

May 12, 2026

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Nick Huber
- Kelly Kneifl

- Tim O'Hara

## **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

## **7:05 P.M.**

### **Smith – Variance**

Applicant is requesting a variance to reduce the setbacks in a High Density Residential District. Applicant wishes to reduce the front setback from 30 feet to 0.5 feet and 3.74 feet per Article 18 Section 1807 and Article 20 Section 2003. Said property is legally described as Lot 15 Block 3 Beaver Beach Park, in the NW1/4 of the SE1/4, in Section 27, Township 95 North, Range 56 West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 315 Beaver Beach Rd, Utica.

## **7:10 P.M.**

### **Schafer – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit to conduct construction services on a lot in an Agriculture District per Article 5 Section 507, Article 18 Section 1805 and Article 19 Section 1905 Said property is legally described as the North 191 feet of the South 382 feet of Lot 1 Tract 1 Mielenz Addition, in Section 35, Township 94 North, Range 55 West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 30808 444<sup>th</sup> Ave, Mission Hill, South Dakota

## **7:15 P.M.**

### **Gavins Point Recreation, LLC – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit to add an additional building to a previously approved Conditional Use Permit per Article 11 Section 1107, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1-3 and 6-8, thon's Additional in the Southeast Quarter of the NW ¼ (SE1/4NW1/4), in Section Fifteen (15), township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 3311 Debra Boulevard, Yankton.

## **7:20 P.M.**

### **Plats**

**Walloch** - Plat of Tract 1, Robert & Julie Walloch Addition, in the SW1/4 of the SE1/4 of Section 19, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Buffington** - Plat of Lot 3 of C.C. Hollow, a replat of a portion of Lot 2 of C.C. Hollow in the Northwest Quarter of Section 14, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Gall** - Plat of Lot 1 of Galway Nursery, Located in the Northwest Quarter of Section 8, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**Jamesville Hutterian Brethren** - Plat of Tract 1, Jamesville Colony Addition, in Government Lots 11, 12, and 13, The NE1/4 of the NE1/4 AND the SE1/4 of the NE1/4 of Section 29, T96N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. Containing 86.38 Acres more or less.

**Bartling** – Plat of Tract 1 of Bartling Addition, in the SE1/4 of Section 34, T96N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

**7:25 P.M.**

**Public Comment**