

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**Monday, October 12th, 2020**

The meeting was called to order at 5:39 PM by Planning Commission Chairman Steve Pier.

This meeting was conducted via technology; with public comment available prior to the meeting via phone and email and during the meeting via YouTube live stream chat. There were also staff and technology in the meeting room to allow live public comments if people attended.

**ROLL CALL:**

Present: Brad Wenande, Deb Specht, Mike Healy, Lynn Peterson, Evie Sime, Sean Wamble, City Commission Liaison, Dave Carda, and Steve Pier,

Unable to attend: Marc Mooney, Warren Erickson, and ETJ Member Michael Welch.

Chairman Pier called for the consideration of the September 14th, 2020 meeting minutes.

**MINUTES** – September 14th, 2020

20-59 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Specht to approve the minutes from September 14th, 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 Conditional Use Permit for a self-storage facility in a B-2 Highway Business District on Lot 1 of Outlot C of Moderegger Outlots; and the East 370 feet of Lot 10 of Tucker’s 3rd Addition and Parcel B in the NW 1/4 of Section 17, T93N, R55W as measured on the line dividing said two parcels all being in the City and County of Yankton, South Dakota. Joseph and Roberta Kleinschmit, owners. Address, West side of the 1000 Block of Ferdig Avenue.

20-60 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Wenande to establish the next regular meeting as the date for a public hearing to consider a Conditional Use Permit for a self-storage facility in a B-2 Highway Business District on Lot 1 of Outlot C of Moderegger Outlots; and the East 370 feet of Lot 10 of Tucker’s 3rd Addition and Parcel B in the NW 1/4 of Section 17, T93N, R55W as measured on the line dividing said two parcels all being in the City and County of Yankton, South Dakota. Joseph and Roberta Kleinschmit, owners. Address, West side of the 1000 Block of Ferdig Avenue.

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

**MOTION – PASSED**

**OLD BUSINESS:**

Chairman Pier moved on to Old Business to hold a public hearing to consider a rezoning from R-4 Multiple Family Residential, to B-2 Highway Business on Lot 1 of Outlot C of Moderegger Outlots; and the East 370 feet of Lot 10 of Tucker’s 3rd Addition and Parcel B in the NW 1/4 of

Section 17, T93N, R55W as measured on the line dividing said two parcels all being in the City and County of Yankton, South Dakota. Joseph and Roberta Kleinschmit, owners. Address, west side of the 1000 Block of Ferdig Avenue.

Dave Mingo stated the proposed rezoning is owner petition initiated. The immediate purpose for the request is to provide for the possibility of a self-storage facility on the site. If approved, improvements would need to conform to the requirements of a new zoning district. The allowance of a self-storage facility would also require the associated Conditional Use Permit to be approved (to be requested later if this is approved).

Mingo clarified that the proposed B-2 Business District is the City's standard commercial zoning designation. The outside storage of items is not allowed in the B-2 district and the display of items for sale is restricted. In addition to business activities that would fit under the above definition, the B-2 district also allows multiple family types of residential development. The area is bordered by a high density residential district to the north, west and a portion of the south property line. A B-2 District borders the remainder of the south property line and an I-1 Industrial District is located across the street to the east.

It is staff's opinion that the proposal represents an extension of the transition zone between the industrial area to the east and the high density residentially zoned property to the west. The proposal provides an opportunity to develop the site with controlled impact on area residential occupancies.

The appropriate public notice was published and individual notifications have been sent out prior to this public hearing. Staff has received one call from an area property owner subsequent to providing notice. The caller does not oppose the rezoning. They wanted the City to be aware of the overgrowth of vegetation on land to the southwest of the identified area.

Staff recommends approval of the proposed owner petition initiated rezoning of the described land from R-4 Multiple Family Residential to B-2 Highway Business.

20-61 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Sime to recommend approval of the proposed rezoning from R-4 Multiple Family Residential, to B-2 Highway Business on Lot 1 of Outlot C of Moderegger Outlots; and the East 370 feet of Lot 10 of Tucker's 3rd Addition and Parcel B in the NW 1/4 of Section 17, T93N, R55W as measured on the line dividing said two parcels all being in the City and County of Yankton, South Dakota. Joseph and Roberta Kleinschmit, owners. Address, west side of the 1000 Block of Ferdig Avenue.

**VOTE** – Voting "Aye" – all members present. Voting "Nay" – none.

**MOTION – PASSED**

Hearing Schedule:

October 26th, 2020: The City Commission establishes November 9th, 2020 as the date for a public hearing.

**NEW BUSINESS:**

Chairman Pier moved on to New Business to discuss a plat review of Lots 9 and 10 in Block 8 and Lots 12 and 13 in Block 9 of Ridgeway North Subdivision to the City of Yankton, in the NE 1/4 of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota. Kirby Hofer Construction Company, Inc., owner. Location, 2800 Block of Arlington Avenue.

Dave Mingo stated the proposed plat creates the remaining four lots on Arlington Avenue south of 29th Street. All applicable engineering documentation has been submitted by the Developer and approved by the City Engineering staff during the course of the original plat submittals.

Mingo confirmed the proposed plat meets all the requirements of the Subdivision Ordinance and previously approved Developer's Agreements associated with the property. The proposal also meets the requirements of the adopted Planned Unit Development Ordinance that applies to the location.

Staff recommends approval of the proposed plat.

- 20-62 **MOTION:** It was moved by Commissioner Specht and seconded by Commissioner Healy to recommend approval of the plat review of Lots 9 and 10 in Block 8 and Lots 12 and 13 in Block 9 of Ridgeway North Subdivision to the City of Yankton, in the NE 1/4 of Section 6, T93N, R55W of the 5th P.M., Yankton County, South Dakota. Kirby Hofer Construction Company, Inc., owner.  
**VOTE:** Voting "Aye" – all members present. Voting "Nay" – None.

**OTHER BUSINESS:**

Chairman Pier moved on to Other Business to discuss the September, 2020 Building Permit Report. The total, year to date valuation at the end of September 2020 was \$28,705,759.58. For comparison, the total, year to date valuation at the end of September, 2019 was \$35,201,201.00.

**ADJOURNMENT**

- 20-63 **MOTION** – It was moved by Commissioner Healy and seconded by Commissioner Sime to adjourn at 6:06PM.  
**VOTE** – Voting "Aye" – all members present. Voting "Nay" – none.  
**MOTION – PASSED**

Respectfully submitted,



Dave Mingo, Secretary