

**MINUTES  
PIERRE CITY PLANNING COMMISSION MEETING  
COMMISSION ROOM  
MONDAY, JULY 25, 2022 5:15 P.M.**

*Members present* were: Stacy Bartlett, Rick Dockter, Emeline Hoblick, Laurie Schultz, and Dave Templeton.

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

*Guests present:* Lesley Coyle, Jim Ulmen, and Milt Morris.

Chairperson Templeton called the meeting to order at 5:15 p.m. The first item on the agenda is approval of the 6/27/22 meeting minutes. Commissioner Schultz made a motion to approve the 6/27/22 minutes and Commissioner Dockter seconded the motion. All commissioners voted to approve the motion.

**Agenda Item: Public Hearing – Request for a conditional use permit to operate a mixed business/residential use at 221 W. Missouri Avenue. Petitioner – Coyle Properties/Andy Coyle.**

Sharon Pruess, City Planner, provided a summary of the proposal. The property is at 221 W. Missouri Avenue, along the south side of Missouri Avenue. The property is just west of the Missouri River Events Center. Andy Coyle owns the Missouri River Events Center business at 217 W. Missouri Avenue. He owns the adjacent lot 8R that was platted in November of 2021. The lot is 40' X 150' or 6,000 sq. ft. The rear of the lot includes a gazebo. The city staff recommended that he combine the 2 properties for shared parking and restroom facilities. Andy wanted the 2 properties to be stand-alone properties that could be sold separately. He was originally looking at adding a bathroom/concession building to this lot. The plans now include a bathroom/concession on the first floor but also an efficiency apartment on the 2<sup>nd</sup> floor. Andy has indicated that the use of the building will be an Air BNB/rental with nightly rentals or potentially long-term leases. The proposed mixed business/residential use requires a conditional use permit. Lot 8R would require its own parking. The site plan shows 6 parking spaces with one handicap space. The site plan also shows a 10' drive through aisle. A separate sewer and water service will need to be added to Lot 8R for the proposed concession/bathroom building. Andy has been advised that the sanitary sewer is very deep in Missouri Avenue and that dewatering may be required. Andy Coyle is working with the Building Services Department to ensure that his site plan and buildings meet current code requirements. The conditional use permit is subject to input from the neighbors and the public at the public hearing. Pruess noted that she had not heard anything back from the notice printed in the paper or the individual notices sent to the 4 adjacent property owners.

Lesley Coyle said that they wanted to develop the river walk area including this property. They want to complement the existing businesses along the river. She said that some brides and

grooms want an area to get ready or cut their cake and that is how they may utilize the second floor. Commissioner Dockter asked if there was any feedback from the adjacent property owners. She said they talked to Mary Etzkorn, the owner of Crabby Shells, and she had no issues. They have eight weddings on the calendar so business is good. Commissioner Dockter asked if there was a timetable for the new building. Lesley said that she would have to talk to her husband but thought that construction would be going on later this fall.

Commissioner Bartlett made a motion to recommend approval of the conditional use permit for a mixed business/residential use at 221 W. Missouri Avenue. Commissioner Hoblick seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

**Agenda Item: Plat – Lots 1R & 6, Block 6, Ulmen Addition. Petitioners – Milt Morris & Jim Ulmen.**

Sharon Pruess, City Planner, provided a summary of the plat. The property is located in the 1300 Block of West Elizabeth Street near Woodriver Quay. Jim Ulmen owns a 25' wide strip adjacent to the railroad right-of-way that he had purchased quite a number of years ago. He recently platted lots in this area and sold or transferred all of the lots. So Jim reached out to Morris and Pochop to see if they wanted the 25' strip adjacent to their lots. Morris and Pochop may have thought the 25' wide strip was already part of their lots but was owned by the Ulmen Family Land Limited Partnership. The parties are now platting the 25' wide strip as part of the Pochop and Morris lots. The 25' wide strip is curved and odd-shaped so the property was platted because it could not be easily described. Mr. Ulmen does not want to own or have to maintain the 25' wide strip. The replat allows the property owners to reconfigure their 2 lots to include the 25' wide strip. So the 25' wide strip will be owned and maintained by the 2 adjacent property owners. Staff recommends approval of the plat. Pruess noted that there is a 20' water main easement along the east boundary of Lot 6 that is proposed to be vacated. The City obtained the easement because they planned to loop the water main in this area but the plan changed. The water main was instead looped along Elizabeth Street. So the City agreed to vacate the water main easement.

Commissioner Dockter made a motion to recommend approval of the Plat of Lots 1R & 6, Ulmen Addition. Commissioner Bartlett seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

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

**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 Schultz made a motion to adjourn, seconded by Commissioner Hoblick. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 5:29 p.m.

*Minutes by Sharon Pruess.*