

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**Monday, May 11, 2020**

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

This meeting was conducted via technology; with public comment available via phone, email and YouTube live stream chat.

**ROLL CALL:**

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

Unable to attend: Lynn Peterson

Chairman Pier called for the consideration of the March 9th, 2020 meeting minutes.

**MINUTES – March 9th, 2020**

20-15 **MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Healy to approve the minutes from March 9th, 2020.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

Chairman Pier moved on to Consent Items to establish the next regular meeting as the date for a public hearing to consider a rezoning request from I-1 Industrial to R-4 Multiple Family Residential on the N 1/2, N 1/2, E 1/2, NE 1/4, SE 1/4 except Marne Creek Lot #21 and except the S 176’ of the E 100’ and the S 1/2 of the adjacent vacated 18th Street, City and County of Yankton, South Dakota. Gary Hawerlander, owner. Address, 1900 Locust Street.

20-16 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Specht to establish the next regular meeting as the date for a public hearing to consider a rezoning request from I-1 Industrial to R-4 Multiple Family Residential on the N 1/2, N 1/2, E 1/2, NE 1/4, SE 1/4 except Marne Creek Lot #21 and except the S 176’ of the E 100’ and the S 1/2 of the adjacent vacated 18th Street, City and County of Yankton, South Dakota. Gary Hawerlander, owner. Address, 1900 Locust Street.

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

**MOTION – PASSED**

**OLD BUSINESS:**

Chairman Pier moved on to Old Business to discuss a public hearing to consider a Conditional Use Permit for a single family home in a B-2 Highway Business District on the north 60 feet of Lot 7, Block 18, West Yankton Addition to the City of Yankton, South Dakota. Thomas Steinbach, Nathan Steinbach and Susan Brown, owners. Address, 906 Dakota Street.

Dave Mingo said the applicant is requesting a Conditional Use Permit for the construction and occupancy of a single family home in a B-2 Highway Business District. Houses are considered conditional uses in the B-2 District to help ensure that more intensive business activities are not hindered by expectations of adjacent home occupants. It is recognized that the businesses are the primary use in the district and occupants of homes in the area should expect business activities adjacent to their property. The applicable considerations in this instance are as follows:

1. Is the home in an area of a B-2 district having adjacent home occupancies? The term adjacent includes the deletion of right-of-ways for the purposes of interpreting the zoning ordinance. Based on this criteria, yes, the proposed home site has residential occupancies adjacent to it in three directions.

2. If approved, will the proposed home create additional conflict issues for any adjacent businesses. A majority of the adjacent properties in this older residential neighborhood are single family homes so this proposal does not appear to create additional conflict issues.

Staff has not received any comment from adjacent property owners subsequent to sending out notifications and publishing the notice in the newspaper.

Staff recommends approval of the proposed Conditional Use Permit.

20-17 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Viau to recommend approval of the Conditional Use Permit for a single family home in a B-2 Highway Business District on the north 60 feet of Lot 7, Block 18, West Yankton Addition to the City of Yankton, South Dakota. Thomas Steinbach, Nathan Steinbach and Susan Brown, owners. Address, 906 Dakota Street.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

**May 11th, 2020:** City Commission considers a resolution and makes the final decision.

**NEW BUSINESS:**

Chairman Pier moved on to New Business to discuss a plat review of Lots 6, 7, and 8, Block 2 and Lots 3, 4, and 5, Block 3 of Dakota West Addition to the City of Yankton, South Dakota. Steven and Lori Drotzmann, owners. Location, the 1400 Block of West Street.

Dave Mingo stated that the proposed plat and associated Developer’s Agreement meet the requirements of the City’s Subdivision Ordinance and Zoning Ordinance. The lot configuration is in accordance with the previously reviewed preliminary development plans for the subdivision. The Developer’s agreement also covers the future development area between the described lots and Dakota Street.

Construction plans for the associated infrastructure have been presented to the City Engineer for review and they have been approved.

Staff recommends approval of the plat and associated Developer’s Agreement.

20-18 **MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Erickson to recommend approval of the plat of Lots 6, 7, and 8, Block 2 and Lots 3, 4, and 5, Block 3 of Dakota West Addition to the City of Yankton, South Dakota. Steven and Lori Drotzmann, owners. Location, the 1400 Block of West Street.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

**May 11th, 2020:** City Commission considers a resolution and makes the final decision.

Chairman Pier continued on with New Business to discuss the plat review of Lots 47, 48, 55, 56 and 57, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Matthew Christensen, Managing Member, White Crane Estates, L.L.C, owner. Addresses, 306, 308 and 310 Tulip Lane and 303 and 305 Lilac Lane.

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 layout 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.

Staff recommends approval of the proposed plat.

20-19 **MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Healy to recommend approval of the plat of Lots 47, 48, 55, 56 and 57, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Matthew Christensen, Managing Member, White Crane Estates, L.L.C, owner. Addresses, 306, 308 and 310 Tulip Lane and 303 and 305 Lilac Lane

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

**May 11th, 2020:** City Commission considers a resolution and makes the final decision.

Chairman Pier continued on with New Business to discuss the plat review of Lots 75 and 76, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Matthew Christensen, Managing Member, White Crane Estates, L.L.C, owner. Addresses, 301 and 303 Tulip Lane.

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 proposed lots are located in a previously approved subdivision layout 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.

Staff recommends approval of the proposed plat

20-20 **MOTION** – It was moved by Commissioner Viau and seconded by Commissioner Wenande to recommend approval of the plat of Lots 75 and 76, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Matthew Christensen, Managing Member, White Crane Estates, L.L.C, owner. Addresses, 301 and 303 Tulip Lane.

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

**MOTION – PASSED**

**HEARING SCHEDULE:**

**May 11th, 2020:** City Commission considers a resolution and makes the final decision.

**OTHER BUSINESS:**

Chairman Pier moved on to Other Business to discuss the March 2020 and April 2020 Building Permit Reports. The total, year to date valuation at the end of March 2020 was \$2,213,641.60. For comparison, the total, year to date valuation at the end of March 2019 was \$898,018.40.

The total, year to date valuation at the end of April 2020 was \$3,351,722.20. For comparison, the total, year to date valuation at the end of April 2019 was \$12,214,716.80.

**ADJOURNMENT**

20-21 **MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Wenande to adjourn at 6:05PM.

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary