

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**Monday, August 13th, 2018 @ 5:30PM**

The meeting was called to order at 5:31p.m. by Chairman Pier

**ROLL CALL:**

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

Bruce Viau arrived at the time noted below in the minutes.

Chairman Pier called for approval of the July 9th, 2018 meeting minutes.

18-35 **MINUTES** – July 9th, 2018

**MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Shindler to approve the minutes from July 9th, 2018.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

Chairman Pier moved on to Consent Items to discuss establishing September 10, 2018 as the date for a public hearing to consider the formation of Tax Incremental District Number 10, a tax incremental district to be located on the following described property:

Yaggie’s 2nd Addition in the E 1/2 of the NE 1/4, Section 8, Yaggie’s 3rd Addition except Lot A, Lot B, Lot C and Lot D in the NW 1/4, Section 9, and the NW Corner (approximately 1.53 acres) of the N 1/2, N 1/2, SW 1/4, Section 9, and Doris Schenk Addition except Lot 1, Section 8; and Outlot 100 and Block 1 of East Industrial Subdivision in Section 9, inclusive of identified right-of-ways as shown on the attached City of Yankton TID #10 Map; all in T93N, R55W of the 5th P.M., City and County of Yankton, South Dakota. Location, east industrial area adjacent to Bill Baggs Road and E. 15<sup>th</sup> Street.

Bruce Viau arrived at 5:35PM.

18-36 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Specht to approve September 10th, 2018 as the date for a public hearing.

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

**MOTION – PASSED**

Chairman Pier stated there was no Old Business.

Chairman Pier moved on to New Business to discuss the review of the Plat review of Lots 10 and 11 in Block 1; Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 in Block 4; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 7; and Lots 1, 10 and 11 in Block 9 of Westbrook Estates in the Southeast Quarter of Section 2, Township 93 North, Range 56 West of the 5th Principal Meridian, City of Yankton, Yankton County, South Dakota. Address, 2500 Block of Colton Avenue. Yankton Development Enterprises, LLC., Kelly Nielson, President, owner.

Dave Mingo explained that the proposed plat and associated Developer's Agreement meet the requirements of the City's Subdivision Ordinance and Zoning Ordinance. Phase II of the Westbrook Estates Subdivision will create 30 new single family lots. The phase does not require consideration of any "Provisions Specific to this Subdivision." It will consist of a standard R-2 single family development. The version of the plat included in the packet is missing one easement that we will require before consideration by the City Commission. There is a need for an east — west easement through the center of Block 9, south of Lot 1 and north of Lots 10 and 11. Staff recommends approval of the plat and associated Developer's Agreement contingent upon the above described easement being in the final version of the plat prior to City signatures.

There was general discussion about the subdivision and some questions about the location of the phase, progress on Phase I and projected build-out time of Phase II. Mr. Mingo stated that Phase I is sold out. The build-out pace varies throughout the development of a subdivision. Usually there is considerable activity the first couple of years and then things even out some for the remainder of the development. He predicts a three to five year process for Phase II.

18-37 **MOTION** – It was moved by Commissioner Peterson and seconded by Commissioner Shindler to recommend approval of the proposed plat and associated Developer's Agreement contingent upon the described easement being in the final version of the plat prior to City Signatures.

**VOTE** – Voting "Aye" – Members Mooney, Economy, Shindler, Viau, Wenande, Healy, Peterson and Pier. Commissioner Deb Specht – Abstained.

Voting "Nay" – none.

**MOTION – PASSED**

**HEARING SCHEDULE:**

August 27th, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier continued on to discuss the Plat review of Lots 5 - 8 in Block 10 of Ridgeway North Subdivision to the City of Yankton in the NE 1 4 of Section 6, T93N R55W of the 5th P.M., Yankton County, South Dakota. Address, East side of the 2800 Block of Woodbine Avenue. Kirby Hofer Construction Company, Inc., owner.

Dave Mingo provided background on the project and stated the proposed plat creates four large single family residential lots. The property is located within the City of Yankton's water service area. All applicable engineering documentation has been submitted by the Developer and approved by the City Engineering staff. 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. There is a section of asphalt street that must be installed prior to the issuance of building permits for construction on the lots. Staff recommends approval of the proposed plat.

- 18-38 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to recommend approval of the Plat of Lots 5 - 8 in Block 10 of Ridgeway North Subdivision to the City of Yankton in the NE 1/4 of Section 6, T93N R55W of the 5th P.M., Yankton County, South Dakota. Address, East side of the 2800 Block of Woodbine Avenue. Kirby Hofer Construction Company, Inc., owner.

**VOTE** – Voting “Aye” – All Members Present

Voting “Nay” – none.

**MOTION – PASSED**

**HEARING SCHEDULE:**

August 27th, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier continued on to discuss Plat review of Lot 68, Crestview Homes Subdivision in the NE 1/4 of Section 21, T93N, R56W of the 5th P.M., Yankton County, South Dakota.

Dave Mingo provided background on the project and stated the location of the proposed plat is in the City’s three mile plating jurisdiction. This allows the City to require the dedication of right-of-way along the extension of the planned street grid. The proposed plat is located in a previously approved subdivision with identified right-of-way corridors serving as the primary access to the property. The previous right-of-way dedications meet the requirements of the City’s review process for the location. The plat is not adjacent to the City’s corporate limits so the Subdivision Ordinance requirements do not apply. 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.

- 18-39 **MOTION** – It was moved by Commissioner Shindler and seconded by Commissioner Healy to recommend approval of the plat Lot 68, Crestview Homes Subdivision in the NE 1/4 of Section 21, T93N, R56W of the 5<sup>th</sup> P.M., Yankton County, South Dakota.

**VOTE** – Voting “Aye” – all members present.

Voting “Nay” – none.

**HEARING SCHEDULE:**

August 27th, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier moved on to discuss the July 2018 Building Report. The total valuation for July 2018 was \$1,447,380.00 which is lower than July 2017 which was \$2,424,380.80. Overall year to date for 2018 is ahead of 2017 if the 2017 Water Treatment Plant Project is not included.

**ADJOURNMENT**

18-40 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Peterson to adjourn at 5:53PM

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary