

MINUTES
JOINT CITY AND COUNTY PLANNING COMMISSION MEETING
CITY COMMISSION ROOM
Monday, March 22, 2021 5:30 P.M.

This meeting was held via teleconference and all votes were roll call votes.

City Planning Commission members present: Emeline Hoblick, Rick Dockter, Terry Keller, and Dave Templeton.

City Planning Commission members absent: Stacy Bartlett, Bill Markley and Laurie Schultz.

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

County Planning Commission members present: Anissa Grambihler, Bill Johnston, Lee McCurrin, Tom Rounds, Brent Pries, and Les Stewart.

County Planning Commission members absent: Roger Inman

County Staff members present: Eric Booth and Kevin Hipple.

Guests present: Chad Griese

Commissioner Templeton called the meeting to order at 5:30 p.m. A roll call of the City and County Planning Commissioners confirmed the Planning Commissioners listed above were present. A review of the minutes from the 2/22/21 meeting found no errors and Commissioner Templeton asked for a motion on the minutes.

Commissioner Rounds moved, seconded by Commissioner Keller to approve the February 22, 2021, Joint Planning Commission minutes. Approval was unanimous via a roll call vote.

First Item on the agenda is a Preliminary Plat & Plans – Lots 12A-12C, 13A-13C & Potter Place. Shamrock Commercial Addition, Hughes County South Dakota. Petitioners – Tom M. & Tom P. Maher/Chad Griese.

Sharon Pruess, City Planner, provided a summary of the proposal. The property is located directly northeast of Pierre city limits, south of Hwy. 14/83, along the east side of Grace Avenue and just north of the Feeding South Dakota property. This property is zoned Local Business in the extra-territorial limits. Thomas M. & Thomas P. Maher are proposing to sell Lots 12 & 13 of the Shamrock Commercial Addition to Chad Griese. Chad is proposing to plat the 8 acres into 6 lots. This would include constructing a new 70' wide rural section road for access to each of the 6 lots. The 6 lots would range in size from 1.15 to 2.29 acres. A road district for the Shamrock Commercial Addition was formed and approved by the County in 2012. A draft P.U.D. has also been submitted which requires the proposed new private road, Potter Place, to be maintained by the Property Owner's Association. This is a commercial subdivision and truck traffic is proposed; therefore, road maintenance and upkeep will be critical. Utility services include Mid-Dakota Rural Water, electricity from Oahe Electric and individual septic systems. Road plans, a drainage plan and

an erosion control plan have been submitted and reviewed. The plat of Lots 12 & 13 was originally approved by the City and County Commissions in May of 2010. The development is within a half mile of the airport and requires a construction permit from the FAA – FAA form 7460.1. A note has been added to the plat to make lot purchasers aware of the requirement.

Commissioner Grambihler asked if the staff had heard from anyone with the public regarding the preliminary plat or plans. Pruess said the only party she heard from was Tom Maher. He indicated that Chad Griese was authorized to speak on his behalf as property owner.

Commissioner Keller made a motion to recommend approval of the preliminary plat and plans for Lots 12A-12C, 13A-13C and Potter Place, Shamrock Commercial Addition. Commissioner Rounds seconded the motion and the motion was approved unanimously via a roll call vote.

Old/New Business: Staff indicated there was no old or new business.

Public Comment per SDCL 1-25-1: No comments were offered by the general public.

With no further business, Commissioner Grambihler moved to adjourn, seconded by Commissioner Johnston. Approval was unanimous by a roll call vote.

Commissioner Templeton declared the meeting adjourned at 5:40 p.m.

Minutes by Sharon Pruess.