

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

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 5th PM, Yankton County, South Dakota. E911 address is 31117 Quarry Dr, Yankton.

COMMENTS: None

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

APPROVAL: MOTION BY: Kettering SECOND BY: Clark

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

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 5th P.M., Yankton County, South Dakota. E911 address is 43454 310 St, Yankton

COMMENTS: Joel Van Brunt - applicant

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

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

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 6th Addition, in the NE1/4 of the NE1/4 of Section 17, T93N, Range 56W of the 5th P.M., Yankton County, South Dakota
COMMENTS: None

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

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

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 5th Principal Meridian, Yankton County, South Dakota
COMMENTS: None

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

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

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 5th P.M., Yankton County, South Dakota
COMMENTS:

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

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

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 5th P.M., Yankton County, South Dakota
COMMENTS: None

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

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

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 5th Principal Meridian, Yankton County, South Dakota Containing 19,760 SQ. FT. (0.45 Acres) More or less.
COMMENTS: None

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

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

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 5th P.M., Yankton County, South Dakota
COMMENTS:

MOTION: **Removed from agenda**

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

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 5th P.M., Yankton County, South Dakota
COMMENTS: None

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

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

AGENDA ITEM: **Discussion on Creating County Development**
ADDRESS/LEGAL: _____
COMMENTS: Matt Evans
Nancy Wenande

MOTION: No action taken

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O'HARA ☐ WELSH ☐ CLARK

AGENDA ITEM: **Public Comment**
ADDRESS/LEGAL: _____
COMMENTS: One individual in the audience commented from his seat but did not give his name

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Clark

PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O’HARA ☒ WELSH ☒ CLARK

AGENDA ITEM: _____
ADDRESS/LEGAL: _____
COMMENTS:

MOTION:

APPROVAL: MOTION BY: _____ SECOND BY: _____
PLANNING: ☐ HUBER ☐ LOEST ☐ KETTERING ☐ HUMMEL ☐ O’HARA ☐ WELSH ☐ CLARK