

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 5/14/2024 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

CALL:

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

APPROVAL OF AGENDA: MOTION BY: Nelson SECOND BY: Hummel

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

Amended Agenda – Remove Schenk plat and correct name of NextEra presentation

AGENDA ITEM: CMC Adventures, LLC – Rezone 09.004.400.301

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel dual zoned Moderate Density Rural Residential District (R2) and Rural Transitional District (RT) to a Moderate Density Rural Residential District (R2). Said property is legally described as Lot One (1) of Ranch One (1), Ranch Estates, in the West half (W1/2) of Section Four (4), T93N, R56W of the 5th P.M., Yankton County, South Dakota. E911 address is 30938 436th Ave, Yankton. (Utica South)

COMMENTS: Mike Bornitz - Applicant

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

APPROVAL: MOTION BY: Loest SECOND BY: Nelson

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: List – Conditional Use Permit 09.010.300.100

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for to run his electrician’s business out of an accessory building in a Low Density Residential District (LD) per Article 6 Section 609, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as the East half of the Northwest Quarter (E1/2NW1/4) Excluding Lot A and Excluding the South Eighty Feet (S80’) of the North One thousand forty-six feet (N1046’) of the West One hundred Fifty Feet (W150’), Yankton County, South Dakota

COMMENTS: Ryan List - Applicant

MOTION: **Approve List Conditional Use Permit to run his electrical business at that location.
Passed 7-0**

APPROVAL: MOTION BY: Hummel SECOND BY: Kettering

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: List – Conditional Use Permit 09.010.300.100

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Low Density Residential District (LD) that exceeds the maximum aggregate square footage of 4000 square feet. Applicant wishes to build an accessory structure that is 6000 square feet with 14' sidewalls per Article 6 Section 607, Article 18 Section 1805 and Article 19 Section 1905. Said property is legally described as the East half of the Northwest Quarter (E1/2NW1/4) Excluding Lot A and Excluding the South Eighty Feet (S80') of the North One thousand forty-six feet (N1046') of the West One hundred Fifty Feet (W150'), Yankton County, South Dakota

COMMENTS: Ryan List - Applicant

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

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

AGENDA ITEM: CMC Adventures, LLC plat 09.004.400.301

ADDRESS/LEGAL: A replat of Lots 1, 2 and 3 of Ranch 1, Ranch Estates, in the W1/2 of Section 4, T93N, R56W of the 5th P.M., Yankton County, South Dakota, Hereafter to be known as:
Lots 4 through 10 of Ranch 1, Ranch Estates, in the W1/2 of Section 4, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

COMMENTS: None

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

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

AGENDA ITEM: Drotzmann- Plat 09.009.200.175

ADDRESS/LEGAL: Plat of Lots 1 Thru 20, Deer Boulevard Estates, in the SE1/4 of Section 9, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

COMMENTS: None

MOTION: Approve a presented
Passed 7-0

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

AGENDA ITEM: Schenk Plat 13.016.200.200
ADDRESS/LEGAL: Plat of Lots 12, 13, 14 and 15, Lake Forest Estates, in the W1/2 and in the S1/2 of the SE1/4, All in Section 16, T93N, R57W of the 5th P.M., Yankton County, South Dakota (Ziskov South)
COMMENTS: _____

MOTION: Removed from agenda

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

AGENDA ITEM: NextGen Presentation
ADDRESS/LEGAL: _____
COMMENTS: Gokhan Andi – NextEra, Chris Ollson – NextEra, Jill Seed – NextEra
Public comment – Roger Hofer, Robert Burns, Matt Conway, Ralph Marquardt, Sandra Baker, Jackie Mayo, Lori Sletten, Alan ward, Terri Clark, Rodney Sletten, Steve Brockmueller

MOTION: No action taken

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

AGENDA ITEM: Article 26 Discussion – Wind Energy Conversion Systems
ADDRESS/LEGAL: _____
COMMENTS: None

MOTION: No action taken

APPROVAL: MOTION BY: _____ SECOND BY: _____

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Public Comment
ADDRESS/LEGAL: _____
COMMENTS: Terri Clark, Kristi Conway, Roger Hofer

MOTION: **Adjourn**
 Passed 7-0

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

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

MOTION: _____

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COMMENTS: _____

MOTION: _____

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ADDRESS/LEGAL:
COMMENTS:

MOTION:

APPROVAL:
PLANNING:

MOTION BY: _____ SECOND BY: _____

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK