

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 2/11/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

CALL:

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

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: Zimmerman – Conditional Use Permit**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for an accessory building in a Moderate Density Residential District that exceeds the maximum aggregate square footage of 2400 square feet per Article 7 Section 707, Article 18 Section 1805, and Article 19 Section 1905. Applicant wishes to build an accessory structure that is 900 square feet and already has over 2400 square feet of accessory structures (8500 Square feet). Said property is legally described as The East Six Hundred Eighty-nine and Seven-Tenths feet (689.7') of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) North of Highway 314, Section Four (4), Township Ninety-three (93) North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4412 SD HWY 314, Yankton, South Dakota.

COMMENTS: None

---

MOTION: **Approve as presented**  
**Passed 6-0**

APPROVAL: MOTION BY: Loest SECOND BY: Hummel

PLANNING:  BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

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

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit for fireworks sales in a Lakeside Commercial District per Article 11 Section 1109, Article 18 Section 1805, and Article 19 Section 1905. Property is legally described as Lot One (1) Huston's Addition in Section Sixteen (16), Township Ninety-three (93) North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 4210 West 8<sup>th</sup> St., Yankton, South Dakota.

COMMENTS: None

---

MOTION: **Approve as presented**  
**Passed 6-0**

---

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

**AGENDA ITEM: Lacroix plat**

ADDRESS/LEGAL: A Replat of Lots 13C and 14A, Thon's Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.  
Hereafter to be known as;  
Lots 13D and 14B, Thon's Addition, in the SE1/4 of the NW1/4 of Section 15, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

COMMENTS: None

---

MOTION: **Approve as presented**  
**Passed 6-0**

---

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

**AGENDA ITEM: Grotenhuis Plat – City ETJ**

ADDRESS/LEGAL: Plat of Lots 1, 1A, 2, 3, 3A and 4, JTG Addition, in the NE1/4 of the NE1/4 of Section 2, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota

COMMENTS: None

---

MOTION: **Approve as presented**  
**Passed 6-0**

---

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

**AGENDA ITEM: Becker Plat**

ADDRESS/LEGAL: A replat of Tract 1, Becker's Addition, in the NE1/4 of Section 9, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota,  
Hereafter to be known as;  
Tract 2, Becker's Addition, in the NE1/4 of Section 9, T95N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota,

COMMENTS: None

MOTION: **Approve as presented  
Passed 6-0**

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

**AGENDA ITEM:** Discussion on proposed ordinance changes

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: None

MOTION: **Adjourn  
Passed 5-0**

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

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

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

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

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

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

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

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

MOTION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

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

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK

**AGENDA ITEM:** \_\_\_\_\_

ADDRESS/LEGAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
MOTION:

\_\_\_\_\_  
APPROVAL:

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

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

PLANNING:

BARKL  LOEST  KETTERING  HUMMEL  NELSON  WELSH  CLARK