

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
May 8th, 2023

Chairman Wenande called the meeting to order at 5:30PM.

ROLL CALL:

Present: Evie Sime, Warren Erickson, Dave Carda, Marc Mooney, City Commissioner Liaison Schramm and Chairman Wenande, ETJ member Welch

Unable to attend: Lynn Peterson, John Kraft, Steve Pier, Chairwoman Specht

Chairman Wenande 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 – April 24th, 2023

23-11 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Carda to approve the minutes from April 24, 2023.

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

MOTION – PASSED

CONSENT ITEMS

None.

OLD BUSINESS:

Chairman Wenande addressed old business.

1. Public hearing to consider the formation of City of Yankton Tax Incremental District (TID) Number 13, a tax incremental district to be located on the following described property: Lots 1 - 5 and the vacated alley running east - west between lots 2 and 5 and the east ½ of the vacated Pine Street, Block 25, Lower Yankton Addition to the City of Yankton, South Dakota. Address 305 E. 2nd Street. Stencil Group II LLC. Applicant.

Mr. Mingo stated there is a critical need for housing in Yankton. TID #13 is in reference to creating housing in the downtown area. The proposal has had a preliminary approval from Dept. of Revenue, meaning it meets the state’s criteria for being approved as a housing TID. The private developer has prepared plans that fit the site; the project will be around 15 million dollars in private investment. This is a performance based TID that will only pay out the increment of what the developer pays in and if TID falls short of the \$2 million in the plan, the developer will be the only party at risk. The City of Yankton will not incur any debt associated with the project.

Commissioner Sime noted the use of the word “economic development” referencing page 22 of the planning commission packet verses the word “affordable” if this is a typo. Mr. Morris approached the podium stated that the use of “economic development” was a typo. ETJ member Welch asked where Grow Mark stands since they own property adjacent to the project location. Mr. Mingo stated appropriate notice of the proceedings were published and Grow Mark and had not called with any questions. Mr. Mingo discussed that this property was in a B-3 zoning district, so housing is allowed.

Commissioner Erickson asked about fire safety, regarding the height and reach of fire trucks. Mr. Mingo stated there was a discussion with the Fire Dept., they were confident that they would be able to perform the necessary services at the elevations given in the proposal.

Mr. Nate Stencil 5700 Josh Wyatt of Sioux Falls approached the podium. Mr. Stencil stated he was the CEO owner of Stencil Group; he then gave overview of the proposed project to the board. Mr. Stencil took questions from the Planning Commission.

City Commission Liaison Schramm asked about renting rates. Mr. Stencil mentioned the rent rate would be at or below the 80 percent mark per state requirements for a housing TID. Commissioner Sime asked about the mention of underground parking. Mr. Mingo clarified it could be more accurately be described as garden level parking rather than underground parking. Mr. Stencil added that this type of parking would lead to the first level units being up off the ground which provides an added level of security.

At this time, Mrs. Nancy Wenande with Yankton Thrive approached the podium and stated her support of the TID as a useful tool to help finance such projects and how the project will help alleviate the need of housing in our community.

City Commission Liaison Schramm also stated his support for the project, as it brings additional residential housing that we need.

23-12 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Erickson to recommend approval of the proposed TID #13 which includes, naming the district, establishing the district boundaries, establishing the criteria under which the district is eligible, and the recommendation on the attached plan.

ROLLCALL VOTE: Mooney, Carda, Erickson, Sime, Chairman Wenande

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

MOTION – PASSED

NEW BUSINESS:

Chairman Wenande moved on to New Business.

1. Plat review of Tracts 2, 3, & 4 of Law Addition in the N1/2 of the SE1/4 of Section 2, T93N, R56W of the 5th P.M., City and County of Yankton, South Dakota. Location is one quarter mile west of West City Limits Road, north of the future 25th Street. Bob Law, Inc., owner.

Mr. Mingo stated there is a pending transfer of ownership and having the locations platted at this point assists with annexation. There will be a full submittal of plans for the eventual subdivision that will be located at the site.

- 23-13 **MOTION** - It was moved by Commissioner Carda and seconded by Commissioner Sime to recommend approval of the plat of Tracts 2, 3, & 4 of Law Addition.

ROLLCALL VOTE:

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

MOTION – PASSED

2. Plat review of Lots 16, 17 and 18 of Whiting's Subdivision to the City of Yankton, South Dakota. Location is the South side of the 1500 and 1600 Blocks of Whiting Drive. Manitou Equipment America, LLC. Owner.

Mr. Mingo stated the property is being planned for multifamily housing. Development of the property is contingent on the construction of Gehl Drive.

- 23-14 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Carda to recommend approval of the plat of Lots 16, 17 and 18 of Whiting's Subdivision.

ROLLCALL VOTE:

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

MOTION – PASSED

OTHER BUSINESS:

April 2023 Building Report review. Mr. Mingo stated we are on pace for a record-breaking year with half a dozen projects keeping us busy. City Commissioner liaison Schramm commented on the cost of a permit listed as a shed in the report. Mr. Mingo acknowledged with no further comment.

ADJOURNMENT:

- 23-15 **MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Sime to adjourn at 6:00 PM.

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

MOTION – PASSED

Respectfully submitted,



Dave Mingo, Secretary