

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
for  
**May 8, 2017**

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

**ROLL CALL:**

Present – Brad Wenande, Deb Specht, Dr. Scott Shindler, Lynn Peterson, Jon Economy, City Commission Liaison Chris Ferdig, and Steve Pier.

Unable to attend: Chairman Viau, Chairman Healy, and Chairman Mooney

Chairman Pier asked for approval of the February 13, 2017, meeting minutes.

17-10 **MINUTES** – February 13, 2017

**MOTION** – It was moved by Commissioner Shindler and seconded by Commissioner Peterson to approve the corrected minutes of the February 13, 2017 meeting.

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

**MOTION – PASSED**

Chairman Pier read the consent item to establish June 12, 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:

The East half of the Southeast Quarter except the East 700’ in Section 2, and the 23rd Street and West City Limits Road right-of-way adjacent to the described property and extending east to the east boundary of West City Limits Road (right-of-way located in Sections 1, 2, 11 and 12), all in Township 93 North Range 56 West of the 5th Principal Meridian, Yankton County South Dakota.

Mr. Mingo advised that this would be Phase II of Westbrook Estates.

17-11 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to establish June 12, 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:

The East half of the Southeast Quarter except the East 700’ in Section 2, and the 23rd Street and West City Limits Road right-of-way adjacent to the described property and extending east to the east boundary of West City Limits Road (right-of-way located in Sections 1, 2, 11 and 12), all in Township 93 North

Range 56 West of the 5th Principal Meridian, Yankton County South Dakota.

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

**MOTION – PASSED**

Chairman Pier read the Plat review of a Lots 1 – 5 in Block 14 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota. Address, Castlewood Circle. Kirby Hofer Construction Company, Inc., owner. Mr. Mingo advised that this would be next phase of Ridgeway North. This area was previously planned and the proposal would create five single family residential lots. The plat meets all requirements of the subdivision and previous Developer’s Agreement. Staff recommends approval.

Chairman Pier asked about drainage to the south. Mr. Mingo advised that as development continues, it will need to be to the southeast corner of Ridgeway North. Long term maintenance is assigned to the Association.

- 17-12 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Shindler to approve the Plat review of a Lots 1 – 5 in Block 14 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota. Address, Castlewood Circle. Kirby Hofer Construction Company, Inc., owner.  
**VOTE** – Voting “Aye” – all members present. Voting “Nay” – none.  
**MOTION – PASSED**

Mr. Joe Morrow, City Building Official, updated the Planning Commission on the changes with the International Residential Building Code.

Building Permit Report Update - Mr. Mingo discussed that the City is still ahead, it is really early in the year, there should be two fairly large permits that should be pulled soon. As far as single family homes, 8 for the year, plus one ready to be processed.

- 17-13 **ADJOURNMENT**  
**MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Specht to adjourn at 6:09 p.m.  
**VOTE** – Voting “Aye” – all members present. Voting “Nay” – none.  
**MOTION – PASSED**

Respectfully submitted,

Dave Mingo  
Secretary