

CITY of YANKTON
PLANNING COMMISSION MEETING MINUTES
for
Monday, September 10th, 2018 @ 5:30PM

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

ROLL CALL:

Present – Deb Specht, Marc Mooney, Jon Economy, Brad Wenande, City Commission Liaison Dave Carda, ETJ Representative Michael Welch, and Chairman Steve Pier,

Unable to attend: Mike Healy, Dr. Scott Shindler and Lynn Peterson.

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

- 18-41 **MINUTES** – August 13th, 2018
MOTION – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve the minutes from August 13th, 2018.
VOTE – Voting “Aye” – all members present. Voting “Nay” – none.
MOTION – PASSED

CONSENT ITEMS:

Chairman Pier moved on to Consent Items to discuss establishing October 8th, 2018 as the date for a public hearing to consider a Conditional Use Permit for a 118-foot-tall emergency services dispatch tower with antenna. Address: 410 Walnut Street. City of Yankton, owner.

- 18-42 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve establishing October 8th, 2018 as the date for a public hearing to consider a Conditional Use Permit for a 118-foot-tall emergency services dispatch tower with antenna.
VOTE – Voting “Aye” – all members present. Voting “Nay” – none.
MOTION – PASSED

Chairman Pier moved on to Old Business to discuss 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 I 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. 15th Street. Approximately 103 acres.

Dave Mingo provided background on the subject and allowed for any questions to be asked.

18-43 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Mooney to approve a public hearing to consider the formation of Tax Incremental District Number 10.

VOTE – Voting “Aye” – Members Specht, Mooney, Economy, Viau, and Chairman Pier. Commissioner Wenande – Abstained.

Voting “Nay” – none.

MOTION – PASSED

Chairman Pier moved on to New Business to discuss an Alley Right-of-way vacation request for the south 72.79 feet of the north south alley in Block 24, Lower Yankton. Address, North side of the 200 Block of Levee Street. Gurney Redevelopment Group, LLC., Paul Lowrie.

Dave Mingo stated that the ROW area under consideration to vacate is an un-improved alley. All applicable utility companies no objection to vacating the alley. The need for the corridor does not exist based on the evolution of the use of the property and utility improvements / changes that have been made. The vacation of the ROW will provide a larger building envelope by allowing the easement area and required setbacks to overlay the same space. City staff does not see any need to maintain the alley as dedicated ROW. Staff recommends approval of the proposed ROW vacation.

18-44 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Viau to recommend approval for an Alley Right-of-way vacation request for the south 72.79 feet of the north south alley in Block 24, Lower Yankton. Address, North side of the 200 Block of Levee Street.

VOTE – Voting “Aye” – Members Specht, Mooney, Economy, Viau, and Wenande. Chairman Pier– Abstained.

Voting “Nay” – none.

MOTION – PASSED

HEARING SCHEDULE:

September 24th, 2018: City Commission establishes October 8th, 2018 as the date for the public hearing.

Chairman Pier continued on to discuss the Plat review of Tract A in Block 24, Lower Yankton, City and County of Yankton, South Dakota. Address, 104 and 106 Capital Street. Gurney Redevelopment Group, LLC., Paul Lowrie, Authorized Member.

Dave Mingo provided background on the project and stated The proposed plat would divide the block in a manner that more appropriately matches the structure locations on the property. Over many years the structures have been used for multiple purposes. During

that time, utility configurations have been adjusted and replaced. There was a time when some of the utility alignments were shared between multiple structures on the site. City staff is not currently aware of any remaining shared connections or services associated with the proposed "Tract A" that cross planned future separate parcels if this plat is approved.

The plat also references a north south "vacated alley." The alley vacation is being considered as a separate issue in advance of action on this plat. This plat should not be approved as presented if the alley vacation has not been approved by prior action. All adjacent infrastructure has been accounted for.

Staff recommends approval of the proposed plat contingent upon the alley vacation being approved prior to action on the plat.

- 18-45 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to recommend approval of the Plat review of Tract A in Block 24, Lower Yankton, City and County of Yankton, South Dakota. Address, 104 and 106 Capital Street. Gurney Redevelopment Group, LLC

VOTE – Voting "Aye" – All Members Present

Voting "Nay" – none.

MOTION – PASSED

HEARING SCHEDULE:

October 8th, 2018: City Commission reviews the plat and makes final decision.

Chairman Pier moved on to discuss the August 2018 Building Report. The total valuation for August 2018 was \$5,310,744.68 which is higher than August 2017 which was \$2,714,129.20. Overall year to date for 2018 is ahead of 2017 if the 2017 Water Treatment Plant Project is not included.

Chairman Pier moved on to discuss adjusting the date for the November 2018 meeting. By a show of hands, it was unanimously decided to move the meeting date from November 12th to November 5th, 2018.

ADJOURNMENT

- 18-46 **MOTION** – It was moved by Commissioner Economy and seconded by Commissioner Specht to adjourn at 6:14PM.

VOTE – Voting "Aye" – all members present. Voting "Nay" – none.

MOTION – PASSED

Respectfully submitted,

Dave Mingo, Secretary