

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, July 12th, 2021

The meeting was called to order at 5:30PM by Planning Commission Chairman Steve Pier.

ROLL CALL:

Present: Brad Wenande, Deb Specht, Sean Wamble, Marc Mooney, Steve Pier, City Commission Liaison, Mason Schramm, and ETJ Member Michael Welch.

Unable to attend: Mike Healy, Lynn Peterson, Evie Sime and Warren Erickson.

Chairman Pier asked for the consideration of the June 14, 2021 meeting minutes.

MINUTES - June 14, 2021

21-37

MOTION - It was moved by Commissioner Wenande and seconded by Commissioner Mooney to approve the minutes from June 14, 2021, as they are presented.

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

MOTION - PASSED

OLD BUSINESS ITEMS:

Chairman Pier moved on to Old Business Items to conduct a public hearing for 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.

Dave Mingo explained the permit request was for an outdoor events shelter that would look much like a large picnic shelter. The ordinance does not specifically reference this type of expansion, but staff has a few observations about the proposal. Lighting should be carefully placed so that it is not more than what a typical residential structure would produce. And, the occupancy will be subject to all other code requirements like the noise ordinance.

City Commission Liaison Mason Schramm asked about stormwater management issues associated with the project. Mingo responded that while detention is not required, the project should not increase the flow of stormwater onto adjacent private properties. That issue will need to be addressed when the grades are set as a part of the building permit process.

Christy Hauer, Director of The Center, was present to discuss the project. She described that it would have a solid north wall with the possibility of barn door type closures on the east and west sides. She said it would mostly be used during the day with occasional evening events.

Sharon Fiedler, 903 East 11th Street appeared and asked many questions of Ms. Hauer. Some of the questions were about others, not from The Center, potentially using the facility without The

Center's permission. It appears that some non-members already occupy the existing yard at various hours of the day and night. Ms. Hauer answered the questions and Ms. Fielder concluded her statements with the comment that she is not opposed to the project.

Commissioner Wamble disclosed that his wife manages a neighboring apartment building and that is not a conflict so he plans to vote on the issue.

21-38 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Wamble to recommend approval of 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

MEETING SCHEDULE:

July 26, 2021: City Commission reviews the permit and takes action.

NEW BUSINESS:

Chairman Pier moved on to New Business to discuss a Plat review of Lots A and B of Lot 5, Flake's Subdivision, City and County of Yankton, South Dakota. Kelly Investments, LLC., owner. Address, 610 W. 23rd Street.

Dave Mingo stated the proposed plat divides the lot so that the north area containing Marne Creek is separated from the south area with structures. The owner has preliminarily agreed to transfer the north creek lot to the city if he is allowed to continue counting the square footage in area and density calculations.

Staff recommends approval of the proposed plat with the provision allowing the overall density and coverage calculations.

21-39 **MOTION** - It was moved by Commissioner Mooney and seconded by Commissioner Specht to recommend approval of the plat of Lots A and B of Lot 5, Flake's Subdivision, City and County of Yankton, South Dakota. Kelly Investments, LLC., owner. Address, 610 W. 23rd Street with the resolution further stating that the square footage in the north lot is included for the coverage and density calculations for the south lot.

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

MOTION - PASSED

MEETING SCHEDULE:

July 26, 2021: City Commission reviews the plat and takes action.

Chairman Pier moved on to the review of the draft Five Year Capital Improvement Plan. Chairman Pier introduced City Manager, Amy Leon, to all attendees. Leon gave the annual presentation of the Five Year Capital Improvement Plan providing highlights and allowing for any questions from Commission members. Members had questions about 15th Street, Summit to West City Limits Road and the Fire Station #2 debt service. Leon answered the 15th Street question and stated she would follow-up and provide an email answer regarding the debt service.

After some other general discussion and questions from the Planning Commission, action was taken.

Planning Commissioner Mooney Left at this time (6:17).

21-40 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Wamble to recommend the approval of the draft CIP to the City Commission as presented.

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

MOTION – PASSED

OTHER BUSINESS:

Chairman Pier moved on to Other Business to discuss the June 2021 Building Permit Report. Year to date totals are slightly behind 2020 but ahead of the 10-year average if we discount a couple larger projects from past years.

ADJOURNMENT

21-41 **MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Wamble to adjourn at 6:35PM.

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, flowing style.

Dave Mingo, Secretary