

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
for  
**Monday, April 8<sup>th</sup>, 2019 @ 5:30PM**

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

**ROLL CALL:**

Present – Brad Wenande, Deb Specht, Bruce Viau, Mike Healy, Jon Economy, and City Commission Liaison Dave Carda., Chairman Steve Pier

Unable to attend: Warren Erickson, Lynn Peterson, and Marc Mooney

Chairman Pier called for consideration of the March 11<sup>th</sup>, 2019.

19-12 **MINUTES** – March 11<sup>th</sup>, 2019

**MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve the minutes from March 11<sup>th</sup>, 2019

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

**MOTION – PASSED**

**CONSENT ITEMS:**

Chairman Pier stated there was no Consent Items

**OLD BUSINESS:**

Chairman Pier moved on to Old Business to discuss a Public hearing to consider a Conditional Use Permit for an athletic field house on the Mount Marty College Campus in a residential district on Monastery Lot A2 except C, Lot H2 & Lots B, Bl, C, Cl, C2, C4, CS & F, Benedictine Hilltop Addition in the City and County of Yankton, South Dakota. Address, 1005 W. 8th Street. Benedictine Convent of the Sacred Heart, owner.

Dave Mingo spoke to provide background on the request and stated the enclosed site plan and elevation views show the proposed Mount Marty College Fieldhouse west of the current campus buildings, south of 8th Street. The property is currently open green space that includes some storm water management facilities. The property has been owned by the Benedictine Convent for many years. Long range plans for the campus have included development at the site for decades.

The proposed structure is commensurate with the large structure types of development already on the campus. Property across the street to the north is zoned B-2 Highway Business with high intensity land uses occupying much of the corridor. Property to the west is zoned R-4 Multiple Family Residential and contains large structure apartment complexes.

Parking requirements are an important consideration for the project. The facility is designed primarily for training. It will host some large events but the type of sports hosted in the structure do not involve large crowd attendance. There will be minimal permanent seating in the facility.

The existing parking west of Laddie Cimpl Arena was not required to meet any prior obligation and can therefore be considered part of the parking needed for the proposed facility. Additional on-campus parking at other locations is also technically eligible to serve the new facility. The parking listed as “Alternate Parking” on the site plan is not technically required for occupancy of the proposed structure.

Lighting at the proposed new facility should be designed in a manner that does not allow light to spill west or northwest toward neighboring residential properties. The changes in storm water management at the site will need to be designed by a qualified engineer to make sure the project does not release flows from the site in excess of what the downstream management facilities can accommodate

Staff recommends approval of this request.

19-13 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Economy to approve the public hearing to consider a Conditional Use Permit for an athletic field house on the Mount Marty College Campus in a residential district on Monastery Lot A2 except C, Lot H2 & Lots B, Bl, C, Cl, C2, C4, CS & F, Benedictine Hilltop Addition in the City and County of Yankton, South Dakota. Address, 1005 W. 8th Street.

**VOTE** – Voting “Aye” – Commissioners: Wenande, Economy, Viau, Healy, and Pier. Voting “Nay” – none. Abstained – Commissioner Specht

**MOTION – PASSED**

**HEARING SCHEDULE:**

April 22, 2019: The City Commission considers a resolution and makes final decision.

**NEW BUSINESS:**

Chairman Pier moved on to New Business to discuss Plat review of Monastery Lot C6, Benedictine Hilltop Addition, City of Yankton, Yankton, South Dakota. Address, 1005 W. 8th Street. Benedictine Convent of the Sacred Heart, owner.

Dave Mingo spoke to provide additional information and stated the proposed plat would create, a lot in the Monastery Benedictine Hilltop Addition specifically for the proposed Mount Marty College Fieldhouse. The separately identified tract of land is needed to support the financing for the facility.

The area is owned by the Benedictine Sisters as a part of the Convent and Mount Marty College campus property. The City has no plans for extensions of the street grid or other utility corridors in the site. All adjacent infrastructure has been previously improved to City and State (SD Hwy52) specifications.

Staff recommends approval of the proposed plat.

19-14 **MOTION** – It was moved by Commissioner Wenande and seconded by Commissioner Viau to approve Plat review of Monastery Lot C6, Benedictine Hilltop Addition, City of Yankton, Yankton, South Dakota. Address, 1005 W. 8th Street.

**VOTE** – Voting “Aye” – Commissioners: Wenande, Economy, Viau, Healy, and Pier. Voting “Nay” – none. Abstained – Commissioner Specht

**MOTION – PASSED**

**HEARING SCHEDULE:**

April 22, 2019: The City Commission considers a resolution and makes final decision.

**OTHER BUSINESS**

Co discuss the March 2019 Building Permit Report. The total valuation for the month was \$889,018.40, which is lower than March 2018, which was \$7,234,159.64.

Dave Mingo briefly touched base on the March 2019 Flooding Incident and distributed pictures to the Planning Commission. Mingo stated that, unfortunately, the pictures didn’t even do justice to the magnitude of damage suffered by the community and recommended that Commissioners check out the City of Yankton’s website for more updated pictures.

19-15 **ADJOURNMENT**

**MOTION** – It was moved by Commissioner Specht and seconded by Commissioner Healy to adjourn at 6:07 PM.

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

**MOTION – PASSED**

Respectfully submitted,

Dave Mingo, Secretary