

**CITY of YANKTON**  
**PLANNING COMMISSION MEETING MINUTES**  
**for**  
**September 9, 2024**

Chairwoman Specht called the meeting to order at 5:30 PM.

**ROLL CALL:**

Present: Peterson, Bertsch, Oster, Mooney, City Commission Liaison Carda, and Chairwoman Specht.

The arrival time of Sime at 5:34 PM as noted in minutes.

Unable to attend: Erickson, Kraft, Wenande.

Chairwoman Specht acknowledged public appearances. Emily Larson

**MINUTES – August 12, 2024**

24-24 **MOTION** - It was moved by Commissioner Oster and seconded by Commissioner Bertsch to approve the minutes from August 12, 2024.

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

**MOTION – PASSED**

**CONSENT ITEMS:**

None.

Arrival of Commissioner Sime 5:34 PM

**OLD BUSINESS:**

1. Public hearing to consider a rezoning from A-1 Agricultural to R-3 Two Family Residential on Tracts 2 and 3 of Law Addition in the N 1/2 of the SE 1/4 of Section 2, Township 93 North, Range 56 West of the 5th P.M., Yankton County, South Dakota containing 27.61 acres more or less. Location, northwest of the 1700 Block of West 25th Street. Yankton Thrive, Inc., owner.

It was noted by Chairwoman Specht to strike I-1 Industrial to B-2 Highway Business from the agenda item. Mr. Mingo agreed that was a typo and should not be included.

Mr. Mingo gave an overview of the consideration of rezoning to the Planning Commission.

Chairwoman Specht inquired about including the strip of red zoning within the A-1 zoning. Dave stated, yes that strip is included.

Emily Larson, of 2517 Trevor Avenue, was present at the public meeting and asked about the purpose of the green area. Mr. Mingo explained that it would serve as a detention pond. It would have water in it during heavy rain events and then slowly drain within a few hours. It would be a green grassy area most of the time. He also mentioned that the association would maintain the pond.

24-25 **MOTION** - It was moved by Commissioner Bertsch and seconded by Commissioner Peterson to recommend approval of a rezoning from A-1 Agricultural to R-3 Two Family Residential of Law Addition.

**ROLLCALL VOTE:** Voting Aye – Mooney, Bertsch, Sime, Oster, Peterson. Voting “Nay” – none.

Voting to “Abstain” – Chairwoman Specht.

**MOTION – PASSED**

#### **NEW BUSINESS:**

1. Plat review of Lots 1–12 of Block 1; Lots 1–11 of Block 2; Lots 1–6 of Block 3; Lots 1– 19 and Outlot 1 of Block 4; Lots 1–18 of Block 5; Lots 1-6 and Outlot 2 of Block 6, Lot 1 of Block 7; Lots 1-15 of Block 8; and Lot 1 of Block 9 of Garden Estates Addition to the City of Yankton. (a portion of Tract 2 of Law Addition, all of Tract 3 of Law Addition in the N 1/2 of the SE1/4 of Section 2, in Township 93 North, Range 56 West of the 5th P.M., City and County of Yankton, South Dakota recorded in Book S21, Page 091.

Chairwoman Specht inquired about the availability of these lots for purchase by individuals and contractors. Mr. Mingo clarified that the area is open for single-family and duplex construction. Thrive intends to release sets of lots to both developers and individuals and as part of the plan they described when going through the Tax Increment Finance process. There are rent caps in place and price caps based on South Dakota first-time home buyer’s rates.

Chairwoman Specht inquired whether this area would be included in the current HOA. Mr. Mingo clarified that it would not be, as it's a different developer. Chairwoman Specht also asked about the potential development of additional access points apart from the current ones. Mr. Mingo explained that in the short term, there wouldn't be any additional access points, but as development occurs, the creation of access points to the south would become available.

Commissioner Oster inquired whether the area is situated in a flood plain and if there are any FEMA concerns. Mr. Mingo mentioned that the area is outside of the flood plain and has higher elevations. Commissioner Oster also inquired about the street space standards for the development. Mr. Mingo stated that it would be the standard 36ft wide pavement in 66 feet wide right of way to allow parking on both sides and two lanes of traffic flow.

24-26 **MOTION** - It was moved by Commissioner Oster and seconded by Commissioner Mooney to recommend approval of the plat of Garden Estates to the City Commission contingent upon the prerequisite approval of the rezoning.

**ROLLCALL VOTE:** Voting Aye –Bertsch, Sime, Oster, Peterson, Mooney. Voting “Nay” – none.

Voting to “Abstain” – Chairwoman Specht.

**MOTION – PASSED**

2. Consider changing the date of the October 14th Planning Commission meeting. The date did not change.

**OTHER BUSINESS:**

August 2024 Building Report review. Mr. Mingo reviewed the August Building Permit Report.

Commissioner Bertsch inquired about the groundbreaking for Bluestem. Mr. Mingo mentioned it could happen in the next few weeks.

Commissioner Oster asked how many Bluestem units. Mr. Mingo stated 70 units. Commissioner Oster also asked about what YMC building was being demolished. Mr. Mingo stated it is the shed north of the parking lot to create more parking lot space. Commissioner Oster mentioned a spelling typo in the Building Report.

Commissioner Bertsch inquired about the pending permits listed. Mr. Mingo explained that the plan reviews have been completed, but the permits are awaiting potential land transactions. The permit has been entered into the system but is not yet ready to be fully issued.

**ADJOURNMENT:**

24-27 **MOTION** – It was moved by Commissioner Peterson and seconded by Commissioner Oster to adjourn at 5:51 PM.

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

**MOTION - PASSED**

Respectfully submitted,



Dave Mingo, Secretary