE OF SOUTH DAKOTA }  
COUNTY OF MOODY } SS

WHEREAS, FLANDREAU HOUSING CORPORATION, OWNER OF THE TRACT OF LAND SHOWN IN THE ABOVE PLAT, HAVE SUBMITTED TO THE GOVERNING BOARD, A PROPOSED PLAT IN THE CITY OF FLANDREAU.

IT WAS MOVED BY \_\_\_\_\_ AND SECONDED BY \_\_\_\_\_ AND THE MOTION CARRIED THAT THE PLAT AS SHOWN HEREON AND AS DESCRIBED IN THE ACCOMPANYING CERTIFICATES OF AND DESIGNATED AS LOT 1 IN BLOCK 1 OF KOCH ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA BE APPROVED AND ACCEPTED AND IT APPEARING THAT ALL MUNICIPAL TAXES AND SPECIAL ASSESSMENTS, IF ANY, UPON SAID PLAT AND SURVEY HAVE BEEN EXECUTED ACCORDING TO THE LAW, AND THE FINANCE OFFICER IS HEREBY INSTRUCTED TO ENDORSE ON SUCH PLAT A COPY OF THIS RESOLUTION AND TO CERTIFY THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

RESOLUTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
MAYOR, CITY OF FLANDREAU

CITY FINANCE OFFICER'S CERTIFICATE

I, \_\_\_\_\_, FINANCE OFFICER FOR THE CITY OF FLANDREAU, SOUTH DAKOTA DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING IS A TRUE COPY OF THE RESOLUTION ADOPTED BY THE CITY COUNCIL OF FLANDREAU, SOUTH DAKOTA AT ITS MEETING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
FINANCE OFFICER, CITY OF FLANDREAU

City of Flandreau

APPLICATION REQUEST FOR:

CONDITIONAL USE (CHAPTER 155) or VARIANCE (155.818) or ZONING AMENDMENT (155.183)
(CIRCLE ONE)

Permit Number \_\_\_\_\_

APPLICANT: Michael + Mary Lynn Headrick PHONE: MIKE 605-864-9908

ADDRESS: 403 W. Park Ave Flandreau SD

OWNER: - PHONE: ML 605-864-1710
(IF DIFFERENT FROM APPLICANT)

WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF FLANDREAU, SOUTH DAKOTA, TO CONSIDER A ZONING AMENDMENT OR TO ISSUE A CONDITIONAL USE PERMIT OR A VARIANCE FOR THE PROPERTY DESCRIBED AS: (circle one of the three underlined as appropriate)

LEGAL DESCRIPTION:

now - Lot 3 of Wendell Addition

STREET ADDRESS OR LOCATION: Property line between 403 + 311 W. Park Ave.

EXISTING LAND USE: Residential EXISTING ZONING: R-2

SIZE OF PARCEL: ACRES .59+ LOT DIMENSIONS: WIDTH 45.93' / east 2.83' LENGTH 285.09' / west length DEPTH 251'

SURROUNDING LAND USE: NORTH: Street Park Ave. SOUTH: agricultural now R-2 EAST: residential WEST: residential

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO (ATTACH SEPARATE SHEET IF NECESSARY)

Install 8' tall neighbor friendly (same finish both sides) composite privacy fence on lot line adjoining 311 W. Park Ave.

IF SEEKING AN AMENDMENT OR VARIANCE, PLEASE PROVIDE A BRIEF STATEMENT OF VARIANCE DESIRED AND HARDSHIP REQUIRING RELIEF. (PROOF OF HARDSHIP RESTS WITH APPLICANT. EXAMPLES ARE: ODD SIZE OR SHAPE OF LOT, UNUSUAL TOPOGRAPHY, ETC.)

would like to add 1' to zoned requirement since fence quote is for 8' material. would require cutting 532 pickets + 28 posts + 7' would not meet privacy desired since neighbors deck is elevated

SIGNATURE OF APPLICANT: Michael Headrick

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT): M Headrick

NOTE: A SKETCH OF PROJECT SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- 1. NORTH DIRECTION 2. DIMENSIONS OF PROPOSED STRUCTURE 3. STREET NAMES 4. OTHER INFORMATION AS MAY BE REQUESTED. 5. LOCATION OF PROPOSED STRUCTURE ON LOT 6. DIMENSIONS OF FRONT AND SIDE SET BACKS 7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

FOR OFFICIAL USE ONLY
DATE FILED WITH ADMINISTRATIVE OFFICIAL:
FEE PAID (NON-REFUNDABLE): \$ YES NO
DATE OF HEARING:
ACTION BY BOARD OF ADJUSTMENT:



CITY OF  
**FLANDREAU**  
 THE HEART OF EASTERN SOUTH DAKOTA

**LETTER OF CONSENT FROM ADJOINING NEIGHBORS FOR SITE WORK ALONG  
 COMMON PROPERTY LINES**

Owner: Michael and Mary Lynn Headrick

Project Address: 403 W. Park Ave FLANDREAU, SD 57028

Scope of work: Build 8' tall x 220' long on adjoining property  
 line (311 W. Park Ave)

REQUEST: To receive support for the above listed Scope of Work **proposed along the  
 adjoining property line** in compliance with City of Flandreau codes.

Petitioner Signature: Michael Headrick MJ Headrick

Printed Name: Michael Headrick Mary Lynn Headrick Date: \_\_\_\_\_

**TO BE COMPLETED BY ADJOINING NEIGHBOR:**

Owner: Larry Peters

Property Address: 311 W. Park FLANDREAU, SD 57028

I, Larry Peters, am aware of the proposed project and Scope of Work  
 at the project address listed above.

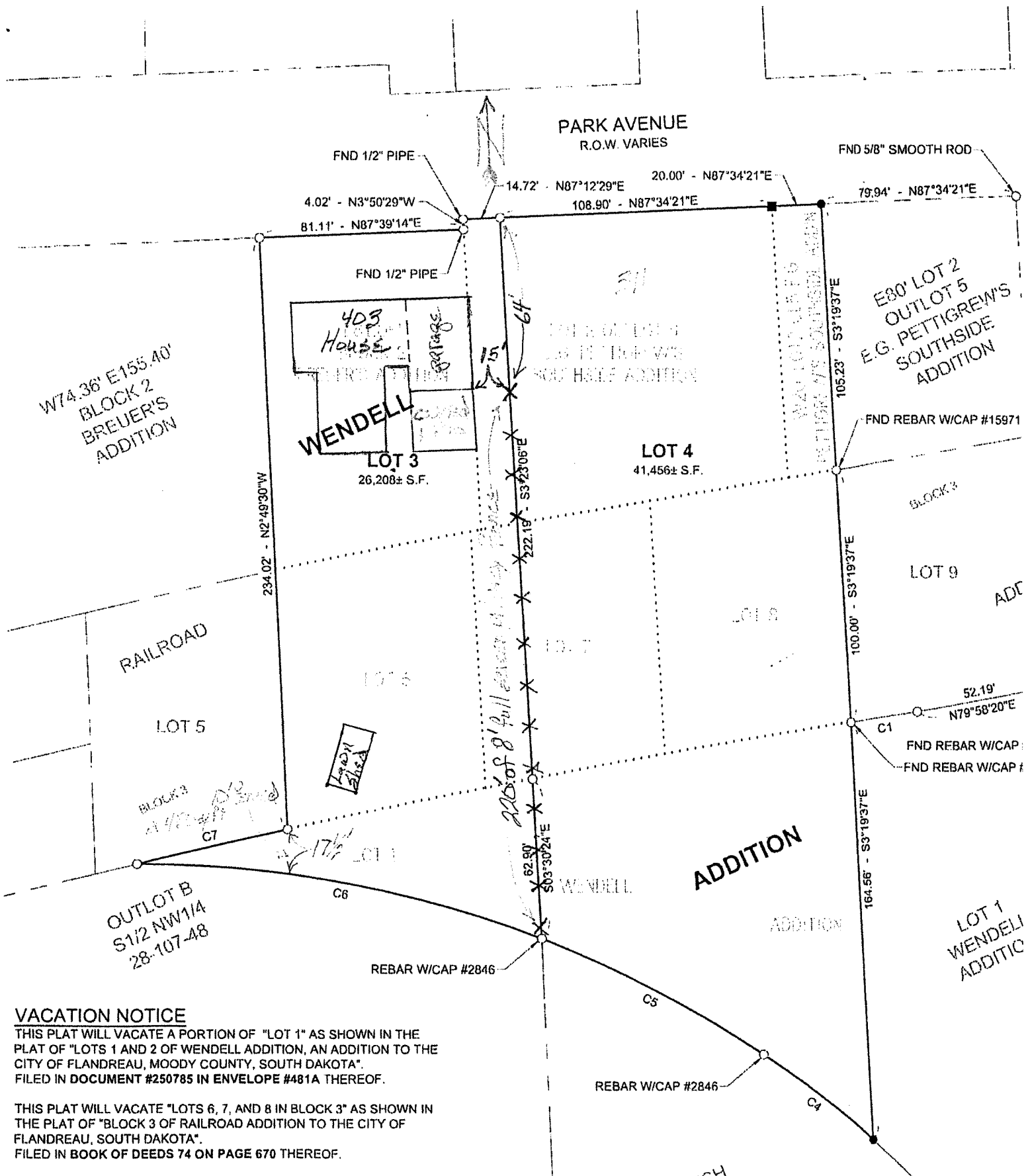
X I GRANT MY CONSENT FOR THE AFOREMENTIONED PROJECT ALONG OUR  
 ADJOINING PROPERTY LINE TO PROCEED.

\_\_\_\_\_ I OBJECT TO THIS REQUESTED PROJECT (If objected, no obligation to sign).

Adjoining Neighbor Signature: Larry Peters

Printed Name: Larry Peters Date: 3-29-26

PLAT OF  
**LOTS 3 AND 4 OF WENDELL ADDITION,**  
 AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA



**VACATION NOTICE**

THIS PLAT WILL VACATE A PORTION OF "LOT 1" AS SHOWN IN THE PLAT OF "LOTS 1 AND 2 OF WENDELL ADDITION, AN ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA". FILED IN DOCUMENT #250785 IN ENVELOPE #481A THEREOF.

THIS PLAT WILL VACATE "LOTS 6, 7, AND 8 IN BLOCK 3" AS SHOWN IN THE PLAT OF "BLOCK 3 OF RAILROAD ADDITION TO THE CITY OF FLANDREAU, SOUTH DAKOTA". FILED IN BOOK OF DEEDS 74 ON PAGE 670 THEREOF.

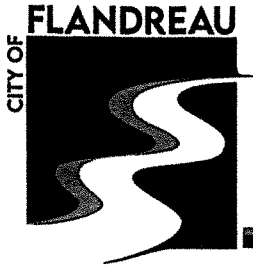
**CITY OF FLANDREAU  
NOTICE OF PUBLIC HEARING BY BOARD OF ADJUSTMENT  
ON PROPOSED VARIANCE**

Notice is hereby given that a Public Hearing will be held on Monday, April 20<sup>th</sup>, 2026, at 5:30 p.m. in the City Office to consider in full or in part the following requests:

**Variance Request V2026-01**, Mike and Mary Lynn Headrick have requested a variance from 155.231, Construction Limitations of Fences. The request, if granted, would permit a maximum side yard fence height of 8'. The variance requested is for the property described as Lot 3 of Wendell Addition to the City of Flandreau, Moody County, South Dakota.

Cohl Turnquist  
City Administrator

**Published Once (April 8<sup>th</sup>, 2026)**



# City of Flandreau

1005 W Elm Avenue  
Flandreau, South Dakota 57028-1404  
Phone: (605)997-2492 • Fax: (605)997-2915  
[www.cityofflandreau.com](http://www.cityofflandreau.com)

Mike and Mary Lynn Headrick  
403 W Park Ave  
Flandreau, SD 57028

April 9, 2026

To Whom It May Concern:

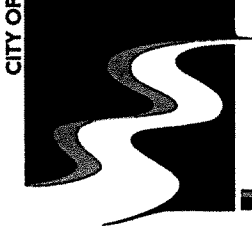
The purpose of this letter is to inform you that the Board of Adjustment will meet on Monday, April 20<sup>th</sup>, at 5:30 p.m. to consider your variance request. The meeting will be held in the City Office Council Chambers, 1005 W. Elm Avenue, Flandreau, at 5:30 p.m.

Your adjoining neighbors have been notified of this meeting. Any person, persons, or their attorney may appear and be heard at said Public Hearing who are interested in the approval or rejection of any such application.

If you have any questions, please call.

Sincerely,

Cohl Turnquist  
City Administrator



Teresa Nelson  
407 W Park Ave  
Flandreau, SD 57028

April 9, 2026

To Whom It May Concern:

The purpose of this letter is to inform you that the Board of Adjustment will meet on Monday, April 20<sup>th</sup>, at 5:30 p.m. to consider a variance request made by Michael and Mary Lynn Headrick, at 403 W Park Ave, Lot 3 of Wendell Addition to the City of Flandreau, Moody County, South Dakota. The meeting will be held in the City Office Council Chambers, 1005 W. Elm Avenue, Flandreau, at 5:30 p.m.

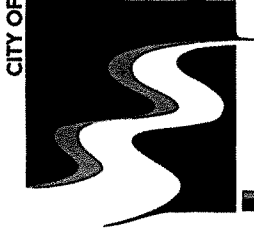
Headrick's are requesting a variance to install 8' privacy fence on the east lot line adjoining the property at 311 W Park Ave, Flandreau, SD.

Any person, persons, or their attorney may appear and be heard at said Public Hearing who are interested in the approval or rejection of any such application.

If you have any questions, please call.

Sincerely,

Cohl Turnquist  
City Administrator



Larry and Lori Peters  
311 W Park Ave  
Flandreau, SD 57028

April 9, 2026

To Whom It May Concern:

The purpose of this letter is to inform you that the Board of Adjustment will meet on Monday, April 20<sup>th</sup>, at 5:30 p.m. to consider a variance request made by Michael and Mary Lynn Headrick, at 403 W Park Ave, Lot 3 of Wendell Addition to the City of Flandreau, Moody County, South Dakota. The meeting will be held in the City Office Council Chambers, 1005 W. Elm Avenue, Flandreau, at 5:30 p.m.

Headrick's are requesting a variance to install 8' privacy fence on the east lot line adjoining the property at 311 W Park Ave, Flandreau, SD.

Any person, persons, or their attorney may appear and be heard at said Public Hearing who are interested in the approval or rejection of any such application.

If you have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Cohl Turnquist".

Cohl Turnquist  
City Administrator