

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**Monday, July 8th, 2019 @ 5:30PM**

The meeting was called to order at 5:30 PM by Planning Commission Chairman Steve Pier.

**ROLL CALL:**

Present: Bruce Viau, Mike Healy, Jon Economy, Warren Erickson, Lynn Peterson, City Commission Liaison Dave Carda, ETJ Representative Michael Welch, and Chairman Steve Pier. Commissioner Deb Specht arrived at the time noted in the minutes.

Unable to attend: Brad Wenande and Marc Mooney

Chairman Pier called for consideration of the May 13th, 2019 meeting minutes.

19-20 **MINUTES** – May 13th, 2019

**MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Economy to approve the minutes from May 13th, 2019.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

Chairman Pier read the consent item to establish August 12, 2019 as the date for a public hearing to consider a Conditional Use Permit for a self-storage facility on the North 1/2 of Lot 8 except Lot H-1 and the South 20 feet of Lot 9 except Lot H-1, Block 1, Airport Acres Addition to the City of Yankton, South Dakota. OK Properties, owner and Aaron Hansen, applicant. Address 2916 Piper Street.

19-21 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Peterson to establish August 12, 2019 as the date for a public hearing to consider a Conditional Use Permit for a self-storage facility on the North 1/2 of Lot 8 except Lot H-1 and the South 20 feet of Lot 9 except Lot H-1, Block 1, Airport Acres Addition to the City of Yankton, South Dakota. OK Properties, owner and Aaron Hansen, applicant. Address 2916 Piper Street.

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

**MOTION – PASSED**

**OLD BUSINESS:**

Chairman Pier stated there was no Old Business.

**ADJOURN SINE DIE** –

19-22 **MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Healy to Adjourn Sine Die.

**ROLL CALL:**

Present: Deb Specht, Bruce Viau, Mike Healy, Jon Economy, Warren Erickson, Lynn Peterson, Steve Pier, City Commission Liaison Dave Carda and ETJ Representative Michael Welch

Unable to attend: Brad Wenande and Marc Mooney

Commissioner Specht arrives at this time.

1). Welcome returning Planning Commission members Deb Specht, Warren Erickson and Mike Healy. Dave Carda has been reappointed by the Mayor to serve as the Planning Commission's liaison to the City Commission.

2). **Action Items:** Election of Chair and Vice Chair

**NOMINATION FOR CHAIRMAN**– Commissioner Peterson nominated Steve Pier for Chairman. Nomination was seconded by Commissioner Erickson. There were no other nominations.

19-23 **VOTE** – Voting “Aye” – all members present. Voting “Nay” – none.  
**MOTION to re-elect Steve Pier as Chairman unanimously PASSED.**

**NOMINATION FOR VICE-CHAIRMAN**– Commissioner Viau nominated Brad Wenande for Vice- Chairman. Nomination was seconded by Commissioner Specht. There were no other nominations.

19-24 **VOTE** – Voting “Aye” – all members present. Voting “Nay” – none.  
**MOTION to elect Marc Mooney as Vice-Chairman unanimously PASSED.**

**NEW 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 Leon, to all attendees. Leon gave the annual presentation of the Five Year Capital Improvement Plan (draft); providing highlights and allowing for any questions from audience and Commission members. Members had questions about potential FEMA assistance. Leon stated she was hopeful that assistance would be available but other areas experienced even more severe damage so we don't know what the grant percentages may be. There were also some questions and comments about the aquatics facility. The cost of the project has gone up in large part because of the opportunity to address some other park related issues that can potentially be completed at a lower cost while contractors are on site.

After some other general discussion and questions from the Planning Commission, action was taken.

19-25 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Erickson to recommend the approval of the CIP to the City Commission as presented.  
**VOTE** – Voting “Aye” – all members present. Voting “Nay” – none.  
**MOTION – PASSED**

Chairman Pier moved on to New Business to discuss the Replat of Lot 9 in Block 5, 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. Kirby Hofer Construction Company, Inc., owner. Address, 616 East 29th Street.

Dave Mingo stated the referenced plat increases the size of an existing lot. All adjacent public infrastructure is accounted for.

Staff recommends approval of the proposed plat.

19-26 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Peterson to recommend approval of Replat of Lot 9 in Block 5, 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. Kirby Hofer Construction Company, Inc., owner. Address, 616 East 29th Street.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

July 8, 2019: The City Commission reviews the plat and takes action.

Chairman Pier continued on with New Business to discuss the plat of Lots 46 and 58, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Addresses, 307 Lilac Lane and 400 Tulip Lane. Matthew Christensen, Managing Member, White Crane Estates, L.LC, owner.

Dave Mingo stated that 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 lots are 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.

19-27 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Viau to recommend approval of the plat of Lots 46 and 58, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Addresses, 307 Lilac Lane and 400 Tulip Lane. Matthew Christensen, Managing Member, White Crane Estates, L.LC, owner.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

July 22, 2019: The City Commission reviews the plat and makes final decision.

**OTHER BUSINESS**

Chairman Pier moved on to discuss the June 2019 Building Permit Report. The total, year to date valuation at the end of the month was \$22,578,786, which is higher than this time last year which was \$14,686,354.44.

19-28 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Peterson and seconded by Commissioner Viau to adjourn at 6:23 PM.

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary