

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, February 10th, 2020 @ 5:30PM

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

ROLL CALL:

Present: Brad Wenande, Deb Specht, Bruce Viau, Warren Erickson, Marc Mooney, Steve Pier, ETJ Representative Michael Welch, and City Commission Liaison, Dave Carda.

Unable to attend: Mike Healy, Jon Economy, and Lynn Peterson

Chairman Pier called for the consideration of the January 13th, 2020 meeting minutes.

20-06 **MINUTES** – January 13th, 2020

MOTION – It was moved by Commissioner Mooney and seconded by Commissioner Erickson to approve the minutes from January 13th, 2020.

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 South half of lot 10, Block 1, Airport Acres addition, City and County of Yankton. OK Properties, owner and WDM Properties, LLC, applicant. Address, 3010 Piper Street.

Dave Mingo stated that the applicant is requesting a Conditional Use Permit for a self-storage facility. Self-storage facilities as defined by the City of Yankton Zoning Ordinance No. 711 are allowed in B-2 Highway Business Districts under certain conditions.

The proposal meets all of the applicable area and setback provisions. Self-storage facilities are required to be configured so that the doors of the buildings do not face, or are screened, from adjacent residentially zoned property. There is residential property to the east of the site. Based on these conditions, unscreened access doors cannot face to the east. Additionally, any lighting on the site is not permitted to spill onto adjacent residential occupancies. Light placement and possibly the use of shields can accommodate the requirement. The site design must also ensure that storm water drainage does not exceed historic runoff levels to the north, east or south unless it is properly detained on site or in the subdivision.

Staff has been contacted by the adjoining property owner to the east. Their comment is that they are "OK" with the project as long as light does not shine from the sight onto their property. AH appropriate mailings and publications have occurred.

The proposed project involves a number of partners and plans for the phased construction of the development. Construction phases will likely not occur prior to the expiration of the city's standard Conditional Use Permit window of one year. Therefore, the request also includes a waiver of the one-year timeframe. Considering the land uses in the neighborhood and the layout of the site plan, staff does not have any issues with waiving the one-year time period of the permit if approved.

Staff recommends approval of the request with the time limit waiver. Although not required by ordinance, we also strongly recommend that the applicant consider a "good neighbor" approach to addressing visibility to the property from the east of the project. Privacy slats, and/or the planting of coniferous trees would accomplish a great deal in regards to neighborhood aesthetics regarding current occupancies.

20-07 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Erickson to recommend approval of Public hearing to consider a Conditional Use Permit, with a waiver of the 1-year time limit to build, for a self-storage facility on the South half of lot 10, Block 1, Airport Acres addition, City and County of Yankton.

VOTE – Voting “Aye” – Commissioners Specht, Wenande, Erickson, and Viau; Voting “Abstained” – Commissioner Mooney; Voting “Nay” - None

MOTION – PASSED

HEARING SCHEDULE:

February 24th, 2020: The City Commission considers a resolution and makes the final decision.

NEW BUSINESS:

Chairman Pier moved on to New Business Plat review of Lots 3, 4 and 5 of East Side Industrial Park, Yankton, South Dakota. Address, The south side of Whiting Drive, address range, 1701 – 1807 Whiting Drive. Yankton Area Progressive Growth, Daniel and Estell Bartos, Merrill and Sandy Van Gerpen, owners.

Dave Mingo stated the proposed plat The proposed plat further divides the East Side Industrial Subdivision. The original gross boundary plat included enough engineering design to support the Dakota Trailer project located in the southern area of the property. Subsequent platting in the area, including this plat, have required phased additional engineering design efforts.

The design of all infrastructure is critical to all subdivision planning and is required prior to creating any lot within a larger tract. This property represents a good example of how communities our size can work with landowners to phase the planning, engineering and infrastructure improvement requirements to ensure that any given plat within the subdivision works in the overall plan and also does not create impedances to subsequent area land uses.

The original Developer's Agreement outlines the infrastructure improvement requirements and contains provisions specific to the unique characteristics of this development. It also includes the standard language for subdivisions in addition to specific provisions for this subdivision that address the provision of services to a large area over many years.

The proposed plat is in conformance with the provisions of the City's Comprehensive Development Plan. City engineering staff have reviewed the engineering documents associated with the proposed plat.

Staff recommends approval of the proposed plat.

20-08 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Specht to recommend approval of the Plat review of Lots 3, 4 and 5 of East Side Industrial Park, Yankton, South Dakota. Address, The south side of Whiting Drive, address range, 1701 – 1807 Whiting Drive.

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

MOTION – PASSED

HEARING SCHEDULE:

February 24th, 2020: City Commission reviews the plat and makes final decision.

Chairman Pier continued on with New Business to discuss the Plat review of Lot 4, Chalk Stone Hill Addition in the SE ¼ of the NE ¼ of Section 14, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 1609 Woodland Loop (preliminary). Benedictine Convent of the Sacred Heart, of Yankton, South Dakota, A Non-Profit Corporation, 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 street grid in the area has been previously established and the city has no plans for additional public right-of-way in the development. The plat is not adjacent to the City's corporate limits so the Subdivision. Ordinance requirements do not apply.

Staff recommends approval of the proposed plat.

20-09 **MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Wenande to recommend approval of the Plat review of Lot 4, Chalk Stone Hill Addition in the SE ¼ of the NE ¼ of Section 14, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 1609 Woodland Loop (preliminary).

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

MOTION – PASSED

HEARING SCHEDULE:

February 24th, 2020: City Commission reviews the plat and makes final decision.

Chairman Pier continued on with New Business to discuss the Plat review of Lots 7A and &B, Block 3, Westbrook Estates being a Replat of Lot 7, Block 3, Westbrook Estates in the City of Yankton, Yankton County, South Dakota. Address, 2501 and 2503 Dorian Drive. Johanneson Contracting, Inc., owner.

Dave Mingo stated The attached 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.

All adjacent public infrastructure is accounted for. The 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.

20-10 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Mooney to recommend approval of the Plat review of Lots 7A and &B, Block 3, Westbrook Estates being a Replat of Lot 7, Block 3, Westbrook Estates in the City of Yankton, Yankton County, South Dakota.

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

MOTION – PASSED

HEARING SCHEDULE:

February 24th, 2020: City Commission reviews the plat and makes final decision.

OTHER BUSINESS:

Chairman Pier moved on to discuss Other Business and welcomed Brad Bies, Community Development Manager, to give a presentation on Storm Water Management and Floodplain Management for the City of Yankton. As a reminder, the Planning Commission also serves as the City of Yankton’s Storm Water Advisory Board. Mr. Bies spoke for approximately 30 minutes and answered questions from the Planning Commission.

Chairman Pier continued on with Other Business to discuss the January 2020 Building Permit Report. The total, year to date valuation at the end of January 2020 was \$284,562.50. For comparison, the total, year to date valuation at the end of January 2019 was \$162,360.40.

Chairman Pier wrapped up on Other Business by asking Dave Mingo to say a few words on the Façade Grant Program. Mingo presented a few photographs of some of the results of the program in 2019 and applauded the program for provided a big opportunity for improvements, with very little financial investment from the City. So far, we have received one application for the 2020 program and anticipate many more to arrive by the March 2nd, 2020 deadline

20-11 **ADJOURNMENT**

MOTION – It was moved by Commissioner Wenande and seconded by Commissioner Erickson to adjourn at 6:33PM

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

MOTION – PASSED

Respectfully submitted,

Dave Mingo, Secretary

