LETTER NOTIFYING ADJACENT LANDOWNERS OF CONDITIONAL USE PERMIT HEARING

To: Clark County

An application has been submitted to the City of Willow Lake's Board of Adjustment for a Conditional Use permit by Luke Mattke. The Conditional Use request is for the construction of a multi-family dwelling in R1 district. Since your property is adjacent to the applicant, you are being notified of a public hearing where you will have the opportunity to comment on the proposed Conditional Use permit. The public hearing will be held on November 9, 2026, at 6:30 PM in the Willow Lake Community Center.

Respectfully

Jacob Edleman
Chairperson Board of Adjustment

FILED

NOV - 2 2026

Christine Jacobs

CLARK COUNTY
NOTICE OF PUBLIC HEARING BY THE BOARD OF ADJUSTMENT ON A CONDITIONAL USE PERMIT REQUEST

Notice is hereby given that a public hearing will be held by the Clark County Board of Adjustment on Tuesday, November 17, 2026 at 9:00 A.M. in the Clark County Courthouse to consider in full or in part following Conditional Use Permit request by John Guest on his property legally described as the South Half of the Northwest Quarter and the North Half of the Southwest Quarter, less Guests Addition and Less the North 702 Feet of the West 445 Feet of Section 31, Township 116 North, Range 57 West of the 5th P.M. (Day Township), Clark County, South Dakota.

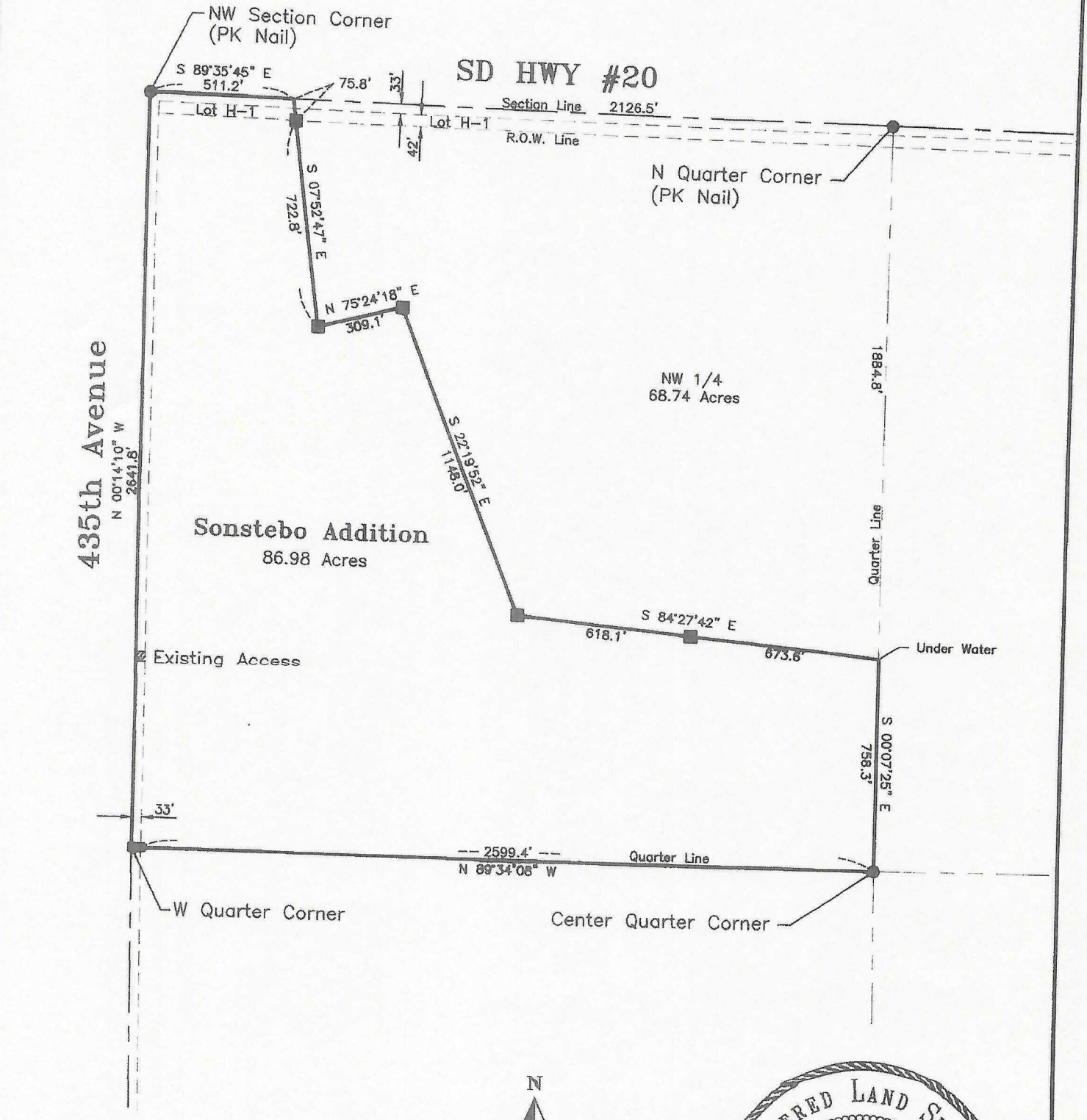
- A Conditional Use Permit pursuant to Section 2.04.04.2 Church or Cemetery [Conditional Uses – Agricultural District]. The applicant seeks to establish a family cemetery.

The physical location of this meeting is at the Clark County Courthouse, 200 N. Commercial Street, Clark. Since it may be easier to remotely participate, this meeting will also be held virtually over a tele-conference platform. All persons interested in this matter may register to be heard before the Board of Adjustment during said hearing. Instructions on how to listen, view and/or participate in the hearing online or telephonically may be found at http://association.1stdistrict.org/clark-county-board-of-adjustment/. If it is your intent to participate in the public hearing remotely, please contact the Clark County Zoning Officer by noon on Friday, November 13, 2026 to make arrangements.

The application and other associated written materials are available for public review at the following website: http://association.1stdistrict.org/clark-county-board-of-adjustment/
Written comments may be filed with the Clark County Zoning Officer by noon on Friday, November 13, 2026. Please contact the Clark County Zoning Officer at 605-532-3751 to make arrangements to submit written materials before then. No materials will be placed on the above website after 5 p.m. on Friday, November 13, 2026.

Luke Muller, on behalf of
Clark County Zoning Officer

Published once at approximate cost of $_____



Marty Mack
Registered Land Surveyor
Certified Federal Surveyor

NOVEMBER 2026
CLARK COUNTY
PLANNING COMMISSION
STAFF REPORT

THURSDAY – NOVEMBER 4, 2026 – 9:00 a.m.

ISSUE #1 Rezoning (Ordinance Amendment)

Applicant/Owner: Andrew Wookey

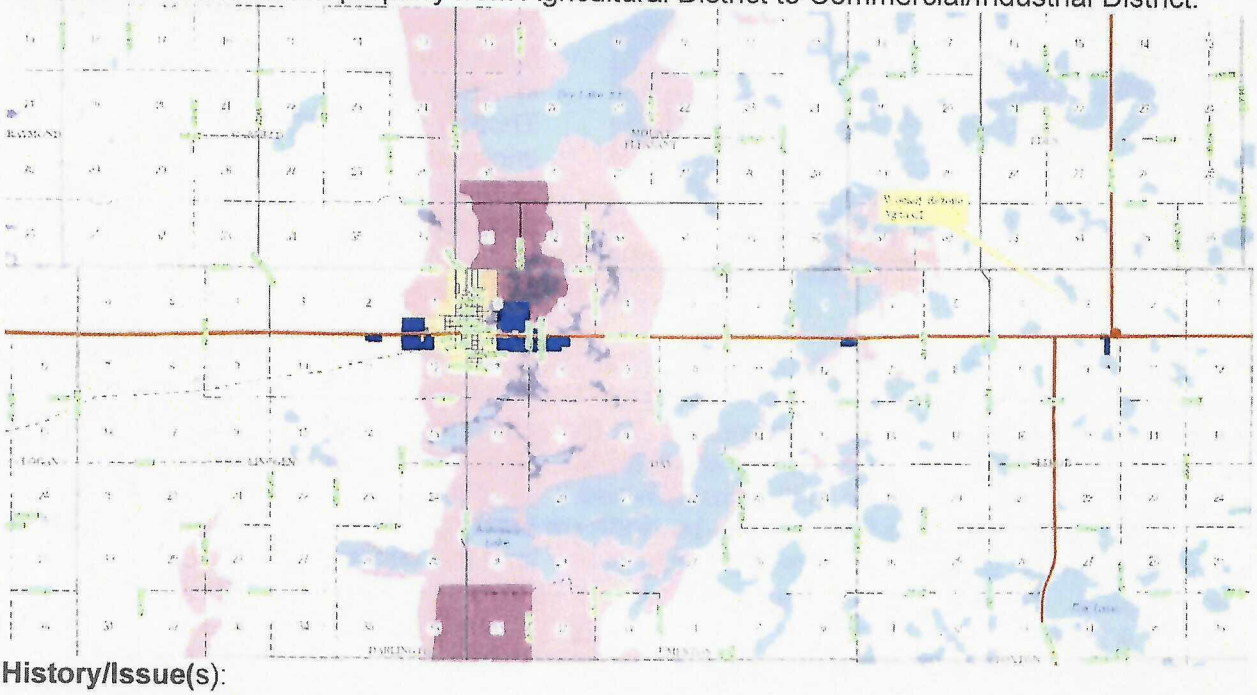
Property Description:

- A 12-acre portion in the southeast corner of the Southeast Quarter Section 3, Township 116 North, Range 56 West of the 5th P.M. Clark County, South Dakota.

Action Items – Public Hearing by Planning Commission;
Recommendation by Planning Commission for Ordinance 05-26

Zoning Designation: "A" - Agricultural District

Request: Rezone above property from Agricultural District to Commercial/Industrial District.



History/Issue(s):

Specifics of Property/Request:

1. The applicant seeks to rezone the property to operate an implement sales lot.
2. The current zoning designation of "Agricultural" would not allow for the proposed use.
3. Property surrounding this site is zoned Agricultural.
4. The property is at the intersection of a State and US Highway, and near the former "Wide Spot" which is used as a bin site despite being zoned "C/I"

Ordinance/Comprehensive Plan regarding this request:

1. This area is labeled as "Ag Stability" in which commercial/industrial rezoning is discouraged.
2. The Comprehensive Plan does support "clustering commercial/industrial uses" and redevelopment of existing commercial/industrial sites. This site is near a Commercial/Industrial zone but the property is not used commercially at this time.
3. The Comprehensive Land Use Plan recommends that commercial and industrial land uses which can be accommodated in the municipalities to be located within them.
4. The property is adjacent to two Arterial Streets (SD and US Highways). However all property in the Zone of Ag Stability (as is this property) is recommended to remain zoned Ag by the Comprehensive Land Use Plan.
5. The Board should note that approval limits the use of property all listed uses in the Commercial/Industrial District. Though the intended use is for implement sales, the Board is not allowed to Conditionally Rezone the property to limit the use of the property.

<u>*Staff Summary and recommendation*</u>:

Staff Summary: Considerable discussion by the Board and public has focused on limiting expansion of commercial and industrial zoning into the rural areas of the county to the point that the Board considered adding an amendment to the ordinance to make it harder to rezone to commercial. Approval of this ordinance would be an ordinance to allow the creep of commercial and industrial use into a portion of the county where it is not presently allowed, nor encouraged. Though at some point in the future it may be worth considering allowing the rezoning of property at intersections of state and federal highways, at this time the county's land use plan does not encourage it. Finally, since the request does not specify a legal description, the request is seeking a general recommendation as is most appropriate in this case. An additional public hearing will be required if the applicant chooses establish a legal description for consideration by the County Commission.

Staff recommendation:

The Planning Commission may postpone, approve or deny the request to rezone. Whether approved or denied, staff recommends that the applicant be required to prepare a Subdivision (Plat) of the proposed property for consideration of the County Commission in tandem with the Rezoning. If the Planning Commission recommends denial of the proposal, the applicant may seek to continue with the request to rezone before the County Commission, though it is not recommended to do so by staff.

ADVERTISEMENT FOR BIDS

Clark County, South Dakota
Str. No. 13-0523-2206 Replacement & Approach Grading

General Notice

Clark County, SD (Owner) is requesting Sealed Bids for the construction of the following Project:

Str. No. 13-0523-2206 Replacement & Approach Grading
BAI No. 24645.00

Sealed Bids for the construction of the Project will be received at the **Office of the Clark County Auditor** located at **200 N Commercial St. Clark, South Dakota 57225** until **Wednesday, December 9th 2026** at **10:00 AM** local time. At that time the Sealed Bids received will be **publicly** opened and read. Submittal of the Bid shall be in accordance with Article 14 of the Instructions to Bidders.

The Project includes the following Work:

- **Perform approximately 1260 CuYd of Unclassified Excavation**
- **Perform Removals and Incidental Work to prepare the site**
- **Furnish and Install approximately 100 CuYd of Contractor Furnished Borrow**
- **Furnish and Install approximately 40 LF of 2-9'x8' Precast Box Culvert and Associated End Sections**
- **Furnish and Install approximately 200 SqYd of Reinforcement Fabric (MSE)**
- **Furnish and Install approximately 156 Tons of Gravel Surfacing Aggregate**
- **Furnish and Install approximately 90 Tons of Class B Riprap**
- **Furnish and Install Traffic Control**
- **Furnish and Install Erosion and Sediment Control**
- **All restoration and all other miscellaneous work required not herein mentioned, but inferred from the Construction Contract Documents**

Obtaining the Bidding Documents

The Issuing Office for the Bidding Documents is:

Banner Associates, Inc.
409 22nd Avenue South
Brookings, SD 57006
(605) 692-6342

Prospective Bidders may obtain or examine the Bidding Documents at the Issuing Office. Upon a non-refundable payment of $40.00, including applicable taxes and fees, a paper copy of Bidding Documents may be obtained. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the Issuing Office.

Bidding Documents can be downloaded from www.bannerassociates.com and/or www.questcdn.com (reference Quest number **10426138**). Register with QuestCDN.com and submit the $22.00 fee to download the Bidding Documents. Downloading is recommended as plan holders receive automatic notice of addenda and bid updates. Interested parties may view the Bidding Documents at no cost after registration and prior to deciding to become a plan holder. Contact QuestCDN Customer Support at 952-233-1632 or

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.

Support@questcdn.com for assistance in membership registration and downloading digital Bidding Documents.

Upon request, in accordance with South Dakota Codified Law 5-18B-1, one paper copy of Bidding Documents shall be furnished, without charge, to each prime contractor resident in South Dakota who intends, in good faith, to submit a bid to the Owner. Additionally, if a paper copy is provided under the conditions of SDCL 5-18B-1, in consideration of the documents being provided at no charge, unsuccessful bidders agree to return the documents to the Issuing Office within thirty (30) days after the bid opening.

All official notifications, addenda, and other Bidding Documents will be offered only through the designated websites.

Instructions to Bidders.

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. Bid security shall be furnished in accordance with Article 8 of the Instructions to Bidders. Performance and payment bonds shall be furnished in accordance with Article 19 of the Instructions to Bidders. Bids may not be withdrawn after the time fixed for opening them. The Owner reserves the right to reject any and all bids, and to waive any irregularities therein.

Clark County does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or the provision of services. Bidders are required to ensure against discrimination on the Project because of race, color, national origin, sex, religion, age, or disability, and are required to comply with the Equal Opportunity Clause published at 41 CFR Part 60 and Executive Orders 11246, 11518, and 11625, as amended.

Dated this 5th day of November, 2026.

BY: Sara Gjerde
Clark County Commission Chair

ATTEST:

BY: Christine Tarbox
Clark County Auditor

Published twice at the approximate cost of $_____

Copyright© 2018 National Society of Professional Engineers, American Council of Engineering Companies, and American Society of Civil Engineers. All rights reserved.