

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**For**  
**January 9, 2023**

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

**ROLL CALL:**

Present: Evie Sime, Dave Carda, Steve Pier, John Kraft, Lynn Peterson City Commission liaison  
Mason Schramm, ETJ member Michael Welch and Chairwoman Deb Specht.

Unable to attend: Warren Erickson, Marc Mooney.

Brad Wenande arrived at the time noted in the minutes 5:39 P.M.

Chairwoman Specht acknowledged others in attendance and asked them if they wished to address the Planning Commission about any item that is not on the agenda. They did not.

**MINUTES – December 12, 2022**

23-01 **MOTION** - It was moved by Commissioner Pier and seconded by Commissioner Carda to approve the minutes from December 12, 2022.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

None.

**OLD BUSINESS**

1. Public hearing to consider a Conditional Use Permit for a school / early childhood development center on School Tract 1 of Ridgeway North Subdivision to the City of Yankton, South Dakota (a portion of the NW 1/4 of the NE 1/4 of Section 6, T93N, R55W of the 5th P.M., and Kuchta 3rd Addition, City and County of Yankton, South Dakota). Location, south side of the 600 - 800 Blocks of E. 31st Street. Yankton School District, applicant.

Wenande arrived at this time.

Mr. Mingo discussed that the project meets the requirements for this type of facility. The city’s consulting engineer for the airport also reviewed the proposal and had no concerns about impacts to existing or future use of the airport in proximity to the project. As to the publications mailed out from our office, there was no contact from the public. The Yankton School District and Public Works Department will manage the requirements expected for child safety and traffic control in and near facility.

Planning Commissioners had questions about traffic on 31st Street. Chairwoman Specht asked if a turn lane for the bus access may be needed. Commissioner Pier asked about sidewalks. Mr. Mingo stated that the facility will be subject to all trail and sidewalk requirements. The project and use of adjacent streets will also be closely monitored for any MUTCD related items that will need to be considered. The school district plans for work to begin as soon as possible.

Attorney Mike Marlow was present and approached the podium. He addressed the Planning Commission as representative for the Yankton School District. Mr. Marlow went over the site plan for the school / early childhood development center with the commission.

23-02 **MOTION** - It was moved by Commissioner Pier and seconded by Commissioner Sime to recommend approval of the Conditional Use Permit including the time extension with no time limit.

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

**MOTION – PASSED**

#### **NEW BUSINESS:**

None.

#### **OTHER BUSINESS:**

1. Overview of the Building Permit Report for the year of 2022. Dave Mingo recapped the year of 2022, there were 90 housing units receiving permits, which helps with the vacancy rate. The month of December was light for permit requests and the month of January 2023 maybe light as well. 2023 looks strong with several commercial projects planned. We will see if 2023 will plateau with valuations.

#### **ADJOURNMENT**

23-03 **MOTION** – It was moved by Commissioner Sime and seconded by Commissioner Peterson to adjourn at 5:53 PM.

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

**MOTION – PASSED**

Respectfully submitted,



Dave Mingo, Secretary