

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular  
DATE: 12/9/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling/Vetter

ROLL  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

CALL:

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

**Removed Tieszen plat from agenda**

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**AGENDA ITEM: Foss – Rezone 09.017.125.700**

ADDRESS/LEGAL: Applicant is requesting to rezone a parcel that is dual zoned. Applicant wishes to rezone a parcel that is dual zoned Lakeside Commercial (LC) and Moderate Density Residential (MD) to Lakeside Commercial (LC) per Article 18 Section 1803 and Article 20 Section 2003. Said property is legally described as Lot G Fishin Hole Number 2, in Section Seventeen (17), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5<sup>th</sup> PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr, Yankton.

COMMENTS: **None**

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

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APPROVAL: MOTION BY: Kettering SECOND BY: Clark  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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**AGENDA ITEM: Neshers Nest, LLC – Conditional Use Permit 09.007.400.302**

ADDRESS/LEGAL: Applicant is requesting a Conditional Use Permit to use their property as an AIR/BNB in a Moderate Density Residential District (R2) Per Article 7 Section 709, Article 18 Section 1805, and Article 19 Section 1905. Said property is legally described as Kaiser Addition in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Seven (7), Township Ninety-three (93), Range Fifty-six (56) west of the 5<sup>th</sup> P.M., Yankton County, South Dakota. E911 address is 43454 310 St, Yankton

COMMENTS: **Joel Van Brunt - applicant**

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

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APPROVAL: MOTION BY: Huber SECOND BY: Clark  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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**AGENDA ITEM: Foss – Plat 09.017.125.700**  
ADDRESS/LEGAL: Plat of Tract A in Lot G of Fishin Hole NO.2, in Lot 5 of Tramp's 6<sup>th</sup> Addition, in the NE1/4 of the NE1/4 of Section 17, T93N, Range 56W 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: Loest SECOND BY: Kettering  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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**AGENDA ITEM: State of South Dakota - Plat**  
ADDRESS/LEGAL: Plat of Mead Building Tract 5 in the North 1120.1 feet of Lot A and the remainder thereof, in the Southeast Quarter of Section 36, Township 94 North, Range 56 West of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota  
COMMENTS: None

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

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

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**AGENDA ITEM: Highland – Plat 02.003.100.300**  
ADDRESS/LEGAL: Re-plat of Angie Highland Addition, in the NW1/4 of the NE1/4 of Section 33, T94N, R54W of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS:

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

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APPROVAL: MOTION BY: Loest SECOND BY: Kettering  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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**AGENDA ITEM: Ryken/Knodel – Plat** **09.018.100.500**  
ADDRESS/LEGAL: Plat of Lot 6 Tract A, Law Overlook Subdivision, in the SW1/4 of the SE1/4 of Section 7 and in the NE1/4 of Section 18, 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: O'Hara SECOND BY: Clark  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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**AGENDA ITEM: Goshen Nation – Plat** **09.016.250.210**  
ADDRESS/LEGAL: Plat of Lots C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, and C12 of Lot 21, whitetail Run in the SE1/4 of the NE1/4 of Section 16, T93N, R56W of the 5<sup>th</sup> Principal Meridian, Yankton County, South Dakota Containing 19,760 SQ. FT. (0.45 Acres) More or less.  
COMMENTS: None

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

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APPROVAL: MOTION BY: Loest SECOND BY: O'Hara  
PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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**AGENDA ITEM: Tieszen – Plat**  
ADDRESS/LEGAL: Plat of Tract 1, Bittersweet Subdivision, in the SE1/4 of Section 11, Township 95 North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota  
COMMENTS:

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MOTION: **Removed from agenda**

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

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**AGENDA ITEM:** Slowey – Plat **10.035.300.300**

ADDRESS/LEGAL: Plat of Tract 1, Slowey Addition, in the SW1/4 of Section 35, Township 94 North, Range 56 West of the 5<sup>th</sup> P.M., Yankton County, South Dakota

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COMMENTS: None

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

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

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**AGENDA ITEM:** Discussion on Creating County Development

ADDRESS/LEGAL:

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COMMENTS: Matt Evans  
Nancy Wenande

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MOTION: No action taken

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

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**AGENDA ITEM:** Public Comment

ADDRESS/LEGAL:

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COMMENTS: One individual in the audience commented from his seat but did not give his name

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MOTION: **Adjourn**  
**Passed 7-0**

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APPROVAL: MOTION BY: Loest SECOND BY: Clark

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK

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

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

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

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

PLANNING:  HUBER  LOEST  KETTERING  HUMMEL  O'HARA  WELSH  CLARK