

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
CITY HALL COMMISSION ROOM
MONDAY, MAY 22, 2023 5:30 P.M.**

Members present: Laurie Schultz, Dave Templeton, Terry Keller, and Rick Dockter.

Staff members present: Emeline Hoblick and Nick Waters.

Guests present: Gerrick McComsey.

Chairperson Dockter called the meeting to order at 5:30 p.m. A review of the minutes from the 05/08/2023 meeting found an error. The last sentence should state Chairperson Dockter instead of Chairperson Templeton. Commissioner Templeton made a motion to approve the 05/08/23 minutes with that one change and Commissioner Schultz seconded the motion. All commissioners voted to approve the motion.

**Agenda Item: Public Hearing – Conditional Use Permit, 1908 N. Garfield Avenue.
Petitioner – Cam Rentals, LLC.**

Emeline Hoblick, City Planner, provided a summary of the proposal. CAM Rentals LLC/Gerrick McComsey owns the Sharpe Equipment Rental business at 1908 N. Garfield Avenue. The property is zoned Industrial Park. The existing building is 25,800 square feet. He is proposing to renovate a portion of the building or 3,800 sq. ft. into a fitness gym. Access to this business would be along the north side of the building. He is proposing to renovate the middle section or 12,000 sq. ft. of the building into a wedding/event venue. Access to this space would be along the front double doors at the east side of the building. The remaining 10,000 sq. ft. of the building would still include Sharpe's office space, equipment rental and mechanic shop space. Gerrick McComsey has been working with the City building staff to renovate the building and to expand and improve the parking spaces. Individual public notices have been sent to the adjacent property owners and a notice has been published in the newspaper. First National Bank to the south is zoned Local Business. Brosz Engineering and other properties to the east of that are zoned Light Industrial. The City's water reservoir property to the north and Menard's are zoned Local Business.

Emeline Hoblick also noted that she had not had anybody reach out regarding the public notice. The city staff recommendation is that the conditional use permit is subject to input from the neighbors and the public at the public hearing.

Gerrick McComsey noted that they are looking to utilizing unused space within the building.

Commissioner Schultz made a motion to recommend approval of the Conditional Use Permit. Commissioner Templeton seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

Old or New Business

Old Business - Chairperson Dockter gave a thank you to Commissioner Templeton for his years of service as the chairperson for the Planning Commission.

New Business – Emeline Hoblick noted that an upcoming action by the Planning Commission would be the annexation of two parcels at the end of runway 25 at the airport. The annexation Public Hearing is likely to be scheduled for the June 26th Planning Commission meeting.

Public Comment Period per SDCL 1-21-1

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

Adjourn

With no further business, Commissioner Schultz made a motion to adjourn, seconded by Commissioner Templeton. All members voted in favor of the motion. Chairperson Dockter declared the meeting adjourned at 5:38 p.m.

Minutes by Emeline Hoblick.