

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
MONDAY, JUNE 27, 2022 5:15 P.M.

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

Staff members present: Sharon Pruess and Nick Waters.

Guests present: Trevor Diegel.

Chairperson Templeton called the meeting to order at 5:16 p.m. The first item on the agenda is approval of the 5/23/22 meeting minutes. Commissioner Keller noted a correction to the minutes. He said that the minutes did not include a second to the motion to approve the landfill rezoning. He said that Commissioner Hoblick had seconded that motion. Commissioner Keller made a motion to approve the 5/23/22 minutes with the noted correction. Commissioner Dockter seconded the motion. All commissioners voted to approve the motion.

Agenda Item: Plat – Lots 13R & 14R, Blocks 2 & 4, Highland’s Ridge First Addition.
Petitioners – Trevor Diegel & Jasper DesLauriers.

Sharon Pruess, City Planner, provided a summary of the proposal. She noted that the meeting packets included a copy of the plat with the property to be exchanged highlighted in yellow, and a copy of an aerial location map. Trevor Diegel & Jasper K. Deslauriers own a residence at 2002 Lancaster Loop. The lot to the south has a new residence that was recently completed. Mr. Diegel discovered that a portion of his lawn and his sprinkler system were on the new neighbor’s property. He is proposing to replat the two lots so that his lot size can be increased to include the lawn and sprinkler system. The adjacent lot, 2000 Lancaster Pl., is owned by Cheryl Anderson. Her lot has narrow frontage of approximately 30’. Mr. Diegel is proposing a triangle shaped parcel that does not include any street frontage. His lot will increase by 627 sq. ft. from 75,208 sq. ft. to 75,835 sq. ft. Ms. Anderson’s lot will decrease in size from 335,072 sq. ft. to 334,445 sq. ft. The lot swap does not appear to negatively impact any utility easements or utility services. The replat does not decrease the narrow 30’ frontage of the adjacent lot. The replat allows the property owner to reconfigure the lots for a lawn area and sprinkler system. Staff recommends approval of the replat. Pruess noted that she and the City Engineer had visited the site to insure the utility services were not an issue for the replat. She also said that the neighbor, Cheryl Anderson, had come to city hall and signed the plat and was in agreement with the new property boundary.

Commissioner Schultz made a motion to recommend approval of the plat of Lots 13R & 14R, Blocks 2 & 4, Highland’s Ridge First Addition. Commissioner Hoblick seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

Agenda Item: Public Hearing – Request for a conditional use permit to operate a mixed business/residential use at 221 W. Missouri Avenue. Petitioner – Coyle Properties/Andy Coyle.

Sharon Pruess, City Planner, said that Andy Coyle had submitted an application on 6/15/22 for a conditional use permit at 221 W. Missouri Avenue. She advised Andy that he needed to submit the \$125 fee for a conditional use permit to cover printing the required notice in the newspaper and the individual notices to the adjacent property owners. She emailed Andy at his two email addresses on 6/15/22 and 6/21/22 requesting the \$125 payment and an update on visiting with the neighbors about his site and building plans. Sharon said that she left voice mails at the two contact numbers provided on 6/22/22, 6/23/22 and 6/27/22. She said that she included the item on the agenda in case he made his payment the day of the meeting. Andy Coyle did not reply to any of the email or voice mail messages so the item was removed from the agenda.

Old or New Business There was no additional old or new business.

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 Keller made a motion to adjourn, seconded by Commissioner Schultz. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 5:27 p.m.

Minutes by Sharon Pruess.