

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 6/11/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Nelson SECOND BY: Kettering

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Koble – Conditional Use Permit 11.037.400.303

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to build an accessory structure in a High Density Residential District that exceeds the maximum aggregate square footage of 1600 square feet. Applicant wishes to build an accessory structure that is 2304 Square feet per Article 8 Section 1807, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as CMP 1st Addition in the NW1/4 of the SE1/4 of Section 27, T95N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 221 Beaver Beach Rd, Utica.

COMMENTS: Gary Koble - Applicant

MOTION: **Approve based on Findings of Facts**
Passed 7-0

APPROVAL: MOTION BY: Hummel SECOND BY: Kettering

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Moved to July by applicant's request

ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Fire and Ice – Conditional Use Permit 09.016.100.183

ADDRESS/LLEGAL: Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District per Article 11 Section 1109. Applicant wishes to erect a large gathering tent to host bands and have a beer garden. Said property is legally described as Lot 25, Lewis and Clark Business Center, Section 16, T93N, R56 west of the 5th P.M., Yankton County, South Dakota. E911 address is 3804 West 8th St., Yankton.

COMMENTS: James DeBoer – applicant
Kate Doering – applicant
Teresa Kubal
Beth Kaltsulas

MOTION: **Postpone to July meeting
Passed 7-0**

APPROVAL: MOTION BY: Hummel SECOND BY: Welsh
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Munkvold Land and Cattle – Variance 12.008.100.100

ADDRESS/LLEGAL: Applicant is requesting a Variance in an Agriculture District (AG) per Article 5 Section 515, Article 18 Section 1807, and Article 19 Section 1907. Applicant is requesting a Variance of 25 feet from the front 9(North) property line to build an Agriculture accessory structure. Said property is legally described as the North half of the Northeast quarter (N1/2NE1/4) and the North half of the Northwest Quarter (N1/2 NW1/4) Excluding the East Two Hundred Eighty feet of the West Three hundred Eighty Feet of the North One Hundred Eighty feet of the West Sixty Acres (N2 NE4 & N2 NW4 EXC E280' W380' N180' W60A), Section Eight (8), T96N, R56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 43503 292 St, Menno.

COMMENTS: Ordell Munkvold - applicant

MOTION: **Approve based on Findings of Facts
Passed 6-1**

APPROVAL: MOTION BY: Kettering SECOND BY: Nelson
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Koenigshof – Plat 13.005.300.720

ADDRESS/LLEGAL: Replat of Lot 2 and 3, Block 3 Zediker’s Subdivision in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4, Section 8, T93N, R57W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as:

Plat of Tract 1 of Koenigshof Addition, an addition in the NE1/4 of the NW1/4 and in the SE1/4 of the NW1/4 of Section 8, Township 93 North, Range 57 West of the 5th Principal Meridian, Yankton County, South Dakota

COMMENTS: None

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

APPROVAL: MOTION BY: Kettering SECOND BY: Welsh
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: NextEra Presentation

ADDRESS/LEGAL:

COMMENTS:	Clay Cameron -NextEra	Robert Byrnes	Sandra Baker
	Alan Anderson – NextEra	Gordon Waltner	Alan Warren
	Chris Ollson – NextEra	Lori Sletten	
	Randy Wagner	Terri Clark	

MOTION: **No action taken**

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Discussion – Definitions and Article 26 (Wind Energy Conversion Systems)

ADDRESS/LEGAL:

COMMENTS: Board discussion

MOTION: **No action taken**

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

MOTION:
Adjourn
Passed 7-0

APPROVAL: **MOTION BY:** Hummel **SECOND BY:** Loest
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

MOTION: _____

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

MOTION: _____

APPROVAL: **MOTION BY:** _____ **SECOND BY:** _____
PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____

COMMENTS:

MOTION:

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MOTION:

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