

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 9/10/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Vetter

ROLL BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

CALL:

APPROVAL OF MINUTES: MOTION BY: Loest SECOND BY: Hummel

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Swan Lake Wind, LLC – Conditional Use Permit (Continued from August 13, 2024 meeting)

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for a Large Wind Energy Conversion System per Article 5 Section 507 and Article 26 Section 2605. Applicant is requesting to place 37 Large Wind Towers in Agriculture Districts throughout Mayfield and Turkey Valley Townships in Yankton County. Said towers will be placed in Sections 1, 2, 3, 4, 9, 11, 13, 14, 22, 23, 24, 25, 27, and 28 of Township 96 North, Range 55 West of the 5th PM and Sections 6, 7, 17, 20, 28, 31, 32, and 33 of Township 96 North, Range 54 west of the 5th PM, Yankton County, South Dakota (**Mayfield and Turkey Valley**)

COMMENTS: **Welsh made a motion to deny due to name issue. NextEra said it should be a clerical issue to be rectified. Motion was withdrawn.**

MOTION: **Continue to the October 8, 2024 Meeting and that no other application for a CUP be accepted from Swan Lake Wind, LLC until this application is finalized by this commission. Hummel amended the motion to add they need to be authorized to do business in South Dakota by September 23 and Passed 7-0**

APPROVAL: MOTION BY: Hummel SECOND BY: wesh

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: DGOGYankton05242024, LLC – Conditional Use Permit

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel in a Rural Transitional District (RT) to Lakeside Commercial District (LC) per Article 18, Section 1809 and Article 20, Section 2003. Said property is legally described as the North 2 acres (N2A) of the West Eleven rods (W11RDS) Excluding Lot H-3 of the Southwest quarter of the Northeast Quarter (SW4 NE4) Section Fifteen (15), Township Ninety-three (93) North, Range Fifty-six (56) west of the 5th P.M., Yankton County, South Dakota. E911 address is 3111 West 8th St, Yankton. (**Utica South**)

COMMENTS:

MOTION:

Passed 6-0, Barkl abstained

APPROVAL:

MOTION BY: Loest SECOND BY: Nelson

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM:

Sinclair - Plat

ADDRESS/LEGAL:

Plat of Nicolaus Farm in the NE1/4 of Section 19, T95 N, R56W of the 5th P.M., Yankton County, South Dakota

This plat vacates previously platted Tract I; and Tract IIA in Tract II in the NE1/4 of Section 19, T95N, R56W of the 5th P.M., Yankton County, South Dakota, Filed on October 4th, 1983 and recorded in Book S11, page 54. **(Walshtown)**

COMMENTS:

None

MOTION:

**Approve as presented
Passed 7-0**

APPROVAL:

MOTION BY: Welsh SECOND BY: Hummel

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM:

Jacobson - Plat

ADDRESS/LEGAL:

Plat of lots 1 and 2 of Hillesland Tract 2, in the NW1/4 of the SW1/4 and the SW1/4 of the NW1/4 of section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota **(Utica South)**

COMMENTS:

None

MOTION:

**Approve as presented
Passed 7-0**

APPROVAL:

MOTION BY: Kettering SECOND BY: Hummel

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM:

Brewer - Plat

ADDRESS/LEGAL:

Plat of Tract A of Brewer's Addition in the SW1/4 of the SE1/4 of Section 27, and Tract B of

Brewer's Addition in the SW1/4 of the SE1/4, SE1/4 of the SE1/4 of Section 27, and also in the NE1/4 of the NE1/4 of Section 34, T95N, R56W of the 5th P.M., Yankton County, South Dakota
This plat vacates the previously platted Lots 11, 12, and 13, filed on June 24th, 1983 and recorded in Book S11, page 45. **(Central)**

COMMENTS: None

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

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

AGENDA ITEM: Goshen Nation, LLC - Plat

ADDRESS/LEGAL: Plat of Lots B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, and B12 of Lot 21, Whitetail Run in the SE1/4 of the NE1/4 of section 16, Township 93 North, Range 56 West of the 5th Principal Meridian, Yankton County, South Dakota. Containing 13,892 SQ. FT. (0.32 Acres) more or less **(Utica South)**

COMMENTS: None

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

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

AGENDA ITEM: Drotzmann - Plat

ADDRESS/LEGAL: Plat of Tract 1, Deer Boulevard Estates, in the SE1/4 of Section 9, T93N, R56W of the 5th P.M., Yankton County, South Dakota. **(Utica South)**

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: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Louis Johnson, Lori Sletten, Rodney Sletten, Tina Lee

MOTION: Adjourn

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

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ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: _____

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