

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
Monday, February 26, 2018 5:15 P.M.

Members present: Chair Dave Templeton, Scott Carbonneau, Laurie Schultz, Stacey Bartlett, Bill Markley, and Rich Dockter.

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

Guests present: Cody and Michala Shryock, and Jon Kotilnek.

Chairperson Templeton called the meeting to order at 5:15 p.m. Commissioner Dockter moved, seconded by Commissioner Markley to approve the minutes of the 1/28/18 meeting with amended date. Approval was unanimous.

First on the agenda was a **Plat of Lot 20R, a replat of Lots 19 & 20, Riverplace Addition, City of Pierre, Hughes County, South Dakota.**

City Planner Sharon Pruess provided a summary of the proposal. Cody and Michala Shryock purchased Lot 20 and are in the process of building a new home on the lot. They submitted a site plan for Lot 20 and met all required building setbacks and were issued a building permit. The Shryocks more recently purchased an adjacent lot, Lot 19. They are proposing to replat both lots 19 and 20 as one large lot. Platting two lots into one will increase the square footage of Shryock's lot. The square footage of their new residence is 2,908 square feet so the additional lot does give them more room for a landscaped area, for a shed, play equipment, etc. Michala Shryock indicated they purchased the additional lot to expand their existing lot and will likely plant trees and landscape the area. They do not plan any additional structures on Lot 19. There are topography challenges and some steep slopes in this area. Access from Lot 19 to Country Drive is challenging. The City staff is in favor of combining the 2 lots as this will eliminate the potential for another new residence on Lot 19. City ordinance allows a 30% lot coverage for residential structures. The 2,908 square feet residence under construction on Lot 20 fills the lot right up and the additional square footage of Lot 19 decreases the lot coverage impact. The replat allows combining two legal parcels into one parcel. Combining the parcels prevents selling off one of the lots that may no longer be in conformance with the city's zoning ordinance. Staff recommends approval of the plat.

The Shryocks were present and available for comments. Commissioner Dockter asked whether access to the lot was planned from Country Drive or Riverside Drive. Cody Shryock said that there would be two approaches, one from each street.

With no further questions Commissioner Schultz moved, seconded by Commissioner Dockter to recommend approval of the Plat of Lot 20R, a replat of Lots 19 & 20, Riverplace Addition. Motion carried unanimously.

The second item on the agenda was a **replat of Lot 7, Blk. 3, Brookstone Addition, City of Pierre, Hughes County, South Dakota.**

City Planner Pruess summarized the proposal. Jason West has recently purchased Lot 7, Block 3 in the

Brookstone Addition. His intent is to build a spec home for Jon Kotilnek. During the site plan process they discovered that the proposed residence would not fit on the lot and still meet the required residential building setbacks. They were having difficulty with the 25' front and 25' rear setbacks. They asked about a front or rear setback variance. The city staff advised that the Board of Adjustment rarely if ever grants variances on newly platted lots as they feel that new lots should be adequately sized for new home construction. They began looking at options to replat the lot. Glennis Zarecky with Midwest Development has agreed to replat Lot 7 and to sell them an additional 25' on the west side of Lot 7. Glennis Zarecky was advised that selling a strip over 9' wide could affect the side or rear setback for a residence on the future lot to the northwest of Lot 7. Jon Kotilnek had appeared at the 1/22/18 Planning Commission meeting to discuss the possibility of a flag shaped lot that extended north to Brookstone Loop. The city staff was not in favor of a flag-shaped lot and the City Planning Commission instructed Jon to look at other options. The replat allows the lot owners to meet the required setbacks for their proposed new residence. The developer has been made aware that the replat could affect side or rear setbacks on the future lot to the northwest. Staff recommends approval of the replat.

Jon Kotilnek thanked the staff for their assistance in the process. With no further questions or comments Commissioner Markley moved to approve the Plat of Lot 7R, Block 3, Brookstone Addition. Commissioner Carbonneau seconded the motion. Approval was unanimous.

The Third item on the agenda was a **Public Hearing– Northeast Pierre Transportation and Access Management Plan.**

City Planner Pruess began by providing a summary of the plan. A study committee made up of representatives from the City of Pierre, Hughes County, the South Dakota Department of Transportation, and the Federal Highway Administration have been meeting to plan for future transportation needs in northeast Pierre. HDR Engineering was selected by the study committee as the consultant to prepare the plan. The public has been involved in the process through public hearings, a website, email, comment cards and stakeholder meetings.

Commissioner Templeton asked what the timetable for presentation to the City Commission might be if the Planning Commission recommended the plan for approval. City Planner Pruess said that introduction to the City Commission would be in the next week or two and that HDR Engineering would be available to present the plan in two to four weeks.

Chairperson Templeton opened the public hearing for any public comments. Hearing no public comments Commissioner Markley moved to recommend approval of the NE Pierre Transportation Plan and Access Management Plan. Commissioner Schulz seconded the motion. Approval was unanimous.

In closing comments City Planner Pruess offered her thanks to Commissioner Scott Carbonneau who announced his resignation to take a position out of town. With no additional comments or business Commissioner Carbonneau moved to adjourn the meeting. Commissioner Schulz seconded the motion. The motion carried unanimously and the meeting was adjourned at 5:30 p.m.

Minutes by Brad Smith/Sharon Pruess.