

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
For
September 12th, 2022

Chairwoman Specht called the meeting to order at 5:30PM.

ROLL CALL:

Present: Evie Sime, Marc Mooney, Dave Carda, Steve Pier, John Kraft, Brad Wenande, City Commission liaison Mason Schramm and Deb Specht.

Unable to attend: Lynn Peterson and Warren Erickson.

MINUTES – August 8th, 2022

22-29 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Pier to approve the minutes from August 8th, 2022, with a correction regarding the attendance of Dave Carda.

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

MOTION – PASSED

CONSENT ITEMS:

Chairwoman Specht stated the following items on the Consent Agenda establishing a date for public hearings:

1. Establish October 10, 2022 as the date for a public hearing to consider a extraterritorial zoning jurisdiction rezoning from ETJ A-1 Agricultural to ETJ B-2 Highway Business the North 260 feet of the NE 1/4, SW 1/4 of the North 18 Acres, Excluding Lots H1 and H2 Section 8, T93N, R55W of the 5th PM Yankton County, South Dakota and Outlot 1, NE 1/4, NE 1/4, SW 1/4 Except a Parcels Beginning at the SW Corner of Outlot 1, Thence North 208', Thence Northeasterly Parallel with the South Boundary Line of Outlot 1 208' Thence South 208' Thence Southwesterly 208' to the Point of Beginning as depicted on the associated map. Address, the north side of the 1500 block of Whiting Drive. Justus and Michelle Hirschman, owners.
2. Establish October 10, 2022 as the date for a public hearing to consider a extraterritorial zoning jurisdiction conditional use permit on the North 260 feet of the NE 1/4, SW 1/4 of the North 18 Acres, Excluding Lots H1 and H2 Section 8, T93N, R55W of the 5th PM Yankton County, South Dakota and Outlot 1, NE 1/4, NE 1/4, SW 1/4 Except a Parcels Beginning at the SW Corner of Outlot 1, Thence North 208', Thence Northeasterly Parallel with the South Boundary Line of Outlot 1 208' Thence South 208' Thence Southwesterly 208' to the Point of Beginning as depicted on the associated map. Address, the north side of the 1500 block of Whiting Drive. Justus and Michelle Hirschman, owners.

22-30 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Mooney to approve the Consent Agenda.

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

MOTION – PASSED

OLD BUSINESS

1. Public hearing to consider the formation of City of Yankton Tax Incremental District Number 12, a tax incremental district to be located on the following described property: Lots 1 - 3 in Block 1 of Mead’s Addition to the City of Yankton, South Dakota.

Dave Mingo described the proposed TID for the development of the infrastructure and site preparation in the Mead’s Addition. The city is serving as the developer in this instance. The TID will serve as one of multiple funding sources for the estimated \$5 million project. The TID is not expected to create enough increment to cover all the costs, so the City Commission has budgeted accordingly. Toby Morris from Colliers Securities was also in attendance. He provided additional detail about the TID.

Commissioner Pier asked about the specifics of the budget related to the project. He requested clarification that the Planning Commission action on the TID was related to the plan and was not a recommendation regarding funding sources and the expenditure of the City’s capital funds. Mr. Mingo stated that he was correct, and the City Commission is the body that approves the budget.

22-31 **MOTION** - It was moved by Commissioner Carda and seconded by Commissioner Mooney to recommend approval of the proposed TID #12 as presented.

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

2. Public hearing to consider a rezoning from I-1 Industrial to B-2 Highway Business on Lot 2 except the North 247.14’ of the West 360.15’ in the SW 1/4 of the NE 1/4 of Section 12, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, 2000 Summit Street. List Construction, applicant.

Dave Mingo described the proposed rezoning to B-2. The owner is interested in restricting the outdoor storage of materials that would otherwise be allowed in an industrial district. The B-2 designation would not allow the outdoor storage of raw materials. The proposed zoning is compatible with adjacent districts.

22-32 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Sime to recommend approval of the proposed rezoning from I-1 Industrial to B-2 Highway Business on Lot 2 except the North 247.14’ of the West 360.15’ in the SW 1/4 of the NE 1/4 of Section 12, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, 2000 Summit Street. List Construction, applicant.

VOTE - Voting “Aye” – commissioners Kraft, Pier, Mooney, Carda, Sime and Wenande. Voting “Nay” - none. Abstained - Specht.

3. Public hearing to consider a conditional use permit for self-storage facilities on Lot 2 except the North 247.14' of the West 360.15' in the SW 1/4 of the NE 1/4 of Section 12, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, 2000 Summit Street. List Construction, applicant.

Dave Mingo stated that a recommendation on this item is contingent upon the approval of the pre-requisite rezoning in the previous agenda item. The proposed use of the site will include a mix of contractor condos and self storage facilities. The surrounding industrial zoning areas means that the owner has more flexibility regarding the orientation of the structures than they would if there were residential zones nearby.

22-33 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Pier to recommend approval of the proposed conditional use permit for self storage facilities on Lot 2 except the North 247.14' of the West 360.15' in the SW 1/4 of the NE 1/4 of Section 12, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, 2000 Summit Street. List Construction, applicant.

VOTE - Voting "Aye" – commissioners Kraft, Pier, Mooney, Carda, Sime and Wenande. Voting "Nay" - none. Abstained - Specht

NEW BUSINESS:

1. Public hearing to consider a variance from the City's maximum lot coverage in an R-4 Multiple Family District on the North 32 feet of Lot 12 and all of Lot 13, Block 50 of Todd's Addition to the City of Yankton, South Dakota. Address, 507-509 Douglas Avenue. Gary Johnson and Christine Munson, owners.

Dave Mingo described the proposed variance. The owner is requesting a permit to add onto an existing garage. The addition would further increase the existing situation with the structures covering more than 35 percent of the lot as allowed by ordinance. Mr. Mingo explained that there is no apparent hardship at the site. He referred the commission to the associated action sheet for details about what constitutes a documentable hardship. Staff recommends the proposed variance be denied.

22-34 **MOTION** - It was moved by Commissioner Carda and seconded by Commissioner Wenande to recommend denial of the proposed variance from the City's maximum lot coverage in an R-4 Multiple Family District the North 32 feet of Lot 12 and all of Lot 13, Block 50 of Todd's Addition to the City of Yankton, South Dakota. Address, 507-509 Douglas Avenue. Gary Johnson and Christine Munson, owners.

VOTE - Voting "Aye" to recommend the permit be denied - all members present. Voting "Nay" - none.

OTHER BUSINESS ITEMS:

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

ADJOURNMENT

22-35 **MOTION** – It was moved by Commissioner Sime and seconded by Commissioner Wenande to adjourn at 6:15 PM.

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

MOTION – PASSED

Respectfully submitted,

A handwritten signature in blue ink that reads "Dave Mingo". The signature is written in a cursive style with a long, sweeping underline.

Dave Mingo, Secretary