

**CITY of YANKTON  
PLANNING COMMISSION MEETING MINUTES  
for  
September 11, 2017**

The meeting was called to order at 5:30 p.m. by Chairman Pier

**ROLL CALL:**

Present –Mike Healy, Jon Economy, Marc Mooney, Dr. Scott Shindler, Bruce Viau, Deb Specht, Brad Wenande, Steve Pier, and City Commission Liaison Dave Carda

Unable to attend: Lynn Peterson

Chairman Pier asked for approval of the August 14, 2017, meeting minutes.

17-31 **MINUTES** – August 14, 2017

**MOTION** – Deb Specht requested that the minutes be amended to correct that she had abstained from a vote, wherein she was actually absent from the meeting. It was moved by Commissioner Shindler and seconded by Commissioner Mooney to approve the amended minutes of the August 14, 2017 meeting.

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

**MOTION – PASSED**

Chairman Pier read the action item for a Plat review, Lots 3 and 4 of Doris Schenk Addition and a Vacation of Right of Way in Lot 2 and a portion of Doris Schenk Addition as recorded in Book S17 Page 280, all located in the East Half of the Southeast Quarter (E 1/2 SE 1/4), Section 8, township 93 North, Range 55 West of the 5<sup>th</sup> P.M., City of Yankton, Yankton County, South Dakota. Address, 2011 Alumax Road. Yankton Area Progressive Growth, owner.

Mr. Mingo commented that the site was initially designed in a manner that provided some flexibility in the ultimate development of the subdivision. The purpose of the flexibility was to allow the City and YAPG to have multiple development options to offer interested prospects. Based on recent negotiations, YAPG is proposing the referenced plat to provide a location designed for a specific future owner of the site. The associated Developer’s Agreement’s that was recorded with previous plats address all of the infrastructure issues and provide for the platting as proposed. Staff recommends approval of the proposed plat. This will all be tied together by rail access.

Commissioner Wenande inquired if there would be no vehicle access on the west portion of the site. Mr. Mingo advised that there will not be in this configuration. The site plan will provide for a rail spur if needed.

17-32 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve the Plat review, Lots 3 and 4 of Doris Schenk Addition and a Vacation of Right of Way in Lot 2 and a portion of Doris Schenk Addition as recorded in Book S17 Page 280, all located in the East Half of the Southeast Quarter (E 1/2 SE 1/4), Section 8, township 93 North, Range 55 West of the 5<sup>th</sup> P.M., City of Yankton, Yankton County, South Dakota. Address, 2011 Alumax Road. Yankton Area Progressive Growth, owner.

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

**MOTION – PASSED**

Chairman Pier read the action item for a Plat review, Tract 1 of Law Addition in the Southeast Quarter of Section 2, Township 93 North, Range 56 West of the 5th Principal Meridian, City of Yankton, South Dakota. Location, West of Phase 1 of Westbrook Estates. Bob Law, Inc, owner.

Dave Mingo advised that the proposed plat represents a gross boundary plat for Phase 2 of Westbrook Estates. The purpose of the plat to create a lot that will facilitate the transfer of property from the current owner to the developer of Westbrook Estates. Adequate engineering has been completed to determine that the subdivision will support future development scenarios. This plat is not created to support development. The City will see a subsequent plat and associated Developer’s Agreement that identifies the residential development lots for home construction and defines the responsibilities of the developer. Staff recommends approval of the proposed plat.

Commissioner Economy inquired about doing this a couple months ago. Mr. Mingo advised that was a review of preliminary site plan.

Commissioner Viau stated that the plat makes sense. There are drainage issues in this area. Is there a plan for where it is going? Mr. Mingo advised that the detailed street design and storm water management plan are underway and will be covered during review of the next plat that will create the buildable lots. That plat will most likely be on the October agenda.

17-33 **MOTION** – It was moved by Commissioner Shindler and seconded by Commissioner Wenande to approve the Plat review, Tract 1 of Law Addition in the Southeast Quarter of Section 2, Township 93 North, Range 56 West of the 5th Principal Meridian, City of Yankton, South Dakota. Location, West of Phase 1 of Westbrook Estates. Bob Law, Inc, owner.

**VOTE** – Voting “Aye” – Bruce Viau, Mike Healy, Dr. Shindler, Mark Mooney, Jon Economy, Brad Wenande and Steve Pier. Voting “Nay” – none.

**Abstained:** Deb Specht

**MOTION – PASSED**

Chairman Pier read the action item for a Plat review, Replat of Lots 7, 8 and 9 in Block 5, as recorded in Book S20 on Page 182 of Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 7, 8 and 9 in Block 5, as recorded in Book S20 on Page 182 of Ridgeway North Subdivision to the City of Yankton, South Dakota. Location, North side of 29<sup>th</sup> Street at the intersection of Preakness Avenue. Kirby Hofer Construction Company, Inc, owner.

The proposed plat adjusts the east lot lines of the three identified lots about 10-13 feet east to make each lot slightly bigger. All applicable documentation has been submitted by the Developer and approved by the city engineering staff. The sewer easement is being retained to provide flow for the property to the north. The proposed plat meets all the requirements of the Subdivision Ordinance and previously approved Developer's Agreements associated with the property. The proposal also meets the requirements of the adopted Planned Unit Development Ordinance that applies to the location. Staff recommends approval of the proposed plat.

17-34 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Healy to approve the Plat review, Replat of Lots 7, 8 and 9 in Block 5, as recorded in Book S20 on Page 182 of Ridgeway North Subdivision to the City of Yankton, South Dakota, and to be hereafter known as: Lots 7, 8 and 9 in Block 5, as recorded in Book S20 on Page 182 of Ridgeway North Subdivision to the City of Yankton, South Dakota. Location, North side of 29<sup>th</sup> Street at the intersection of Preakness Avenue. Kirby Hofer Construction Company, Inc, owner.

**VOTE** – Voting “Aye” – Bruce Viau, Mike Healy, Dr. Shindler, Mark Mooney, Jon Economy, Brad Wenande and Steve Pier. Voting “Nay” – none.

**Abstained:** Deb Specht

**MOTION – PASSED**

Chairman Pier read the action item for a Plat review, TL- 1, TL- 1 A, TL-2, TL-2A, TL-3, TL-3A, TL-4 and TL-4A in Lot 9, Block 8 of Christensen Heights, City and County of Yankton, South Dakota, and TL-1, TL-1A, TL-2, TL-2A, TL-3, TL-3A, TL-4, TL-4A, TL-5 TL-5A, TL-6 and TL-6A in Lot 10, Block 8, Christensen Heights, City and County of Yankton, South Dakota. Address, 2011 Alumax Road. TCDC Enterprises, LLC, owner.

Mr. Mingo advised that the attached plat divides multiple family dwelling units into separate lots so they can have separate ownerships. The structures were originally constructed with the possible division of the units in mind. Staff recommends approval of the proposed plat. The recommendation comes with the understanding that the property owners are responsible for the long term maintenance of the utilities beyond the point where they connect to the public mains.

17-35 **MOTION** – It was moved by Commissioner Mooney and seconded by Commissioner Wenande to approve the Plat review, TL- 1, TL- 1 A, TL-2, TL-2A, TL-3, TL-3A, TL-4 and TL-4A in Lot 9, Block 8 of Christensen Heights, City and County of Yankton, South Dakota, and TL-1, TL-1A, TL-2, TL-2A, TL-3, TL-3A, TL-4, TL-4A, TL-5 TL-5A, TL-6 and TL-6A in Lot 10, Block 8, Christensen Heights, City and County of Yankton, South Dakota. Address, 2011 Alumax Road. TCDC Enterprises, LLC, owner.

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

**MOTION – PASSED**

August, 2017 Building Permit Report.

Building Permit Report Update - Mr. Mingo would be happy to answer any questions. We are somewhere in the mid 20's for the number of single family homes permitted in 2017 which is doing pretty well for us at this point. The valuation is up, even if you discount the water plant permit. Total housing units not known at the time of this meeting. Should be over 100 units for 2017. The vacancy rate is around three percent which is still too low. Census forecasters saying that we are not growing which makes no sense based on what we are seeing.

Chairman Pier asked about the shift in the apartment demographics (more vacancy in older units rather than new ones)? Mr. Mingo advised that it hasn't changed a whole lot. YAPG did inquire with residents of the first large facility at Westbrook Estates. Many were younger manufacturing workers and young professionals. We haven't heard complaints from long time property owners recently.

Chairman Specht added that for longest time, we haven't really seen any “for rent” signs. A number of people moving from older units to newer units. Vacancy rate is great.

17-36 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Healy to adjourn at 5:52 p.m.

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo  
Secretary