

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 5/12/2026 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling

ROLL  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

CALL:

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** Reorganize Commission

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

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

MOTION: **Hummel for Chair, Nominated by Welsh, second by Huber Passed 5-0**  
**Welsh for Vice-Chair, Nominated by Kneifl, second by Loest Passed 5-0**

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** Smith - Variance

ADDRESS/LEGAL: Applicant is requesting a variance to reduce the setbacks in a High Density Residential District. Applicant wishes to reduce the front setback from 30 feet to 0.5 feet and 3.74 feet per Article 18 Section 1807 and Article 20 Section 2003. Said property is legally described as Lot 15 Block 3 Beaver Beach Park, in the NW1/4 of the SE1/4, in Section 27, Township 95 North, Range 56 West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 315 Beaver Beach Rd, Utica.

COMMENTS: Jordan Smith - Applicant

MOTION: **Deny Variance**  
**Passed 5-0**

APPROVAL: MOTION BY: Huber SECOND BY: Loest

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

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

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to conduct construction services on a lot in an Agriculture District per Article 5 Section 507, Article 18 Section 1805 and Article 19 Section 1905 Said property is legally described as the North 191 feet of the South 382 feet of Lot 1 Tract 1 Mielenz Addition, in Section 35, Township 94 North, Range 55 West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 30808 444<sup>th</sup> Ave, Mission Hill, South Dakota

COMMENTS: Ivan Schafer - Applicant

MOTION:

**Approve Conditional Use Permit as presented  
Passed 5-0**

APPROVAL: MOTION BY: Loest SECOND BY: Welsh

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM: Gavins Point Recreation, LLC**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to add an additional building to a previously approved Conditional Use Permit per Article 11 Section 1107, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Lot 1-3 and 6-8, thon's Additional in the Southeast Quarter of the NW ¼ (SE1/4NW1/4), in Section Fifteen (15), township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 3311 Debra Boulevard, Yankton.

COMMENTS: Mariah Nelson - Applicant

MOTION:

**Approve Conditional Use Permit as presented  
Passed 5-0**

APPROVAL: MOTION BY: Huber SECOND BY: Loest

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM: Walloch - Plat**

ADDRESS/LEGAL: Plat of Tract 1, Robert & Julie Walloch Addition, in the SW1/4 of the SE1/4 of Section 19, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

COMMENTS: None

MOTION:

**Approve as presented  
Passed 5-0**

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

**AGENDA ITEM:** Buffington - Plat  
**ADDRESS/LEGAL:** Plat of Lot 3 of C.C. Hollow, a replat of a portion of Lot 2 of C.C. Hollow in the Northwest Quarter of Section 14, T93N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

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**MOTION:** **Approve as presented**  
**Passed 5-0**

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APPROVAL: MOTION BY: Loest SECOND BY: Kneifl  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** Gall - Plat  
**ADDRESS/LEGAL:** Plat of Lot 1 of Galway Nursery, Located in the Northwest Quarter of Section 8, T95N, R57W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
**COMMENTS:** None

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**MOTION:** **Approve as presented**  
**Passed 5-0**

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APPROVAL: MOTION BY: Welsh SECOND BY: Huber  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:** Jamesville Hutterian Brethren - Plat  
**ADDRESS/LEGAL:** Plat of Tract 1, Jamesville Colony Addition, in Government Lots 11, 12, and 13, The NE1/4 of the NE1/4 AND the SE1/4 of the NE1/4 of Section 29, T96N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota. Containing 86.38 Acres more or less.  
**COMMENTS:** None

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**MOTION:** **Approve as presented**  
**Passed 5-0**

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APPROVAL: MOTION BY: Kneifl SECOND BY: Loest

PLANNING:       HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:**      Bartling - Plat  
**ADDRESS/LEGAL:**    Plat of Tract 1 of Bartling Addition, in the SE1/4 of Section 34, T96N, R54W of the 5<sup>th</sup> P.M.,  
                                 Yankton County, South Dakota  
**COMMENTS:**        None

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**MOTION:**            **Approve as presented**  
                                 **Passed 5-0**

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**APPROVAL:**        **MOTION BY:**    Loest      **SECOND BY:**    Huber  
**PLANNING:**         HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:**      Public Comment  
**ADDRESS/LEGAL:**    \_\_\_\_\_  
**COMMENTS:**        None

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**MOTION:**            **Adjourn**  
                                 **Passed 5-0**

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**APPROVAL:**        **MOTION BY:**    Huber      **SECOND BY:**    Loest  
**PLANNING:**         HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

**AGENDA ITEM:**      \_\_\_\_\_  
**ADDRESS/LEGAL:**    \_\_\_\_\_  
**COMMENTS:**        \_\_\_\_\_

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**MOTION:**            \_\_\_\_\_

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**APPROVAL:**        **MOTION BY:**    \_\_\_\_\_ **SECOND BY:**    \_\_\_\_\_  
**PLANNING:**         HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL

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

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

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

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

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

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

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

PLANNING:

HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  KNEIFL