

**AGENDA**  
**YANKTON CITY PLANNING COMMISSION**  
**City of Yankton Community Meeting Room**  
**Located at the Career and Manufacturing Technical Education Academy**  
**1200 West 21st Street - Room 114**

**Monday, August 10, 2020 @ 5:30 PM**

Because of the COVID-19 virus, this meeting will be conducted electronically in compliance with SDCL. If you would like to watch the Planning Commission meeting you can do so by accessing the City of Yankton's YouTube Live

Channel. <https://www.youtube.com/channel/UCD1a1hf1dIkiLVSXnmdRQg/live>

If you would like to participate in the Planning Commission meeting, limited access will be provided through the west door of the CMTEA building. You will be asked to state what item you would like to participate in and allowed access one person at a time into the meeting room where you can make your comments at the appropriate time. Alternatively, you can comment or ask questions utilizing the chat function on the YouTube Livestream. We encourage submitting email or phone comments during regular business hours prior to the meeting. Comments submitted to [bgooden@cityofyankton.org](mailto:bgooden@cityofyankton.org) or 605-668-5251, Monday - Friday, 8:00 AM to 5:00 PM will be provided to the Planning Commission for their consideration.

**ROUTINE BUSINESS:**

1. Roll Call.
2. Consideration of July 13, 2020 meeting minutes.
3. Public Appearances / Introductions.

**CONSENT ITEMS:**

1. Establish the next regular meeting as the date for a public hearing to consider a Rezoning from I-1 Industrial to B-3 Central Business on Block 69, Lower Yankton Addition to the City of Yankton, South Dakota. Drotzmann Construction, LLC owner. Address, South side of the 600 Block of E. 4th Street.
2. Establish the next regular meeting as the date for a public hearing to consider Conditional Use Permit for a self-storage facility in a B-2 Highway Business on Outlots 19A, 20 and 20A, Moderegger Outlots in the City of Yankton, South Dakota. Michael Hacecky, owner. Address, 803 Ferdig Ave.
3. Establish the next regular meeting as the date for a public hearing to consider a Rezoning from B-2 Highway Business to R-4 Multiple Family Residential and R-2 Single Family Residential on that portion of the following property lying south of 25th Street. The East Half of the Southeast Quarter except the East 700' in Section 2 and the 23rd Street and West City Limits Road right-of-way adjacent to the described property and extending east to the current City of Yankton corporate limits (right-of-way located in Sections 2, 11 and 12), all in Township 93 North, Range 56 West of the 5th Principal Meridian Yankton County, South Dakota. Yankton Development Enterprises, LLC., Kelly Nielson, President, owner. Location, Southern part of Phase 2, Westbrook Estates.

## **OLD BUSINESS:**

1. **Action Item** - Public hearing to consider an extraterritorial jurisdiction Conditional Use Permit for additional height on a tower on the E 1/2 of the SW 1/4, Section 11, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Powder River Development Services, LLC, applicant. Address, 2000 SD Hwy 314.
2. **Action Item** - Public hearing to consider an amendment to an adjacent Conditional Use Permit for a self-storage facility on the North half of Lot 9, except the south 20 feet, Block 1, Airport Acres addition, City and County of Yankton. WDM Properties, LLC, applicant. Address, 3010 Piper Street.
3. **Action Item** - Public hearing to consider a Rezoning from R-2 Single Family Residential to B-2 Highway Business on The part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section Two (2), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, lying Northeast of the present right of way of the Chicago, Milwaukee, and St. Paul Railroad Company, now known as Chicago, Milwaukee, St. Paul and Pacific Railroad Company, consisting of a triangular parcel, EXCEPT Lot H-1 as platted in Book S9, page 56, Yankton County, South Dakota, less highways and roads. JTG Properties, LLC, owner. Address, 3007 West City Limits Road.
4. **Action Item** - Public hearing to consider a Conditional Use Permit for a self-storage facility in a B-2 Highway Business on The part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section Two (2), Township Ninety-three (93) North, Range Fifty-six (56) West of the 5th PM, lying Northeast of the present right of way of the Chicago, Milwaukee, and St. Paul Railroad Company, now known as Chicago, Milwaukee, St. Paul and Pacific Railroad Company, consisting of a triangular parcel, EXCEPT Lot H-1 as platted in Book S9, page 56, Yankton County, South Dakota, less highways and roads. JTG Properties, LLC, owner. Address, 3007 West City Limits Road.

## **NEW BUSINESS:**

1. **Action Item** - Plat review of Lots 1, 2, 3, 4, 5, 6, and 7 in Block 10 Westbrook Estates in Tract 1 of Law Addition in the Southeast Quarter of Section 2, Township 93 North, Range 56 West of the 5th Principal Meridian, City of Yankton, Yankton County, South Dakota. Yankton Development Enterprises, LLC., Kelly Nielson, President, owner. Address, south side of the 1600 Block of W. 25th Street.

## **OTHER BUSINESS:**

1. July, 2020 Building Permit Report.

## **ADJOURN:**