

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
Monday, April 29, 2019 5:15 P.M.

Members present were: Chair Dave Templeton, Stacy Bartlett, Emeline Hoblick, and Terry Keller.

Staff members present: Sharon Pruess and John Childs.

Guests present: Derek McTighe and Gerrick McComsey.

Chairperson Templeton called the meeting to order at 5:15 p.m. A review of the minutes from the 4/18/19 meeting found one error on the first page. The heading of the minutes should note the date of the minutes as “April 18, 2019” rather than “April 18, 2018”. With that correction, Commissioner Bartlett moved, seconded by Commissioner Hoblick to approve the minutes of the 4/18/19 meeting. Approval was unanimous.

First item on the agenda was the **Final Plat & Plans – Lots 1 & 2 & Legacy Avenue, Smoking Ridge Addition in the N ½ SW ¼ SE ¼ in Section 34-111-79. Petitioner – CAM Rentals LLC/Gerrick McComsey.**

City Planner Sharon Pruess provided a summary of the request. CAM Rentals LLC/Gerrick McComsey owns 9.5 acres along the east side of Garfield Avenue. The property owner is proposing to plat the 9.5 acres into two lots in the first phase of development. Lot 1 is proposed at 23,501 sq. ft. and includes the existing building for Wheelhouse Auto Body. Lot 2 is proposed at 369,172 sq. ft. or 8.47 acres. This is the remainder of the property and is proposed for future development. The final plat also includes the first phase of Legacy Avenue, a public street to be completed with a temporary turn around. The future extensions of Legacy Avenue into a looped street are shown with dashed lines on the plat. The developer has indicated that the future plan is to try to connect the northerly extension of Legacy Avenue to Oak Street to the north. A future street connection to Oak Street near the Slumberland Store will improve street connectivity to this area. Sewer and water services will need to be extended from the west side of Garfield Avenue to serve the future lots. Utility easements are needed on Lot 2 of the Stanton Addition for continued sewer and water service to Lot 1 of the Smoking Ridge Addition. The Stanton Addition to the south is zoned Multiple Family Residential and includes single and multiple family residences. Pruess noted that the staff was still working on a minor revision to the plat and some minor revisions to the final plan set. She requested that the Commission condition any recommendation on staff approval of the plat and plans.

Pruess also reviewed the Planning and City Commission’s previous history on the development. On 9/24/18 the City Planning Commission recommended approval of a sketch plat of Lots 1& 2, Smoking Ridge Addition and a conditional use permit to operate a body shop in Local Business Zoning on Lot 1. On 10/16/18 the City Commission held a public hearing and recommended approval of the conditional use permit. Conditions included additional green space, a paved parking lot, and a minimum 5’ privacy fence to be agreed upon by the city staff and the property owner and to be completed within 12 months. Pruess asked Mr. McComsey about the status of the additional green space and the privacy fence. Mr. McComsey said that he would be getting together with Mr. Wheelhouse and Mr. Maberry to determine the location and height of the

privacy fence. He indicated that Mr. Wheelhouse was aware of the requirement for the privacy fence and the additional landscaping.

Commissioner Bartlett asked what items were remaining to be completed on the plat and on the plans. Pruess noted that the City wanted to retain a 10' utility easement along the south boundary of Lot 2 of the Stanton Addition on the plat. On the plan set the curb and gutter sheets needed additional detail and the street cross sections needed to include grades.

Commissioner Bartlett made a motion to recommend approval of the final plat and plans conditioned upon the additional landscaping and privacy fence and the staff's final approval on the plat and plan set for Lots 1 & 2 & Legacy Avenue, Smoking Ridge Addition in the N ½ SW ¼ SE ¼ in Section 34-111-79. Petitioner – CAM Rentals LLC /Gerrick McComsey.

Old/New Business

Pruess noted there was no old or new business.

Public Comment Period per SDCL 1-25-1

No public comments.

With no further business, Commissioner Hoblick moved to adjourn, seconded by Commissioner Keller. Approval to adjourn was unanimous. Chairperson Templeton declared the meeting adjourned at 5:25 p.m.

Minutes by Sharon Pruess