

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
for  
**Monday, June 11th, 2018 @ 5:30PM**

The meeting was called to order at 5:32p.m. by Chairman Pier

**ROLL CALL:**

Present – Deb Specht, Mike Healy, Marc Mooney, Jon Economy, Chairman Steve Pier, Dr. Scott Shindler, Brad Wenande, Bruce Viau, City Commission Liaison Dave Carda, ETJ Representative Michael Welch

Unable to attend: Lynn Peterson

Chairman Pier called for approval of the June 11, 2018 meeting minutes.

18-29 **MINUTES** – June 11, 2018

**MOTION** – It was moved by Commissioner Shindler and seconded by Commissioner Mooney to approve the minutes from June 11<sup>th</sup>, 2018.

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

**MOTION – PASSED**

Chairman Pier stated there were no consent items.

Chairman Pier stated there was no Old Business.

Chairman Pier moved on to New Business to discuss the review of the draft Five Year Capital Improvement Plan. Chairman Pier introduced City Manager, Amy Nelson, to all attendees. Nelson gave the annual presentation of the Five Year Capital Improvement Plan (draft); providing highlights and allowing for any questions from audience and Board members. After a few minor questions from the Board, the draft was approved.

18-30 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Viau to recommend to the City Commission the draft of the Five Year Capital Improvement Plan as presented.

**VOTE** – Voting “Aye” – all members present.

Voting “Nay” – none.

**MOTION – PASSED**

Chairman Pier continued on to discuss Plat review of Lots 5A, 5B, 6A, and 6B of Block 3, Westbrook Estates Addition to the City of Yankton, Yankton County, South Dakota. Address, 2505, 2507, 2509 and 2511 Dorian Drive. Johanneson Contracting, Inc, owner.

Dave Mingo provided background on the project and stated the plat divides existing lots in a way that allows individual ownership of separate units in two duplex structures. The

structures will be constructed with the code requirements associated with a common wall in mind. Mingo continued to state that Staff recommends approval of the proposed plat.

18-31 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Mooney to approve the Plat review of Lots 5A, 5B, 6A, and 6B of Block 3, Westbrook Estates Addition.

**VOTE** – Voting “Aye” – all members present. Commissioner Deb Specht – Abstained. Voting “Nay” – none.

Chairman Pier continued on to discuss Plat review of Tract 2 of Block 3 in Missouri View Addition in the N 1/2 of the NE 1/4, Section 15, T93N R56W of the 5th P.M., Yankton County, South Dakota. Address, 2603 W. 11th Street. David and Mary Ellen Kline, owners.

Dave Mingo provided background on the project and stated the proposed plat is in the city’s three mile plating jurisdiction. This allows the City to require the dedication of right-of-way along the extension of the planned street grid. The proposed plat is located in a previously approved subdivision with identified right-of-way corridors serving as the primary access to the property. The previous right-of-way dedications meet the requirements of the City’s review process for the location. The plat is not adjacent to the City’s corporate limits so the Subdivision Ordinance requirements do not apply. Mingo continued to state that Staff recommends approval of the proposed plat.

18-32 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Specht to approve the Plat review of Tract 2 of Block 3 in Missouri View Addition

**VOTE** – Voting “Aye” – all members present.

Voting “Nay” – none.

**HEARING SCHEDULE:**

July 23<sup>rd</sup>, 2018: The City Commission will review the plat and make a final decision.

Chairman Pier continued on to discuss a Vacation of the remainder of Lot 4 and all of Lots 5 and 6, Schrempp’s Addition, in the South 1/2 of the Northeast 1/4, Section 2, T93N, R56W of the 5th P.M., Yankton County, South Dakota. And, A Plat of Lot 6 and Lot 7 of Block 1, Lots 4 – 7 of Block 2, Lots 4 – 10 of Block 3, Lots 1 – 5 of Block 5 and Lots 1 – 6 of Block 6, Benedict Estates Addition, Located in the SE 1/4 of the NE 1/4 of Section 2, T93N, R56W in Yankton County, South Dakota. Address, TBD Joseph Circle and Vincent Drive. Ralph J. Marquardt and Lucile M. Marquardt, owners.

Dave Mingo stated that the Marquardt’s have an agreement with Jason Drotzmann Construction to develop the identified property west of the existing Benedict Estates. The proposed vacation of a plat and plat is similar in layout to the original Marquardt Plat that was previously approved. All of the public improvements will be constructed by the developer prior to acceptance by the City. The previously approved Developer’s Agreement will be amended to include the new property prior to moving on for City Commission consideration. The property will also be required to be annexed into the municipal corporate limits as part of the process.

Mingo continued to state that Staff recommends approval of the proposed Benedict Estates plat including the referenced vacation of the Schrempp’s Addition lots contingent

upon the annexation petition and amended Developer's Agreement signed prior to City Commission consideration.

18-33 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve Vacation of the remainder of Lot 4 and all of Lots 5 and 6, Schrempp's Addition.

**VOTE** – Voting "Aye" – all members present. Commissioner Deb Specht - Abstained  
Voting "Nay" – none.

**HEARING SCHEDULE:**

July 23<sup>rd</sup>, 2018: (Tentative)The City Commission will review the plat and make a final decision contingent upon annexation and execution of an amended Developer's Agreement.

Chairman Pier moved on to discuss the June 2018 Building Report. The total valuation for June 2018 was \$2,903,038.60 which is lower than June 2017 which was \$4,189,222.40.

Chairman Pier moved on to discuss the status of the Comprehensive Plan Review..... **I HAVE NO IDEA WHAT TO SAY HERE....**

18-34 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Wenande to adjourn at 6:33PM

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary