

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

October 7, 2024

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

The Planning & Zoning Commission will meet in session on **Monday, October 7, 2024 at 6 p.m.** at the City Office.

The following items are on the agenda:

- **Final Plat:** Lot 1 and 2, Block 3 of Flandreau Industrial Park  
Addition to the City of Flandreau, Moody County, South Dakota.

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  
Vacant, Member

Cc:

PLAT OF LOT 1 AND 2, BLOCK 3 OF  
**FLANDREAU INDUSTRIAL PARK ADDITION**  
 TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA. CONTAINING 74,958 S.F.±  
 1.72 ACRES MORE OR LESS

**SURVEYOR'S CERTIFICATE**

I, JOE DALE WHITLOCK, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH DAKOTA DO HEREBY CERTIFY THAT ON OR BEFORE AUGUST 7, 2024, I HAVE SURVEYED THE SOUTH 300 FEET OF THE WEST 250 FEET OF BLOCK 3 OF THE FLANDREAU INDUSTRIAL PARK ADDITION TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA, AND PLATTED THE SAME INTO LOTS 1 AND 2, BLOCK 3 OF THE FLANDREAU INDUSTRIAL PARK ADDITION, TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA, WITH AREA AND DIMENSIONS AS SHOWN ON THE PLAT.

THE SAME SHALL HEREAFTER BE KNOWN AND DESCRIBED AS LOTS 1 AND 2, BLOCK 3 OF THE FLANDREAU INDUSTRIAL PARK ADDITION, TO THE CITY OF FLANDREAU, MOODY COUNTY, SOUTH DAKOTA.

I FURTHER CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS THE SAME TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY WAS PERFORMED AT THE REQUEST AND UNDER THE DIRECTION OF THE OWNERS FOR THE PURPOSE OF TRANSFER.

DATED THIS 25<sup>TH</sup> DAY OF SEPTEMBER, 2024.



**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF ALL LAND INCLUDED IN THE ABOVE PLAT AND THAT SAID PLAT HAS BEEN MADE AT MY REQUEST AND IN ACCORDANCE WITH MY INSTRUCTIONS FOR THE PURPOSE OF PLATTING, AND THAT THE DEVELOPMENT OF THIS LAND SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION AND EROSION AND SEDIMENT CONTROL REGULATIONS.

I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER, THE STREETS, ROADS, ALLEYS AND PARKS AND PUBLIC GROUNDS, IF ANY, AS SHOWN ON SAID PLAT, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS AND OTHER IMPROVEMENTS ON OR UNDER THE STREETS, ROADS, ALLEYS, PARKS AND PUBLIC GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT. WE ALSO HEREBY GRANT EASEMENTS TO RUN WITH THE LAND FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE STRIPS OF LAND DESIGNATED HEREON AS EASEMENTS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT WILL NOT PLACE ANY EXISTING LOT OR BUILDING IN VIOLATION OF ANY APPLICABLE ORDINANCE, CODE, REGULATION, LAW INCLUDING BUT NOT LIMITED TO ZONING, BUILDING, SUBDIVISION, AND FLOOD PREVENTION.

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

\_\_\_\_\_  
 JOHN C. SCHIEFELBEIN  
 STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, APPEARED JOHN C. SCHIEFELBEIN, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL

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

**CITY COUNCIL OFFICIAL CERTIFICATE**

I, \_\_\_\_\_, AUTHORIZED OFFICIAL OF THE CITY OF FLANDREAU, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY ME OR MY AUTHORIZED AGENT AND THAT THE FINANCE OFFICER IS HEREBY DIRECTED TO CERTIFY THE SAME THEREON.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
 AUTHORIZED OFFICIAL  
 CITY OF FLANDREAU, SOUTH DAKOTA

**FINANCE OFFICER'S CERTIFICATE**

I, \_\_\_\_\_, BEING THE DULY APPOINTED, QUALIFIED AND ACTING FINANCE OFFICER OF THE CITY OF FLANDREAU, SOUTH DAKOTA, DO HEREBY CERTIFY THAT THE CERTIFICATE OF APPROVAL IS TRUE AND CORRECT INCLUDING THE SIGNATURE THEREON, AND THAT ANY SPECIAL ASSESSMENTS WHICH ARE LIENS UPON THE LAND SHOWN IN THE ABOVE PLAT, AS SHOWN BY THE RECORDS IN MY OFFICE ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 HAVE BEEN PAID IN FULL.

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

**COUNTY TREASURER'S CERTIFICATE**

I, TREASURER OF MOODY COUNTY, SOUTH DAKOTA, HEREBY CERTIFY THAT ALL TAXES WHICH ARE LIENS UPON ANY OF THE LAND INCLUDED IN THE FOREGOING PLAT, AS SHOWN BY THE RECORDS OF SAID TREASURER'S OFFICE, HAVE BEEN FULLY PAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
 TREASURER  
 MOODY COUNTY, SOUTH DAKOTA

**DIRECTOR OF EQUALIZATION**

I, DIRECTOR OF EQUALIZATION, MOODY COUNTY, SOUTH DAKOTA HEREBY CERTIFY THAT A COPY OF THE ABOVE AND FOREGOING PLAT HAS BEEN FILED IN MY OFFICE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

**REGISTER OF DEEDS**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED IN PLAT DOCUMENT NO. \_\_\_\_\_ ENVELOPE NO. \_\_\_\_\_

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



PREPARED BY:  
 JOE D. WHITLOCK, PLS  
 801 NORTH PHILLIPS AVENUE  
 SUITE 100  
 SIOUX FALLS, SD 57104  
 (605) 338-6668



# City of Flandreau City Council Meeting

## Agenda

6:30 p.m., Monday  
October 7<sup>th</sup>, 2024  
City Council Chambers  
1005 W. Elm Avenue  
Flandreau, SD

Meeting called by: Mayor Sutton

Type of meeting: Regular

### Agenda Topics

**Pledge of Allegiance**

Administrator  
Turnquist

2

Adopt Agenda

2

Approve Minutes for September 16<sup>th</sup>, 2024

2

Approve Bills

10

**Joint Public Hearing; Planning  
Commission & City Council**

2

**Call to Order; Planning Commission**

Chairman Bergjord

10

Presentation: Todd Kays; First District;  
Ordinance 622, Proposed Zoning Ordinance  
Changes

2

Open Public Hearing

2

Adjourn Public Hearing

2

Planning Commission: Resolution 2024-01;  
Approval of Ordinance No. 622

2

Planning Commission Adjourn

**Old Business**

5

Second Reading: Ordinance No. 622: An Ordinance Repealing Ordinance #476, An Ordinance Establishing Zoning Regulations For The City Of Flandreau, South Dakota, And Providing For The Administration, Enforcement, And Amendment Thereof, Adopted June 19, 2000, And Replacing It With Ordinance 622 An Ordinance Establishing Comprehensive Zoning Regulations For The City Of Flandreau, South Dakota, And Providing For The Administration, Enforcement, And Amendment Thereof, In Accordance With The Provisions Of Chapters 11-4 And 11-6, 1967 SDCL, And Amendments Thereof, And For The Repeal Of All Resolutions And Ordinances In Conflict Herewith.

**Visitors to be Heard**

*Visitors to be Heard is the opportunity for persons to address the Council on items not on the Agenda. If the item can be handled administratively without Council action, the Mayor will refer it to the City Administrator. If the item requires Council action, it will be scheduled for an upcoming meeting. Persons wishing to comment on items on the Agenda shall request to speak following presentation of the agenda item and after the Mayor opens the item up for public comment.*

**Administrative Reports**

5

Mayor’s Report

Mayor Sutton

5

City Administrator’s Report

City Administrator  
Cohl Turnquist

2

Approve Administrative Reports

**New Business**

5

Resolution 2024-12: Unclaimed Property

2

Approve Destruction of 2020 Files

2

Renewal of Health Insurance Coverage

2

Planning Commission Board Member  
Appointment: Margie Powers

5

First Reading Ordinance No. 623: Residential Chickens

5

Resolution 2024-13: Amending Cemetery Lot Fees

5

State Pavement Maintenance Agreement with SDDOT

5	Plat of Lot 1 and 2, Block 3 of Flandreau Industrial Park Addition
5	Placement of Wyatt Resmen on Apprentice Lineman Wage Scale
10	Executive Session: Personnel
<b>Special notes:</b>	Other business properly referred to the City Council.

Cohl Turnquist  
City Administrator

**Distribution:**

Mayor Sutton  
Alderman Ahlers  
Alderman Bjerke  
Alderman Ekern  
Alderman Fargen  
Alderman Tufty  
Alderman Yeaton

Cc:  
Newspaper: Moody County Enterprise  
City Attorney: Corey Bruning