

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, December 9th, 2019 @ 5:30PM

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

ROLL CALL:

Present: Mike Healy, Deb Specht, Jon Economy, Bruce Viau, Lynn Peterson, Brad Wenande, Marc Mooney and City Commission Liaison, Dave Carda.

Chairman Pier arrived at the time noted in the minutes.

Unable to attend: Warren Erickson

Vice- Chairman Wenande called for the consideration of the November 12th, 2019 meeting minutes.

19-45 **MINUTES** – November 12th, 2019

MOTION – It was moved by Commissioner Mooney and seconded by Commissioner Peterson to approve the minutes from November 12th, 2019.

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

MOTION – PASSED

CONSENT ITEMS:

Vice-Chairman Wenande stated there were no Consent Items.

OLD BUSINESS:

Vice-Chairman Wenande stated there was no Old Business.

NEW BUSINESS:

Vice-Chairman Wenande moved on to New Business to discuss the plat of Monastery Lot C7, Benedictine Hilltop Addition, City of Yankton, Yankton County, South Dakota. Address 1005 W. 8th Street. Benedictine Convent of the Sacred Heart, owner.

5:33 P.M. Chairman Pier arrives at this time.

Dave Mingo stated the proposed plat would create a lot in the Monastery Benedictine Hilltop Addition specifically for a new proposed Mount Marty College residence hall. The separately identified tract of land is needed to support the financing for the facility.

Mingo continued by stating that the area is owned by the Benedictine Sisters as a part of the Convent and Mount Marty College campus property. The City has no plans for extensions of the street grid or other utility corridors in the site. All adjacent infrastructure has been previously improved to City and State (SD Hwy 52) specifications. The property identified in the plat does not

have access to public right-of-way, therefore it will need to be tied to an adjacent parcel with a deed restriction.

Staff recommends approval of the proposed plat with the referenced deed restriction.

19-46 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Viau to recommend approval of the plat of Monastery Lot C7, Benedictine Hilltop Addition, City of Yankton, Yankton County, South Dakota. Address 1005 W. 8th Street.

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

MOTION – PASSED

HEARING SCHEDULE:

December 9, 2019: City Commission reviews the plat and makes final decision.

Chairman Pier continued on with New Business to discuss the plat of Lot 26 in Lewis and Clark Business Center, Located in the in the South 645 Feet Except for Lot H2, of the N. 1/2 of the N.E. 1/4, Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address North Side of the 3800 Block of W. 8th Street. T. J. Land. Inc., owner.

Dave Mingo stated the location of the proposed parcel is within the City’s three-mile platting jurisdiction which 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 dedicated ROW and easements serving as the primary access to the development. The previous right-of-way dedications meet the requirements of the City’s review process for the location. The proposal will be subject to county platting and land use approval requirements as it moves forward through that process. There was some discussion about access to the lot. That issue will be addressed at the county level for property in this location.

Staff recommends approval of the proposed plat.

19-47 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to recommend approval of the plat of Lot 26 in Lewis and Clark Business Center, Located in the in the South 645 Feet Except for Lot H2, of the N. 1/2 of the N.E. 1/4, Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address North Side of the 3800 Block of W. 8th Street.

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

MOTION – PASSED

HEARING SCHEDULE:

December 9, 2019: City Commission reviews the plat and takes action.

Chairman Pier continued on with New Business to discuss the replat of Lots 23 and 24, now to be known as Lot 27, in Lewis and Clark Business Center, Located in the in the South 645 Feet Except for Lot H2, of the N. 1/2 of the N.E. 1/4, Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address North Side of the 3800 Block of W. 8th Street.

Planning Commission members discussed an error in the agenda description. The owners should be listed as Tom and Beth Kaltsulas.

19-48 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Viau to amend the agenda to list Thomas C. Kaltsulas and Beth A. Kaltsulas as owners of the property being considered for a replat of Lots 23 and 24, now to be known as Lot 27, in Lewis and Clark Business Center, Located in the in the South 645 Feet Except for Lot H2, of the N. 1/2 of the N.E. 1/4, Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

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

MOTION – PASSED

HEARING SCHEDULE:

Dave Mingo stated the location of the proposed parcel is within the City’s three-mile plating jurisdiction which 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 dedicated ROW and easements serving as the primary access to the development. The previous right-of-way dedications meet the requirements of the City’s review process for the location. 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.

19-49 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Peterson to recommend approval of the replat of Lots 23 and 24, now to be known as Lot 27, in Lewis and Clark Business Center, Located in the in the South 645 Feet Except for Lot H2, of the N. 1/2 of the N.E. 1/4, Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Thomas C. Kaltsulas and Beth A. Kaltsulas, owners.

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

MOTION – PASSED

HEARING SCHEDULE:

OTHER BUSINESS

Chairman Pier moved on to discuss the November, 2019 Building Permit Report. The total, year to date valuation at the end of the month was \$47,770,323.13, which is higher than this time last year which was \$25,446,081.38.

Chairman Pier asked Mr. Mingo to discuss the possibility of the City amending the ordinance to allow for administrative plat approvals. Mr. Mingo described what could be the process. There would be definitions developed that would clearly categorize plats submitted. One category of plat, the more complex plats that are typically of new subdivisions, would follow the process we currently use. They would go through a full meeting schedule of both the Planning Commission and City Commission. A second category of plat, basic plats that are describing portions of tracts that have already been through the subdivision review process, could be approved by designated staff as part of an administrative review.

Planning Commission members were generally in favor of the idea and are interested in seeing some draft ordinance language at an upcoming meeting. Members of the Planning Commission also wanted to confirm that if changed, there would be provisions for a reversal back to the current process if needed in the future.

19-50 **ADJOURNMENT**

MOTION – It was moved by Commissioner Wenande and seconded by Commissioner Viau to adjourn at 6:10PM.

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

MOTION – PASSED

Respectfully submitted,

Dave Mingo, Secretary