

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, February 11th, 2019 @ 5:30PM

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

ROLL CALL:

Present – Deb Specht, Marc Mooney, Mike Healy, Jon Economy, Warren Erickson, City Commission Liaison Dave Carda, ETJ Representative Michael Welch, Chairman Steve Pier.

Unable to attend: Lynn Peterson and Brad Wenande

Chairman Pier called for consideration of the January 14th, 2019 meeting minutes.

19-05 **MINUTES** – January 14th, 2019

MOTION – It was moved by Commissioner Specht and seconded by Commissioner Economy to approve the minutes from January 14th, 2019.

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

MOTION – PASSED

PUBLIC APPEARANCES / INTRODUCTIONS:

Chairman Pier welcomed Mr. Warren Erickson to the Planning Commission.

CONSENT ITEMS:

Chairman Steve Pier stated there was no Consent Items.

OLD BUSINESS:

Chairman Steve Pier moved on to Old Business to discuss the Public hearing to consider a rezoning of Lot 8, Block 1, Except the N. 100 feet of W.A. Burleigh’s Addition in the City of Yankton, South Dakota. Address, 408 W 11th Street. Tammy Ugofsky, owner.

This proposal describes another step in the incremental land use and zoning changes in the described area. The current zoning district designation, I-i Industrial, is a holdover from the former Morgen Manufacturing Plant that was on site prior to the current Morgen Square commercial development. The site is best suited for highway commercial types of uses that could include specific kinds of residential occupancies. The current industrial designation prohibits mixed use developments that may include apartments. The frontage lots along Broadway Avenue are all zoned B-2 Highway Business so a change at this location would be contiguous with other B-2 designated areas.

Dave Mingo provided additional information on the request and stated that the Owner's (Ugofsky) reason for the proposal is to possibly construct a living area on the property, which would be a business/residence in one building.

Land uses adjacent to the area would be permitted to continue operations as they currently exist. The appropriate public notice was published and the owners of 24 parcels were individually notified by first class mail prior to this public hearing. Staff received one phone call from a neighboring property owner subsequent to the mailing. She had general questions about the applicant's plans. The caller did not state any opposition to the rezoning.

Staff recommends approval of the proposed rezoning.

19-06 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Specht to approve the Public hearing to consider a rezoning of Lot 8, Block 1, Except the N. 100 feet of W.A. Burleigh's Addition in the City of Yankton, South Dakota. Address, 408 W 11th Street.

VOTE – Voting "Aye" – All Members Present

Voting "Nay" – none.

MOTION – PASSED

HEARING SCHEDULE:

February 25th, 2019: City Commission establishes March 11th, 2019 as the date for a public hearing.

NEW BUSINESS:

Chairman Pier moved on to New Business to discuss the review of a Plat review of Block 1, Lancer Addition in the S 1 2 NW 1 4 SW 1 4 NE 1 4 in Section 13, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Location is north of the undedicated Park Drive. Yankton County Historical Society, Inc., and Mount Marty College, Incorporated, owners.

Dave Mingo provided background on the subject and stated the proposed plat would clean up a number of discrepancies associated with the historical uses of the property. The owners have agreed to create the plat in a manner that would permit a transfer of the west 21 feet to the City and dedicate the commonly used alley and street improvements on the east side of the property. The west 21 feet has always been occupied by uses associated with West Side Park. The alley and 7th Street right-of-way corridors have been improved and maintained by the City for many years even though they were not formally dedicated.

Staff recommends approval of the proposed plat.

19-07 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Healy to recommend approval of the review of a Plat review of Block 1, Lancer Addition in the S 1 2 NW 1 4 SW 1 4 NE 1 4 in Section 13, T93N, R56W of the 5th P.M., City of Yankton, Yankton County, South Dakota. Location is north of the undedicated Park Drive. Yankton County Historical Society, Inc., and Mount Marty College, Incorporated, owners.

VOTE – Voting “Aye” – Members Healy, Erickson, Viau, Mooney, Economy and Chairman Pier.

Commissioner Specht – Abstained

Voting “Nay” – none.

MOTION – PASSED

HEARING SCHEDULE:

February 25th, 2019: City Commission reviews the plat and makes final decision.

OTHER BUSINESS

Chairman Pier moved on to discuss the January 2019 Building Permit Report. The total valuation for the month of January 2019 was \$162,360.40, which is lower than January 2018, which was \$1,065,440.00.

Dave Mingo announced to members of the Planning Commission that the Department of Community and Economic Development had recently hired Gregg Homstad to take over with Joe Morrow retires in May of 2019.

19-08 **ADJOURNMENT**

MOTION – It was moved by Commissioner Erickson and seconded by Commissioner Economy to adjourn at 6:00 PM.

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

MOTION – PASSED

Respectfully submitted,

Dave Mingo, Secretary