

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
PIERRE CITY COMMISSION ROOM
Monday, January 22, 2017 at 5:15 p.m.

Commission members present: Vern Bump, Scott Carbonneau, Rick Dockter, Bill Markley, Laurie Schultz, and Dave Templeton.

Staff members present: John Childs, Sharon Pruess, and Brad Smith.

Guests present: Sean Billet, Jill Janecke, Jon Kotilnek, and Cathy Sonnenschein.

Chairman Templeton called the meeting to order at 5:15 p.m. Commissioner Dockter made a motion to approve the August 28, 2017, minutes. The motion was seconded by Commissioner Schultz. Approval was unanimous.

First on the agenda is a **Plat of Lot 11R, Block 90, Wells Second Addition. Petitioner – Sean Billet.**

Sharon Pruess, City Planner, provided a summary of the proposal. Sean Billet has recently purchased this property at 1501 E. Sioux Avenue for his business, Auto Body Concepts. The property currently consists of 2 separate legal parcels and the existing building is built across both parcels. Sean also indicated that he would like to add on to the building in the near future. The city staff advised that the 2 separate parcels should be platted into one parcel because the existing building is built across both parcels and to facilitate any future addition of the existing building. The property is the former site of Gett'n Lucky Casino and is zoned Light Industrial. The property is zoned Light Industrial and auto service is a permitted use in this zoning district. A fitness business, Allied Plumbing, and McNeely Leidholt are located in the building to the east, Friman Oil to the north, the State of South Dakota Risk Management office to the west and Ed Poile's storage building to the south. The replat allows combining two legal parcels into one parcel to accommodate the existing building that is built across both lots and to accommodate a potential future addition to the building. Staff recommends approval of the plat.

Commissioner Templeton asked about a potential timeline for expansion of the existing building. Billet said that he is committed for almost two more years at his current location and would be looking at putting up the building addition after that. Commissioner Dockter asked about existing approaches. Billet said there are currently two approaches to the lot.

Commissioner Dockter made a motion to recommend approval of the plat of Lot 11R, Block 90, Wells Second Addition. Commissioner Markley seconded the motion and all voted in favor of the motion.

Second on the agenda was a **Public Hearing – Request to Operate a Mixed Business/Residential Use in Central Business Zoning. Petitioners – Brad & Jill Janecke.**

City Planner Sharon Pruess provided a summary of the request. Brad and Jill Janecke are interested in purchasing the property listed for sale at 420 S. Henry Street. The current property owner is Timothy Smith from Rapid City. The Janeckes are requesting a conditional use permit to operate a mixed business/residential use on the property. This requires a conditional use permit. The property currently

includes a 1931 single-family residence along the west side of the property and the east side of the property includes a 1,500 sq. ft. detached garage with living space above it. The permit for the detached garage was issued in 1999. The single-family residence has had a water line break, flooding and mold issues and has not been occupied since May of 2011. The living space above the detached garage is currently occupied. The Janeckes propose to remove the existing residence, convert the main floor of the garage for a counseling office and continue to rent the garage's second floor living space. Jill Janecke currently operates her counseling business, Rising Hope LLC, at 412 W. Missouri Avenue in a rented space. The Janeckes plan to add approximately 5 off-street parking spaces and a privacy fence where the existing residence is located. They also plan to remove the existing 14' X 22' shed that appears to encroach on the property to the south and into the alley. The east side of the existing detached garage currently provides several paved off-street parking spaces.

The neighborhood is a mix of older single family residences, apartment buildings, businesses and light industrial uses. Dakota Refrigeration is located directly to the south, an older residence to the north, Buhl's apartments to the west and Arctic Glacier/Tour Ice to the east. The petitioners have obtained signatures from Arctic Glacier and Gary Clark with Dakota Refrigeration indicating they have no objection to the conditional use permit. They have also submitted a statement from the property owner, Timothy Smith, and he indicates he has no objection to the conditional use permit.

City Planner Pruess said that public comments were concerned with rehabbing the house but past water damage combined with existing drainage issues on the lot made rehabilitation problematic.

Commissioner Schultz asked if removal of the existing house and shed could be required for the conditional use permit. Commissioner Dockter asked Jill Janecke if they planned to remove or demolish the home. Janecke said that they were planning to demolish the house. They also plan to add additional parking spaces and a fence to provide privacy for clients of the counseling office.

Realtor Cathy Sonnenschein said that she had showed the home to some prospective buyers but damage was so extensive that rehabilitation was not practical. Commissioner Dockter commented that the project will be a good improvement for the neighborhood.

Hearing no other comments Commissioner Carbonneau made a motion to recommend approval of the conditional use permit to operate a mixed business/residential use in central business zoning. Commissioner Schultz seconded the motion and it carried unanimously.

Under New Business City Planner Sharon Pruess provided the commission with a copy of the Northeast Pierre Comprehensive Transportation and Access Management Plan. Pruess said that the city is looking to establish utility and transportation corridors to facilitate and enhance development in northeast Pierre. She said the city obtained funding approval from The South Dakota Department of Transportation (DOT) in 2016. The funding included an 80% State DOT and 20% City split. A study advisory team selected HDR Consulting from Sioux Falls to prepare a plan for the area. Pruess said that an initial public meeting was held at Kennedy School. A subsequent public meeting was held at the Ramkota in conjunction with the DOT's Euclid Avenue Improvements plan. Public comments received to date were primarily related to the proposed roundabout at Euclid Avenue and Fourth Street and to the DOT's safety and turning lane improvements at North Airport Road and Kingsway Road.

Commissioner Templeton asked about a timeline for the plan. Pruess said that HDR will be presenting the plan to the City Commission in the near future. Commissioner Markley asked if the public had any suggestions for inclusions to the plan. Commissioner Schultz noted that there were public comments from the biking/walking community who wanted bike path connectors. City Planner Pruess said that a main sewer line is being constructed to the north of the city and a bike path is planned in conjunction with that construction.

Commissioner Markley asked about the north Euclid project. City Engineer John Childs said that project is proposed for 2020.

Under New Business Jon Kotilnek asked to speak to the Commission to provide background on a proposed replat that he will present in the future. Kotilnek said he has purchased a lot in a new development for new home construction but the lot is too small for the setbacks for his planned home. He would like to purchase an additional 20 feet of unplatted land to the west of his lot to accommodate his home. The current owners are unwilling to sell this land unless he also purchase a similar 20 feet to the west of the adjoining lot to keep the lot sizes in conformity. This would result in an unconventional shaped lot.

City Engineer John Childs said that city staff were opposed to the replat as presented. He said there were potential problems in the odd shaped lot including maintenance, future development, and unintended use. He said the staff presented two other options that the staff could support. Commissioner Shultz asked about replatting to square up the lots or if the owners of the adjacent lot might be potential buyers for the additional footage.

Kotilnek said that the developers were unwilling to sell just the unplatted 20 feet next to his lot and the owners of the adjacent lot were not in a financial position to purchase the extended footage next to their lot. Kotilnek said the developer wanted the lot lines to be uniform. Commissioner Schultz commented that it is difficult to understand why the developer wants the lot lines to be uniform and line up when all of the lot lines directly to the east in this same development do not line up.

City Engineer Childs offered to speak to the developers on Kotilnek's behalf. Kotilnek said that he would be flexible regarding his options. An option to purchase the twenty feet on the neighboring lot to the north by contract for deed was discussed as an option for Kotilnek to pursue. Commissioner Templeton said that the Planning Commission has to seriously consider the comments made by the staff as they have to deal with any long term issues related to lots that are flag-shaped.

With no further old or new business Commissioner Schultz moved to adjourn. Commissioner Carbonneau seconded the motion. The motion carried unanimously and the meeting was adjourned at 5:50 PM.

Minutes by Brad Smith/Sharon Pruess.