

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
June 10th, 2024

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

ROLL CALL:

Present: Erickson, Kraft, Wenande, Sime, Peterson, Mooney, ETJ member Welch
Chairwomen Specht

Unable to attend: Pier. Dave Carda has been elected to the City Commission, so the Planning Commission is one member short for this meeting and the first part of the upcoming July 8th meeting.

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

MINUTES – May 13, 2024

24-08 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Sime to approve the minutes from May 13, 2024.

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

MOTION – PASSED

CONSENT ITEMS

Chairwoman Specht moved to consent items. There could be a possible quorum of Planning Commissioners at the 3:30 PM, June 19, 2024, Comprehensive Plan Advisory Committee Meeting at Fire Station #2, 201 West 23rd Street. No Planning Commission action will be taken.

24-09 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Kraft to approve the consent item.

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

MOTION – PASSED

OLD BUSINESS:

1. Public hearing to consider a city-initiated rezoning from I-1 Industrial to B-3 Central Business on Lots 1-4, and part of Lot 5; and part of Lots 16-18 lying west of the RR, all in Block 49. Lower Yankton Addition to the City of Yankton. Location, southeast of the intersection of 3rd Street and Pearl Street. Larry Olson, Michael Novak, and Casey Merkwon owners.

Mr. Mingo shared how the considered rezoning falls into the recommendations from the current Comprehensive Plan to remove the industrial disconnect between the downtown and the river, improving residential and business in the downtown area. Mr. Mingo received a call from a neighboring property inquiring about the potential negative impact of the rezoning on his industrial use. Mr. Mingo responded that his business is suitable for his operation where located in the I-1 district. Mr. Mingo opened for questions to the Planning Commission.

Chairwoman Specht asked about the area a block west of the proposed rezone consideration if that is also B-3. Mr. Mingo stated yes, that was rezoned in 2022.

Chairwoman Specht asked for public comment – No Public Comment

24-10 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Wenande to recommend approval of the rezoning from I-1 Industrial to B-3 Central Business on Lots 1-4 and part of Lot 5; and part of Lots 16-18 lying west of the RR, all in Block 49.

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

MOTION – PASSED

2. Public hearing to consider a rezoning from I-1 Industrial to B-2 Highway Business on Parcel D of Polly’s Subdivision in the City of Yankton, South Dakota. Address, 718 Walnut Street. Larry and Margaret Hesse, owners.

Mr. Mingo noted that this area is slowly transitioning from industrial to business and residential. The new zoning designation, B-2 is apparent along Broadway and would be considered an appropriate transition zone. Mr. Mingo also mentioned that he had received two letters, included in the packet, regarding the rezoning. The letters expressed opposition to the B-2 designation and support for I-1. There seems to be some confusion in the process presented, none of the parties involved are here to explain further their stance to the Planning Commission. It is confusing why an owner of a single-family dwelling would prefer the more intense industrial zoning designation near their property. Mr. Mingo then invited questions from the Planning Commission.

Mr. Greg Adamson, who was present at the meeting, asked if there were plans for constructing multi-family housing or apartments. Mr. Mingo replied that if the zoning is approved, that would be a possibility as long as all requirements are met. Staff are not aware of any pending plans at the site.

Chairwoman Specht asked for any additional public comment – No Public Comment

24-11 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Erickson to recommend approval of a rezoning from I-1 Industrial to B-2 Highway Business on Parcel D of Polly’s Subdivision.

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

MOTION – PASSED

3. Public hearing to consider the formation of City of Yankton Tax Incremental District Number 14, a tax incremental district to be located on the following described property: Tracts 2 and 3 of Law Addition in the N 1/2 of the SE 1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota planned to be known as Lots 1-12, Block 1; Lots 1-11, Block 2; Lots 1-6, Block 3; Lots 1-19 and Outlot 1, Block 4; Lots 1-18, Block 5; Lots 1-6 and Outlot 2, Block 6; Lot 1, Block 7; Lots 1-15, Block 8; Lot 1, Block 9 of Garden Estates to the City of Yankton, Yankton County, South Dakota.

Mr. Mingo gave a general overview of all three TIDs being considered this evening. All three are related to housing and workforce housing. The TIDs will help create approximately 238 units, which is about half of the projected community need to achieve a healthy vacancy rate. All three are performance-based so the city is not at risk financially.

TID #14 will be a mix of duplexes and single-family units. There are planned to be 89 total units. Mr. Mingo opened for questions to the Planning Commission.

Commissioner Erickson asked if it's B-Y Water's territory and do they have the infrastructure in place. Mr. Mingo stated yes, the residents will be B-Y Water customers. There is city produced water in the mains until B-Y gets trunk line infrastructure in the area. The process is seamless for the customers.

Mr. Jay Gravholt, who was present at the meeting, asked when the B-Y Water agreement was established. Mr. Mingo stated that it had to be about 10 years old but that he would email Jay the date tomorrow.

Commissioner Sime asked about the recommendations for putting public parks or green spaces into the upcoming projects. Mr. Mingo replied this is always in the thought process to consider green space and parks as the community grows.

Mrs. Jane Adamson, who was present at the meeting, suggested placing an editorial in the paper to explain what TIDs are and how the process works would be helpful to the public. Mr. Mingo agreed public education is important and explained what a TID is. He mentioned work sessions have been held available in the past and were televised. Those links are still available on the city's website.

Chairwoman Specht asked for any additional public comment – No Public Comment

Pursuant to due call and notice thereof, a meeting of the Planning Commission of City of Yankton, South Dakota, took place at the Career Manufacturing Technical Education Academy formerly known as Regional Technical Education Center (RTEC), 1200 West 21st Street, Room 113, Yankton, SD on the 10th day of June 2024 at 5:30 PM or as soon thereafter as could be

heard. The matter of the creation of Tax Incremental District Number Fourteen, City of Yankton, was presented to the Planning Commission. After discussion of the same and after public comment on the proposed tax incremental district, the following motion and vote took place:

- 24-12 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Kraft to recommend approval to consider the formation of the City of Yankton Tax Incremental District Number 14 located in Tracts 2 and 3 of Law Addition.
VOTE - Voting “Aye” – Kraft, Mooney, Wenande, Sime, Peterson, and Erickson. Voting “Nay” – none.
Voting to “Abstain” – Chairwoman Specht.
MOTION – PASSED

4. Public hearing to consider the formation of City of Yankton Tax Incremental District Number 15, a tax incremental district to be located on the following described property: Lot 2, Full Bloom Addition to the City of Yankton, South Dakota.

Mr. Mingo stated that TID #15 consists of seventy units in five buildings, with fourteen units in each building. The architectural offering is unlike any we currently have, and they have been well-received in other communities. Mr. Mingo opened for questions to the Planning Commission.

Chairwoman Specht asked for public comment – No Public Comment

Pursuant to due call and notice thereof, a meeting of the Planning Commission of City of Yankton, South Dakota, took place at the Career Manufacturing Technical Education Academy formerly known as Regional Technical Education Center (RTEC), 1200 West 21st Street, Room 113, Yankton, SD on the 10th day of June 2024 at 5:30 PM or as soon thereafter as could be heard. The matter of the creation of Tax Incremental District Number Fifteen, City of Yankton, was presented to the Planning Commission. After discussion of the same and after public comment on the proposed tax incremental district, the following motion and vote took place:

- 24-13 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Peterson to recommend approval to consider the formation of City of Yankton Tax Incremental District Number 15, located on Lot 2, Full Bloom Addition
VOTE - Voting “Aye” – all members present. Voting “Nay” – none.
MOTION – PASSED

5. Public hearing to consider the formation of City of Yankton Tax Incremental District Number 16, a tax incremental district to be located on the following described property: Outlot 8, Except Tracts A, B, and C of Fox Run Subdivision in the City of Yankton, South Dakota.

Mr. Mingo stated this area of property that has been waiting for the market to catch up to it. The plan is for 19 twin-home units and a potential of 60 apartment units. Mr. Mingo opened for questions to the Planning Commission.

Chairwoman Specht asked for public comment – No Public Comment

Pursuant to due call and notice thereof, a meeting of the Planning Commission of City of Yankton, South Dakota, took place at the Career Manufacturing Technical Education Academy formerly known as Regional Technical Education Center (RTEC), 1200 West 21st Street, Room 113, Yankton, SD on the 10th day of June 2024 at 5:30 PM or as soon thereafter as could be heard. The matter of the creation of Tax Incremental District Number Sixteen, City of Yankton, was presented to the Planning Commission. After discussion of the same and after public comment on the proposed tax incremental district, the following motion and vote took place:

24-14 **MOTION** - It was moved by Commissioner Peterson and seconded by Commissioner Wenande to recommend approval to consider the formation of the City of Yankton Tax Incremental District Number 16, located at Outlot 8, Except Tracts A, B, and C of Fox Run Subdivision.

VOTE - Voting “Aye” – Kraft, Mooney, Wenande, Sime, Peterson, and Erickson.

Voting “Nay” – none.

Voting to “Abstain” – Chairwoman Specht.

MOTION – PASSED

NEW BUSINESS:

None

OTHER BUSINESS:

May 2024 Building Report review. Mr. Mingo stated that we are well ahead of our average and there are two large projects on the way.

ADJOURNMENT:

24-15 **MOTION** – It was moved by Commissioner Sime and seconded by Commissioner Wenande to adjourn at 6:02 PM.

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

MOTION - PASSED

Respectfully submitted,



Dave Mingo, Secretary