

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, April 11, 2022

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

ROLL CALL:

Present: Mike Healy, Brad Wenande, Warren Erickson, Evie Sime, Deb Specht, Marc Mooney and City Commission Liaison, Mason Schramm, ETJ member Michael Welch and Chairman Pier.

Unable to attend: Dave Carda and Lynn Peterson.

MINUTES – February 14, 2022

22-05 **MOTION** - It was moved by Commissioner Erickson and seconded by Commissioner Sime to approve the minutes from February 14, as they are presented.

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

MOTION – PASSED

Emily Kuenzli was introduced as the Community and Economic Development Assistant that will be helping with meetings in the future.

CONSENT ITEMS:

Chairman Pier moved on to Consent Items to establish the next regular meeting as the date for public hearing for two items:

1. Conditional Use Permit for an addition to a self-storage facility in a ETJ, B-1 Local Business District located on The S. 325’ of the S. 1/2, NE 1/4, SE 1/4, EXC the N. 115’ of the E. 778’ EXC E. 50’ Section 11, T93N, R56W of the 5th P.M., Yankton County, South Dakota. Address, 1501 West City Limits Road. Affordable Self Storage, owner.
2. A rezoning from A-1 Agricultural to B-3 Central Business on A tract of land in Government Lot 4 in southwest quarter (SW 1/4) of the southwest quarter (SW 1/4), of Section 18, Township 93, Range 55, West of the 5th PM, City of Yankton, Yankton County, South Dakota. Said tract being bounded on the west by Broadway Avenue and running southeast for a distance of 300 feet; bounded on the north by Riverside Drive and running southward to the boundary of the Missouri River. Address, 305 Riverside Drive. City of Yankton, owner.

22-06 **MOTION** - It was moved by Commissioner Wenande and seconded by Commissioner Specht to approve the Consent Agenda as presented.

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

MOTION – PASSED

OTHER BUSINESS ITEMS:

1. March, 2022 Building Permit Report. The Planning Commission discussed the March Building Permit report. 2022 looks strong to this point. Mr. Mingo stated that there are significant private development plans that look like they will move forward in 2022.
2. Planning Commissioner appointment timeline discussion. Mr. Mingo reported that the City Commission will reorganize at their first meeting in May. That means that appointments for the three open seats on the Planning Commission will take place in late May or early June. The Planning Commission will reorganize in June or July.
3. Housing Summary discussion. The Planning Commission briefly discussed the summary of the 2022 Housing Study update. The full document is available on the City’s website. There continue to be needs for all types of housing in Yankton. Commission members discussed the difference between “households” and “families” in the study and also discussed the use of 2019 income data.
4. Future agenda items discussion. Mr. Mingo reported that future agendas will include considerations of some Tax Increment Financing districts and the beginning of the Comprehensive Plan Update.

ADJOURNMENT

22-07 **MOTION** – It was moved by Commissioner Sime and seconded by Commissioner Erickson to adjourn at 5:55 PM.

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

MOTION – PASSED

Respectfully submitted,



Dave Mingo, Secretary