

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, July 11th, 2022

The meeting was called to order at 5:30PM by Vice-Chairman Wenande.

ROLL CALL:

Present: Evie Sime, Lynn Peterson, Warren Erickson, Dave Carda, Mike Healy, Marc Mooney, Brad Wenande and City Commission liaison Mason Schramm.

Unable to attend: Deb Specht and Chairman Pier.

MINUTES – June 13th, 2022

22-20 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Peterson to approve the minutes from June 13th, 2022, as they were presented.

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

MOTION – PASSED

CONSENT ITEMS:

None

OLD BUSINESS:

1. 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.

Vice-Chairman Wenande asked for staff comments on the proposed TID. Dave Mingo stated that the TID is for the Gehl Drive East industrial area and the construction projects included would complete Gehl Drive north to Whiting Drive and install a substantial sanitary sewer trunk line from south of Highway 50 to the area. The sanitary sewer would also have the capacity to serve areas north of Whiting Drive.

Mr. Toby Morris from Colliers, who helped the city with the document and appropriate initial approvals from the Department of Revenue also discussed the proposal. He went through the budget and projected payback from the TID over its 20 year life.

Commissioner Healy asked about the crossover period and Mr. Morris answered his question. Dave Mingo provided an explanation using the Fox Run TID as an example of how much development was supported by those infrastructure improvements.

Yankton TID #11

22-21 **MOTION** - It was moved by Commissioner Peterson and seconded by Commissioner Carda to recommend approval of the proposed TID #11 as presented.

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

ADJOURN SINE DINE:

Vice-Chairman Wenande asked if there was a motion to Adjourn Sine Dine.

MOTION - It was moved by Commissioner Sime and seconded by Commissioner Healy to Adjourn Sine Dine.

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

Motion passed.

ROLL CALL:

Present: Evie Sime, Lynn Peterson, Warren Erickson, Dave Carda, John Kraft, Marc Mooney, Brad Wenande and City Commission liaison Mason Schramm.

Unable to attend: Deb Specht and Chairman Pier.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:

Dave Mingo asked if there were any nominations for Chair and/or Vice Chair.

Commissioner Mooney nominated Deb Specht for Planning Commission Chairwoman and nominated Brad Wenande for Planning Commission Vice-Chair and further moved that all nominations cease, and a unanimous ballot be cast.

22-22 **MOTION** - It was moved by Commissioner Money and seconded by Commissioner Carda to cease nominations for Planning Commission Chair and Vice-Chair and elect Specht and Wenande as Chair and Vice-Chair.

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

MOTION – PASSED

NEW BUISNESS:

1. Plat review of Lots 1 – 3 in Block 1 of Mead’s Addition to the City of Yankton, South Dakota. City of Yankton, owner. Address, west side of the 3100 and 3200 Blocks of Broadway Avenue.

Dave Mingo provided background on the subject and was open to questions. The city owns the property and is therefore in the roll of developer in the creation of the subdivision. Staff recommends approval of the proposed plat.

Mike Healy, 1811 Cedar Street provided public comment. He asked that the Planning Commission consider provisions that would save the trees on the site as it is developed. Dave Mingo responded that the plat review is not the process for that consideration.

- 22-23 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Sime to recommend approval of Lots 1 - 3 in Block 1 of Mead's Addition to the City of Yankton, South Dakota. City of Yankton, owner. Address, west side of the 3100 and 3200 Blocks of Broadway Avenue.

ROLL CALL VOTE - Voting "Aye" – all members present. Voting "Nay" - none.
MOTION – PASSED

Vice-Chairman Wenande moved on to the review of the draft Five Year Capital Improvement Plan. He introduced City Manager, Amy Leon, to all attendees. Leon gave the annual presentation of the Five Year Capital Improvement Plan providing highlights and allowing for any questions from commission members. Members had questions about the Active Transportation Plan. Leon answered the question.

After some other general discussion and questions from the Planning Commission, action was taken.

- 22-24 **MOTION** - It was moved by Commissioner Peterson and seconded by Commissioner Mooney to recommend approval of the draft CIP to the City Commission as presented.
VOTE – Voting "Aye" – all members present. Voting "Nay" – none.
MOTION – PASSED

OTHER BUSINESS ITEMS:

1. June, 2022 Building Permit Report. The Planning Commission discussed the June Building Permit Report.

ADJOURNMENT

- 22-25 **MOTION** – It was moved by Commissioner Carda and seconded by Commissioner Erickson to adjourn at 6:40 PM.
VOTE – Voting "Aye" – all members present. Voting "Nay" – none.
MOTION – PASSED

Respectfully submitted,



Dave Mingo, Secretary