

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
for  
**Monday, May 13<sup>th</sup>, 2019 @ 5:30PM**

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

**ROLL CALL:**

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

Unable to attend: Brad Wenande and Lynn Peterson

Chairman Pier called for consideration of the April 8<sup>th</sup>, 2019

19-16 **MINUTES** – April 8<sup>th</sup>, 2019

**MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Healy to approve the minutes from March 11<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 stated there was no Consent Items

**NEW BUSINESS:**

Chairman Pier moved on to New Business to discuss the Plat review of Lots 4A and 4B, Block 2, Westbrook Estates being a Replat of Lot 4 and the North 0.6 feet of Lot 5, Block 2. Westbrook Estates located in the East 700 feet of the East Half of the Southeast Quarter, except the South 560 feet and less R.O.W. thereof, Section 2, Township 93 North, Range 56 West of the 5th P.M., City of Yankton, South Dakota. Address 2512 and 2514 Dorian Drive. Johanneson Contracting, Inc., owner.

Dave Mingo stated the referenced plat divides an existing lot in a way that allows individual ownership of separate units in a duplex. The structure has been constructed with the code requirements associated with a common wall in mind.

Mingo continued to state that adjacent public infrastructure is accounted for. Of primary focus in this type of plat review is the design of the utility connections. Each unit will have a separate water and sanitary sewer connection which meets City requirements for a subdivision like this.

Staff recommends approval of the proposed plat.

19-17 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Viau to approve Plat review of Lots 4A and 4B, Block 2, Westbrook Estates being a Replat of Lot 4 and the North 0.6 feet of Lot 5, Block 2. Westbrook Estates located in the East 700 feet of the East

Half of the Southeast Quarter, except the South 560 feet and less R.O.W. thereof, Section 2, Township 93 North, Range 56 West of the 5th P.M., City of Yankton, South Dakota. Address 2512 and 2514 Dorian Drive.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

May 28<sup>th</sup>, 2019: The City Commission reviews the plat and takes action.

Chairman Pier continued on with New Business to discuss the Plat Review of Lots 20A and 20B, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Scott M. Pfeifer and Nicole M. Pfeifer, owners.

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.

19-18 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Erickson to approve Plat Review of Lots 20A and 20B, 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” – all members present. Voting “Nay” – none

**MOTION – PASSED**

**HEARING SCHEDULE:**

May 28<sup>th</sup>, 2019: The City Commission reviews the plat and makes final decision.

**OTHER BUSINESS**

Chairman Pier moved on to discuss the April 2019 Building Permit Report. The total valuation for the month was \$12,214,716.80, which is higher than April 2018, which was \$7,234,159.64.

19-19 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Erickson to adjourn at 5:42 PM.

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary