

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

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

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, Sean Wamble, Steve Pier, City Commission Liaison, Dave Carda, and ETJ Member Michael Welch.

Unable to attend: Lynn Peterson.

Mike Healy joined the meeting at the time noted in the minutes.

Brad Wenande joined the meeting at the time noted in the minutes.

Chairman Pier asked for the consideration of the February 8th, 2021 meeting minutes.

21-06 **MINUTES** – February 8th, 2021

MOTION – It was moved by Commissioner Erickson and seconded by Commissioner Mooney to approve the minutes from February 8th, 2021, as they are presented.

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

MOTION – PASSED

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

Commissioner Mike Healy joined the meeting at 5:36PM.

NEW BUSINESS:

Chairman Pier moved on to New Business to discuss Plat review of Lots 8, 9, 10, 11 and 12, Block 10, Westbrook Estates being a Replat of Lots 1, 2, 3, 4, 5, 6 and 7, Block 10 of Westbrook Estates, in Tract 1 of Law Addition in the Southeast Quarter of Section 1, Township 93 North, Range 56 West of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, south side of the 2500 Block of the 1600 Block of W. 25th Street. Johanneson Contracting, Inc., owner.

Dave Mingo stated that the attached plat adjusts the internal property boundaries of the referenced lots. The developer has identified his target market and proposes the adjustment to provide of the construction of duplexes that are configured differently than originally planned. The original plat had seven lots, this proposal has five. All adjacent public infrastructure is accounted for.

Staff recommends approval of the proposed plat.

Commissioner Brad Wenande joined the meeting at 5:40PM.

21-07 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Sime to recommend approval of the plats of Lots 8, 9, 10, 11 and 12, Block 10, Westbrook Estates being a Replat of Lots 1, 2, 3, 4, 5, 6 and 7, Block 10 of Westbrook Estates, in Tract 1 of Law Addition in the Southeast Quarter of Section 1, Township 93 North, Range 56 West of the 5th P.M., City of Yankton, Yankton County, South Dakota. Address, south side of the 2500 Block of the 1600 Block of W. 25th Street.

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

MOTION - PASSED

SCHEDULE:

March 22, 2021 - The City Commission makes a final decision.

Chairman Pier continued on with New Business to discuss the plat review of Lots A and B in the South Half of Lot 10 and Lots C and D in the North Half of Lot 9, Airport Acres Addition, City and County of Yankton, South Dakota. Address, 3010 Piper Street, Yankton, South Dakota. WDM Properties LLC, a South Dakota Limited Liability Company, owner.

Dave Mingo stated the proposed plat further identifies parts of previously platted lots in a manner that would support individual ownership of the lots. As proposed, the appropriate association will need to be created for the management and maintenance of the common area, shared easement and private utilities. All of the applicable subdivision regulations and development agreements with the original owners and legal descriptions still apply.

Staff recommends approval of the proposed plat.

21-08 **MOTION** - It was moved by Commissioner Wamble and seconded by Commissioner Specht to recommend approval of the plats of Lots A and B in the South Half of Lot 10 and Lots C and D in the North Half of Lot 9, Airport Acres Addition, City and County of Yankton, South Dakota. Address, 3010 Piper Street, Yankton, South Dakota. WDM Properties LLC, a South Dakota Limited Liability Company, owner.

VOTE - Voting "Aye" – Commissioners Sime, Specht, Healy, Erickson, Wamble, Wenande and Pier; Voting "Nay" – None; Commissioner Marc Mooney Abstained.

MOTION - PASSED

OTHER BUSINESS:

Chairman Pier moved on to Other Business to introduce Brad Bies, Community Development Manager, who provided an update on Storm Water and Floodplain Management. The focus of the discussion this year was on the MS4 Storm Water permit process, the City's responsibilities and the responsibilities of developers.

Commissioner Healy asked about downstream water quality monitoring. Bies answered that there are no permanent monitoring stations in place and that the focus is on proactively monitoring the

impacts of what we do as a community. Testing is done if there is a reason to believe that it is needed.

Chairman Pier continued on with Other Business to discuss the February, 2021 Building Permit Report. The total, year to date valuation, at the end of February, 2021 was \$1,025,567.00. For comparison, the total, year to date valuation, at the end of February, 2020 was \$5,614,452.10.

21-09 **ADJOURNMENT**

MOTION – It was moved by Commissioner Wenande and seconded by Commissioner Mooney to adjourn at 6:11PM.

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 flourish extending to the right.

Dave Mingo, Secretary