

February 12, 2019

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Michael Welch
- Carll Kretsinger
- Erik Koenigs
- Zane Williams
- Joe Healy

- Dan Guthmiller
- Dan Klimisch
- Butch Becker
- Jeff Gudahl

## **7:00 P.M.**

Roll call

Approve agenda

Approve Planning Commission minutes, January 15, 2019

## **7:05 PM**

Subdivision Consideration:

Curtis Olivier

Preliminary plat: Lots 5 – 17, Block 3, Law Overlook S/D, NE1/4, S18-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Welkom Drive, Yankton, SD.

## **7:10 PM**

Curtis Olivier

Applicant is requesting a variance of Maximum Building Size Requirement, to provide tenant storage, from 1,200 sq. ft. to 15,000 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.

## **7:25 PM**

Neal Lange

Applicant is requesting a Conditional Use Permit for a motel in a Lakeside Commercial District (LC). Said property is legally described as NE1/4, NW1/4, exc Parcel A & exc Lots H-2 thru H-6 & exc Lots 1-5, Block 2, Lot A1-A, A1-B, A1-C, B&C Block 3, Kaiser Overlook, N1/2, NE1/4, NW1/4, S15-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 827 Hemi Drive, Yankton, SD.

## **8:00 PM**

Robert Law

Applicant is requesting a variance of minimum lot requirement from twenty (20) acres to four (4 +/-) acres in an Agriculture District (AG). Said property is legally described as SE1/4, SE1/4, exc Lot H1 & H2 & exc Tract A, S31-T94N-R56W, hereinafter referred to as Utica North Township, County of Yankton, State of South Dakota. The E911 address is TBA SD Hwy 50, Yankton, SD.

**8:15 PM**

**Administrative:**

Zoning ordinance discussion:

- Variance analysis
- Accessory structure
- Agriculture District, Commercial District and Rural Transitional District Lot Requirements
- Agriculture District and Commercial District Yard Requirements
- Wireless Communications Facilities
- Wind Energy Systems

**9:00 PM**

Public Comment