

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, October 11th, 2021

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

ROLL CALL:

Present: Mike Healy, Evie Sime, Brad Wenande (via phone), Deb Specht and Steve Pier.

Unable to attend: Lynn Peterson, Marc Mooney, Warren Erickson and City Commission liaison Mason Schramm.

Please note: the Planning Commission has one unfilled seat due to a recent resignation.

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

MINUTES – September 13th, 2021

21-47

MOTION - It was moved by Commissioner Specht and seconded by Commissioner Sime to approve the minutes from September 13th, 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 discuss 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.

Dave Mingo explained the project description. The applicant is requesting a Conditional Use Permit for a locker room structure at their practice field north of Westside Park. The structure is planned to be 45’ x 100’ and located in the far southwest corner of their field.

The proposed location meets all setback requirements. If approved, the structure would be located on a large parcel so the project will have very little impact on surrounding residential uses. 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.

At this time, Mr. Gerald Harts took the podium and commented about parking issues in the area. Dave Mingo confirmed that the new proposed facility is part of the campus area that has adequate parking and would be used by students who would walk to facility.

Chairman Pier asked if there will be any exterior lighting around the facility.

Dave Mingo stated that there are currently no plans to install exterior lighting at this time.

21-48 **MOTION** - It was moved by Commissioner Healy and seconded by Commissioner Specht to recommend approval to conduct 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.

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

MOTION - PASSED

MEETING SCHEDULE:

October 25th, 2021: City Commission considers a resolution and makes final decision.

Chairman Pier continued with Old Business to discuss 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.

Dave Mingo stated the proposed rezoning constitutes another step in the incremental land use changes in downtown Yankton. In accordance with the provisions set for forth in the City’s adopted Comprehensive Plan it is prudent to move forward with another rezoning of downtown area land from I-1 Industrial to B-3 Central Business.

The proposed new zoning classification, B-3 Central Business, is the same as what covers a majority of Yankton’s downtown area. Land uses adjacent to the area would be permitted to continue operations as they currently do.

Staff has received several contacts subsequent to sending out the notifications. Several of those contacts were basic questions about what the rezoning means.

In accordance with the provisions set for forth in the City’s Comprehensive Plan, staff is recommending approval of the proposed rezoning of the described downtown area land from I-1 Industrial to B-3 Central Business.

21-49 **MOTION** - It was moved by Commissioner Sime and seconded by Commissioner Specht to recommend approval to conduct 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

MEETING SCHEDULE:

October 25th, 2021: City Commission establishes November 8th, 2021 as the date for the public hearing.

NEW BUSINESS ITEMS:

None.

OTHER BUSINESS ITEMS:

Chairman Pier moved on to discuss the September 2021 Building Permit Reports. At the end of September 2021, the year to date total was \$33,199,307.25 (in September 2020 the YTD total was \$28,705,759.58).

ADJOURNMENT

21-50 **MOTION** – It was moved by Commissioner Sime and seconded by Commissioner Healy to adjourn at 6:05PM.

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, sweeping underline.

Dave Mingo, Secretary