

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 10/14/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter
ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK
CALL:
APPROVAL OF MINUTES: MOTION BY: Kettering SECOND BY: Huber
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: O'Hara
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Leber – Conditional Use Permit 08.034.200.020
ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in an Agriculture District for a campground per Article 5 section 509, Article 18 section 1805, and Article 19 section 1905. Applicant wishes to maintain a 13-unit campground. Said property is legally described as Lot A in the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section Thirty-four (34), Township Ninety-six (96) North, Range Fifty-five (55) West of the 5th PM, Yankton County, South Dakota. E911 address is 44398 S HWY 46, Irene, South Dakota.
COMMENTS: Stuart Huber
Dan Leber

MOTION: Approve application based on it having been a grandfathered use to begin with
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Clark
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Frohreich Trust Tracts 1, 2, and 3 – Plat 07.019.200.200
ADDRESS/LEGAL: Plat of Tracts 1, 2, and 3 Frohreich's Addition being a replat of the South 23 Acres of the N1/2 of the SW1/4; The S1/2 of the SW1/4 and the SE1/4, Section 19, Also a portion of Gov. Lots 6 and 7, being in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Welsh
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Frohreich Trust Tract 4 – Plat 07.019.200.200
ADDRESS/LEGAL: Plat of Tract 4 Frohreich’s Addition being a replat of a portion of Gov. Lots 6 and 7, and that portion of Gov. Lot 8 that lies South of the ¼ Line, in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: O’Hara
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O’HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Sinclair – Plat 07.019.200.200
ADDRESS/LEGAL: Plat of Sinclair Addition, being a replat of a portion of Tract IIA in Tract II and a portion of SE1/4 all in Section 19, and Tract IIB of Tract II and a portion of the SW1/4 all in Section 20, T95N, R55W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

MOTION: Approve as presented
Passed 6-0, Huber abstained

APPROVAL: MOTION BY: Loest SECOND BY: Clark
PLANNING: ☐ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O’HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Open meeting laws review
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: Acknowledge commissioners have reviewed the open meeting laws

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O’HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Highway 52 Overlay discussion
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: Move to public hearing in November
Passed 6-0 (Welsh abstained).

APPROVAL: MOTION BY: O'Hara SECOND BY: Huber
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☐ WELSH ☒ CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Mike Frick

MOTION: Adjourn
Passed 6-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☐ WELSH ☒ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O’HARA ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O’HARA ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O’HARA ☐ WELSH ☐ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK