

**MINUTES  
PIERRE CITY PLANNING COMMISSION MEETING  
COMMISSION ROOM  
MONDAY, JANUARY 31, 2022 5:15 P.M.**

*Members present* were: Rick Dockter, Emeline Hoblick, Bill Markley and Laurie Schultz.

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

*Guests present:* Glennis Zarecky.

Chairperson Schultz called the meeting to order at 5:15 p.m. The first item on the agenda is approval of the 10/25/21 minutes. Commissioner Dockter made a motion to approve the 10/25/21 minutes. Commissioner Markley seconded the motion. A roll call vote was called with all commissioners voting to approve the motion.

**Agenda Item: Sketch Plat – Meadow Addition. Petitioners – Meadow Properties LLC/Glennis & Mark Zarecky.**

Sharon Pruess, City Planner, provided a summary of the proposal. She noted that their meeting packets included a copy of the sketch plat, a copy of the 2015 plat with Lots 1-3 and a copy of the zoning map. The petitioners, Meadow Properties LLC, platted Lots 1-3 of the Meadows Addition in December of 2015. Lot 2 was gifted to the City for a potential Recreation and Events Center and Lots 1 and 3 were subsequently transferred to Avera Health. The Meadows Addition is at the SW corner of Hwy 14/83 and the Truck Bypass/Garfield Avenue. The Meadows Addition consists of approximately 93 acres that is currently zoned One-Family residential District A and Local Business. The sketch plat includes developing approximately 49 lots of single family housing along the west edge of the property (Lot 9) and some multiple family housing on the lots labeled multi-family (Lots 7 & 8). This would require rezoning the lots labeled Multi-Family from One-Family Residential District A to Multiple Family. The location of the proposed single-family units provides a good buffer between the existing single-family housing in the Grandview Addition and the proposed multiple family housing. The proposed layout provides more than one way in and out of the development. Governor Noem's budget includes \$200 Million for workforce housing grants. Meadow Properties LLC is planning to apply for this funding source.

Glennis Zarecky said they heard about the Governor's workforce housing money and they thought it was an opportunity for additional housing. The lots in their Highland's Ridge and Brookstone Additions continue to sell and their inventory of new lots is getting low. So they are looking to develop more lots. The City had expanded sanitary sewer to the Meadows Addition a number of years ago and the sewer provides an opportunity to expand in this area. Their other developments have been done as multiple family zoning with a P.U.D. for a mix of housing types. Lots 7 and 8 are shown on the sketch plat for multiple family use. But they may come back for multiple family use on Lot 9 as well. Bender Properties of Sioux Falls is looking to

partner with Midwest on the multiple family lots. Lot 8 on the sketch plat could be a 3 or 4 story apartment complex. And then as you move further south of the highway Lot 7 could be lower density multiple family with townhomes. The development would be done in phases. The governor's funding could be provided in the form of grants or loans and Midwest is hoping for grants. The city's housing study will need to be updated to take advantage of the funding. Glennis said that she sees a combination of single family and multiple family housing in this development. She wanted to put forth a sketch plat for consideration so they will be prepared if funding becomes available.

Commissioner Markley asked how the Governor's program would work. Sharon Pruess said that the program details are being worked out in the Legislature so the program is not finalized. The general concept was for developers to provide 1/3 of the funding, cities to provide 1/3 and the state to provide 1/3. Preliminary information indicates that the program funds may be provided through the South Dakota Housing Authority or the Governor's Office of Economic Development. The program may use the first time homebuyer purchase price limits for single-family housing. In Hughes County that limit is \$300,000. The multiple family housing may use the Low Income Housing Tax Credit income limits of 80% of area median income. Glennis said the funding may be in the form of grants or loans. She said they are in a holding pattern until the Legislature finalizes the program but they want to be prepared if the funding becomes available. She said the Meadows Addition will not require as much grading as the Brookstone or Highland's Ridge Addition. She has talked to David Reiss with the Central South Dakota Enhancement District about the program and he indicated that the City's existing sewer that was recently extended to this area may county toward the City's one third contribution to the development.

Commissioner Dockter asked if the Zareckys had been preapproved for access to Meadow Lane and Valley Way. Glennis said that the access points had been approved by the Department of Transportation (DOT) with the 2015 plat.

Commissioner Schultz asked what the access is to Lot 2 and then noted that Trail Ridge provides access to that lot at the northeast corner. Pruess also added that there is a 72' wide access easement that was previously platted along the south boundary of Lots 2 and 5.

Commissioner Hoblick asked how the housing study ties in. Glennis said that a requirement for the governor's funds will be an updated housing study. So the city's housing study will need to be updated to take advantage of the funding. She has talked to Jim Protexter and she believes that he may have the City on the list for an updated study. The study would be done by the same company that did the last study approximately 10 years ago. Commissioner Dockter was at a recent PEDCO meeting and he said that an updated study was addressed.

Commissioner Dockter made a motion to approve the sketch plat for the Meadows Addition. Commissioner Markley seconded the motion. All members voted in favor of the motion.

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

There was no additional old or new business. Chairperson Schultz asked if anyone in the audience would like to make any public comment. There was no public comment.

**Adjourn**

With no further business, Commissioner Dockter made a motion to adjourn, seconded by Commissioner Hoblick. All commissioners voted to approve the motion. Chairperson Schultz declared the meeting adjourned at 5:39 p.m.

*Minutes by Sharon Pruess.*