

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
CITY HALL COMMISSION ROOM
MONDAY, JANUARY 23, 2023 5:15 P.M.**

Members present were: Stacy Bartlett, Emeline Hoblick, Terry Keller, Bill Markley, Laurie Schultz and Dave Templeton.

Staff members present: Sharon Pruess, and Bryan Tipton.

Guests present: None.

Chairperson Templeton called the meeting to order at 5:15 p.m. The first item on the agenda is approval of the 11/28/22 meeting minutes. Chairperson Templeton made note of a correction at the bottom of page 3, from January 24th to January 23rd. Commissioner Schultz made a motion to approve the 11/28/22 minutes as amended and Commissioner Markley seconded the motion. All commissioners voted to approve the motion.

Agenda Item: Public Hearing to amend the Landscape Standards. Petitioner – City of Pierre.

Sharon Pruess, City Planner, provided a summary of the proposal along with some history on the landscape ordinance. She said that the City Planning Commission and the City Commission had approved the original landscape ordinance back in May of 2016. The landscape ordinance has been a work in progress and there have been several modifications. In May of 2018 the ordinance was amended to recommend rather than require properties that are being paved to meet the landscape ordinance. In November of 2019 three primary changes were made to the landscape ordinance:

1. Added a definition for greenscape – refers to a green natural landscape with foliage and or grass. In addition to grass this would allow other ground cover evergreen plants or other ground cover type plantings.
2. Decreased the required landscape strip at the front of properties from 15’ to 10’.
3. An equivalent area may be considered and approved by the City Engineer. The staff’s main challenge was balancing room for landscaping and room for off-street parking. This gives staff flexibility on the site plan.

Last summer and fall the City Administrator requested changes to the make the landscape ordinance more flexible. So the City staff met and came up with the proposed amendments. The Commission reviewed the proposed changes page by page. Sharon Pruess explained that right now the basic landscape requirements in ordinance are a 10’ landscape strip at the street frontage of properties and one tree per 50’ of street frontage. Those requirements have been removed from ordinance and there is now a landscape materials points table. The required landscaping is now 10% of the lot area. So as an example if you have a 10,000 square foot lot you need 10% of that or 1,000 landscape points. According to the points table you could meet that with one large

or medium tree, 2 smaller trees, 4 shrubs, or 1,000 square feet of ground cover, ornamental grass, or grass. Or you could have a combination of the above options totaling 1,000 points. The ordinance had been made more flexible by allowing landscaping anywhere on the lot and no longer require X number of trees. Pruess noted that the changes had been reviewed with the City Administrator and the Mayor.

Bryan Tipton, Parks and Recreation Director, said that he had run the changes by the City Arbor Board as they had input on the original landscape ordinance. And they voted to recommend the changes. They had made a few minor suggestions. He noted that originally they were looking at requiring landscape points equal to 5% of the lot area and that was increased to 10% of the lot area. He noted that the staff looked at several existing and pending lots for development and 10% was doable.

Commissioner Markley asked if the staff had looked at what other cities were doing for landscape requirements and if any other city used a points table. Bryan Tipton noted that the idea for a points table was taken from the Rapid City landscape ordinance and the staff had also looked at landscape ordinances in Sioux Falls, Watertown, Aberdeen, etc. He said that they did not want to put more work on the building office when reviewing landscape plans and wanted to help solve problems by making the ordinance more flexible.

Commissioner Schultz commented on Section 12-15-104 after the points table. She said that this section may need some bullets or numbering for a better flow. Schultz noted that she was comfortable with the staff making the minor changes to improve the flow of that section.

Chairperson Templeton called for comments from the public. No one appeared from the public to make comments. The chairperson closed the public hearing. Commissioner Keller made a motion to recommend approval of the revisions to the landscape ordinance with staff making the changes as noted by Commissioner Schultz. Commissioner Bartlett seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.

Old or New Business

None.

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 Schutz. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 5:42 p.m.

Minutes by Sharon Pruess.