

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
Monday, January 27, 2020 5:15 P.M.**

Members present were: Chair Dave Templeton, Rick Dockter, Stacy Bartlett, Terry Keller, and Bill Markley.

Staff members present: Sharon Pruess, John Childs and Susan LaFave.

Guests present: Scott Schweitzer and Tom Lee.

Chairman Templeton called the meeting to order at 5:15 p.m. A review of the minutes from the 10/28/19 meeting found no errors. Commissioner Bartlett moved, seconded by Commissioner Dockter to approve the 10/28/19 minutes. Approval was unanimous.

First item on agenda was a **Plat of Lots 2-5, Ulmen Addition. Petitioner – Ulmen Family Land Limited Partnership/Jim Ulmen.**

Sharon Pruess provided a summary of the request. Commissioners were given an aerial map and plat showing where this property is located. Jim Ulmen owns 1.65 acres along the south side Elizabeth Street. Ulmen is proposing to plat the 1.65 acres into 4 residential lots ranging from 11,453 sq. ft. to 36,858 sq. ft. for resale. The property is currently vacant except for a large maintenance garage that holds maintenance equipment for mowing and snow removal. The property is zoned Residential 1-Family B and single family residential is the permitted use. The Rapid City, Pierre and Eastern Railroad's right-of-way abuts the south boundary of the proposed property. Jeff Pochup and Milt Morris own the two vacant lots just to the west of the proposed lots. The lots have existing sewer services, street and curb and gutter infrastructure. Ulmen has submitted plans to add water services to the lots. Minimum build elevations/water table may need to be considered for any basement construction on the lots. A geotechnical review from American Engineering Testing, Inc. was submitted in 2005. The City Engineer is recommending 6' curb side sidewalks due to storm sewer and other existing utilities in this area. Ulmen attempted to rezone this area in 2004 but was unsuccessful due to neighbor concerns regarding storage units or a commercial-type use in a residential neighborhood. The city staff is in favor of in-fill lots that make use of existing infrastructure.

With no other questions or comments, Commissioner Dockter made a motion to approve the plat of Lots 2-5, Ulmen Addition. Commissioner Keller seconded the motion. Approval was unanimous.

Old/New Business: None

Public Comment Period per SDCL 1-25-1: Tom Lee was in attendance. Tom commented he was at the meeting regarding the plat discussed and approved tonight and he is in favor of the plat.

With no further business Commissioner Markley moved to adjourn the meeting, seconded by Commissioner Bartlett. Chairman Templeton declared the meeting adjourned at 5:20 PM

Minutes by Susan LaFave