

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
Monday, March 23, 2020 5:15 P.M.

This meeting was conducted via teleconference. Due to the late notification, the commission room was left open for anyone to attend in person.

Members present were: Chair Dave Templeton, Stacy Bartlett, Rick Dockter, Bill Markley, and Laurie Schultz

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

Guests present: Brett Wheelhouse

Chairman Templeton called the meeting to order at 5:17 p.m. A review of the minutes from the 1/27/20 meeting found no errors. Commissioner Bartlett moved, seconded by Commissioner Dockter to approve the 1/27/20 minutes. A roll call vote was called with all commissioners voting to approve.

First item on agenda was a **Conditional Use Permit for Multiple Family Use at 220 W Dakota Avenue. Petitioner – Quality Rentals/Brett Wheelhouse.**

Sharon Pruess, City Planner, provided a summary of the request. Brett Wheelhouse is proposing to purchase 220 W Dakota Avenue. The building was formerly operated as Evergreen Manor, a 16 unit assisted living facility. The building has been empty for quite a number of years. Mr. Wheelhouse is proposing to renovate the building into seventeen 1-bedroom and three 2-bedroom units. The existing assisted living units are 14.5' X 17.5' plus a bathroom. The parking lot has 26 off-street parking spaces. Operating a multiple family use in the Central Business zoning district requires a conditional use permit. The property is just north of Fire Station #1, west of Keller Electric and east of Monick Pipe and Supply. There is a privacy fence to the north of the property, an alley to the east and public streets to the south and west that provide some screening between the proposed residential use and the adjacent business uses.

A petition for the conditional use permit has been submitted with signatures from 11 adjacent property owners. The petition includes the signature of the existing property owner, the Margaret J. Paulos Trust. A public notice has been sent to the 12 adjacent property owners and a notice has been published in the newspaper. Pruess noted that no one from the public had called in or appeared at the meeting to comment on the request.

Brett Wheelhouse commented that he is thinking of changing the configuration of the rooms and combining at least 2 of the 1-bedroom units into larger units. So the unit numbers may change and go down.

Commissioner Dockter asked if each unit will have a separate HVAC unit and will there be a resident manager on site. Mr. Wheelhouse confirmed there is a separate PTAC heat and air for each unit and at this time he does not plan on having an on-site manager. He also stated there are fire sprinklers throughout the building.

Commissioner Dockter also commented that Pierre is always looking for low income type of living and questioned what the range of the rentals will be. Mr. Wheelhouse thought the range would be around \$500.00 to \$700.00 per month.

With no other questions or comments, Commissioner Dockter made a motion to approve the conditional use permit for multiple family use at 220 W. Dakota Avenue as presented. Commissioner Markley seconded the motion. A roll call vote was called with all commissioners voting to approve.

Old/New Business: None

Public Comment Period per SDCL 1-25-1: None.

With no further business Commissioner Markley moved to adjourn the meeting, seconded by Commissioner Bartlett. A roll call vote was called with all commissioners voting to adjourn. Chairman Templeton declared the meeting adjourned at 5:27 p.m.

Minutes by Susan LaFave