

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 5/13/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

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

**AGENDA ITEM:** Stibral - Variance  
**ADDRESS/LEGAL:** Applicant is requesting a Variance in a Moderate Density Residential District. Applicant is requesting a Variance of 20 feet to the front setback due to topography to build an accessory structure 10 feet from the front property line per Article 18 Section 1807 and Article 19 Section 1907. Said property is legally described as Lot One (1) Block Four (4) Bramsen Addition in Section Fourteen (14), Township Ninety-three (93) North, Range Fifty-seven (57) West of the 5<sup>th</sup> P.M., Yankton County, South Dakota.  
**COMMENTS:** Chuck Stibral - applicant

**MOTION:** Approve as presented  
Failed 2-5  
Kettering and Huber "AYE" all others "NAY"  
**APPROVAL:** MOTION BY: Kettering SECOND BY: Huber  
**PLANNING:** ☒ HUBER ☐ LOEST ☒ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

**AGENDA ITEM:** Potts - Plat  
**ADDRESS/LEGAL:** Plat of Tract 1 and Tract 2 of Potts Addition in the SE1/4 of Section 4, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

**MOTION:** Approve as presented  
Passed 7-0  
**APPROVAL:** MOTION BY: Loest SECOND BY: Clark  
**PLANNING:** ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

**AGENDA ITEM:** Gall - Plat  
**ADDRESS/LEGAL:** Plat of Kepplinger Tract 1, in the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 6, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

**MOTION:** Approve as presented  
Passed 7-0

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

**AGENDA ITEM:** Lee - Plat  
**ADDRESS/LEGAL:** Plat of Lee-Jepsen Tract 1 located in the West half of the Northwest Quarter of Section 15, T94N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

**MOTION:** Approve as presented  
Passed 7-0

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

**AGENDA ITEM:** Arens - Plat  
**ADDRESS/LEGAL:** Plat of Prairie Creek Ranch, in the E1/2 of the SE1/4 of Section 11, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

**MOTION:** Approve as presented  
Passed 7-0

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

**AGENDA ITEM:**     Discussion of proposed ordinance change allowing chickens in Residential districts  
**ADDRESS/LEGAL:** \_\_\_\_\_  
**COMMENTS:**       None

**MOTION:**           **No action taken**

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

**AGENDA ITEM:**     Public comment  
**ADDRESS/LEGAL:** \_\_\_\_\_  
**COMMENTS:**       None

**MOTION:**           **Adjourn**  
                          **Passed 7-0**

**APPROVAL:**        **MOTION BY:** Kettering **SECOND BY:** Welsh  
**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: \_\_\_\_\_  
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