

**MINUTES**  
**PIERRE CITY PLANNING COMMISSION MEETING**  
**COMMISSION ROOM**  
**MONDAY, MAY 23, 2022 5:15 P.M.**

*Members present* were: Stacy Bartlett, Rick Dockter, Emeline Hoblick, Terry Keller, Bill Markley, and Laurie Schultz. Commissioner Dave Templeton participated by phone.

*Staff members present:* Sharon Pruess, John Childs, Nick Waters and Jeff Runyan.

*Guests present:* None.

Chairperson Schultz called the meeting to order at 5:16 p.m. The first item on the agenda is approval of the 1/13/22 minutes. Commissioner Dockter made a motion to approve the 1/13/22 minutes. Commissioner Keller seconded the motion. A roll call vote was called with all commissioners voting to approve the motion.

**Agenda Item: Public Hearing – Request to rezone from Agriculture to Heavy Industrial parcels adjacent to the City’s yard waste/tree recycling operation. Petitioner – City of Pierre.**

Sharon Pruess, City Planner, provided a summary of the proposal. She noted that the meeting packets included a map of the area to be rezoned, a summary of the rezoning request, a copy of the public notice, and a list of adjacent property owners. The City’s Street and Maintenance department has need for a larger area to stockpile and process materials. This includes an area to stockpile gravel, chips, reclaimed asphalt/concrete and to process materials. In April of 2021 the City attempted to rezone an area along the south side of the 1600/1700 block of Sully Avenue. The neighbors objected to the rezoning and expansion of the City’s maintenance and street operations. This is an alternative area to be rezoned from Agriculture to Heavy Industrial. The area is generally north and west of the City’s existing yard waste/tree recycling area on Landfill Road. The proposal also includes rezoning a portion of the capped former landfill area. Even though no additional solid waste will be buried at this location; heavy industrial zoning is a more appropriate zoning for solid waste use than agriculture. The capped landfill has monitoring wells and has long term monitoring requirements through DANR. Access is proposed to be provided off an approach along the south side of Elizabeth Street. Jeff Runyan, Construction & Operations Manager, reviewed the proposed rezoning with two of the three adjacent property owners. A public notice was printed in the newspaper and individual notices were sent to 3 adjacent property owners. Pruess noted that Jeff Runyan was in attendance at the meeting to answer questions about the proposal.

Commissioner Markley asked what the adjacent property owners said about the proposed rezoning. Jeff Runyan said that he talked to Milt Morris and Mark Rilling and they had no issues with the rezoning.

Commissioner Bartlett made a motion to recommend approval of rezoning from Agriculture to Heavy Industrial parcels adjacent to the City's yard waste/tree recycling. A roll call vote was called with all commissioners voting to approve the motion.

**Old or New Business** There was no additional old or new business.

**Public Comment Period per SDCL 1-21-1**

Chairperson Schultz asked if anyone in the audience would like to make any public comment. There was no public comment.

**Adjourn**

With no further business, Commissioner Hoblick made a motion to adjourn, seconded by Commissioner Bartlett. A roll call vote was taken with all commissioners voting to approve the motion. Chairperson Schultz declared the meeting adjourned at 5:27 p.m.

*Minutes by Sharon Pruess.*