

MEETING (ENTITY): PLANNING COMMISSION REGULAR OR SPECIAL MEETING: Regular
DATE: 4/8/2025 TIME: 7PM LOCATION: COMMISSION CHAMBERS

STAFF ATTENDANCE: Conkling
ROLL ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK
CALL:
APPROVAL OF MINUTES: MOTION BY: Welsh SECOND BY: Loest
PLANNING: ☒ HUBER ☒ LOEST ☒ KETTERING ☒ HUMMEL ☒ O'HARA ☒ WELSH ☒ CLARK

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

AGENDA ITEM: Reorganize Commission
ADDRESS/LEGAL: _____
COMMENTS: _____

MOTION: **Nomination for chair**
Loest for chair – nominated by Welsh, second by Clark Votes Welsh, Clark
Hummel for chair – nominated by O'Hara, second by Kettering Votes O'Hara, Hummel,
Kettering, Huber Loest didn't vote
Vice Chair nominations
Welsh for Vice Chair – Nominated by Kettering, second by Hummel Approved 7-0

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

AGENDA ITEM: Michels Stone and Road – Conditional Use Permit
ADDRESS/LEGAL: Applicant is Requesting a Conditional Use Permit for a Temporary construction facility in an AG (Agriculture) District. Applicant wishes to construction a Concrete batch plant to supply the SDDOT US HWY 81 construction project per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Said property is located at the South half of the Northwest Quarter (S2 NW4) and the West half of the Southwest Quarter (W2 SW4) excluding the South Eight hundred fifty-eight feet (S858') of the Southwest Quarter of the Southwest Quarter (SW4SW4) EXC 3A W/HIWAY and excluding Lot H2 of Government Lot One (1) in the Northwest Quarter (NW4) and Government Lot Two (2) in the Southwest Quarter (SW4)and excluding TRACT One (1) JONES Addition in the Southwest Quarter of the Southwest Quarter (SW4SW4) and Excluding part of Lots One and two (1 &2) of Hackberry addition in the South half (S2) all in Section six (6) Township Ninety-four (T94), Range Fifty-five (55) West of the 5th P.M., Yankton County, Yankton, South Dakota. E911 address is 30344 US HWY 81, Yankton, South Dakota.

COMMENTS: None

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

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

AGENDA ITEM: Central Specialties, Inc – Conditional Use Permit

ADDRESS/LEGAL: Applicant is Requesting a Conditional Use Permit for a Temporary construction facility in an AG (Agriculture) District. Applicant wishes to construction a Temporary portable crushing and HMA plant site for a road construction.project per Article 5 Section 507, Article 18 Section 1805, and Article 19 Section 1905. Said property is located at the Southeast Quarter, Excluding Lot H1 and excluding Lot 6 Sun Valley Subdivision in Section two (2) Township Ninety-four (94) North, Range Fifty-six (56) West of the 5th P.M., Yankton County, Yankton, South Dakota. E911 address is 30344 US HWY 81, Yankton, South Dakota.

COMMENTS: Richard Vellek – neighbor
John Marquardt

MOTION: **Approve with the condition that a road haul plan is approved by the County Commission including addressing the safety aspect of trucks turning on to 304th, reduced speeds, and trucks required to stop at the stop sign at 439th and 304th unless the road is closed.
Approved 5-2**

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

AGENDA ITEM: Public Hearing on proposed Ordinance changes

ADDRESS/LEGAL:

COMMENTS: None

MOTION: **Move Proposed changes to the County Commission for approval.
Passed 7-0**

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

AGENDA ITEM: Slowey Plat

ADDRESS/LEGAL: Plat of Tract 2 of Yaggie's Addition in the N1/2 SE1/4 of Section 35, Township 94 North, Range 56 West of the 5th P.M., Yankton County, South Dakota containing 665,600 S.F (15.28 acres more or less)

COMMENTS: None

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

APPROVAL: MOTION BY: Loest SECOND BY: Kettering

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

AGENDA ITEM: Public comment

ADDRESS/LEGAL:

COMMENTS: None

MOTION: **Adjourn**
Passed 7-0

APPROVAL: MOTION BY: Loest SECOND BY: Kettering

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

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COMMENTS: _____

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