

December 11, 2018

AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Michael Welch
- Carll Kretsinger
- Erik Koenigs
- Zane Williams
- Don Kettering

- Dan Guthmiller
- Debra Bodenstedt
- Butch Becker
- Jeff Gudahl

7:00 P.M.

Roll call

Approve agenda

Approve Planning Commission minutes, November 13, 2018

Subdivision Consideration:

Deerfield Truck & Equipment

Lots 1 – 20, Whitetail Run, SE1/4, NE1/4, & NE1/4, SE1/4, S16-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Deer Boulevard, Yankton, SD.

Todd Knodel / Greg Ryken

Lots 3 & 4, Tract A, Law Overlook Subdivision, SW1/4, SE1/4, S7, & NE1/4, S18-T93N-R56W and Lots 1 – 5, Tract B, Law Overlook Subdivision, NE1/4, S18-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Okie Dokie Lane, Yankton, SD.

Jeff Koster

Lots 34 – 40, Block 4, Sunrise Addition, SW1/4, SW1/4, S10-T93N-R55W, hereinafter referred to as Mission Hill South, County of Yankton, State of South Dakota. The E911 address is TBA Eastside Drive and TBA Oak Street, Yankton, SD.

7:05 P.M.

Scott Sorensen

Applicant is requesting a variance of Minimum Lot Requirement from twenty (20) acres to five +/- (5.70) acres in an Agriculture District (AG) in Yankton County. Said property is legally described as Tract 1, Turkey Creek Addition, W1/2, NE1/4, S16-T96N-R54W, hereinafter referred at as Turkey Valley Township, County of Yankton, State of South Dakota. The E911 address is 44855 293rd Street, Irene, SD.

Plat Consideration:

Tract 1A, Turkey Creek Addition, W1/2, NE1/4, S16-T96N-R54W, hereinafter referred at as Turkey Valley Township, County of Yankton, State of South Dakota. The E911 address is 44855 293rd Street, Irene, SD.

7:15 PM

Matt and Jon Maras

Applicant is requesting a Conditional Use Permit for self-storage facilities in a Lakeside Commercial District (LC) in Yankton County. Said property is legally described as Lot 8, Whitetail Run, SE1/4, NE1/4, S16-T93N-R56W, hereinafter referred at as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Deer Boulevard, Yankton, SD.

7:25 P.M.

Curtis Olivier

Applicant is requesting a Conditional Use Permit to build a campground in a Lakeside Commercial District (LC) in Yankton County. Applicant is requesting a variance of Maximum Building Size Requirement, to provide park model construction facility, from 1,200 sq. ft. to 11,500 sq. ft. in a Moderate Density Rural Residential District (R-2). Said property is legally described as N123 Acres, NE1/4, exc Lots 3, 5, 6, Block 1 & exc Lots 2 – 5, 7, 8, 10, 11, 12, Block 2, Law Overlook & exc Tract A, Law Overlook S/D, S18-T93N-R56W, hereinafter referred at as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Welkom Drive, Yankton, SD.

7:40 P.M.

Cameron Colony

Applicant is requesting a Conditional Use Permit to build/operate a Class F 2800 head (280 AU Animal Units) pork (swine under 55 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as SW1/4, S1-T96N-R55W, hereinafter referred to as Mayfield Township, County of Yankton, State of South Dakota. The E911 address is 44542 292nd Street, Irene, SD

8:00 P.M.

Jeff Koster

Applicant is requesting a variance of Minimum Lot Requirement, on three lots, from two (2) acres to .87 acre and a variance of Minimum Lot Requirement on three lots from two (2) acres to .51 acre in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred at as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD.

8:15 P.M.

Jeff Koster

Applicant is requesting a variance of Minimum Yard Requirement, on three lots, front yard from one hundred (100) feet to sixty five (65) feet and a variance of Minimum Yard Requirement, on five lots, front yard from one hundred (100) feet to twenty five (25) feet in a Commercial District (C) in Yankton County. Said property is legally described as Block 4, exc Lots 31, 32 & 33, Sunrise Addition, S10-T93N-R55W, hereinafter referred at as Mission Hill South Township, County of Yankton, State of South Dakota. The E911 address is TBA Oak Street, Yankton, SD.

8:30 P.M.

Yankton Energy

Applicant is requesting a Conditional Use Permit for Manufacturing to build an Ethanol Plant in a Commercial District (C) in Yankton County. Said property is legally described as Lot 1, exc Lot 2 – 5, Lot 1, Dakota Rail Park, S/D & exc Lot R-31, S21-T94N-R56W, hereinafter referred to as

Utica North Township, County of Yankton, State of South Dakota. The E911 address is 30668 436th Avenue, Utica, SD.

8:40 PM

Public Comment

Administrative:

Juliann Reiland / Phil Tau - Reiland River Rat Cabin, LLC update
Accessory structure discussion