

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

*Members present* were: Stacy Bartlett, Terry Keller, Rick Dockter and Dave Templeton.

*Staff members present:* Sharon Pruess, and Nick Waters.

*Guests present:* Chuck & Dawnita Forell, Tyson Forell, Toby Morris, Quinn Reimers, and Paul Hertel.

*Guests participating by phone:* Jared, Paul and Wade with Hegg Companies were participating by conference phone.

Chairperson Templeton called the meeting to order at 5:43 p.m. The first item on the agenda is approval of the 1/23/23 meeting minutes. Commissioner Bartlett made a motion to approve the 1/23/23 minutes and Commissioner Dockter seconded the motion. All commissioners voted to approve the motion.

**Agenda Item: Public Hearing – Tax Increment Financing (TIF) District #8 To Establish Legal Boundaries & Approve the Project Plan. Petitioners – Hegg Companies/Chapelle Investments LLC.**

Sharon Pruess, City Planner, provided a summary of the proposal. Hegg Companies/Chapelle Investments has requested a Tax Increment Financing District (TIF) for downtown redevelopment. The proposed TIF boundary includes the former City Hall property at 222 E. Dakota Avenue, the former Pryntcom Properties at 303 East Sioux Avenue and the former Hughes County Health building at 302 E. Dakota Avenue and a portion of vacated Chapelle Street adjacent. The project is proposed to include an 81-unit hotel with an attached drive-thru Starbucks, a 60-unit apartment building with underground parking and an office building. The office building will have 15,000 square feet of class “A” office space. The estimated non-project costs are \$28,000,000 plus the TIF project costs at \$5,540,000 for a total project cost of \$33,450,000. The TIF requested project costs total \$5,450,000 and include land purchase, demolition, engineering, site improvements, utility removals, utility installation, and interest on the bank loan. The base value of the TIF is estimated at \$410,337. The estimated assessed valuation from the improvements is approximately \$21,300,000. A public notice was printed in the newspaper on 2/11/23 and individual notices were sent to the Pierre School District, Hughes County and the Central Plains Water District as required. The request is subject to public input at the scheduled public hearing. The proposed apartment use will require a conditional use permit for multiple-family use. The property is zoned Central Business zoning. In previous action in August of 2022, the City Commission approved vacating a portion of Chapelle Street to facilitate the project. The Comprehensive Plan shows the projected land use in this area as “Downtown Mixed Use Area”. The project advances several goals in the Plan to include

revitalizing the downtown area, expanding housing options and promoting economic development. Staff recommends approval of the TIF boundary and project plan.

The chairperson asked Toby Morris if he had any additional comments to add and he said that he would answer any questions the Commission had. Commissioner Templeton asked if there were any public comments submitted. Toby Morris with Colliers Securities, LLC, said that he had visited with the Pierre School District and Hughes County and briefed them on the TIF. Commissioner Keller noted that the project summary noted there would be underground parking for the apartment building. He asked if there would be above ground parking as well. Jared with Hegg Companies said that there would be 1 underground parking stall per apartment unit, so 60 underground parking stalls. He said that there would also be above ground parking for the apartments as well. He said that they are working on a mixed-use/shared use concept for the parking recognizing that the motel and apartments would primarily need night time parking and the office/business space would primarily need daytime parking. The chairperson closed the public hearing.

**Commissioner Bartlett made a motion to recommend approval of the legal boundaries and the project plan for TIF #8. Commissioner Dockter seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.**

**Agenda Item: Plat of Lot 14R, Block 93, Wells Second Addition. Petitioners – Chuck & Dawnita Forell.**

Sharon Pruess, City Planner, provided a summary of the proposal. The lots are located at 1812 & 1814 E. Dakota Avenue, the property is along the north side of Dakota Avenue, just east of the former Qwest building and just west of the Elevator property. The property is zoned Light Industrial. Chuck Forell owns this property that was formerly Kelly Construction. He is proposing to construct an additional storage building on the east side of the lot. He recently went to the Board of Adjustment and was approved for a building setback variance on the east side of the property. The proposed new building is required to be set back 30' off of Dakota Avenue and Taylor Avenue. The new building crosses lot lines so the city staff advised that the lots should be platted as one large lot. The Board of Adjustment approved building setbacks along the east side of the proposed storage building as noted on the attached site plan. The replat allows the property owner to plat the two parcels as one large lot to facilitate his plans to construct a new building over the lot line. The chairperson asked Chuck Forell if he had anything to add. He said that he had received a variance from the Board of Adjustment to build his new building closer to Taylor Street than allowed.

**Commissioner Bartlett made a motion to recommend approval of the plat of Lot 14R, Block 93, Wells Second Addition. Commissioner Keller seconded the motion and all commissioners voted to approve the motion.**

**Agenda Item: Plat of Lot 36R, Block 14, Original Townsite. Petitioner -Tyson Forell.**

Sharon Pruess, City Planner, provided a summary of the proposal. Location: 609 & 611 E. Dakota Avenue, the property is along the south side of Dakota Avenue 1812 & 1814 E. Dakota Avenue, between Crow and Ree Street. The property is zoned 2-Family Residential. Tyson Forell has purchased 2 lots at 609 & 611 E. Dakota Avenue. There were 2 older single-family homes that were removed from the lots by the prior owner, CAM Rentals LLC. Tyson is proposing to construct a new structure on the lot and the City staff advised that the lot would need to be replatted in order to build across the lot lines. The proposed new lot will be 65' X 125' or 8,125 sq. ft. The replat allows the property owner to plat the two parcels as one large lot to facilitate his plans to construct a new building over the lot line.

The chairperson asked if Tyson Forell had anything to add and he said that he did not. Chairperson Templeton asked what he planned to building on the lot. Tyson said that he is looking to build a house and a shop or a “shouse”.

**Commissioner Bartlett made a motion to recommend approval of the plat of Lot 36R, Block 14, Original Townsite. Commissioner Dockter seconded the motion and all commissioners voted to approve the motion.**

#### **Old or New Business**

Pruess noted that the formatting changes to the landscape ordinance requested by Commissioner Schultz were made. The City Commission approved the revisions to the landscape ordinance.

#### **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 Dockter made a motion to adjourn, seconded by Commissioner Bartlett. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 6:07 p.m.

*Minutes by Sharon Pruess.*