

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
MONDAY, AUGUST 22, 2022 5:15 P.M.

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

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

Guests present: Joe Wager.

Chairperson Templeton called the meeting to order at 5:15 p.m. The first item on the agenda is approval of the 7/25/22 meeting minutes. Commissioner Schultz made a motion to approve the 7/25/22 minutes and Commissioner Hoblick seconded the motion. All commissioners voted to approve the motion.

Agenda Item: Plat & Easement – Lots IH1 & IH2, Blocks 73 & 74, Wells Second Addition, Petitioner – Iseman Homes, Inc.

Sharon Pruess, City Planner, provided a summary of the proposal. The property is located at 504 S. Pierce Avenue. The property is adjacent to State Highway 34 and is bounded by Lincoln Avenue on the east, Irwin Street on the north and Pierce Avenue on the west. The property is zoned Local Business. Iseman Homes owns this property which currently includes their manufactured home sales lot and a 20-unit mobile home park. They are proposing a plat that would separate the sales lot from the mobile home park. The property is currently 4.63 acres. Lot IH1 or the sales lot would be 2.10 acres and Lot IH2 or the mobile home park would be 2.53 acres. The City wanted to ensure that the utilities and access for the mobile home park would be on the mobile home park lot. Sixteen of the mobile homes have access directly to a public street with the exception of the 4 mobile homes in the northwest corner. Due to a steep grade at that corner those 4 mobile homes all use the sales lot driveway on Pierce Avenue to access their mobile homes. A 35' utility and access easement has been included on the plat for those 4 lots. The city staff also requested a separate stand-alone easement that could be recorded with the plat to address maintenance, repair, and snow removal, of the easement area. The court has private sewer, water, and electric services. The office for the sales lot had some sewer issues and has been removed from the sales lot. Iseman Homes is looking to place a new office and add new sewer and water services for the new office. Pruess noted that the city staff worked with Iseman Homes on determining where the utilities were located for the mobile home court and to clear up an ownership issue. The staff requested an easement to be filed with the plat to insure that the access and utility easement would be maintained by each of the property owners.

Commissioner Keller asked if there was enough of an area north of the red dashed line for the 4 mobile home lot owners to get in and out of the area. Pruess directed the City Planning Commissioners to their copy of the plat. The left-hand side of the plat shows the additional

access and easement area around the proposed new lot line for access and utilities. She noted that the easement area gives the 4 mobile home owners an area for ingress and egress with their vehicles but also is intended to allow some area for mobile homes to be moved in and out as they age in place. Commissioner Hoblick asked where the office is right now on the sales lot. Pruess directed the Commissioners to their aerial map and noted that the office is located just to the right of the words “Lot D” on their aerial map. She said the office had since been removed. Joe Wager, Iseman Homes, said a new office has now been temporarily set in place but may need to be adjusted for required building setbacks and the additional of a handicap ramp and handicap access to the office.

Commissioner Schultz made a motion to recommend approval of the Plat and easement for Lots IH1 & IH2, Blocks 73 & 74, Wells Second Addition. Commissioner Keller 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 Hoblick made a motion to adjourn, seconded by Commissioner Dockter. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 5:32 p.m.

Minutes by Sharon Pruess.