Yankton County Planning Commission

February 12th 2019

The monthly meeting of the Yankton County Planning Commission was called to order by Chairperson

Michael Welsh at 7:00 p.m. on February 12th 2019.

Members present at call to order: Healy, Klimisch, Kretsinger, Gudahl, Williams, Koenigs, and Welch.

Members absent: Guthmiller, Becker

The States Attorney addressed the planning commission.

Motion by Gudahl second by Koenigs to approve the January 15th Planning Commission meeting minutes.

By voice vote, Kretsinger abstain, all other voted aye

Motion carried

Motion by Gudahl second by Kretsinger to approve the agenda.

By voice vote motion, all present voted aye.

Motion carried.

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.

Curtis Oliver presented his project

Bill McMenamy spoke on the application

Action motion by Kretsinger second by William to accept the plat.

Roll call vote. All present voted aye.

Motion carried.

  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.

Curtis Oliver presented his project

Bill McMenamy spoke on the application

Bob Law spoke on the application.

Action motion by Kretsinger second by Welch to approve 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).

Roll call vote. All present voted aye.

Motion carried.

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.

Neal Lange presented his application

Rick Inhofer spoke in the application

Action motion by Williams second by Kretsinger to approve a Conditional Use Permit for a motel in a Lakeside Commercial District (LC).

Roll call vote. All present voted aye.

Motion carried.

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.

Bob Law presented his application

Action motion by Koenigs second by Williams to deny a variance of minimum lot requirement from twenty (20) acres to four (4 +/-) acres in an Agriculture District (AG).

Roll call vote. Aye: Kretsinger, Gudahl, Williams, Koenigs, and Welch. Nay: Klimisch, Healy

Motion carried.

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

A discussion took place on county zoning, conditional use permits, and variances.

Public Comment

A public comment was made by Patty Gramkow

Motion by Gudahl second by Kretsinger to adjourn

By voice vote, all voted aye

Motion carried