

**MINUTES**  
**PIERRE CITY PLANNING COMMISSION MEETING**  
**TRAINING ROOM**  
**Monday, March 25, 2019 5:15 P.M.**

*Members present* were: Chair Dave Templeton, Rick Dockter, Stacy Bartlett, Laurie Schultz, and Emeline Hoblick

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

*Guests present:* Scott Schweitzer with Brosz Engineering, Paula Alexander with Sharpe Enterprises and Gerrick McComsey participated via speaker phone.

Chairperson Templeton called the meeting to order at 5:14 p.m. A review of the minutes from the 2/25/19 meeting found one error on the last page. The last sentence should read “Chairperson Templeton declared the meeting adjourned at 6:17 PM.” With that correction, Commissioner Hoblick moved, seconded by Commissioner Schultz to approve the minutes of the 2/25/19 meeting. Approval was unanimous.

First item on the agenda was a **Preliminary Plat of Lot 1 & 2, & Legacy Avenue, Smoking Ridge Addition, Located in the N ½ of SW ¼ SE ¼ Less Stanton’s Addition, Less Lot PE1, Less Lot H-2 lying East of the Highway Right of Way, All in Section 34, Township 111 North, Range 79 West, City of Pierre, Hughes County, South Dakota.**

City Planner Sharon Pruess provided a summary of the request. CAM Rentals LLC/ Gerrick McComsey owns 9.5 acres along the east side of Garfield Avenue. The property owner is proposing to plat the 9.5 acres into two lots in the first phase of development. Lot 1 is proposed at 23,501 sq. ft. and includes the existing building for Wheelhouse Auto Body. Lot 2 is proposed at 369,172 sq. ft. or 8.47 acres. This is the remainder of the property and is proposed for future developments. The preliminary plat also includes the first phase of Legacy Avenue, a public street to be completed with a temporary turn around. The future extension of Legacy Avenue into a looped street is shown with dashed lines on the plat. The developer has indicated that the future plan is to try to connect the northerly extension of Legacy Avenue to Oak Street to the north. A future street connection to Oak Street near the Slumberland Store will improve connectivity to this area. Sewer and water services will need to be extended from the west side of Garfield Avenue to serve the future lots. Utility easements are needed on Lot 2 of the Stanton Addition for continued sewer and water service to Lot 1 of the Smoking Ridge Addition. City staff is working on utility easements for continued service to Lot 1. The Stanton Addition to the south is zoned Multiple Family Residential and includes single and multiple family residences. Previously on 9/24/18, the City Planning Commission recommended approval of a sketch plat of Lots 1 & 2, Smoking Ridge Addition and a conditional use permit to operate a body shop in Local Business Zoning on Lot 1. On 10/16/18, the City Commission held a public hearing and recommended approval of the conditional use permit. Conditions included additional green space, a paved parking lot, a minimum 5’ privacy fence to be agreed upon by the city staff and the property owner and to be completed within 12 months. Sharon mentioned the City Engineer is looking at requiring 8” of dowelled concrete, like required on Black Hills Drive for Black Hills Federal Credit Union, instead of 6” concrete. Sharon also mention the City Commission did

not like the artificial shrubbery placed at the front of the Wheelhouse Auto Body and Gerrick McComsey advised it has been removed. City staff has worked with the developer to insure access to the lot is proved via public streets rather than access easements. And that any potential new lots are served by adequate public utilities. The city staff is in favor of a future street extension to the north to Oak Street to improve street connectivity in the area.

Commissioner Bartlett made a motion to recommend approval of the Preliminary plat of Lot 1 & 2, & Legacy Avenue, Smoking Ridge Addition. The motion was seconded by Commissioner Shultz and approval was unanimous.

#### Old/New Business

Sharon mentioned the 4<sup>th</sup> Monday in April is Easter Monday and questioned if the meeting should be moved to the 5<sup>th</sup> Monday instead. The April meeting was moved to Monday, April 29<sup>th</sup>.

Commissioner Bartlett questioned the city's stance on artificial turf being used. John Childs commented the City is reviewing on a case by case basis. There is some artificial turf that was installed in Pierre and the thought was it did look nice.

Commissioner Templeton opened the public comment period per SDCL 1-25-1. No one appeared to provide any public comments.

With no further business Commissioner Schultz moved to adjourn, seconded by Commissioner Dockter.

Chairperson Templeton declared the meeting adjourned at 5:26 PM

*Minutes by Susan LaFave*