

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 6/10/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

CALL:

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

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: Dollar General – Conditional Use Permit 09.015.100.124

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District to place two illuminated signs on the property per Article 14 Section 1403 number 4, Article 18 Section 1805, and Article 19 Section 1905.

Said property is legally described as the North 2 acres of the West 11 Rods Excluding Lot H-3 in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4), Section 15, Township 93N, Range 56 West of the 5th P.M., Yankton County, South Dakota. E911 address is 706 Kalea St, Yankton

COMMENTS: **Brittany Wesch - applicant**

MOTION: **Approve with the condition the lights turn off at 10 PM
Passed 7-0**

APPROVAL: MOTION BY: Welsh SECOND BY: Huber

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: Jamesville Hutterian Brethren – Conditional Use Permit 12.009.400.100

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in an Agriculture District for a Class A Concentrated Animal Feeding Operation per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Applicant wished to construct a CAFO to house 5600 head swine finishers, over 55 pounds. Said property is described as the South half of the Southwest Quarter (S1/2SW1/4) in Section Four (4), Township Ninety-six (96) North, Range Fifty-six (56) West of the 5th PM, Yankton County, South Dakota.

COMMENTS: Mathew Wurtz – applicant Louie Johnson Tim Kurbis
Brian Friedrichsen Ray Epps Kiera Leddy
Joe Guenther John Gunderson
Ron Schafer Ordell Munkvold

MOTION: **Approve with the condition that it is approved by the State Department of Agriculture and Natural Resources before it becomes effective.
Passed 7-0**

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

AGENDA ITEM: Public Hearing 25-ZN-02

ADDRESS/LEGAL:

COMMENTS: None

MOTION: **Move to County Commission with discussed changes**
Passed 7-0

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

AGENDA ITEM: DT&R Farms, LLC - Plat 08.019.100.010

ADDRESS/LEGAL: Plat of Tract 1, M & T Munkvold Addition, in the SE1/4 of the NE1/4 of Section 19, T96N, R55W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve**
Passed 7-0

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

AGENDA ITEM: Schmidt – Plat 10.013.300.200

ADDRESS/LEGAL: Plat of Parcel A in Tract 1 of Schmidt's 4th Addition, in the SW1/4 of Section 13, T94N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

MOTION: **Approve**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: O'Hara
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: O'Hara SECOND BY: Huber
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: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

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ADDRESS/LEGAL: _____

COMMENTS: _____

MOTION: _____

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PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

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APPROVAL: _____ MOTION BY: _____ SECOND BY: _____

PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK