

MEETING MINUTES - BOARD OF ADJUSTMENT

**May 19, 2023 – 5:15 p.m.
City Hall Commission Room**

1. Call to order

Kelley called the meeting to order at 5:15 pm.

2. Roll Call

Board members: Rich Ivey, Slade Weller, Kevin Tveidt, Dave Kelley, Ron McMahon
City Staff present: Matt Elberson, John Childs, Nick Waters, Madison Jaeger
Applicants present: Boice Hillmer, Matt Hardwick (AMR), John Mulligan (AMR)

3. Approval of Minutes

Weller moved to approve, seconded by McMahon. Minutes of 1/9/23 were approved 5-0.

4. Request for Variance Application - Boice Hillmer, 1725 E Dakota Ave

Owner/Applicant seeking approval for an encroachment into a required street side yard setback on a light industrial zoned lot

Hillmer gave some background, he stated that the previous ambulance manager said they needed space when they saw the footings for his building. They asked about rent, but Hillmer had the entire building rented then. Recently he was asked again. He said he doesn't use the building as he imagined he would and he could move into the middle space. He is asking for a variance for a residential addition, a supply room and a secure narcotic room. He has another possible renter and this is not a hardship to him, but it is a hardship to the community. It will cost \$50-60,000 to construct and take 10 years to pay for. Hillmer noted that in Pierre, there are lots of other garages that are close to their lot lines.

Tveidt asked if the board could hear from other people. McMahon asked if they had looked at other options on the property. Hillmer indicated that with the plan they could get 4 ambulances inside. McMahon asked if they had thought about going up, Hillmer said they did not ask about height.

Kelley asked if anyone else was in support. John Mulligan said they are bursting at the seams, they need to house staff, supplies and have room for training, and it's hard to find space. They are growing as a service and they are taking in students. They have raised the level of service in the community. The current building is too small, the equipment is parked outside and the cold and the sun destroys trucks. Approval of the variance would solve a huge problem. They need room for supply storage. They are looking for space, a good location not far from the areas they serve.

Matt Hardwick said this is a longtime issue and as a for-profit company they can't get grants. They recently did a big gut and remodel of their existing facility to make room for 3 ambulances inside. They have ordered a new truck and they are handling 25% more call volume. They are doing education and they have received lots of applications. Sometimes cars block the driveway at the current site. They have looked at other buildings and they are too expensive. Hardwick noted they are limited in where they can be located. This is the best option, the easiest to meet federal standards and they want to be able to improve their service.

McMahon asked about the increase in calls, would they outgrow the new location. Hardwick said they would add a satellite station in Ft. Pierre. They could get 5 trucks inside here. This building is new, they could expand if other tenants vacate.

Kelley asked if anyone else favored or opposed the request. John Childs said the setbacks are there for a reason, and asked where the authority to allow smaller setbacks exists. There are empty lots to the west that could be developed, and if the setback variance is approved, what about the next request that goes before the Board. Childs recommended denial of the request. Kelley asked if there was a rebuttal to Childs. Hillmer mentioned that Mr. Leischer, the owner of the lots to the west, is mad at the city and will not sell for any reason. Hardwick said that AMR is a nationwide company and they do not buy property - they rent or lease.

Kelley asked if anyone wanted to make a motion. McMahon stated that this building had 2 variances when it was built and it does get closer to sidewalks. He agrees that the setbacks exist for a reason, and said the variance should be denied. Tveidt said they are trying to do too much with the property and he doesn't support the request.

Tveidt moved to deny the request, seconded by McMahon. Request denied 5-0.

5. Additional Items

Elberson noted that a special meeting is scheduled for 5/15/23 to hear requests for variances for items that are under a time constraint.

6. Adjournment

McMahon moved to adjourn, seconded by Weller. 5-0 to adjourn. Meeting adjourned at 5:37 pm.