

August 25, 2026

AGENDA

YANKTON COUNTY PLANNING COMMISSION

☐ Cheri Loest
☐ Mike Welsh
☐ Don Kettering

☐ Sam Hummel
☐ Nick Huber
☐ Kelly Kneifl

☐ Tim O'Hara

6:00 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

6:05 P.M.

Data Center Ordinance Discussion

6:10 P.M.

Public Comment

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 8/11/2026 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

CALL:

APPROVAL OF MINUTES: MOTION BY: Huber SECOND BY: O'Hara

PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

APPROVAL OF AGENDA: MOTION BY: Hummel SECOND BY: Kneifl

PLANNING: ☒ HUBER ☐ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

Agenda amended to remove Zimmerman plats and add State's Attorney Larsen at 7:15

AGENDA ITEM: Brandt – Conditional Use Permit

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an addition to an accessory structure since he is over the 2400 square foot maximum in a Moderate Density Residential District per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Plank's Addition, as platted in Book S7, page 77B; AND the West 538.3 feet of the South 370.28 feet of the North 489.28 feet of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), lying adjacent to said Plank's Addition, Section Four (4), Township Ninety-three (93), North, Range Fifty-six (56) West of the 5th P.M., AND Lots Fifteen (15), Sixteen (16), and Seventeen (17), located in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4), Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, as platted in Book S4, Page 109B all in Yankton County, South Dakota. E911 address is 2605 Deer Blvd, Yankton.

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: O'Hara SECOND BY: Huber

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

AGENDA ITEM: Kubal – Plat 14.008.200.100

ADDRESS/LEGAL: Plat of Tract 1 of Archies Addition located in the Southeast Quarter of Section 8, T94N, R57W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Welsh
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

AGENDA ITEM: **Kubal – Plat 14.009.100.100**
ADDRESS/LEGAL: Plat of Tract 1 of Mogcks Addition located in the Northeast Quarter of Section 9, T94N, R57W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: Kneifl SECOND BY: Loest
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

AGENDA ITEM: **Kubal – Plat 14.005.300.100**
ADDRESS/LEGAL: Plat of Tract 1 of North of Dan's Addition located in the Southeast Quarter of Section 5, T94N, R57W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: O'Hara SECOND BY: Huber
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

AGENDA ITEM: **Zimmerman – Plat 13.009.400.150**
ADDRESS/LEGAL: Plat of Gary Zimmerman's Addition, in the NE1/4 of the NW1/4 in Section 9, T93N, R57W of the 5th P.M., Yankton County, South Dakota
COMMENTS:

MOTION: **Removed from agenda**

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ KNEIFL

AGENDA ITEM: **Zimmerman – Plat 10.032.100.200**

ADDRESS/LEGAL: Plat of Mark Zimmerman Addition, in the NW1/4 of Section 32, T94N, R56W of the 5th P.M.,
Yankton County, South Dakota

COMMENTS:

MOTION: **Removed from agenda**

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ KNEIFL

AGENDA ITEM: **Nelson Conservation Easement 04.010.400.010**

ADDRESS/LEGAL: Nelson Wetland Conservation Easement 2 in the NW1/4 of the SE1/4 and in the SW1/4 of the
NE1/4 of Section 10, T96N, R54W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 7-0

APPROVAL: MOTION BY: O'Hara SECOND BY: Loest
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

AGENDA ITEM: **Dumont Holdings, LLC – Plat 13.013.400.010**

ADDRESS/LEGAL: Plat of Lots 18-29, Forest Lake Subdivision, in the NW1/4 of the NE1/4 and the NE1/4
of the NW1/4 of Section 13, T93N, R57W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve as presented**
Passed 6-0
Huber abstained

APPROVAL: MOTION BY: Loest SECOND BY: Kettering
PLANNING: ☐ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

AGENDA ITEM: **Scott Sandal presentation on Data Centers**
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: No Action taken

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ KNEIFL

AGENDA ITEM: **Data Center Ordinance Discussion**
ADDRESS/LEGAL: _____
COMMENTS: Tom Curren Heidi Sandal
Kay Swihart
Frank Kloucek
Ryan Heine

MOTION: No Action taken

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ KNEIFL

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

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Kneifl
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ KNEIFL

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

MOTION: _____

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ KNEIFL