

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
for  
**Monday, March 12<sup>th</sup>, 2018**

The meeting was called to order at 5:33 p.m. by Chairman Pier

**ROLL CALL:**

Present – Deb Specht, Mike Healy, Lynn Peterson, Marc Mooney, Bruce Viau, Jon Economy, Dr. Scott Schindler, Brad Wenande, ETJ Member Michael Welch, City Commission Liaison Dave Carda

Unable to attend: Dr. Scott Schindler

Chairman Pier called for approval of the February 13th, 2018 meeting minutes.

18-15 **MINUTES** – February 13<sup>th</sup>, 2018

**MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Wenande to approve the minutes from February 13<sup>th</sup>, 2018.

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

**MOTION – PASSED**

Chairman Pier stated there were no consent items.

Chairman Pier stated there was no Old Business.

Chairman Pier moved on to New Business to discuss the Plat review of Lots 1A, 1B, and IC of Block 6, Westbrook Estates Addition to the City of Yankton, Yankton County, South Dakota. Address, 2403 and 2405 West City Limits Road. Westbrook Estates, LLC, owner.

Dave Mingo provided background on the project and stated that it was a continuation of a project that has been going on for a few years now. Mr. Mingo continue to explain that the proposed plat lies within the previously platted Westbrook Estates. Block 6 was covered by the original Developer’s Agreement and all other provisions associated with annexation, platting and rezoning in 2015 created during Phase 1 of the development. The proposed plat further subdivides Lot 6 in a manner that provides for multiple ownerships of units in an apartment complex development area having multiple structures. Of primary note to the City is the provision of access for residents and utilities. Construction plans for the associated infrastructure have been presented to the City Engineer for review and they have been approved. B-Y Water also has been involved in the plan review as required. Staff recommends approval of the proposed plat.

18-16 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Viau to approve the Plat review of Lots 1A, 1B, and IC of Block 6, Westbrook Estates Addition to the City of Yankton, Yankton County, South Dakota. Address, 2403 and 2405 West City Limits Road.

**VOTE** – Voting “Aye” – all members present. Commissioner Deb Specht- “Abstained”.

Voting “Nay” – none.

**MOTION – PASSED**

**HEARING SCHEDULE:**

March 26<sup>th</sup>, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier continued on to discuss the Plat review of Tract 2, Whitetail Run, in the NE 1/4 of the SE 1/4 of Section 16, T93N, R56W, of the 5th P.M., Yankton County, South Dakota. Address, 3900 Gary Avenue. Deerfield Truck and Equipment Company, owner.

Dave Mingo provided background on project and stated that the proposed plat divides a little over six acres from an agricultural parcel. The location of the proposed parcel within the City’s three mile plating jurisdiction allows the City to require the dedication of right-of-way along the extension of the planned street grid. In the area that this plat is located, dedications would include right-of-way corridors along sections lines, quarter lines and sixteenth lines. Mr. Mingo stated the proposed plat meets the requirements of the City’s review criteria. The proposal will be subject to county platting and land use approval requirements as it moves forward through that process. Staff recommends approval of the proposed plat.

Mr. Matt Evans spoke and stated that he (Evans) wants to build an RV Park adjacent to White Tail Run, which would share road access with the proposed plat.

ETJ Member Michael Welch asked for clarification regarding the entrance to the driveway of the planned RV Park to ensure no conflicts.

Mr. Evans responded that he (Evans) had Yankton City attorney, Ross Den Herder, draw up an agreement to ensure the entrance driveway would affect or conflict with existing roads.

Mr. Welch expressed concern over parking issues along the road.

Mr. Evans responded and clarified that there will NOT be any parking allowed along the road pertaining to his proposed RV Park. He further stated that he (Evans) has 7 additional acres to build a proper parking lot and plans to do so, in conjunction with building the RV Park.

Mr. Welch’s last concern was ensuring there would be enough space for fire trucks and emergency vehicles to turn around, if need be.

Mr. Evans confirmed there would be enough room for any fire trucks and/or emergency vehicles to properly turn around.

Chairman Pier asked for clarity on Mr. Evans’ affiliation with the current existing property owner, Mr. Dennis Christensen.

Mr. Evans stated he is in the process of buying the property from Mr. Christensen.

- 18-17 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Wenande to approve the Plat review of Tract 2, Whitetail Run, in the NE 1/4 of the SE 1/4 of Section 16, T93N, R56W, of the 5th P.M., Yankton County, South Dakota. Address, 3900 Gary Avenue. Deerfield Truck and Equipment Company, owner.  
**VOTE** – Voting “Aye” – all members present. Voting “Nay” – none.  
**MOTION – PASSED**

**HEARING SCHEDULE:**

March 26<sup>th</sup>, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier moved on to discuss the February 2018 Building Report. The total valuation for February 2018 was \$234,110.20 which is significantly lower than February 2017 which was \$1,746,741.00. The current 2018 year to date valuation is \$1,299,555.20, compared to the prior year (2017) year to date valuation of \$2,359,4980.00.

Chairman Pier moved on to discuss a carry-over agenda item regarding the roles and expectations of the Planning Commission; and wanted to make sure the expectations of committee members were being met and that committee members were comfortable with their level of involvement in making decisions and obtaining information. Chairman Pier went on to reference the existing “Community Plan”, which was written in 2003, and wanted to make sure plan was still current. Chairman Pier wondered if there should be a review of the plan to ensure it still aligns with the Planning Committee’s motives, views and purpose.

Dave Mingo spoke on the subject in support of a plan review; and stated there is always a struggle with balancing how much the Committee wants to hear or needs to hear; and that it is often a challenge to gauge how involved the Committee wants to be, while being very mindful of overburdening Committee members. It was agreed upon by all that there needs to be a review of the Community Plan.

**ADJOURNMENT**

- 18-18 **MOTION** – It was moved by Commissioner Wendande and seconded by Commissioner Healy to adjourn at 6:09PM

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary