

MINUTES
JOINT CITY AND COUNTY PLANNING COMMISSION MEETING
COUNTY COMMISSION ROOM
Monday, April 26, 2021 5:30 P.M.

This meeting was held via teleconference and all votes were roll call votes.

City Planning Commission members present: Emeline Hoblick, Rick Dockter, Stacy Bartlett, Bill Markley, Terry Keller, and Dave Templeton.

City Planning Commission members absent: Laurie Schultz.

City Staff members present: Sharon Pruess, John Childs, Jeff Runyon, Nick Waters and Brad Palmer.

City Commissioners present: Blake Barringer

County Planning Commission members present: Anissa Grambihler, Bill Johnston, Lee McCurrin, Tom Rounds, Brent Pries, and Roger Inman.

County Planning Commission members absent: Les Stewart

County Staff members present: Eric Booth and Kevin Hipple.

Guests present: Alan Peterson, Jean Peterson, Bruce Johnson, Jerry Graves, Ryan Noyes, Ann Noyes, and Kirk Van Roekel

Commissioner Grambihler called the meeting to order at 5:30 p.m. A roll call of the City and County Planning Commissioners confirmed the Planning Commissioners listed above were present. A review of the minutes from the 3/22/21 meeting found no errors and Commissioner Grambihler asked for a motion on the minutes.

Commissioner Rounds moved, seconded by Commissioner Inman to approve the March 22, 2021, Joint Planning Commission minutes. Approval was unanimous via a roll call vote.

First Item on the agenda is a Final Plat & Plans – Lots 12A-12C, 13A-13C & Potter Place. Shamrock Commercial Addition, Hughes County South Dakota. Petitioners – Tom M. & Tom P. Maher/Chad Griese.

Eric Booth, County Planner, provided a summary of the proposal. The property is located directly northeast of Pierre city limits, south of Hwy. 14/83, along the east side of Grace Avenue and just north of the Feeding South Dakota property. This property is zoned Local Business in the extra-territorial limits. Thomas M. & Thomas P. Maher are proposing to sell Lots 12 & 13 of the Shamrock Commercial Addition to Chad Griese. Chad is proposing to plat the 8 acres into 6 lots. This would include constructing a new 70' wide rural section road for access to each of the 6 lots. The 6 lots would range in size from 1.15 to 2.29 acres. A road district for the Shamrock Commercial Addition was formed and approved by the County in 2012. A draft P.U.D. has also been submitted which requires the proposed new private road, Potter Place, to be

maintained by the Property Owner's Association. This is a commercial subdivision and truck traffic is proposed; therefore, road maintenance and upkeep will be critical. Utility services include Mid-Dakota Rural Water, electricity from Oahe Electric and individual septic systems. Road plans, a drainage plan and an erosion control plan have been submitted and reviewed. The plat of Lots 12 & 13 was originally approved by the City and County Commissions in May of 2010. The development is within a half mile of the airport and requires a construction permit from the FAA – FAA form 7460.1. A note has been added to the plat to make lot purchasers aware of the requirement.

Commissioner Bartlett made a motion to recommend approval of the final plat and plans for Lots 12A-12C, 13A-13C and Potter Place, Shamrock Commercial Addition. Commissioner Rounds seconded the motion and the motion was approved unanimously via a roll call vote.

Old/New Business: Staff indicated there was no old or new business.

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

With no further business, Commissioner Rounds moved to adjourn, seconded by Commissioner Johnston. Approval was unanimous by a roll call vote.

Commissioner Templeton declared the meeting adjourned at 5:35 p.m.

Minutes by Eric Booth.