

Memorandum #08-158

To: Doug Russell, City Manager
From: Dave Mingo, AICP Community Development Director
Subject: Planning Commission Action #08-31 / Resolution #08-30
Date: August 20, 2008

PLAT REVIEW

ACTION NUMBER: 08-31

E.T.J. MEMBER ACTION REQUIRED: No

APPLICANT / OWNER: Keith E. Toczek, Dianne L. Toczek, Mark R. Peterson and Sharlotte I. Peterson.

ADDRESS / LOCATION: 3000 W. 8th Street. Please reference the attached map.

PROPERTY DESCRIPTION: Parcel 1 and Parcel 2 of Lot K-1 in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 15 – T93N – R56W in Yankton County, South Dakota.

ZONING DISTRICT: Yankton County Zoning Jurisdiction.

PREVIOUS ACTION: None.

COMMENTS: The proposed plat does not require any right-of-way dedication for the extension of the city's street grid system. The lot is not adjacent to the city's corporate limits so the full requirements of the Subdivision Ordinance do not apply. The property is adjacent to a state highway so a Department of Transportation (DOT) review is required. The DOT completed their review on July 31st and did not have any recommendations for adjustment of the plat.

County zoning regulations will be implemented as a part of the county review of the plat.

Staff recommends approval of the proposed plat.

HEARING SCHEDULE:

August 11, 2008: The Planning Commission reviews the plat and makes a recommendation to the City Commission.

August 25, 2008: The City Commission reviews the plat and makes a final decision.

Planning Commission results: The Planning Commission recommended approval of the proposed plat.

RESOLUTION #08-30

WHEREAS, it appears from an examination of the plat of Parcel 1 and Parcel 2 of Lot K-1 in the NW ¼ of the NE ¼, Section 15 – T93N – R56W in Yankton County, South Dakota prepared by Travis J. Kropuenske of Johnson Engineering a registered land surveyor in the state of South Dakota; and,

WHEREAS, such plat has been prepared according to law and is consistent with the City's overall Comprehensive Development Plan.

NOW, THEREFORE BE IT RESOLVED by the Board of City Commissioners of the City of Yankton, South Dakota, that the plat for the above described property is hereby approved.

Adopted:

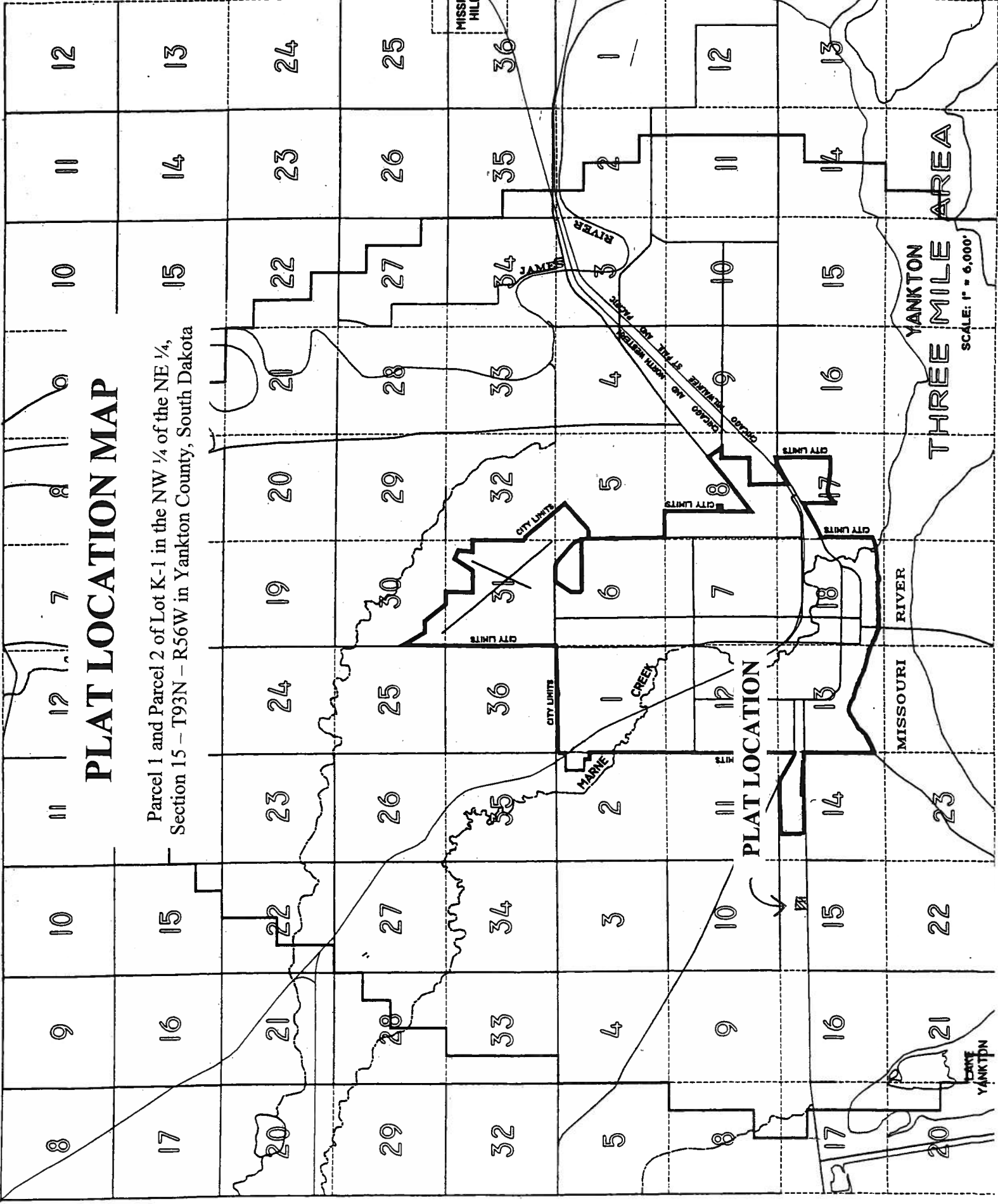
Daniel L. Specht, Mayor

ATTEST:

Al Viereck, Finance Officer

PLAT LOCATION MAP

Parcel 1 and Parcel 2 of Lot K-1 in the NW 1/4 of the NE 1/4,
Section 15 - T93N - R56W in Yankton County, South Dakota

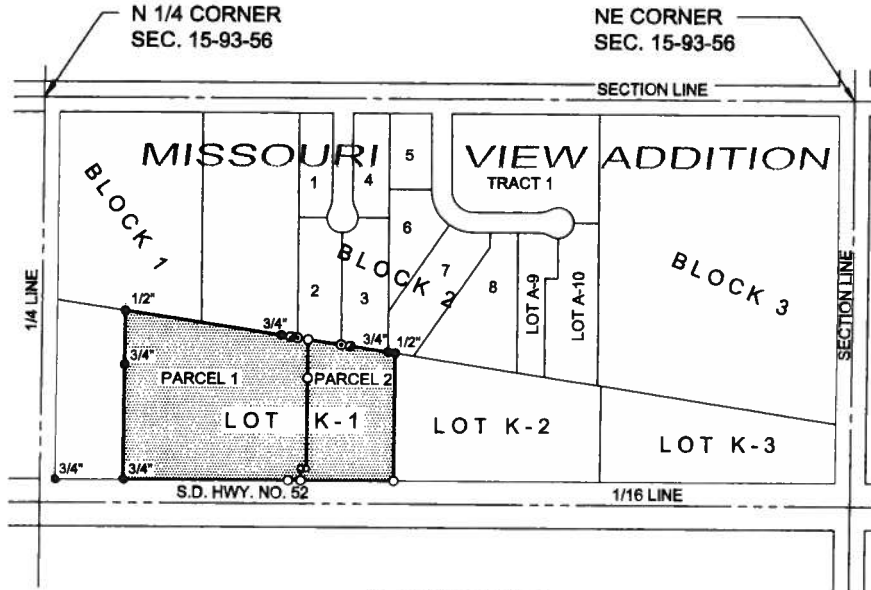


SCALE: 1" = 6,000'

YANKTON
THREE MILE AREA

YANKTON

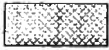
**PLAT OF
 PARCEL 1 AND PARCEL 2 OF LOT K-1
 IN THE NW 1/4 OF THE NE 1/4,
 SECTION 15 - T93N - R56W
 IN YANKTON COUNTY, SOUTH DAKOTA**



LAYOUT

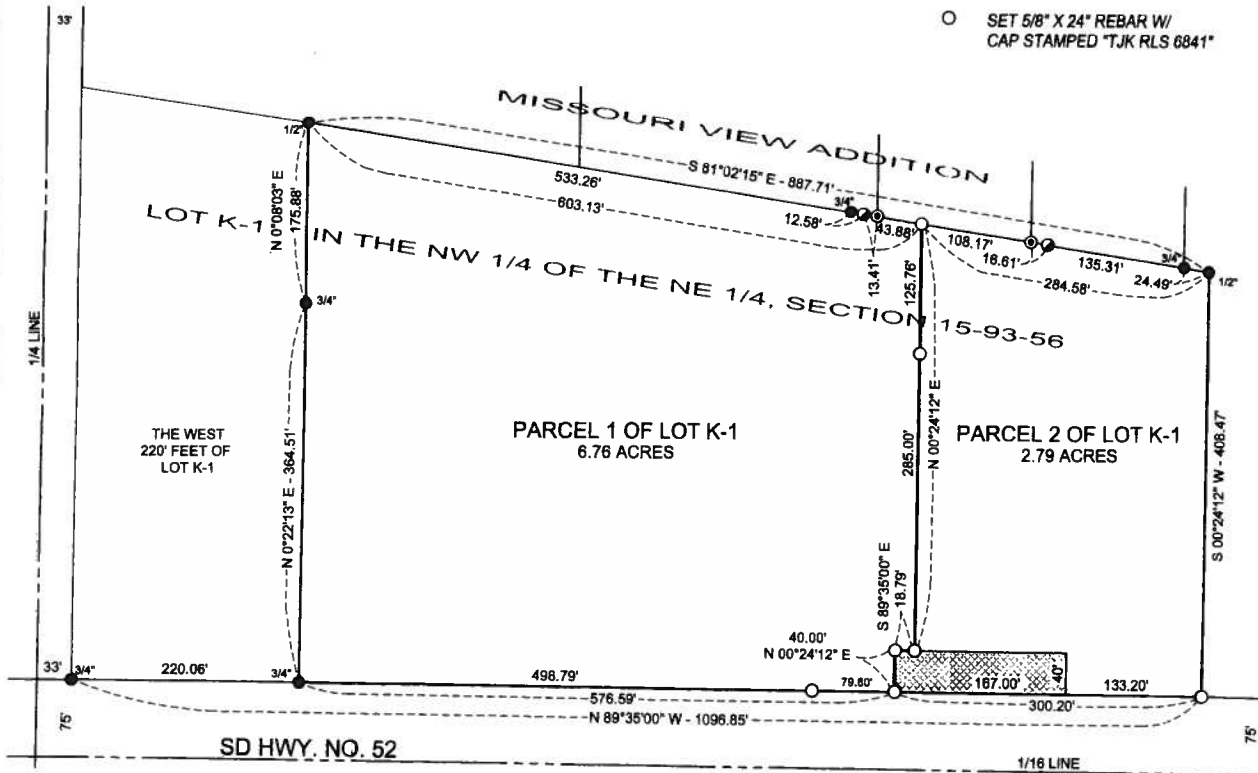
SCALE: 1" = 400'

LEGEND



= AREA OF INGRESS / EGRESS
 EASEMENT WITHIN PARCEL 2
 BENEFITING PARCEL 1
 DEDICATED WITH THIS PLAT

- FOUND PIPE - SIZE AS SHOWN
- ⊙ FOUND 3/4" X 16" STEEL PIPE W/
CAP STAMPED "JOHNSON LS 2919"
- ⊙ FOUND 3/4" X 16" STEEL PIPE W/
CAP STAMPED "TJK RLS 6841"
- SET 5/8" X 24" REBAR W/
CAP STAMPED "TJK RLS 6841"



PLAT

SCALE: 1" = 120'