

June 11, 2024

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Mike Welsh
- Don Kettering

- Sam Hummel
- Chris Barkl
- Dan Clark

- Lauren Nelson

## **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.**

### **Koble – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit to build an accessory structure in a High Density Residential District that exceeds the maximum aggregate square footage of 1600 square feet. Applicant wishes to build an accessory structure that is 2304 Square feet per Article 8 Section 1807, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as CMP 1<sup>st</sup> Addition in the NW1/4 of the SE1/4 of Section 27, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 221 Beaver Beach Rd, Utica. (Central)

## **7:10 P.M. (Moved to July by request of applicant)**

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

### **Fire and Ice – Conditional Use Permit**

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District per Article 11 Section 1109. Applicant wishes to erect a large gathering tent to host bands and have a beer garden. Said property is legally described as Lot 25, Lewis and Clark Business Center, Section 16, T93N, R56 west of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 3804 West 8<sup>th</sup> St., Yankton.

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

### **Munkvold Land and Cattle - Variance**

Applicant is requesting a Variance in an Agriculture District (AG) per Article 5 Section 515, Article 18 Section 1807, and Article 19 Section 1907. Applicant is requesting a Variance of 25 feet from the front 9North) property line to build an Agriculture accessory structure. Said property is legally described as the North half of the Northeast quarter (N1/2NE1/4) and the North half of the Northwest Quarter (N1/2 NW1/4) Excluding the East Two Hundred Eighty feet of the West Three hundred Eighty Feet of the North One Hundred Eighty feet of the West Sixty Acres (N2 NE4 & N2 NW4 EXC E280' W380' N180' W60A), Section Eight (8), T96N, R56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 43503 292 St, Menno.

## **7:25 P.M.**

### **Plats**

Koenigshof - Replat of Lot 2 and 3, Block 3 Zediker's Subdivision in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4, Section 8, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota, Hereafter to be known as: Plat of Tract 1 of Koenigshof Addition, an addition in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4 of Section 8, Township 93 North, Range 57 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota (**Ziskov South**)

**7:30 P.M.**

**NextEra Presentation**

**7:35 P.M.**

**Discussion - Definitions and Article 26 (Wind Energy Conversion Systems)**

**7:40 P.M.**

**Public Comment**