

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
for  
**June 14th, 2021**

The meeting was called to order at 5:30 PM by Planning Commission Vice-Chairman Brad Wenande.

**ROLL CALL:**

Present: Deb Specht, Mike Healy, Evie Sime, Warren Erickson, Marc Mooney, Sean Wamble, Brad Wenande, City Commission Liaison, Mason Schram, and ETJ Member Michael Welch.

Unable to attend: Lynn Peterson and Steve Pier.

Vice-chairman Wenande asked for the consideration of the May 10th, 2021 meeting minutes.

**MINUTES – May 10th, 2021**

21-29 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Specht to approve the minutes from May 10th, 2021, as they are presented.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

Vice-chairman Wenande 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 an expansion of the current use in the form of an outdoor event shelter on Lots 11 and 12, Outlot 130 in the City of Yankton, Yankton County, South Dakota. The Center, applicant. Address, 900 Whiting Drive.

21-30 **MOTION** - It was moved by Commissioner Healy and seconded by Commissioner Erickson to establish the next regular meeting as the date for a public hearing to consider a Conditional Use Permit for an expansion of the current use in the form of an outdoor event shelter on Lots 11 and 12, Outlot 130 in the City of Yankton, Yankton County, South Dakota. The Center, applicant. Address, 900 Whiting Drive.

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

**MOTION – PASSED**

**OLD BUSINESS:**

Vice-chairman Wenande moved on to Old Business to discuss a public hearing to consider a Conditional Use Permit for a self-storage facility in a B-2 Highway Business District on the south 141 feet of the east 229 feet of Lot 3, Replat of Block 2, Airport Acres Addition in the City of Yankton, South Dakota. Johanneson Contracting, Inc., applicant. Address, 2913 Piper Street.

Dave Mingo stated 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. The submittal included a storm water management plan including a detention area that was designed by an engineer.

Staff has been contacted by the adjoining property owner to the north. Their comment was about how close the property line is to their building and that they would like to buy some additional property. That issue is between two private property owners and not of consequence when considering this permit request.

The proposed project involves the potential for a phased construction timeline which makes it possible that the project may not be completed prior to the expiration of the city's standard Conditional Use Permit window of one year. Therefore, it is recommended that the timeline be extended to two years from date of issuance if approved. 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 extension to two years.

21-31 **MOTION** - It was moved by Commissioner Wamble and seconded by Commissioner Erickson to recommend approval of a Conditional Use Permit for a self-storage facility in a B-2 Highway Business District on the south 141 feet of the east 229 feet of Lot 3, Replat of Block 2, Airport Acres Addition in the City of Yankton, South Dakota. Johanneson Contracting, Inc., applicant, with the time limit extension to two years.

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

**MOTION – PASSED**

**SCHEDULE:**

**June 28th, 2021:** The City Commission considers the resolution and makes the final decision.

**ADJOURN SINE DINE:**

Vice-Chairman Wenande asked if there was a motion to Adjourn Sine Dine.

21-32 **MOTION** - It was moved by Commissioner Specht and seconded by Commissioner Healy to Adjourn Sine Dine.

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

Motion passed.

**ROLL CALL:**

Present: Deb Specht, Mike Healy, Evie Sime, Warren Erickson, Marc Mooney, Sean Wamble, Brad Wenande, City Commission Liaison, Mason Schram, and ETJ Member Michael Welch.

City Commissioner Mason Schramm has been appointed by the Mayor to serve as the Planning Commission's liaison to the City Commission.

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN:**

Dave Mingo asked if there were any nominations for Chairman and/or Vice Chairman.

Commissioner Mooney nominated Steve Pier for Planning Commission Chairman and nominated Brad Wenande from Planning Commission Vice-chairman.

Dave Mingo asked if there were any additional nominations. There were none.

21-33 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Wamble to cease nominations for Planning Commission Chairman and Vice-Chairman and elect Pier and Wenande as Chair and Vice-Chair.

**VOTE** - Voting “Aye” – All members present. Voting “Nay” – None.

**MOTION – PASSED**

**NEW BUSINESS:**

Vice-Chairman Wenande moved on to New Business to discuss a plat review Lots RL-4, RL-5, RL-6 and RL-7, St. Joe’s Corner, City and County of Yankton, South Dakota. Debra M. Specht and Daniel L. Specht, members of Mona’s, LLC, owner. Address, south side of the 600 Block of East 4th Street.

Dave Mingo stated the proposed plat represents another phase of the development of St. Joe’s Corner (formerly Block 69, Lower Yankton). The land is fronted on all sides by completed infrastructure and therefore meets the requirements of the City’s Subdivision Ordinance.

Staff recommends approval of the proposed plat.

21-34 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Mooney to recommend approval of a plat of Lots RL-4, RL-5, RL-6 and RL-7, St. Joe’s Corner, City and County of Yankton, South Dakota. Debra M. Specht and Daniel L. Specht, members of Mona’s, LLC, owner.

**VOTE** - Voting “Aye” - Healy, Erickson, Sime, Mooney, Wamble, and Wenande. Voting “Nay” – None. “Abstained” – Deb Specht.

**MOTION – PASSED**

**SCHEDULE:**

**June 28th, 2021:** City Commission reviews the plat and makes final decision.

Vice-Chairman Wenande continued on with New Business to discuss a plat review of Lot 13, Whitetail Run, in the SE 1/4 of the NE 1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, south side of the 600 Block of East 4th Street. Dennis L. Christensen, President, Deerfield Truck and Equipment Company, owner. Location, the north side of the 3900 block of Buck Street.

Dave Mingo stated the proposed plat formalizes the legal descriptions and boundary for Lot 13 in a previously planned but unplatted location in Whitetail Run Subdivision. The location is within the City’s three-mile plating jurisdiction allowing the City to require the dedication of right-of-way. The proposed plat meets the requirements of the City’s review criteria. The proposal will be subject to county platting and land use / zoning approval requirements as it moves forward through that process.

Staff recommends approval of the proposed plat.

21-35 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Wamble to recommend approval of a plat of Lot 13, Whitetail Run, in the SE 1/4 of the NE 1/4 of Section 16, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Dennis L. Christensen, President, Deerfield Truck and Equipment Company, owner. Location, South side of the 3900 Block of W. 8th Street.

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

**MOTION – PASSED**

**SCHEDULE:**

**June 28th, 2021:** City Commission reviews the plat and makes final decision.

**OTHER BUSINESS:**

Vice-Chairman Wenande moved on to Other Business to discuss the May 2021 Building Permit Report. The total, year to date valuation, at the end of May, 2021 was \$6,905,803.48. For comparison, the total, year to date valuation, at the end of April, 2020 was \$3,351,722.20.

21-36 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Wamble to adjourn at 6:06PM.

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

**MOTION – PASSED**

Respectfully submitted,



Dave Mingo, Secretary