

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**Monday, August 12<sup>th</sup>, 2019 @ 5:30PM**

The meeting was called to order at 5:31 PM by Planning Commission Chairman Steve Pier.

**ROLL CALL:**

Present: Deb Specht, Jon Economy, Warren Erickson, Lynn Peterson, City Commission Liaison Dave Carda, and Chairman Steve Pier.

Commissioner Bruce Viau arrived at the time noted in the minutes.

Unable to attend: Brad Wenande, Marc Mooney and Mike Healy

Chairman Pier called for consideration of the July 8<sup>th</sup>, 2019 meeting minutes.

19-29

**MINUTES** – July 8<sup>th</sup>, 2019

**MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Specht to approve the minutes from July 8<sup>th</sup>, 2019.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

Chairman Pier stated there was no Consent Items.

**OLD BUSINESS:**

Chairman Pier moved on to Old Business to discuss Public hearing to consider a Conditional Use Permit for a self-storage facility on the North 1/2 of Lot 8 except Lot H-i and the South 20 feet of Lot 9 except Lot H-i, Block 1, Airport Acres Addition to the City of Yankton, South Dakota. OK Properties, owner and Aaron Hansen, applicant. Address 2916 Piper Street.

19-30

**MOTION** – It was moved by Commissioner Peterson and seconded by Commissioner Erickson to approve 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-i and the South 20 feet of Lot 9 except Lot H-i, Block 1, Airport Acres Addition to the City of Yankton, South Dakota.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

August 26<sup>th</sup>, 2019: The City Commission considers a resolution and makes the final decision.

Commissioner Viau arrived at 5:42PM.

**NEW BUSINESS:**

Chairman Pier moved on to New Business to discuss the Replat of lots 30 & 31 of Railroad Subdivision and a portion of the 5 1/2 of the SE 1/4 of the NE 1/4 of section 18, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota to be hereafter known as: lots 30, 31 & 35 of Railroad Subdivision, in the City of Yankton, Yankton County, South Dakota. Address 901 E. 7th Street. City of Yankton, owner.

Dave Mingo stated the proposed plat creates three lots on city owned property. The lots are being platted to support the planned 2020 expansion of the transit facility and also provide room for another possible future expansion. The remainder of the lot to the south will have other development potential. The proposal maintains compliance with all applicable zoning and subdivision regulations.

Staff recommends approval of the proposed plat.

- 19-31 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Specht to approve the Replat of lots 30 & 31 of Railroad Subdivision and a portion of the 5 1/2 of the SE 1/4 of the NE 1/4 of section 18, T93N, R55W of the 5<sup>th</sup> P.M., Yankton County, South Dakota to be hereafter known as: lots 30, 31 & 35 of Railroad Subdivision, in the City of Yankton, Yankton County, South Dakota.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

August 26<sup>th</sup>, 2019: The City Commission reviews the plat makes the final decision.

Chairman Pier continued on to discuss the Plat review of Block 3 of Rudd’s Addition in the SE 1 4 of the NE 1 4 of Section 13, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

Dave Mingo stated the referenced plat 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. Lot 3 is being created as a dedicated road easement which will evolve into right-of-way in the future as the market demands. 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

- 19-32 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Economy to recommend approval of the plat of Block 3 of Rudd’s Addition in the SE 1 4 of the NE 1 4 of Section 13, T94N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

August 26<sup>th</sup>, 2019: The City Commission reviews the plat and makes final decision.

Chairman Pier continued on to discuss the Replat of Parcel H and Lot X in the SW 1/4 Of The SE 1/4 of Section 8, and of Parcel L and Lot X in the NW 1/4 of the NE 1/4 of Section 17 Hereafter to be known as: Tract 1, Elliott Addition, in the SW 1/4 of the SE 1/4 of Section 8 and in the NW ¼ of the NE 1/4 of Section 17, both in T93N, R55W of the 5th P.M., Yankton County, South Dakota.

Dave Mingo 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 lot is also adjacent to the City’s municipal corporate limits which means that the requirements of the Subdivision Ordinance apply. All required adjacent infrastructure is in place. If certain levels of property improvements and infrastructure connections are requested in the future, the property will be required to be annexed.

Staff recommends approval of the proposed plat

19-33 **MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Peterson to recommend approval of the Replat of Parcel H and Lot X in the SW 1/4 Of The SE 1/4 of Section 8, and of Parcel L and Lot X in the NW 1/4 of the NE 1/4 of Section 17 Hereafter to be known as: Tract 1, Elliott Addition, in the SW 1/4 of the SE 1/4 of Section 8 and in the NW ¼ of the NE 1/4 of Section 17, both in T93N, R55W of the 5th P.M., Yankton County, South Dakota.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

August 26<sup>th</sup>, 2019: The City Commission reviews the plat and makes final decision.

### **OTHER BUSINESS**

Chairman Pier moved on to discuss the July 2019 Building Permit Report. The total, year to date valuation at the end of the month was \$28,654,284.80, which is higher than this time last year which was \$16,128,734.44.

### 19-34 **ADJOURNMENT**

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

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary