

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

STAFF ATTENDANCE: Conkling/Vetter

ROLL BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

CALL:

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

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

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Wildwood Christian Retreat Center – Conditional Use Permit 11.011.200.100

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in an Agriculture District per Article 5 Section 509, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to create a retreat center where Christian leaders can come for sabbatical and church staff for retreats. Said property is legally described as the Southeast Quarter (SE1/4) Section 11, T95N, R56 west of the 5th P.M. Yankton County, South Dakota. E911 address is 29901 439th Ave, Utica

COMMENTS: Trevor Thielke – applicant Harold Klimisch
Sally Thielke – applicant
Michael Roach
Jan Klimisch

MOTION: **Approve based on maximum of 10 cabins as presented and other findings of facts
Passed 5-2**

APPROVAL: MOTION BY: Loest SECOND BY: Welsh

PLANNING: BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK

AGENDA ITEM: Fire and Ice – Conditional Use Permit

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. 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
Beth Kaltsulas

MOTION: **Approve with the following conditions - a permanent fence be built on the northwest side of the property, A traffic flow plan be submitted and approved by the Zoning Administrator, no parking**

on the frontage road, porta potties are available, a maximum of four music events per year and music must end at 11:00 P.M., and the tent can only be up for four days for each music event.
Passed 7-0

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

AGENDA ITEM: Olivier - plat

ADDRESS/LLEGAL: Plat of Lots 2 and 3 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS:

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

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

AGENDA ITEM: Public Hearing – Definitions and Article 26 (WECS)

ADDRESS/LLEGAL:

COMMENTS: Julie Auch Gordon Waltner Doug Nelson Sandy Williams Alan Ward
Connor Morkve Chris Ollson Alan Claus Anderson Lori Sletten Mike Healy
Myles Schumacher Terri Clark Jennifer Morkve Sandra Baker
Roger Hofer Robert Burns Joshua Stuckey Ralph Marquardt

MOTION: **Send Article 26 to the County Commission with the amendments to definition of Large Wind Energy Conversion System and Small Wind Energy Conversion System and addition of sentence to Section 2615 Letter I regarding eminent domain and electric lines.**
Passed 7-0

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

AGENDA ITEM: Public Comment

ADDRESS/LLEGAL:

COMMENTS: Devon Wagner
Doug Nelson
Gordon Waltner

MOTION: **Adjourn**
Passed 7-0

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

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COMMENTS:

MOTION:

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COMMENTS:

MOTION:

APPROVAL:

MOTION BY:

SECOND BY:

PLANNING:

BARKL LOEST KETTERING HUMMEL NELSON WELSH CLARK