

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

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

ROLL CALL:

Present – Deb Specht, Marc Mooney, Brad Wenande, Mike Healy, Jon Economy, Chairman Steve Pier, and City Commission Liaison Dave Carda. Bruce Viau arrived at time noted below

Unable to attend: Dr. Scott Shindler and Lynn Peterson

Chairman Pier called for consideration of the October 8th, 2018 meeting minutes.

18-52 **MINUTES** – October 8th, 2018

MOTION – It was moved by Commissioner Specht and seconded by Commissioner Economy to approve the minutes from October 8th, 2018.

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

MOTION – PASSED

Bruce Viau arrived at 5:32PM

CONSENT ITEMS:

Chairman Steve Pier stated there were no Consent Items.

OLD BUSINESS:

Chairman Steve Pier state there was no Old Business.

NEW BUSINESS:

Chairman Pier Mooney moved on to New Business to discuss the Plat review of Tract 1 and Tract 2 of Lot B of Smith Farming Enterprises, Inc. Subdivision, Lying in the NE 1/4 of the NE 1/4 of Section 31, T94N, R55W of the 5th P.M., Yankton County, South Dakota. Address, 3715 and 3717 Peninah Street. Russell A. Leonard, Gloria Leonard and Russell H. Leonard, owners.

Dave Mingo provided background on the subject and stated the location of 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 that addressed the necessary right of

way dedication requirements. The division of the larger tract into two tracts maintains conformance with lot size requirements in the zoning district. Although very close, the plat is not adjacent to the City's corporate limits so the Subdivision Ordinance requirements do not apply. Staff recommends approval of the proposed plat.

18-53 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Healy to approve review of Tract 1 and Tract 2 of Lot B of Smith Farming Enterprises, Inc. Subdivision, Lying in the NE 1/4 of the NE 1/4 of Section 31, T94N, R55W of the 5th P.M., Yankton County, South Dakota. Address, 3715 and 3717 Peninah Street.

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

MOTION – PASSED

HEARING SCHEDULE:

November 13th, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier continued on with New Business to discuss the Plat review of Lot 70, Crestview Homes Subdivision in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Planned address, 401 Tulip Lane. Matthew Christensen, Managing Member, White Crane Estates, L.L.C., owner.

Dave Mingo provided background on the subject and stated the location of 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. The proposal will be subject to county platting and land use approval requirements as it moves forward through that process. Staff recommends approval of the proposed plat.

18-54 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Viau Plat review of Lot 70, Crestview Homes Subdivision in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

VOTE – Voting “Aye” – Commissioner Mooney, Commissioner Economy, Commissioner Viau, Commissioner Wenande, and Commissioner Healy.

ABSTAINED – Commissioner Specht

MOTION – PASSED

HEARING SCHEDULE:

November 13th, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier moved on to discuss the October 2018 Building Permit Report. The total valuation for October 2018 was \$287,791.86 which is lower than September, 2017 which was \$2,086,573.90. Overall year to date for 2018 is ahead of 2017 if the 2017 Water Treatment Plant Project is not included.

18-55 **ADJOURNMENT**

MOTION – It was moved by Commissioner Healy and seconded by Commissioner Wenande to adjourn at 5:59PM.

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

MOTION – PASSED

Respectfully submitted,

Dave Mingo, Secretary