

**MINUTES**  
**JOINT CITY AND COUNTY PLANNING COMMISSION MEETING**  
**CITY COMMISSION ROOM**  
**Monday, February 28, 2021 5:30 P.M.**

*City Planning Commission members present:* Emeline Hoblick, Stacy Bartlett, Terry Keller, and Laurie Schultz.

*City Staff members present:* Sharon Pruess, and John Childs.

*County Planning Commission members participating by phone:* Les Stewart, Anissa Grambihler, Bill Johnston, Lee McCurrin, Tom Rounds, Brent Pries, and Roger Inman.

*County Staff members participating by phone:* Eric Booth and Kevin Hipple.

*Guests present:* Karrie Geffre, Cody Geffre, Bruce and Denise Telkamp.

Commissioner Schultz called the meeting to order at 5:30 p.m. and requested a roll call of attendees. Members, staff and guests in attendance are listed above. She then requested review and approval of the August 23, 2021, meeting minutes.

**Commissioner Hoblick moved, seconded by Commissioner Grambihler to approve the August 23, 2021, Joint Planning Commission minutes. A roll call voice vote was taken and approval of the minutes was unanimous.**

**Plat of Lots 2 & 3, Geffre's 1st Addition:** Plat of Lots 2 & 3, Geffre's 1<sup>st</sup> Addition, Gov't Lot 6 & SW ¼ SE ¼ NE ¼ Section 7-110-78, Hughes County South Dakota. Petitioner – Karrie Geffre.

Staff summarized the proposal. This property is located in Hughes County, just over 2 miles east of city limits, along the north side of Highway 34. The property is located in the extra-territorial joint jurisdiction and is zoned Ag C. Karrie Geffre owns 3 parcels in the extra-territorial area. The north lot is 7.5 acres, is vacant, and does not have access to Highway 34. The middle lot is 15 acres and includes the existing residence and outbuildings. The south lot is 7.45 acres, is vacant and has access to Highway 34. Karrie Geffre is looking at transferring the existing residence and just over 2 acres to her son. She would retain ownership of the remaining 26 acres including the existing horse barn/outbuildings. The staff recommended splitting the 3 lots into 2 platted lots. Access is proposed to be a shared approach off Highway 34 and a 30' shared access easement/driveway. One or the other of the lots may be owned by another party in the future and a shared access approach and shared access easement/driveway would create a legal means for the 2 property owners to share access regardless of ownership. The shared access approach has been reviewed and approved by Dean VanDeWiele with the Department of Transportation (DOT). The drain field for Lot 2 does encroach onto Lot 3 so a drain field easement has been included on the plat. Combining the 3 parcels into 2 parcels helps to address the access issue. The staff recommends approval of the plat to facilitate the property owner's plans to transfer the residence and a portion of the acreage to her son.

Commissioner Schultz asked Karrie and Cody Geffre if they would like to add anything or make any comments. Karrie Geffre said that she brought her son along to the meeting and he is taking over the residence. She said that she wants to retain the remaining 26 acres because she has horses and a barn on it. Commissioner Grambihler noted that they were having trouble hearing Ms. Geffre's comments. So Ms. Geffre moved closer to the microphone and repeated her comments.

**Commissioner Bartlett made a motion to recommend approval of the Plat of Lots 2 & 3, Geffre's 1<sup>st</sup> Addition, Gov't Lot 6 & SW ¼ SE ¼ NE ¼, Section 7-110-78. Commissioner Keller seconded the motion. A roll call vote was taken and the motion was approved unanimously.**

**Plat of Lot 29, Sunset Meadow Addition:** Plat of Lot 29, Sunset Meadow Addition in the N ½ SE ¼ of Section 17-111-79, Hughes County South Dakota. Petitioners – Bruce and Denise Telkamp.

Staff summarized the proposal. This property is located in Hughes County, approximately 1 1/2 miles north of Pierre on the west side of Highway 1804, along the south boundary of the Calvary Cemetery property. The property is located in the extra-territorial joint jurisdiction and is zoned Ag C. Bruce & Denise Telkamp have purchased the remaining parcel to be subdivided in the Sunset Meadows Addition. The parcel is 9.51 acres. The Telkamps indicate they are planning to build a new home off the west end of the parcel. They plan to subdivide the east end of the parcel into several lots in the future. Brian & Mary Puckett, the original developers, had proposed 8 lots for this parcel in their original master plan. There are currently 28 lots already platted in the Sunset Meadows Addition and 9 lots in the Sunset Ridge Addition. Access is provided off the existing Meadow Street. A road district has been formed for the Sunset Meadows and Sunset Ridge Subdivision and this parcel was recently added to the road district. This was done by the road district through a public hearing and approval process. An updated geotechnical report dated December 20, 2021, by Geotek Engineering & Testing Services Inc. out of Sioux Falls has been submitted. The report includes foundation recommendations for lot purchasers. The restrictive covenants were approved by the road district and have been recorded by the property owner. A copy was submitted to the City and County staff. The intended use is compatible with adjacent property and the area in general. Staff recommends approval of the plat. Commissioner Schultz asked if the Telkamps had any additional comments and they did not.

**Commissioner Bartlett made a motion to recommend approval of the Plat of Lot 29, Sunset Meadows Addition in the N ½ SE ¼ Section 17-111-79. Commissioner Keller seconded the motion. A roll call vote was taken and the motion was approved unanimously.**

**Public Comment per SDCL 1-25-1:** No comments were offered by the general public.

**With no further business, Commissioner Bartlett moved to adjourn the meeting, seconded by Commissioner Grambihler. A roll call vote was taken and the motion was approved unanimously.**

**Commissioner Schultz declared the meeting adjourned at 5:41 p.m.**

*Minutes by Sharon Pruess.*