

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**Monday, February 8th, 2021**

The meeting was called to order at 5:31PM by Planning Commission Vice-Chairman Brad Wenande.

This meeting was conducted via technology; with public comment available prior to the meeting via phone, mail 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, Evie Sime, Warren Erickson, Marc Mooney, City Commission Liaison, Dave Carda, and ETJ Member Michael Welch.

Unable to attend: Steve Pier, Sean Wamble, Lynn Peterson.

Marc Mooney joined the meeting at the time noted in the minutes.

Vice-Chairman Wenande asked for the consideration of the December 14th, 2020 meeting minutes.

21-01 **MINUTES** – December 14th, 2020

**MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Sime to approve the minutes from December 14th, 2020.

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

**MOTION – PASSED**

There were no Consent or Old Business items for Planning Commission action.

Commissioner Marc Mooney joined the meeting at 5:38PM.

**NEW BUSINESS:**

Vice-Chairman Wenande moved on to New Business to discuss an Alley Right of Way Vacation request in Block 2, Redmond’s Subdivision in the City of Yankton, South Dakota. Location, north - south alley between 8th Street and 9th Street, between Dakota Street and Redmond Street. Yankton Medical Clinic, applicant and adjacent property owner.

Dave Mingo stated that the applicant is requesting that the entire north-south alley in the block be vacated. The purpose of their request to allow them more flexibility in the development of their healthcare campus. He explained that we are usually extremely conservative when it comes to the consideration of vacating any right-of-way. We generally, recommend maintaining all dedicated corridors just in case there is an unforeseen future public infrastructure need.

With that being said he did state there is some logic in vacating this specific right-of-way. Reasons supporting the vacation include:

- There are no through utilities, or identified need for future through utilities in the corridor.
- There is no alley connection in the blocks to the north or south so it is very unlikely that any utility or transportation connections will need this alignment.
- There are no other alleys in the surrounding neighborhood.
- The City does not maintain this corridor. The Yankton Medical Clinic removes snow and does pavement repairs as a part of their regular parking lot maintenance.

All applicable utility companies have been contacted and do not object to vacating the right-of-way. City staff does not see any need to maintain the alley as dedicated right-of way.

Planning Commissioners discussed access management issues and driveway placements. There may be some opportunities for a reduction in the number of driveways that access the parking lot under a single ownership.

Staff recommends approval of the proposed vacation.

21-02 **MOTION** - It was moved by Commissioner Healy and seconded by Commissioner Erickson to recommend approval of the Alley Right of Way Vacation Request, with reference to Mingo's comments regarding entrance and exit, for Block 2, Redmond's Subdivision in the City of Yankton, South Dakota. Location, north - south alley between 8th Street and 9th Street, between Dakota Street and Redmond Street.

**VOTE** - Voting "Aye" – all members present. Voting "Nay" – None.

**MOTION - PASSED**

**SCHEDULE:**

**February 22, 2021** - The City Commission sets March 22, 2021 as the date for a public hearing.

**March 22, 2021** - The City Commission holds a hearing and makes a final decision.

Vice-Chairman Wenande continued on with New Business to discuss the plat review of Lots 26, 27, 49, 50, 51 & 52 of Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, both sides of the 300 block of Lilac Lane and the east side of the 300 Block of Tulip Lane. Matthew Christensen, Managing Member, White Crane Estates, L.L.C., owner.

Dave Mingo stated the location of the proposed plat is in the City's three mile plating jurisdiction. 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.

21-03 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Erickson to recommend approval of the plat of Lots 26, 27, 49, 50, 51 & 52 of Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, both sides of the 300 block of Lilac Lane and the east side of the 300 Block of Tulip Lane.

**VOTE** - Voting "Aye" – all members present. Voting "Nay" – None.

**MOTION - PASSED**

**SCHEDULE:**

**February 22, 2021** - City Commission reviews the plat and makes a final decision.

Vice-Chairman Wenande continued on with New Business to discuss the plat review Lots 21, 22, 23, 24 and 25, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, West side of the 300 block of Hollyhock Lane. Matthew Christensen, Managing Member, White Crane Estates, L.L.C., owner

Dave Mingo stated the location of the proposed plat is in the City's three mile platting jurisdiction. 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.

21-04 **MOTION** - It was moved by Commissioner Specht and seconded by Commissioner Sime to recommend approval of the plat of lots 21, 22, 23, 24 and 25, Crestview Homes Subdivision, in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, West side of the 300 block of Hollyhock Lane. Matthew Christensen, Managing Member, White Crane Estates, L.L.C., owner.

**VOTE:** Voting "Aye" – all members present. Voting "Nay" – None.

**MOTION – PASSED**

**SCHEDULE:**

**February 22, 2021** - City Commission reviews the plat and makes a final decision.

**OTHER BUSINESS:**

Vice-Chairman Wenande moved on to Other Business to discuss the January 2021 Building Permit Report. The total, year to date valuation, at the end of January 2021 was \$898,834.00. For comparison, the total, year to date valuation, at the end of January 2020 was \$228,002.50.

21-05 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Erickson and seconded by Commissioner Healy to adjourn at 5:55PM.

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

**MOTION – PASSED**

Respectfully submitted,

A handwritten signature in blue ink that reads "Dave Mingo". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Dave Mingo, Secretary