

**CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
July 10, 2017**

The meeting was called to order at 5:30 p.m. by Chairman Pier

ROLL CALL:

Present – Brad Wenande, Deb Specht, Mike Healy, Jon Economy, Bruce Viau, Lynn Peterson City Commission Liaison Dave Carda and Steve Pier.

Dr. Scott Shindler arrives at the time noted.

Unable to attend: Mark Mooney

Chairman Pier asked for approval of the June 12, 2017, meeting minutes.

17-20 **MINUTES** – June 12, 2017

MOTION – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve the minutes of the June 12, 2017 meeting.

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

MOTION – PASSED

Dr. Scott Shindler arrives at 5:31

Chairman Pier read the consent item to establish August 14, 2017, as the date for a public hearing to consider the formation of a tax incremental district to be located on the following described property:

Lot 1A, Block 1 less Parcel 5, Slaughter's Subdivision, Lot 3A, Block 1, Section 12 less Parcel 4 and less part Parcel 5, Slaughter's Subdivision, Lots 5A, Block 1, Section 12, Slaughter's Subdivision, Lot 6 except Parcels 1, 2 and 3, Block 1, Slaughter's Subdivision all in the City of Yankton, South Dakota. Address 2101 Broadway Ave. Yankton- Omaha Partnership c/o Dial Enterprises, owner.

17-21 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Viau to establish August 14, 2017, as the date for a public hearing to consider the formation of a tax incremental district to be located on the following described property:

Lot 1A, Block 1 less Parcel 5, Slaughter's Subdivision, Lot 3A, Block 1, Section 12 less Parcel 4 and less part Parcel 5, Slaughter's Subdivision, Lots 5A, Block 1, Section 12, Slaughter's Subdivision, Lot 6 except Parcels 1, 2 and 3, Block 1, Slaughter's Subdivision all in the City of Yankton, South

Dakota. Address 2101 Broadway Ave. Yankton-Omaha Partnership c/o Dial Enterprises, owner.

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

MOTION – PASSED

Dave Mingo advised at last meeting we established this meeting to be the hearing date for a TID at the Yankton Mall. Within 3 days city staff was notified that there was a change in the proposal and that it would be best to wait an additional month for the hearing. As a result of that, city staff did not publish the hearing notice or notify the taxing entities. There is no action to take. Previous Consent Agenda item set this issues for a hearing at the August meeting.

Chairman Pier welcomed City Manager Amy Nelson, who was present to provide a summary of the City of Yankton’s current draft of the Five-Year Capital Improvement Plan (CIP).

Ms. Nelson provided a general overview of the CIP. Highlights include structure maintenance, contingency budget and infrastructure improvements. The Planning Commission had a number of questions that City Manager Nelson answered including funding, land acquisition and budget methodology questions.

Commissioner Peterson leaves meeting 6:31 pm

17-22 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Shindler that the Capital Improvement Plan is recommended to move forward to the City Commission for their consideration as presented.

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

MOTION – PASSED

Chairman Pier read the action item for a Plat review, Lot B and Lot Y, being a replat of Lots 9, 10 and 11, Tramp’s Third Addition to the City and County of Yankton, South Dakota. Addresses, 901 and 903 East 17th Street. John and Sandy Yaggie, owners.

Mr. Mingo advised that this pertains to two property owners who agree to move the property line between their lots. Moving the property line will grant the property owner to the east with the ability to add onto their existing garage. All ordinance requirements will be maintained. Staff recommends approval.

17-23 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Wenande to approve the Plat review, Lot B and Lot Y, being a replat of Lots 9, 10 and 11, Tramp’s Third Addition to the City and County of

Yankton, South Dakota. Addresses, 901 and 903 East 17th Street. John and Sandy Yaggie, owners.

VOTE – Voting “Aye” – Wenande, Healy, Shindler, Economy, Viau and Pier.
Voting “Nay” – none.

Abstained: Specht

MOTION – PASSED

Chairman Pier read the action item for a Review of a Replat of Ranch 2, Ranch Estates, in the W 1/2 of Section 4, T93N, R56W of the 5th P.M., Yankton County, South Dakota, and a portion of the W 1/2 of Section 4, T93N, R56W of the 5th P.M, Yankton County South Dakota; Hereafter to be known as Ranch 2A, Ranch Estates, in the W 1/2 of Section 4, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 4906 SD Highway 314. Donald and Cynthia Bohnet and Rezac Family Revocable Trust, owners.

Mr. Mingo advised that this parcel was intended to be part of a large subdivision when the subdivision was proposed back in the 1970’s. The proposed plat moves the west property boundary of a single family home lot 66 feet to the west. The current owners have no plans for a subdivision and find it difficult to farm the 66 foot wide strip. The owner’s surveyor has confirmed that there are no dedications or easements in the 66 foot strip of land. The plat would allow them to transfer the strip to the adjoining homeowner. The property is within the City’s 3 mile platting jurisdiction. Staff recommends approval.

17-24 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Shindler to approve the Review of a Replat of Ranch 2, Ranch Estates, in the W 1/2 of Section 4, T93N, R56W of the 5th P.M., Yankton County, South Dakota, and a portion of the W 1/2 of Section 4, T93N, R56W of the 5th P.M, Yankton County South Dakota; Hereafter to be known as Ranch 2A, Ranch Estates, in the W 1/2 of Section 4, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 4906 SD Highway 314. Donald and Cynthia Bohnet and Rezac Family Revocable Trust, owners.

VOTE – Voting “Aye” – Wenande, Healy, Shindler, Economy, Viau and Pier.
Voting “Nay” – none.

Abstained: Specht

MOTION – PASSED

Building Permit Report Update - Mr. Mingo discussed projects such as Crane-Youngworth and Water Plant. In next 6 weeks, several single family home permits and a permit for a large apartment complex will be issued. The increase in property values that result from new developments is another source of revenue growth for the city. This is especially helpful when sales tax numbers are marginal. It is another way for city government to succeed.

17-25 **ADJOURNMENT**

MOTION – It was moved by Commissioner Economy and seconded by Commissioner Specht to adjourn at 6:53 p.m.

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

MOTION – PASSED

Respectfully submitted,

Dave Mingo
Secretary