

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
MONDAY, JANUARY 25, 2021 5:15 P.M.

This meeting was conducted via teleconference.

Members present were: Chair Dave Templeton, Stacey Bartlett, Rick Dockter, Emeline Hoblick, Terry Keller and Laurie Schultz.

Staff members present: Sharon Pruess, John Childs and Nick Waters.

Guests present: Kris Bradley, Glennis Zarecky, Aaron Arnold, Tom Maher, Deryn Beck, Matt Northrup and Brock Wallman.

Chairman Templeton called the meeting to order at 5:17 p.m. Commissioner Schultz made a motion to approve the 10/26/20 minutes. Commissioner Bartlett seconded the motion. A roll call vote was called with all commissioners voting to approve the minutes.

Agenda Item: Plat – Lots 8R & 9R, Cactus Heights Addition. Petitioners – Richard & Kristine Bradley.

Sharon Pruess, City Planner, provided a summary of the plat. Dick & Kristine Bradley own a residence at 609 Yucca Drive and are proposing to swap odd-shaped parcels with their adjacent neighbor. They propose to purchase a rear portion of the lot owned by Larry & Elenore Mills at 605 Yucca Drive. This area in the rear yard is used by the Bradley's as a garden area. The Mills would gain a small odd-shaped parcel near the front of the lots. The Bradley's lot would increase in size to 10,834 square feet and the Mill's lot would decrease in size to 13,060. The lot swap does not appear to negatively impact any utility easements or utility services. The replat allows the property owner to reconfigure the lots for a garden area in the rear yard that is currently utilized by the Bradley's. Staff recommends approval of the plat. Commissioner Dockter asked if this was a garden area sharing project. Kris Bradley said that it was not. It is an area they currently use for their garden and want to get the property added to their lot.

Commissioner Schultz made a motion to recommend approval of the plat of Lots 8R & 9R, Cactus Heights Addition. Commissioner Dockter seconded the motion. A roll call vote was called with all commissioners voting to approve.

Agenda Item: Sketch Plat – Lots 4R & 5BR, Pierre Mall Subdivision. Petitioners – Midwest Holdings LLC.

Sharon Pruess, City Planner, provided a summary of the plat. The property owner of the Pierre Mall/Northridge Plaza, Midwest Holdings, is proposing to replat 2 lots in the Pierre Mall Subdivision. The property is just north of TMA. They have a party interested in Lot 4. Lot 4 currently has frontage on Garfield Avenue but does not currently have physical access to Garfield Avenue. The replat would add a southerly leg to Lot 4 so that the lot would have access to the existing northerly Pierre Mall access approach. Midwest has indicated that they will be contacting DOT to discuss an access approach permit for the use of the existing Mall access

approach. The City's preference is to utilize the existing Mall approach rather than creating an additional approach off of Garfield Avenue for Lot 4. Lot 4 would increase in size from approximately .90 acres to just over an acre. Lot 5B would decrease in size from 1.97 acres to approximately 1.5 acres. The replat would need to include easements for existing electrical services and sewer and water mains. The sewer and water services for the new building will be provided via extension of existing services on the Mall property. The sewer and water mains on the Mall property are considered private utilities that are maintained by the property owner. The City supports the replat of the 2 lots to facilitate use of the existing Mall approach rather than creating a new access approach for Lot 4.

Commissioner Keller asked if Midwest Holdings controls the utilities at the Pierre Mall. Glennis Zarecky with Midwest Holdings replied that they do control the utilities at the Pierre Mall. Commissioner Keller asked if this was O.K. with the City. Sharon Pruess replied that the utilities at the Pierre Mall have been private and the responsibility of the property owner since the Mall was built.

Commissioner Bartlett made a motion to recommend approval of the sketch plat of Lots 4R and 5BR, Pierre Mall Subdivision. Commissioner Keller seconded the motion. A roll call vote was called with all commissioners voting to approve.

Agenda Item: Plat – Lot 23R, Block 3, Brookstone Addition. Petitioners – Aaron & Ashley Arnold.

Sharon Pruess, City Planner, provided a summary of the plat. Aaron & Ashley Arnold recently purchased Lots 23 & 24 of the Brookstone Addition. They are proposing to build a new residence across the lot line between the two lots or right up to the lot line. They have indicated that the front of the house and garage will face west on Lot 23. They would eventually like to fence and include a swimming pool on Lot 24 or the easterly lot. The plat combines the two lots to facilitate the Arnold's plans. The two lots combined would create Lot 23R with a total of 17,734 square feet. The developer has not completed the infrastructure along the frontage of the lots. Improvements that need to be completed include extension of sewer, water, electric, storm sewer, street lighting, curb/gutter and street paving. The City will not issue building permits until the improvements have been completed and accepted by the City. The City has a performance bond in place from the developer to insure the improvements will be completed. The replat allows the property owner to combine the two lots to facilitate their building plans. Staff recommends approval of the plat.

Commissioner Bartlett made a motion to recommend approval of the plat of Lot 23R, Block 3, Brookstone Addition. Commissioner Schultz seconded the motion. A roll call vote was taken with all commissioners voting to approve.

Agenda Item: Plat – Lot 3CR, Wall Plaza Addition. Petitioners – Tom Maher & Albert Yocum.

Sharon Pruess, City Planner, provided a summary of the plat. The City has been encouraging Tom Maher to clean up some remnant lots on Lowell Avenue. He is proposing to sell the remainder of Lot 3 and combine it with Lot 3C owned by Albert Yocum/Jason Ondell. Jason Ondell has an existing business on Lot 3C, Auto Marine Solutions. His existing business is auto and boat sales repair. The plat would increase Ondell's lot from 2.8 acres to 5.22 acres. Ondell's existing lot has improved street frontage and existing utility services off the Lowell Avenue cul-de-sac. The lots in this area along the west side of Lowell Avenue are zoned Local Business. The lots along the east side of Lowell Avenue are zoned Agriculture and include the PAYSA Skating Rink and Paws Animal Rescue. The replat will clean up some remnant lots that the staff and Commissions had asked Mr. Maher to address. Staff recommends approval of the replat.

Commissioner Bartlett made a motion to recommend approval of the plat of Lot 3CR, Wall Plaza Addition. Commissioner Dockter seconded the motion. A roll call vote was taken with all commissioners voting to approve.

Agenda Item: Plat – Lot 2R, Crested Ridge Addition. Petitioners – Deryn Beck.

Sharon Pruess, City Planner, provided a summary of the plat. Deryn Beck is proposing to build a new home on Lots 2 & 3 of the Crested Ridge Addition. She is platting the two lots into one lot to facilitate her building plans. This will allow her to build across the lot line for the two lots and will allow her flexibility in meeting her building setbacks. She is proposing either a new moved-in residence or a newly constructed residence. The two lots combined would create Lot 2R with a total of 66,386 square feet. The lots slope fairly steeply to the west down to the pond on Elizabeth Street. So the buildable room on Crested Avenue is limited. The replat allows the property owner to combine the two lots to facilitate her building plans. Staff recommends approval of the plat.

Commissioner Dockter made a motion to recommend approval of the plat of Lot 2R, Crested Ridge Addition. Commissioner Hoblick seconded the motion. A roll call vote was taken with all commissioners voting to approve.

Agenda Item: Public Hearing – Conditional Use Permit for multiple-family units at 2510 E. Franklin Street. Petitioners – Central State Properties, LLC, Matt Northrup & Brock Wallman. Petitioners – Deryn Beck.

Sharon Pruess, City Planner, provided a summary of the conditional use permit request. Matt Northrup and Brock Wallman are proposing a multiple family use in the Local Business zoning district. This requires a conditional use permit. The existing 1979 commercial building at 2510 E. Franklin Street was most recently utilized by Capitol Area Counseling as an office building. The building is 3,000 square feet and the new owners propose to renovate it into 6 two-bedroom units. The accessible unit will have 2 bedrooms and one bath and the other 5 units will have two bedrooms and 1 ½ baths. The applicants are working with the City building department to add a fire sprinkler system to the building and to insure appropriate fire safety and accessibility. The site plan includes 2 parking spaces per unit for a total of 12 spaces. The lot is 137.5' X 100' for a

total of 13,750 square feet. The applicants indicate the rents will range from \$800-\$1,000 per month.

This neighborhood is a mix of uses with Lakeview Mobile Home Court to the north, Wendell Law office to the east, Hope Reformed Church to the southeast and single family homes to the south and west. A public notice has been sent to 10 adjacent property owners and a notice has been published in the newspaper. The conditional use permit is subject to input from the neighbors and the public at the public hearing. The conversion of the office space does add more affordable housing units to the City's inventory. Commissioner Dockter asked if there was an expected finish date for the project. Matt Northrup said that they expect to be done by late summer.

Chairperson Templeton opened the public hearing and asked for any public comments. There were no comments. Commissioner Keller made a motion to recommend approval of the conditional use permit for multiple family units at 2510 E. Franklin Street. Commissioner Bartlett seconded the motion. A roll call vote was taken with all commissioners voting to approve.

Agenda Item: Plat – Country Drive Right-of-Way. Petitioners – City of Pierre.

Sharon Pruess, City Planner, provided a summary of the plat. The construction of Country Drive Loop has been completed by the City including the utilities and street surfacing. So a plat is proposed to establish the Country Drive Right-of-way along the improved street. The looped street was part of a land swap with Jim Thompson to improve the street connectivity in this northwest Pierre neighborhood. A looped street improves access for emergency services, city maintenance/utility operations and residents in the area. The City hauled some excess levee material from the 2011 flood to this area and graded for the street. The City also installed sewer and water services as the City crews had time outside of their regular construction schedules. The eight new lots that have access to this road have had curb and gutter installed and the remainder of the loop was completed as a rural section road. The staff recommends approval of the plat to establish Country Drive Loop as public right-of-way.

Commissioner Schultz made a motion to recommend approval of the Plat of the Country Drive Right-of-Way. Keller seconded the motion. A roll call vote was taken with all commissioners voting to approve

Public Comment Period per SDCL 1-21-1/ Old or New Business

Chairperson Templeton questioned if anyone on the line would like to comment. Hearing no one, Chairperson Templeton closed the public comment period. Sharon Pruess extended condolences to the family of Mike Kelley. He served for many years on the Planning Commission and most of those years as chairperson.

Adjourn

With no further business, Commissioner Hoblick made a motion to adjourn, seconded by Commissioner Dockter. A roll call vote was called with all commissioners voting to approve the motion. Chairman Templeton declared the meeting adjourned at 5:45 p.m.

Minutes by Sharon Pruess.