

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
CITY HALL COMMISSION ROOM
MONDAY, MARCH 27, 2023 5:35 P.M.**

Members present were: Stacy Bartlett, Rick Dockter, Emeline Hoblick and Dave Templeton.

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

Guests present: John Morris.

Chairperson Templeton called the meeting to order at 5:37 p.m. after completion of the Joint Planning Commission meeting. The first item on the agenda is approval of the 2/27/23 meeting minutes. Commissioner Dockter made a motion to approve the 2/27/23 minutes and Commissioner Bartlett seconded the motion. All commissioners voted to approve the motion.

Agenda Item: Plat – Block 1R & Vacating a Portion of Lincoln Avenue, Heritage Ridge 2nd Addition. Petitioner – Morris Inc.

Sharon Pruess, City Planner, provided a summary of the proposal. Heritage Ridge 2nd Addition is located just south side of Fourth Street, south of Dry Creek Street and just west of the Pierre Mall and City Hall. The property is currently zoned Multiple Family Residential. Morris Inc. proposes to replat Block 1. This includes vacating a portion of Lincoln Avenue. This area was platted into Blocks 1-5 in November of 2011 and approved by the City Planning Commission and the City Commission. The original 2011 plat included a plan for 8 separate buildings with 43 townhomes. Two of the buildings with 12 townhomes have been completed on either side of Abbey Road. The staff definitely supported the original plan because it included looped streets with looped utilities. In July of 2015 the City Planning Commission recommended approval of a sketch plat and to vacate Lincoln Avenue contingent upon the applicant working out the details on the drainage easement and looping the water main with staff. The current sketch plat includes Block 1R which is 1.2 acres. Morris Inc. is working with Missouri Shore's Domestic Violence Center to potentially construct a new shelter on the lot. John Morris has indicated they will install looped water main along the west boundary of Block 1R. A 30' utility easement has been provided along the west boundary of Block 1R for water main and electric service. Pruess noted that the staff has been working with Morris Inc. since last August to ensure that the utilities are looped and can service the redesign of the lot layout. City staff recommends approval of the plat with the condition that Morris Inc. complete the looped water main along the west boundary of Block 1R.

John Morris appeared at the meeting and said that the staff had covered the request very well.

Commissioner Bartlett made a motion to recommend approval of the plat of Block 1R & vacating a portion of Lincoln Avenue, Heritage Ridge 2nd Addition, conditioned upon looped water main as approved by city staff. Commissioner Hoblick seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

Old or New Business

Discussion on rotating the chairperson seat. - Chairperson Templeton noted that he had been chairperson for quite some time. He said that he did not mind being chairperson but was wondering if one of the other commissioners would like the opportunity to be chair. He noted that the County Planning Commission rotates their chairperson. After discussion Commissioner Dockter will take over as chairperson at the next meeting. Pruess noted that she had advised the Commission at the last meeting that she would be retiring at the end of March. She thanked the Planning Commission for their support and assistance over the last 25 years with the City.

Public Comment Period per SDCL 1-21-1

Chairperson Templeton asked if anyone in the audience would like to make any public comment. There was no public comment.

Adjourn

With no further business, Commissioner Hoblick made a motion to adjourn, seconded by Commissioner Dockter. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 5:52 p.m.

Minutes by Sharon Pruess.