

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, September 13th, 2021

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

ROLL CALL:

Present: Mike Healy, Lynn Peterson, Evie Sime, Brad Wenande, Deb Specht, Marc Mooney and Steve Pier.

Unable to attend: Sean Wamble, Warren Erickson and City Commission liaison Mason Schramm.

Chairman Pier asked for the consideration of the July 13th, 2021 meeting minutes.

MINUTES – July 13th, 2021

21-42 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Peterson to approve the minutes from July 13th, 2021, as they are presented.

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

MOTION – PASSED

CONSENT ITEMS:

Chairman Pier moved on to Consent items.

21-43 **MOTION:** It was moved by Commissioner Specht and seconded by Commissioner Healy to approve the following Consent Items:

Establish October 11, 2021, as the date for a public hearing to consider a Conditional Use Permit in an A-1 Agricultural District for a school accessory structure on Block 1, Lancer Addition to the City of Yankton South Dakota. Mount Marty University, owner. Address, 612 Summit Street.

Establish October 11, 2021, as the date for a public hearing to consider a rezoning from I-1 Industrial to B-3 Central Business on Lots 14-18, Block 26, Lower Yankton Addition to the City of Yankton, South Dakota. Don’t tell my wife I bought this LLC., and Five Futures Properties., LLC, owners. Address, 215 Mulberry Street.

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 the construction and occupancy of an additional 25-foot x 30-foot school related structure on part of Blocks 30 and 43 of Lower Yankton Addition in the City of Yankton, South Dakota. Yankton Independent School District #63-3, owner. Address: 317, E. 7th Street.

Dave Mingo explained the project description. The illustrations in the packet do a good job of explaining the proposal. The applicant is requesting a Conditional Use Permit for an additional

25-foot x 30-foot school related structure. The attached information describes the project as a “temporary classroom” that they plan to use for a few years during a time of anticipated higher student population at Webster School.

The proposed location meets all setback requirements. The school is located on a large parcel so the project will have very little impact on surrounding residential uses. The proposal maintains the school’s current compliance with parking regulations.

Staff received one phone call after the required publication and mailing. The caller had general questions about the project and did not express any opposition to the proposal.

The staff recommends approval of the request.

At this time, Mr. Gerald Harts took the podium to express his concerns regarding parking for the proposed project and how the current parking lot will be impacted.

Dave Mingo clarified that the proposed project is not located where parking currently exists. Mr. Harts was pleased to hear this clarification and had no further questions or comments for the Board. There was some general discussion about the traffic issues associated with drop off and pick up times at the school.

21-44 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Sime to recommend approval of a Conditional Use Permit for the construction and occupancy of an additional 25-foot x 30-foot school related structure a part of Blocks 30 and 43 of Lower Yankton Addition in the City of Yankton, South Dakota. Yankton Independent School District #63-3, owner. Address: 317, E. 7th Street.

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

MOTION - PASSED

MEETING SCHEDULE:

September 13th, 2021: Planning Commission conducts a hearing and makes a recommendation to the City Commission.

September 13th, 2021: City Commission considers a resolution and makes final decision.

NEW BUSINESS ITEMS:

Chairman Pier moved on to New Business to discuss a Plat review Lots 1A and 1B in Block 10, Outlot 4 & Lots 1-10 of Outlot 4 of Summit Heights Addition to the City of Yankton in the SW 1/4 of the NW1/4 of Section 12, T93N, R56W of the 5th P.M., Yankton, South Dakota. James Tramp and Jason Tramp, LLC., owners. Location, West side of the 1900 and 2000 Blocks of Kellen Gross Drive.

Dave Mingo stated the proposed plat represents another phase of the development of the Summit Heights Subdivision. This phase is located west of Kellen Gross Drive, between 19th Street and 21st Street. The related Developer’s Agreement covers the entire area extending west to West City Limits Road.

Staff recommends approval of the plat and Developer’s Agreement.

21-45 **MOTION** - It was moved by Commissioner Peterson and seconded by Commissioner Healy to recommend approval of the plats of Lots 1A and 1B in Block 10, Outlot 4 & Lots 1-10 of Outlot 4 of Summit Heights Addition to the City of Yankton in the SW 1/4 of the NW1/4 of Section 12, T93N, R56W of the 5th P.M., Yankton, South Dakota. James Tramp and Jason Tramp, LLC., owners. Location, West side of the 1900 and 2000 Blocks of Kellen Gross Drive.

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

MOTION - PASSED

MEETING SCHEDULE:

September 13th, 2021: Planning Commission reviews plat and makes recommendation to the City Commission.

September 13th, 2021: City Commission reviews the plat and makes final decision.

OTHER BUSINESS ITEMS:

Chairman Pier moved on to discuss the July and August 2021 Building Permit Reports. At the end of July 2021, the year to date total was \$22,073,120.94 (in July 2020 the YTD total was \$20,752,228.50). At the end of August of 2021, the year to date total was \$23,671,766.94 (in August 2020 the YTD total was \$27,982,429.98).

ADJOURNMENT

21-46 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Specht to adjourn at 6:08PM.

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

MOTION – PASSED

Respectfully submitted,



Dave Mingo, Secretary