

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
CITY HALL COMMISSION ROOM
MONDAY, AUGUST 28, 2023 5:35 P.M.**

Members present: Laurie Schultz, Dave Templeton, Terry Keller, Stacy Bartlett, and Rick Dockter.

Staff members present: Emeline Hoblick and Nick Waters.

Guests present: Glennis Zarecky and Jared Villhauer (via phone).

Chairperson Dockter called the meeting to order at 6:00 p.m. The first item on the agenda was approval of the 07/24/23 meeting minutes. Commissioner Schultz made a motion to approve the 07/24/23 minutes and Commissioner Bartlett seconded the motion. All commissioners voted to approve the motion.

Replat – Plat of Lots 14A & 14B, a replat of Lot 14R, Block 7, Highlands Ridge First Addition. Petitioner – Midwest Development.

Emeline Hoblick provided a summary of the replat request. Midwest Development is proposing to replat Lot 14, Block 7, Highlands Ridge First Addition for 2 single-story townhomes with garages. Now that the foundations for Lots 14A and B are constructed the lot line can be established along the common foundation wall. The lots meet front, side, and rear setback requirements. Lot 14A will be 6,101 sq. ft. and Lot 14B will be 6,187 sq. ft. The garages are located at the rear of the townhomes and an access easement provides access to the rear. The original P.U.D. for this phase indicated single-family, twin-home, townhome, or apartment units on these lots. The proposed units are 2-bedroom, and 2 bathrooms with full basements. Staff recommends approval of the replat.

Commissioner Bartlett made a motion to recommend approval of the Plat of Lots 14A & 14B, a replat of Lot 14R, Block 7, Highlands Ridge First Addition. Commissioner Schultz seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

Replat – Lots 1, 2, & 3 of Tract 1, a replat of Tract 1, Center Point Addition. Petitioner – Chapelle Investment, LLC.

Emeline Hoblick, City Planner, provided a summary of the requests. Chapelle Investments, LLC proposes to replat Tract 1 of Center Point Addition. The new plat would include three lots. Lot 1, which is 26,195 square feet, is being platted for a 2,750 square foot bank building with a drive-thru. Lot 2, which is 77,137 square feet, is being platted for an 81-unit hotel with an attached drive-thru Starbucks. Lot 3, which is 54,747 square feet, is being platted for a 60-unit apartment building with underground parking. City staff have been working with Hegg Construction to determine the parking required for the site. The number of spaces currently planned on-site will require a shared-use parking plan (per ordinance Section 12-3-102). This will be completed in the form of a covenant that will be recorded with the replat. The covenant dedicates all surface parking (127 spots) to be available for all users of Lots 1, 2, and 3. The only exception is for 10 dedicated bank parking spots, which will be signed accordingly, during business hours. The covenant will also dedicate the access from Sioux Ave as shared use for all owners.

Commissioner Bartlett made a motion to recommend approval of the Replat of Lots 1, 2, & 3 of Tract 1, Center Point Addition. Commissioner Templeton seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

Old or New Business

There was no old or new business.

Public Comment Period per SDCL 1-21-1

Chairperson Dockter asked if anyone in the audience would like to make any public comment.

There was no public comment.

Adjourn

With no further business, Commissioner Schultz made a motion to adjourn, seconded by Commissioner Bartlett. All members voted in favor of the motion. Chairperson Dockter declared the meeting adjourned at 6:07 p.m.

Minutes by Emeline Hoblick.