

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
CITY HALL COMMISSION ROOM
MONDAY, FEBRUARY 23, 2026 5:15 P.M.**

Members present: Rick Dockter, Bill Markley, Dave Templeton, and Tony Maunu

Staff members present: Emeline Post and Nick Waters.

Guests present: No guests present.

Chairperson Dockter called the meeting to order at 5:15 p.m. The first item on the agenda was approval of the January 26, 2026 meeting minutes, Commissioner Templeton made a motion to approve the 01/26/2026 meeting minutes, and Commissioner Markley seconded the motion. All commissioners voted to approve the motion.

**Plat of Lots 22R, 25R & 28R, a replat of Lots 22-29, Block 120, Wells Second Addition.
Petitioners – Sully Avenue, LLC.**

Emeline Post provided a summary of the proposed replat. Damon Wheelhouse of Sully Avenue, LLC is proposing to subdivide two lots into three lots on the east half of Block 120 in Wells Second Addition. The property is located at 1815 and 1823 E Park Street. Lot 22R is 6,733 sq. ft., Lot 25R is 8,112 sq. ft., and Lot 28R is 8,310 sq. ft. The minimum lot size in Blocks 93 through 167 of Wells' Second Addition is 5,800 square feet, so the lots would be conforming in size. There is an existing home, 1815 E Park Street, on the proposed Lot 25R that was placed in December 2025 following the demolition of the previous house in June 2025. The existing house meets the setbacks of the proposed lot line. There is also an existing house and garage at 1823 E Park Street, which meet the setbacks of the proposed lot lines of Lot 25R. Lot 28R will have sufficient room for a single-family house in the future. There are existing utilities to Lots 25R and 28R off of Park Street, and city utilities would be added to Lot 22R. Staff recommends approval of the replat. There were no further comments.

Commissioner Maunu made a motion to recommend approval of the plat of Lots 22R, 25R & 28R, a replat of Lots 22-29, Block 120, Wells Second Addition. Commissioner Templeton 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 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 Templeton made a motion to adjourn, seconded by Commissioner Markley. All members voted in favor of the motion. Chairperson Dockter declared the meeting adjourned at 5:23 p.m.

Minutes by Emeline Post.