

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 1/12/2021 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter, Conkling

ROLL BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

CALL:

APPROVAL OF MINUTES: MOTION BY: Williams SECOND BY: Barkl

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

APPROVAL OF AGENDA: MOTION BY: Kettering SECOND BY: Michael

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

Conflict of Interest: None

AGENDA ITEM: **Doug Marquardt** – Applicant is requesting a CUP for a truck wash in a Commercial district © per Article 10 Section 1007 at a service garage.

ADDRESS/LEGAL: JoDean’s Addition, Yankton County, South Dakota, as per plat recorded in Book S17, page 6, and Lot One (1) and the North One Hundred Feet (N100’) of Lots Two (2) in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), in Section 24, T94N, R56W of the 5th P.M., hereinafter referred to as Utica North Township, County of Yankton, State of South Dakota as per plat recorded in Book S8, page 123. The E911 address is 30653 US Hwy 81, Yankton, SD.

PUBLIC COMMENTS: None

MOTION: Motion to approve as presented

APPROVAL: MOTION BY: Kettering SECOND BY: Williams

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Ryken’s RV Park** – Applicant is requesting a Conditional Use Permit for a Campground and a Pool in a Lakeside Commercial District (LC) per Article 11 Section 1107 Amended from his previously approved Conditional Use Permit CUP-2020-26. **(Ross Deherder spoke for applicant)**

ADDRESS/LEGAL: Proposed Lot 16, Whitetail Run, in the NE1/4 of the SE1/4, Section 16 T93N R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBD Buck Street, Yankton, SD.

PUBLIC COMMENTS: Ryan Heine spoke against

MOTION: Move to approve proposed changes with conditions signage on Buck street to direct traffic to Doe Boulevard and required fences along east and west boundaries to be constructed shortly after road construction is complete.

APPROVAL: MOTION BY: Michael SECOND BY: Kettering

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Richard List** – Applicant is requesting a Conditional Use Permit for an accessory building in a Low Density Residential District (R1) Per Article 6 Section 607 (17) that exceeds 4,000 square Foot aggregate and the maximum aggregate floor area for parcels in low Density zoning.
ADDRESS/LEGAL: List Addition NE4, Section 10, T93N, R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 1305 Timberland Dr., Yankton, SD.
PUBLIC COMMENTS: None
MOTION: Move to approve as presented

APPROVAL: MOTION BY: Michael SECOND BY: Williams
PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Plat** – Lots 26, 27, 49, 50, 51, and 52 Crestview Homes Subdivision, in the NE1/4 of Section 21, T93N, R56W, of the 5th P.M., Yankton County, Yankton, SD
ADDRESS/LEGAL: _____
COMMENTS: _____
PUBLIC COMMENT: none
MOTION: Move to approve as presented

APPROVAL: MOTION BY: Michael SECOND BY: Hevle
PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Plat** – A replat of Lots 1 and 2, Block 2, Pioneer Hills Addition, A subdivision of Parcel F of the NE1/4 of Section 17, T93N, R56W of the 5th P.M., Yankton County, Yankton South Dakota, Hereinafter to be known as Lot 4, Block 2, Pioneer Hills Addition, a subdivision of Parcel F of the NE1/4 of Section 17, T93N, R56W, of the 5th P.M., Yankton County, South Dakota
ADDRESS/LEGAL: _____
COMMENTS: Gary Vetter, Zoning Director – This was required by the Board of Adjustment and brings the property more into conformity.
MOTION: Approve as presented

APPROVAL: MOTION BY: Barkl SECOND BY: Michael
PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Plat** – Lots 3 and 4 of Quarry Pines Addition in the Northwest ¼ of the Northwest ¼ of Section 16, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota

ADDRESS/LEGAL: _____

COMMENTS: _____

PUBLIC None

COMMENT: _____

MOTION: Move to approve as presented

APPROVAL: MOTION BY: Williams SECOND BY: Kettering

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Plat** – Lot 6, Block 2, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota

ADDRESS/LEGAL: _____

PUBLIC None

COMMENTS: _____

MOTION: Move to Approve as presented

APPROVAL: MOTION BY: Michael SECOND BY: Williams

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Bruce Jensen** – Proposed changes to Article 5 of the Zoning Ordinances

ADDRESS/LEGAL: _____

PUBLIC None

COMMENT: _____

MOTION: Move to Deny
Michael and Williams abstained

APPROVAL: MOTION BY: Hevle SECOND BY: Schultz

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: **Discussion of possible ordinance changes**

ADDRESS/LEGAL: _____

PUBLIC _____
COMMENTS: Gary Vetter, Zoning Director - County Commission will be holding Special Meeting to discuss Article
5 on January 25 (6:00 pm) and February 5 (9:00 am)

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

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COMMENTS: _____

MOTION: _____

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PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

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COMMENTS: _____
MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____
 BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: _____

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: BARKL KETERING MICHAEL SCHULTZ HEVLE WILLIAMS

AGENDA ITEM: _____

ADJOURN Motion: Second: _____

PLANNING: BARKL KETTERING MICHAEL SCHULTZ HEVLE WILLIAMS