

June 13, 2023

AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Cheri Loest
- Cathy Weiss
- Don Kettering

- Dennis Michael
- 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.

Bornitz – Rezone

Applicant is requesting to rezone six lots in a Rural Transition District to a Moderate Density Rural Residential District (R2) per Article 18 section 1809 and Article 20 section 2003. Said properties are legally described as Lots One (1) ,Two (2), Three (3), Four (4), Five (5), and Six (6) Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5th P.M., Yankton County, South Dakota – (**Utica South**)

7:10 P.M.

Kozak – Conditional Use Permit

Applicant is requesting a Conditional Use Permit in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, as platted in Book S20, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 West 8th St, Yankton, South Dakota – (**Utica South**)

7:15 P.M.

Mace – Conditional Use Permit

Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Yankton County, South Dakota, as per plats recorded in Book S20, page 413. – (**Utica South**)

7:20 P.M.

Plats

Olivier - Plat of Lot 11 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota – (**Utica South**)

Olivier - A Replat of Lot 16, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota,
Hereafter to be known as:

lot 16A, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota – **(Utica South)**

Kolberg - Plat of Tracts 1 and 2, Kolberg's Addition, in the E1/2 of the SW1/4 and in the SE1/4 of Section 5, T93N, R54W of the 5th P.M., Yankton County, South Dakota. – **(Gayville)**

White Crane Estates - Plat of Lots 17, 18, 19, 77, 78, and 79, Crestview Homes Subdivision, in the NE1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota – **(Utica South)**

LL Cwach LLC – Plat of Tract 1, L and L Cwach Addition, in the SE1/4 of the NE1/4 of Section 30, T94N, R56W of the 5th P.M., Yankton County, South Dakota – **(Utica North)**

DLK&M, LLC - Plat of Tract 1, Kronaizl Addition, in the NW1/4 of Section 1, T93N, R57W of the 5th P.M., Yankton County, South Dakota – **(Ziskov South)**

Yankton Thrive - Plat of tracts 2, 3, and 4 of Law Addition in the N1/2 of the SE1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., City and County of Yankton, South Dakota
Containing 1,222,443 SQ. FT (28.06 Acres) More or less **(City ETJ)**

7:25 P.M.

Discussion regarding Building Height, Small Acre Lots, and Solar Farms

7:30 P.M.

Public Comment