

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, May 9, 2022

The meeting was called to order at 5:30PM by Chairman Steve Pier.

ROLL CALL:

Present: Mike Healy, Brad Wenande, Evie Sime, Deb Specht, Marc Mooney, Dave Carda, Lynn Peterson and City Commission Liaison, Mason Schramm, ETJ members Michael Welch and Dean Christensen, and Chairman Pier.

Not Present: Commissioner Warren Erickson

MINUTES – April 11, 2022

22-08 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Mooney to approve the minutes from April 11, 2022, as they are presented.

VOTE - Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

CONSENT ITEMS:

Chairman Pier moved on to Consent Items.

22-09 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Peterson to approve the Consent Agenda as presented.

1. Establish June 13, 2022 as the date for a public hearing to consider the formation of City of Yankton Tax Incremental District Number 11, a tax incremental district to be located on the following described property:

Blocks 1 and 2 of Tyler’s Addition except Lot H1 and except H2; and
Lot 4 except Lot A, Lot 5 except Lots 1, 2, and 3 of Grace Estates, and Lot 6, and part of
Lot 13 of Whiting’s Subdivision; and
Lots 2 and 12 of Tucker’s Addition; and
East Side Industrial Park except Lots 3-5; and
Doris Schenk Addition except Lot 1, and except that portion lying south of the railroad;
as shown on the associated City of Yankton TID #11 Map All in the City of Yankton, Yankton
County, South Dakota

VOTE - Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

OLD BUSINESS:

Chairman Pier moved on to Old Business to discuss a proposed addition to a self-storage facility in an ETJ, B-1 Local Business District located on The S. 325' of the S. 1/2, NE 1/4, SE 1/4, EXC the N. 115' of the E. 778' EXC E. 50' Section 11, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 1501 West City Limits Road. Affordable Self Storage, owner.

Dave Mingo briefly described the project as the last phase of the project at the location. The proposal includes extra time beyond the standard one year for a Conditional Use Permit. Commissioner Healy asked if 5 years is a normal timeline for this type of project? Mr. Mingo responded 1-year is typical permit timeline but to request a longer term is normal for projects with multiple buildings and phases.

Commissioner Specht asked what does the setback require to the east property line? Mr. Mingo replied it is 25 feet.

Chairman Pier asked for public comments on the agenda item. There were no comments.

22-10 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Carda to recommend approval of the permit with the permit being valid for five years.

VOTE - Voting "Aye" – all members present. Voting "Nay" – none.

MOTION – PASSED

MEETING SCHEDULE:

May 23, 2022: City Commission acts on a resolution.

Chairman Pier continued with by introducing the consideration of a rezoning from A-1 Agricultural to B-3 Central Business on A tract of land in Government Lot 4 in southwest quarter (SW 1/4) of the southwest quarter (SW 1/4), of Section 18, Township 93, Range 55, West of the 5th PM, City of Yankton, Yankton County, South Dakota. Said tract being bounded on the west by Broadway Avenue and running southeast for a distance of 300 feet; bounded on the north by Riverside Drive and running southward to the boundary of the Missouri River. Address, 305 Riverside Drive. City of Yankton, owner.

Commissioner Mooney addressed an error in the action sheet. Dave Mingo noted the error and will make sure its corrected prior to moving on to the City Commission. The legal publication, mailing and agenda were correct so the hearing can continue.

Commissioner Sime asked about possible erosion of riverbanks at the location if there is construction or demolition. Dave Mingo responded that there is an engineering process that would be followed for permitting and erosion control if any future project included disturbing the banks.

Chairman Pier ask for public comment.

Mr. Corey Stratman, resident of 300 Riverside Drive, appeared and asked if the property was being utilized or sitting idle? Mr. Mingo responded that its indeed idle at this time. It is not

being used as a water treatment facility any longer. Stratman asked what is the long term plan? Would the building be removed? Mr. Mingo responded this will be a step by step process the City Commission will be undertaking. They will discuss the location and possibly take proposals for reuse. Removal of the facility would be very costly and extremely difficult because it was designed with basins as a water treatment plant. The best options would be either to repurpose it or leave as a city occupied structure and green space area. Stratman asked if there is any plan to add second story and to which he stated would block his view and hurt their property value. Mr. Mingo responded there is no current plan to add a second story to the facility and will note the concern for the City Commission to consider.

Commissioner Sime asked if the new zoning would prevent expansion? Mr. Mingo responded that if approved, there could be minor additions.

City Commission Liaison Schramm asked if it could be sold as agriculture zone and what could that look like? Mr. responded that would limit any use there. Possibly a greenhouse but not much else would fit an agriculture zone at the site.

22-11 **MOTION** – It was moved by Commissioner Carda and seconded by Commissioner Wenande to recommend approval of the proposed rezoning.

VOTE - Voting “Aye” – all members present. Voting “Nay” – None.

MOTION - PASSED

MEETING SCHEDULE:

May 23, 2022: City Commission establishes June 13, 2022 as the date for the public hearing

NEW BUSINESS:

1. None

OTHER BUSINESS ITEMS:

1. April, 2022 Building Permit Report. The Planning Commission discussed the April Building Permit report. Mr. Mingo stated April 2022 is looking very good and is up from the same time last year.

ADJOURNMENT

22-12 **MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Peterson to adjourn at 5:55 PM.

VOTE – Voting “Aye” – all members present. Voting “Nay” – none.

MOTION – PASSED

Respectfully submitted,



Dave Mingo, Secretary