

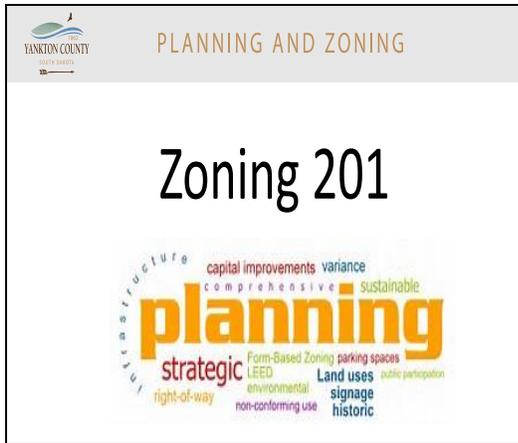
Yankton County Planning Commission
June 26, 2017

The meeting of the Yankton County Planning Commission was called to order by Chairperson Michael Welch at 7:00 p.m. on June 26, 2017.

Members present at call to order: Becker, Welch, Pietila, Kretsinger, Sylliaasen, Gudahl, Kettering and Klimisch.

Members absent: Guthmiller, Williams and Bodenstedt

The meeting tonight is a continuing education program for the Comprehensive Plan.



Yankton County Planning Commission
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 **PLANNING AND ZONING**

- Zoning Districts
 - Agriculture
 - Low Density Rural Residential
 - Moderate Density Rural Residential
 - High Density Rural Residential
 - Manufactured Home Park
 - Commercial
 - Lakeside Commercial
 - Rural Transitional
 - Planned Unit Development



 **PLANNING AND ZONING**

- Zoning Districts
 - Agriculture

The intent of Agricultural Districts (AG) is to protect agricultural lands and lands consisting of natural growth from incompatible land uses in order to preserve land best suited to agricultural uses and land in which the natural environment should be continued and to limit residential, commercial, and industrial development to those areas where they are best suited for reasons of practicality and service delivery.



 **PLANNING AND ZONING**

- Zoning Districts
 - Low Density Rural Residential District

The intent of Low Density Rural Residential Districts (R1) is to provide for residential uses of larger lots and other compatible uses in a pleasant and stable environment.



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 **PLANNING AND ZONING**

- Zoning Districts

Moderate Density Rural Residential District

The intent of Moderate Density Rural Residential Districts (R2) is to provide for residential uses of moderate lots and other compatible uses in a pleasant and stable environment.



 **PLANNING AND ZONING**

- Zoning Districts

High Density Rural Residential District

The intent of High Density Rural Residential Districts (R3) is to provide existing concentrated residential subdivisions as recorded with the Register of Deeds and other compatible uses a pleasant and stable environment. Yet, not allow an extension of these areas beyond their respective boundaries as recorded at the time of zoning ordinance adoption.



 **PLANNING AND ZONING**

- Zoning Districts

Manufactured Home Park District

The intent of the Manufactured Home Park District (MHP) is to preserve and enhance property values by providing designated, distinctive areas in which manufactured homes may be situated as a residential dwelling. It is the intent that this district be a desirable, prominent area providing adequate open space and essentially the same considerations given to citizens of other residential districts.



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 **PLANNING AND ZONING**

- Zoning Districts

Commercial District

The intent of the Commercial District (C) is to provide commercial areas for those establishments that can function most satisfactorily in an area related to a rural or municipal fringe environment requiring major vehicular circulation routes and off right-of-way parking and loading due to the nature of the merchandise handled and the display space required.



 **PLANNING AND ZONING**

- Zoning Districts

Lakeside Commercial District

The intent of the Lakeside Commercial District (LC) is to provide commercial areas for those establishments that can function most satisfactorily in an area directly related to a tourist, outdoor recreation, and residential environment requiring vehicular circulation routes and large off right-of-way parking due to the nature of the customer base and vehicle traffic.



 **PLANNING AND ZONING**

- Zoning Districts

Rural Transitional District

The intent of Rural Transitional Districts (RT) is to protect un-developed and under developed lands lying within or adjacent to expected growth corridors from unstructured or incompatible land uses in order to preserve land best suited for planned development to ensure practicality and service delivery.



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 **PLANNING AND ZONING**

- Zoning Districts

Planned Unit Development District

The provisions of this article are to be applied in instances where tracts of land of considerable size are developed, redeveloped or renewed as integrated and harmonious units, and where the overall design of such units is so outstanding as to warrant modification of the standards contained elsewhere in this Ordinance.



 **PLANNING AND ZONING**

- Zoning Overlay

Highway 52 Corridor Overlay District

The Highway 52 Corridor Overlay District (HC) provides basic guidelines that promote quality design along the most visible and heavily traveled road corridor in the Yankton County zoning jurisdiction: Highway 52 from the City of Yankton to Lewis and Clark Lake.



 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Zoning Administrator
 - Planning Commission
 - Board of Adjustment
 - Variances / Conditional Use Permit
 - Rezones / Amendment
 - Building permits
 - Fees, inspections, fines



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 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Zoning Administrator

An official of the County appointed by the Chairman and confirmed by the County Commission, charged with the responsibility of administrating this ordinance. The Zoning Administrator is responsible for all administrative activities. The Zoning Administrator facilitates all variances, Conditional Use Permits, rezones and amendments.



 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Planning Commission

The Planning Commission of Yankton County. The term Planning Commission shall be synonymous with Planning and Zoning Commission and Commission, but shall not include Board of Adjustment or Zoning Board. The Planning Commission is responsible to establish "findings of fact" and make recommendations for the Board of Adjustment or County Commission.



 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Board of Adjustment

The Yankton County Commission shall serve as the Board of Adjustment. The Board of Adjustment decisions are quasi-judicial and all decisions may be petition to the court.



Yankton County Planning Commission

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 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Conditional Use Permit

A conditional use is a use that would not be appropriate, generally or without restriction, throughout the zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as conditional uses, if specific provision for such conditional use is made in this Ordinance.



 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Variances

A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for area and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining district or because of conditions created by the landowner.



 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Rezones

An area within which, in accordance with the provisions of this Ordinance, certain uses of lands, buildings, and structures are permitted and certain others are prohibited, where yards and other open spaces are required, where lot areas, building height limits, and other requirements are established, all of the foregoing being identical for the zone and district in which they apply. A rezone is a change in a zone approved by the County Commission. All County Commission decisions are legislative and may be referred to a citizen vote.



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 **PLANNING AND ZONING**

- Zoning Procedure and Enforcement
 - Amendment

A change in the wording or substance of this ordinance or a change in the boundaries or classifications upon the Official Zoning Map. All amendments are approved by the County Commission. All County Commission decisions are legislative and may be referred to a citizen vote.



 **PLANNING AND ZONING**

Thank You

Questions??



Action 62617A: Moved by Kretsinger, seconded by Gudahl for adjournment.
By voice vote, all members present voted aye.
Motion carried.

The next meeting of the Yankton County Planning Commission will be held at 6:00 P.M. Tuesday, July 11, 2017.

Respectfully submitted:
Patrick Garrity AICP
Zoning Administrator