

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 6/13/2023 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

CALL:

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

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Bornitz - Rezone**

ADDRESS/LEGAL: Lots One (1) and Two (2), Valley West Addition in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section Four (4), Township Ninety-three (93) North, Range Fifty-six (56), West of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS: **Chris Bornitz – for applicant**  
**Doris Kuchta – Neighbor**  
**Brad Wenandt - Neighbor**

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

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APPROVAL: MOTION BY: Loest SECOND BY: Kettering

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Kozak – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit in a Lakeside Commercial district for an illuminated sign less than 1500 feet from a dwelling unit per Article 14 Section 1403. Applicant wishes to install an illuminated sign on a commercial building that is less than 1500 feet from a single family dwelling. Said property is legally described as Lot Twenty-five (25), Lewis and Clark Business Center, as platted in Book S20, page 277, Yankton County, South Dakota less highways and roads. E911 address is 3804 West 8<sup>th</sup> St, Yankton, South Dakota

COMMENTS: Kristen Kozak - Applicant

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MOTION: **Approve as presented with condition the 0.3 foot candle limitation is adhered to**  
**Passed 7-0**

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APPROVAL: MOTION BY: Michael SECOND BY: Loest

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Mace – Conditional Use Permit**

ADDRESS/LLEGAL: Applicant is applying for a Conditional Use Permit for a two family dwelling in a Moderate Density Residential District per Article 7 Section 707. Applicant wishes to construct a twin home on a moderate density residential lot. Said property is legally described as Lot Twenty-nine (29), Crestview Homes Subdivision, Yankton County, South Dakota, as per plats recorded in Book S20, page 413.

COMMENTS: Kevin Guthmiller – Neighbor, HOA Rep.  
Mike Campbell – Neighbor  
Paul Schelhaas – Neighbor  
Steve Kraus - Neighbor

MOTION: **Approve as presented based on checklist that allows it  
Passed 7-0**

APPROVAL: MOTION BY: Michael SECOND BY: Kettering

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Olivier Plat**

ADDRESS/LLEGAL: Plat of Lot 11 of Block 6, Law Overlook Subdivision, in the SE1/4 of Section 7 and in the NE1/4 of Section 18, All in T93N, R56W of the 5th P.M., Yankton County, South Dakota

COMMENTS: None

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

APPROVAL: MOTION BY: Michael SECOND BY: Loest

PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: **Olivier Plat**

ADDRESS/LLEGAL: A Replat of Lot 16, Block 3, Law Overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M., Yankton County, South Dakota,  
Hereafter to be known as:  
lot 16A, Block 3, Law overlook Subdivision, in the NE1/4 of Section 18, T93N, R56W of the 5th P.M. Yankton County, South Dakota

COMMENTS: None

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

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APPROVAL: MOTION BY: Loest SECOND BY: Michael  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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AGENDA ITEM: **Kolberg Plat**  
ADDRESS/LEGAL: Plat of Tracts 1 and 2, Kolberg's Addition, in the E1/2 of the SW1/4 and in the SE1/4 of Section 5, T93N, R54W of the 5th P.M., Yankton County, South Dakota.  
COMMENTS: none

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

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APPROVAL: MOTION BY: Nelson SECOND BY: Kettering  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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AGENDA ITEM: **White Crane Estates Plat**  
ADDRESS/LEGAL: Plat of Lots 17, 18, 19, 77, 78, and 79, Crestview Homes Subdivision, in the NE1/4 of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS: None

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

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APPROVAL: MOTION BY: Michael SECOND BY: Loest  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

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AGENDA ITEM: **LL Cwach LLC Plat**  
ADDRESS/LEGAL: Plat of Tract 1, L and L Cwach Addition, in the SE1/4 of the NE1/4 of Section 30, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS: None

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MOTION: Approve as presented  
Passed 7-0

APPROVAL: MOTION BY: Michael SECOND BY: Clark  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: DKL&M LLC Plat  
ADDRESS/LEGAL: Plat of Tract 1, Kronaizl Addition, in the NW1/4 of Section 1, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS: None

MOTION: Approve as presented  
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Michael  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: Yankton Thrive  
ADDRESS/LEGAL: Plat of tracts 2, 3, and 4 of Law Addition in the N1/2 of the SE1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., City and County of Yankton, South Dakota Containing 1,222,443 SQ. FT (28.06 Acres) More or less  
COMMENTS: None

MOTION: Approve as presented  
Passed 7-0

APPROVAL: MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_  
PLANNING:  BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM: Discussion regarding Building Height, Small Acre Lots, and Solar Farms  
ADDRESS/LEGAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

MOTION:

No action taken

APPROVAL:

MOTION BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

PLANNING:

BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK

AGENDA ITEM:

**Public Comment**

ADDRESS/LEGAL:

COMMENTS:

None

MOTION:

**Adjourn  
Passed 7-0**

APPROVAL:

MOTION BY: Kettering SECOND BY: Loest

PLANNING:

BARKL  LOEST  KETTERING  MICHAEL  NELSON  WEISS  CLARK