

MINUTES
JOINT CITY AND COUNTY PLANNING COMMISSION MEETING
HUGHES COUNTY COMMISSION ROOM
Monday, April 23, 2018 - 5:30 p.m.

City Planning Commission members present: Rick Dockter, Terry Keller, Laurie Schultz and Dave Templeton.

City Staff members present: Sharon Pruess and Brad Smith.

County Planning Commission members present: Anissa Grambihler, Bill Johnston, Tom Rounds, Les Stewart, Brent Pries, and Roger Inman.

County Staff members present: Kevin Hipple and Eric Booth.

Guests present: Thad and Caroline Uecker, Bob Thielen, and Glennis Zarecky

Commissioner Stewart called the meeting to order at 5:30 p.m. Commissioner Templeton moved to approve the minutes. The motion was seconded by Commissioner Schultz and all voted in favor of the motion.

First on the agenda was a **Public Hearing- Request to rezone N1/2 NE SE NE & N1/2 NW SE NE Section 7-110-78 from Ag A to Ag C in the extra-territorial area. Petitioners: Thad & Caroline Uecker**

Eric Booth, County Planner, provided a summary of the proposal. The Ueckers own 5 lots on the east side of Dry Run Road and recently purchased an approximately 30 foot wide strip that separates a 7.5 acres parcel to the east from Outlots 7 & 8 along Dry Run Road. The Ueckers own Outlots 7 & 8 and the 7.5 acre parcel and have presented a plat to combine Outlot 8 and the 7.5 acre parcel along with the corresponding 30' strip. This will create one parcel approximately 8.5 acres in size.

In reviewing the new plat, staff discovered that Outlots 7 & 8 are zoned Ag C in the extra territorial area and the 7.5 acre parcel is zoned Ag A in the extra territorial area. Ordinance requires a minimum parcel size of 20 acres to build a house on land zoned Ag A in the extra territorial area. The Ueckers would like to offer the entire 8.5 acre parcel for sale as a potential home site and as such requested the re-zoning.

Staff supports the re-zoning of the 7.5 acre parcel to Ag C in the extra territorial to zone the entire 8.5 acres as Ag C prior to approval of the re-plat.

Commissioner Stewart asked if there were any proponents of the re-zoning present, Thad & Caroline Uecker were present to support the proposal.

Commissioner Stewart asked if there were any opponents of the re-zoning present. There were no opponents present.

With no comments or questions from the commission, Commissioner Rounds moved to recommend approval of the re-zoning of N1/2 NE SE NE & N1/2 NW SE NE Section 7-110-78 to Ag C in the extra territorial. Petitioners – Thad & Caroline Uecker. Commissioner Schultz seconded the motion. The motion passed unanimously.

Second on the agenda was a **Plat – T & C Uecker Tract 1, a replat of a portion of the SE NE and all of Lot 8, ASA Outlots, Section 7-110-78. Petitioners – Thad and Caroline Uecker.**

Eric Booth, County Planner, said the Ueckers recently acquired a strip of land 30 feet wide that separated their Lot 8 from a 7.5 acre parcel they also own that is just east of their outlots along Dry Run Road. This plat will combine Lot 8, the 7.5 acre parcel, and the corresponding 30 feet strip into one 8.5 acre parcel.

Access to this parcel will be from Dry Run Road via a yet to be built approach that will be shared by Lots 7 & 8. The Ueckers prepared and signed a letter agreeing to remove the current access approach to Lot 7 and build a new approach at the dividing line between Lots 7 & 8, creating a shared approach that allows access to both lot 7 and the 8.5 acre parcel from Dry Run Road. In the agreement the Ueckers agree to move the approach within one year or prior to issuance of building permits on the 8.5 acre parcel.

Sharon Pruess added that approval of the plat would also approve a variance. When platting along a county road or section line, the county asks for 17 feet of additional right of way in addition to the 33 feet provided by a section line right of way. Dry Run Road right of way in that area is 80 feet; approval of the plat will create a variance allowing only the additional 7 feet of right of way instead of the required 17 feet of additional right of way.

Commissioner Schultz asked if County Highway Superintendent Mike Myers approved the shared approach. Kevin Hipple, County Manager, replied yes he did because the shared approach requires the relocating of the approach at Lot 7 and will not increase the number of approaches in that area. Commissioner Rounds asked if any building would be allowed prior to building of the shared approach and Kevin Hipple said no, the agreement requires the approach to be moved prior to issuing any building permits.

Commissioner Rounds moved to approve Plat-T & C Uecker Tract 1, a replat of a portion of the SE NE and all of Lot 8 ASA Outlots, Section 7-110-78 and the right of way Variance. Petitioners – Thad and Caroline Uecker. Commissioner Dockter seconded the motion. The motion passed unanimously.

Commissioner Stewart asked if there was any Old Business. There was no old business.

Commissioner Stewart asked if there was any New Business. County Manager Hipple said that he along with Commissioners Johnston and Grambihler, along with County Planner Booth attended an open house on the area Wind Energy development in Highmore hosted by Engie. There we learned that Engie is planning to submit a conditional use permit application for the project to Hughes and Hyde Counties sometime in late 2018 or 2019. They plan to submit a plan to build a 250 mega watt wind energy development and Engie intends to submit the applications at the County level before seeking approval from the SD PUC.

City Planner Sharon Pruess introduced Terry Keller as a new member of the City Planning Commission. Mr. Keller replaced Scott Charbonneau on the Planning Commission. Planner Pruess then asked to others Commissioners to introduce themselves.

With no further old or new business, Commissioner Templeton moved to adjourn the meeting. Commissioner Dockter seconded the motion. The motion carried unanimously and the meeting was adjourned at 5:38 pm.

Minutes by Eric Booth