

November 13, 2018

# AGENDA

YANKTON COUNTY PLANNING COMMISSION

- Michael Welch
- Carll Kretsinger
- Erik Koenigs
- Zane Williams
- Don Kettering

- Dan Guthmiller
- Debra Bodenstedt
- Butch Becker
- Jeff Gudahl

## **7:00 P.M.**

Roll call

Approve agenda

Approve Planning Commission minutes, September 26, 2018 and October 9, 2018

Plat consideration:

Jon Gunderson

Tract A Tract B, SW1/4, NW1/4, NW1/4, SW1/4, S28-T94N-R54W, hereinafter referred to as Volin Township, County of Yankton, State of South Dakota. The E911 address is 30744 448<sup>th</sup> Avenue, Mission Hill, SD.

Todd Knutson

Knutson Tract 1, SE1/4, S9-T95N-R57W, hereinafter referred to as Lesterville Township, County of Yankton, State of South Dakota. The E911 address is TBA 430<sup>th</sup> Avenue, Lesterville, SD.

## **7:05 P.M.**

Robert Law

Applicant is requesting a variance of Maximum Accessory Structure Size from 2,000 sq.ft. with 14 foot sidewalls to 12,000 sq.ft. with 20' foot sidewalls (80'x150') in a Low Density Rural Residential District (R-1) in Yankton County. Said property is legally described as W1/2, NW1/4, N/Hiway, S10-T93N-R56W, hereinafter referred at as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 3812 SD Hwy 314, Yankton, SD.

## **7:15 PM**

Jasen Clark

Applicant is requesting a variance of Minimum Yard Requirement in rear yard from twenty (20) feet to five (5) feet for an accessory structure in a High Density Rural Residential District (R-3) in Yankton County. Said property is legally described as Lot 14, Block 3, Riverside Acres, S22-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 116 Case Street, Yankton, SD.

## **7:25 P.M.**

Paul Rolston

Applicant is requesting a variance of Minimum Yard Requirement in rear yard from twenty (20) feet to three (3) feet for an accessory structure in a High Density Rural Residential District (R-3) in Yankton County. Said property is legally described as Lot 19, Block 1, Timberland Park, S15-T93N-R56W, hereinafter referred to as Utica South Township, County of Yankton, State of South Dakota. The E911 address is 104 Forestview Drive, Yankton, SD.

**7:35 P.M.**

Melvin Peterson

Applicant is requesting a variance of Minimum Lot Requirement from twenty (20) acres to six (6) acres in an Agriculture District (AG) in Yankton County. Said property is legally described as SE1/4, exc Lot R-1, S8-T95N-R57W, hereinafter referred to as Lesterville Township, County of Yankton, State of South Dakota. The E911 address is 29885 430<sup>th</sup> Avenue, Lesterville, SD.

Plat consideration:

Julie and Mitch Addition, S1/2, SE1/4, S8-T95N-R57W, hereinafter referred to as Lesterville Township, County of Yankton, State of South Dakota. The E911 address is TBA 430<sup>th</sup> Avenue, Lesterville, SD.

**7:45 P.M.**

Curtis Olivier

Applicant is submitting a preliminary plan for Planning Commission consideration under Subdivision Ordinance Article 4, Section 402. Said property is legally described as N123 Acres, NE1/4, exc Lots 3, 5, 6, Block 1 & exc Lots 2 – 5, 7, 8, 10, 11, 12, Block 2, Law Overlook & exc Tract A, Law Overlook S/D, S18-T93N-R56W, hereinafter referred at as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Welkom Drive, Yankton, SD.

**7:55 P.M.**

Curtis Olivier

Applicant is requesting a Conditional Use Permit to build a campground in a Lakeside Commercial District (LC) in Yankton County. Applicant is requesting a Conditional Use Permit to build ten (10) multi-family units in a Moderate Density Rural Residential District (R-2). Applicant is requesting two (2) variances of Maximum Building Size Requirement, to provide park model construction facility from 1,200 sq. ft. to 11,500 sq. ft. and multi-family storage facility from 1,200 sq. ft. to 5,000 sq. ft. in a Moderate Density Rural Residential District (R-2). Said property is legally described as N123 Acres, NE1/4, exc Lots 3, 5, 6, Block 1 & exc Lots 2 – 5, 7, 8, 10, 11, 12, Block 2, Law Overlook & exc Tract A, Law Overlook S/D, S18-T93N-R56W, hereinafter referred at as Utica South Township, County of Yankton, State of South Dakota. The E911 address is TBA Welkom Drive, Yankton, SD.

**8:15 P.M.**

Karl Schenk

Applicant is requesting a Conditional Use Permit to build a Class E 2400 head (960 AU Animal Units) pork (finisher swine over 55 pounds) production barn in an Agriculture District (AG) in Yankton County. The applicant is requesting a variance of Minimum ROW Setback requirement from 330 feet to 150 feet in an Agriculture District (AG) in Yankton County. Said property is legally described as NE1/4, NE1/4, E3/4, NW1/4, & N3/7, SE1/4, NE1/4, exc Gray's Addition & N3/7, E3/4, SW1/4, NE1/4, S24-T94N-R55W hereinafter referred to as Mission Hill North Township, County of Yankton, State of South Dakota. The E911 address is TBA 306<sup>th</sup> Street, Mission Hill, SD.

**9:00 P.M.**

Joshua Johnson

Applicant is requesting a Conditional Use Permit to build a Class E 2400 head (960 AU Animal Units) pork (finisher swine over 55 pounds) production barn in an Agriculture District (AG) in

Yankton County. Said property is legally described as Johnson Family Addition, S12-T94N-R55W, hereinafter referred to as Mission Hill North Township, County of Yankton, State of South Dakota. The E911 address is 30443 446<sup>th</sup> Avenue, Volin, SD.

**9:45 PM**

Craig Johnson

Applicant is requesting a Conditional Use Permit to build/operate a Class F 2400 head (240 AU Animal Units) pork (swine under 55 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as NE1/4 & SW1/4, exc Lot H-1 & exc Lot R-65, NW1/4, SW1/4 & exc Lot R-66, SW1/4, SW1/4 & exc 10 Acres & exc S300', W330', SW1/4, SW1/4, exc S300', E200', W530', SW1/4, SW1/4, S7-T94N-R54W, hereinafter referred to as Volin Township, County of Yankton, State of South Dakota. The E911 address is 30441 447<sup>th</sup> Avenue, Volin, SD

**10:10 PM**

Jay Cutts

Applicant is requesting a Conditional Use Permit to build/operate a Class F 2400 head (240 AU Animal Units) pork (swine under 55 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as W1/2, NW1/4, exc Lot 1, Block 1, Hanson Addition, S3-T94N-R55W, hereinafter referred to as Mission Hill North Township, County of Yankton, State of South Dakota. The E911 address is TBA 303<sup>rd</sup> Street, Mission Hill, SD.

**10:25 PM**

Frank Cutts

Applicant is requesting a Conditional Use Permit to build/operate a Class F 2400 head (240 AU Animal Units) pork (swine under 55 pounds) nursery barn in an Agriculture District (AG) in Yankton County. Said property is legally described as NE1/4, exc Tract B, S30-T94N-R54W, hereinafter referred to as Volin Township, County of Yankton, State of South Dakota. The E911 address is TBA 447<sup>th</sup> Avenue, Mission Hill, SD.

**10:30 PM**

Public Comment

**Administrative:**

Accessory structure discussion