

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
Monday, September 23, 2019 5:35 P.M.

Members present were: Laurie Schultz, Rick Dockter, Emeline Hoblick, and Bill Markley

Staff members present: Sharon Pruess and Susan LaFave

Guests present: Brett Wheelhouse

Commissioner Schultz called the meeting to order at 6:15 p.m. A review of the minutes from the 8/26/19 meeting found no errors. Commissioner Dockter moved, seconded by Commissioner Hoblick to approve the 8/26/19 minutes. Approval was unanimous.

The first item on the agenda was a **Plat – Lots 1R-4R, Wells Second Addition. Petitioners – Quality Rentals – Brett & Mark Wheelhouse.**

Sharon Pruess provided a summary of the request. Brett and Mark Wheelhouse own ten 22' wide lots in the 2000 Block of East Park Street. The lots currently include 4 existing mobile homes. They are proposing to remove the mobile homes and replat the lots into 4 home sites. They are proposing 4 newly constructed stick-built homes of approximately 1200-1300 square feet. The homes would be approximately 24' X 50'. The plan includes slab on grade construction with no basements. They plan to use a similar floor plan to the Governor's homes with higher quality siding, shingles, doors and windows. The homes will likely include attached or detached garages. The lots range in size from 7,115-7,527 square feet. The minimum lot size in this zoning district is 6,000 square feet. The maximum lot coverage of 30% and the building setback requirements have been reviewed with the property owners. The homes will be served by city electric, water, and sewer. The property is zoned One-Family Residential District C. This zoning district allows single family mobile homes or stick built homes. The City staff is in favor of the urban renewal in this area and the addition of some new affordable housing options. Staff recommends approval of the replat.

Commissioner Dockter questioned the size of the homes. Mr. Wheelhouse replied the size of the homes will be approximately 24' X 50' or 1,200 square feet.

Commissioner Hoblick asked for clarification on whether the homes would have basements. Mr. Wheelhouse replied that they will not have basements. He said he is planning slab-on-grade construction with in-floor heat and stained concrete.

Commissioner Schultz asked if there was a nearby tornado shelter. Mr. Wheelhouse answered that there is not; however, there has never been one.

With no other questions or comments, Commissioner Markley made a motion to recommend approval of the plat of Lots 1R-4R, Block 122, Wells Second Addition. Commissioner Dockter seconded the motion. Approval was unanimous.

The second item on the agenda is the **Plat of Lot 7R, Riverplace Addition. Petitioners – Herman & Linda Kindle.**

Sharon Pruess provided a summary of the request. Herman & Linda Kindle own a residence at 117 Riverplace Drive on Lot 8A. They also own an adjacent vacant lot (Lot 7A) and would like to construct a detached garage on the vacant lot. The City has requested that the property owners replat both lots into one large lot in order to construct the detached garage. This will help to prevent the detached garage from being sold separately in the future to another party. A detached garage on a separate lot would be a non-conforming use without a primary use or residence. The lots have riverfront access so it is attractive to have docks, waterfront access, and boat storage in this area. The plat shows five lots being combined into a single 22,078 square foot lot. The City staff is in favor of combining the two lots into one large lot to facilitate the construction of a detached garage on the one vacant lot.

With no questions or comments, Commissioner Dockter made a motion to approve the plat as presented. The motion was seconded by Commissioner Markley. Approval was unanimous.

Old/New Business: None.

Public Comment Period per SDCL 1-25-1: None.

With no further business Commissioner Hoblick moved to adjourn, seconded by Commissioner Dockter.

Commissioner Schultz declared the meeting adjourned at 6:20 PM

Minutes by Susan LaFave