

**MINUTES**  
**JOINT CITY AND COUNTY PLANNING COMMISSION MEETING**  
**PIERRE CITY COMMISSION ROOM**  
**Monday, February 27, 2023 5:30 P.M.**

*City Planning Commission members present:* Stacy Bartlett, Dave Templeton, and Rick Dockter

*City Staff members present:* Sharon Pruess, Nick Waters.

*County Planning Commission members present:* Les Stewart, Anissa Grambihler, Andy Bruce, Lee McCurrin, Tom Rounds, and Brent Pries.

*County Staff members present:* Eric Booth.

*Guests present:* Chuck & Dawnita Forell, Tyson Forell, Toby Morris, Quinn Reimers, Tom Maher, Clay Solberg and Paul Hertel.

Commissioner Templeton called the meeting to order at 5:30 p.m. Templeton requested review and approval of the minutes for the April 25, 2022, joint meeting.

**Commissioner Rounds moved, seconded by Commissioner Bartlett to approve the April 25, 2022, Joint Planning Commission minutes. Approval of the minutes was unanimous.**

**Plat of Lots 16 & 17, Shamrock Commercial Addition in Section 24-111-79:** Plat of Lots 16 & 17, Shamrock Commercial Addition, a subdivision of the W ½ SW ¼ & NW ¼ lying south of the highway, all in Section 24, T111N, R79W, of the 5<sup>th</sup> P.M., Hughes County, South Dakota. Petitioner: Tom M. Maher. Staff summarized the proposal. The property is located in the extra-territorial joint jurisdiction and the zoning is Local Business District. Tom Maher is proposing to plat 2 additional lots in the Shamrock Commercial Addition. He has indicated that Clay Solberg is interested in Lot 16 for his truck service and Brayden Espeland with Horizon Agronomy is interested in Lot 17. Lot 16 is proposed to be 14.95 acres and the potential purchaser would like to be able to loop trucks through 206<sup>th</sup> Street to Grace Avenue. Lot 16 is proposed to have access off Grace Avenue and off an existing Ag approach on 206<sup>th</sup> Street. Lots 17 would be 5.02 acres with access off 206<sup>th</sup> Street via a new approach. The remaining 23-acre parcel will have access off the existing Ag approach on 206<sup>th</sup> Street. The remaining un-platted parcel does not have street frontage on Grace Avenue so will not have access to Grace Avenue. The County ordinances permit 2 approaches per half mile on section line roads. So a variance request was submitted to the Hughes County Commission for additional approaches. During a Public Hearing, for a variance to Ordinance 96-4 Hughes County Approach Ordinance, on February 21, 2023 the Hughes County Commission granted a variance to allow three approaches for this project. The variance allows access to Lot 16 via an existing approach, Lot 17 via a new approach, and the un-platted remaining parcel via an existing approach. The staff supports the replat as drawn conditioned upon no additional approaches granted on 206<sup>th</sup> Street for the Shamrock Commercial Addition. The remaining un-platted parcel will not have access to Grace Avenue because it does not have street frontage on Grace Avenue.

The chairperson asked Mr. Maher if he had any comments to add. He said that Clay Solberg owns a truck and diesel repair business with approximately 6 employees and is looking to buy Lot 16. It might be 5-6 years before he is ready to put up a new building. He wants to buy this lot as a first step to growing his business. Clay Solberg said that he has an existing truck and trailer business in this area. He currently rents a building and is looking to build his own building in 5-8 years. He said that he currently has 6 to 7 employees and looks to expand his business to 15-20 employees. Commissioner Pries asked if the northwest corner of the Lot 16 comes out by his existing shop. Solberg pointed out on a map where his existing shop is in relation to the new lot. Commissioner McCurrin asked Solberg if he would move out of his existing building. Solberg said that he is renting his existing shop and would move out when his new building is completed. Tom Maher said that Brayden Espeland with Horizon Agronomy is interested in Lot 17 and is looking to put up a new business building as well. Commissioner Rounds commented that the Shamrock Commercial Addition is one of the few areas that have commercial lots available and the area is short on these type of lots.

**Commissioner Rounds made a motion to recommend approval of the Plat of Lots 16 & 17, Shamrock Commercial Addition. Commissioner Grambihler seconded the motion and the motion was approved unanimously.**

**Public Comment per SDCL 1-25-1:** No comments were offered by the general public.

**With no further business, Commissioner Grambihler moved to adjourn the meeting, seconded by Commissioner Dockter and the motion was approved unanimously.**

**Chairperson Templeton declared the meeting adjourned at 5:42 p.m.**

*Minutes by Sharon Pruess.*