

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
January 9, 2017

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

ROLL CALL:

Present – Deb Specht, Dr. Scott Shindler, Mike Healy, Brad Wenande, Bruce Viau, Marc Mooney, Jon Economy, City Commission Liaison Chris Ferdig, Vice Chairman Lynn Peterson and ETJ Member Michael Welch.

Unable to attend: Chairman Steve Pier.

Vice Chairman Peterson asked for approval of the December 12, 2016 meeting minutes.

MINUTES – December 12, 2016

- 17-01 **MOTION** – It was moved by Commissioner Shindler and seconded by Commissioner Wenande to approve the minutes for December 12, 2016 with a change in the language related to the plat. The discussion included comments that the plat be required to dedicate a 5 foot utility and pedestrian easement along 10th Street.

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

MOTION – PASSED

Mr. Mingo commented that the easement was added to the plat prior to the City Commission consideration of the item at their December 22nd meeting.

Vice Chairman Peterson read the consent item to establish February 13, 2017 as the date for a public hearing to consider a rezoning from A-1 Agricultural to I-1 Industrial in the City’s extraterritorial jurisdiction on Lot D in Yaggies Third Addition, excluding the approximate 30’ wide by 650’ long access to Whiting Drive in Section 9, T93N, R55W, Yankton County, South Dakota.

- 17-02 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Mooney to set February 13, 2017 as the date for a public hearing to consider a rezoning A-1 Agricultural to I-1 Industrial in the City’s extraterritorial jurisdiction on Lot D in Yaggies Third Addition, excluding the approximate 30’ wide by 650’ long access to Whiting Drive in Section 9, T93N, R55W, Yankton County, South Dakota.

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

MOTION – PASSED – Moves to February 13, 2017 Planning Commission meeting.

Vice Chairman Peterson read the action item to review plat of Lot 1 of Parcel 3 of Quarry Pines Addition in the NW 1/4 of the NW 1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 170 Quarry Pines Drive. Jason W. Tramp, owner.

Mr. Mingo described the plat stating this is an additional lot in a previously approved subdivision in Quarry Pines Addition. The street grid requirements have been met and staff recommends approval of the proposed plat.

Commissioner Wenande asked that the plat shows property line is on the section line, does a Right of Way exist? Mr. Mingo stated that it is a dedicated ROW that is unimproved and not open for traffic to travel.

Commissioner Healy asked about the size of the lot. Mr. Mingo stated that the 1 acre lot was large enough for a septic system. He also stated that the City's authority to review the plat in the 3 mile platting jurisdiction is only for the purposes of extending the street grid. This plat will also need to go through the County for approval process. Other similar sized lots in the subdivision have been approved by the County.

17-03 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Viau to approve plat of Lot 1 of Parcel 3 of Quarry Pines Addition in the NW 1/4 of the NW 1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 170 Quarry Pines Drive. Jason W. Tramp, owner.

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

MOTION – PASSED – Moves to January 23rd, 2017 City Commission meeting.

Vice Chairman Peterson read action item to review the replat of Lots 3 and 5, Block 2, Kaiser Overlook Subdivision and a Portion of the NE 1/4 of the NW 1/4, all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota;

Hereafter to be known as Lot 6, Block Kaiser Overlook Subdivision and a Portion of the NE 1/4 of the NW 1/4, all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 3400 West 8th Street, Neal W. Lange, Joan Lange, Robert L. Rezac and Pamela J. Rezac, owners.

Mr. Mingo discussed the reason for replat. It appears that a property owner did some improvements that encroached inadvertently across into another property. The owners have met come up with an amicable agreement. Mr. Mingo also discussed that the west line is on the 16th line. After discussing with the City Engineering Department, it was determined that a Right of Way did not need to be dedicated because of the grade going north up the river bluff.

17-04 **MOTION** – It was moved by Commissioner Shindler and seconded by Commissioner Economy to approve the replat of Lots 3 and 5, Block 2, Kaiser Overlook Subdivision and a Portion of the NE 1/4 of the NW 1/4, all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota;

Hereafter to be known as Lot 6, Block Kaiser Overlook Subdivision and a Portion of the NE 1/4 of the NW 1/4, all in Section 15, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 3400 West 8th Street, Neal W. Lange, Joan Lange, Robert L. Rezac and Pamela J. Rezac, owners.

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

MOTION – PASSED – Moves to January 23rd, 2017 City Commission meeting.

December Building Report Update - Mr. Mingo stated that the housing unit counts are up over the 10 year average. Mr. Mingo also stated that 2015 had a huge number because of the apartment construction. Commissioner Shindler asked if Mr. Mingo knew whether new people are moving into Yankton or if current residents were moving into new houses since the Westbrook Estates is full. Mr. Mingo stated it could be a combination of both new comers and people leaving apartments to own their own homes. Mr. Mingo also stated that the Yankton Area Progressive Growth have completed some detailed analysis but did not have the results, at this time. Commissioner Specht added that she knew 3 houses recently purchased in Westbrook Estates were bought by people new to the community. Commissioner Specht also stated that the apartments are full and plans for Stage II of the development are being considered.

Mr. Mingo discussed the City’s population stated to be cautionary regarding any census number that are estimates. It is best to focus on the decennial hard count. Past estimates shown in the American Fact Finder for Yankton have not been accurate.

ADJOURNMENT

17-05 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Specht to adjourn at 5:45 PM.

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

MOTION – PASSED

Respectfully submitted,

Dave Mingo
Secretary