

MINUTES
JOINT CITY AND COUNTY PLANNING COMMISSION MEETING
HUGHES COUNTY COMMISSION ROOM
Tuesday, May 19, 2020 - 5:30 p.m.

City Planning Commission members present: Stacy Bartlett, Dave Templeton, Laurie Schultz, Rick Dockter, Emeline Hoblick, and Bill Markley

City Planning Commission members absent: Terry Keller

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

County Planning Commission members present: Chairperson Anissa Grambihler, Lee McCurrin, Bill Johnston, Brent Pries, Les Stewart, and Tom Rounds

County Planning Commission members absent: Roger Inman

County Staff members present: Eric Booth and Kevin Hipple

Guests present: Art Smith

Commissioner Grambihler called the meeting to order at 5:30 p.m.

City Staff, City Planning Commission Members and Art Smith attended via a conference call and roll was taken to determine attendance and a quorum. A quorum was present.

Grambihler asked for a motion to approve the agenda for the May 19, 2020 meeting.

Commissioner Rounds moved to approve the agenda, Commissioner Stewart seconded, and the agenda was approved unanimously by a roll call vote.

Grambihler asked for a motion to approved the minutes from the September 23, 2019 Joint Planning Commission Meeting.

Commissioner Templeton suggested amending the minutes, change the date from September 23, 2018 to September 23, 2019.

Commissioner Rounds moved, seconded by Commissioner Stewart to approve the 9/23/19 minutes as amended. Approval was unanimous via a roll call vote.

First Item on the agenda is a **Public Hearing- plat and rezone- Plat of Lots 5A & 5B a replat of Lot 5, Block 2, Thomsen's Sub-Division in NW1/4 NE1/4 Section 12-110-79, Hughes County, South Dakota. Petitioners – Art Smith & Mary Eckstrom.**

Eric Booth provided a summary of the request. Art Smith and Mary Eckstrom as agents of 5400 LLC own Lot 5 of Thomsen's Subdivision. They are requesting to subdivide Lot 5 into Lot 5A and Lot 5B. There is

an existing house, occupied by Art and Mary, on Lot 5. The subdivision will place the house on Lot 5A, the area will remain zoned Agricultural District C in the extra-territorial and requires setbacks of 35 feet front, 50 feet rear, and 15 feet on each side. The house will sit legally within setbacks on Lot 5A and the lot exceeds the required 1 acre minimum required in Ag-C zoning. Lot 5B will not have a residence, the plan for that lot is year round permanent greenhouses. Art and Mary plan to grow vegetables 365 days a year for their own consumption and to sell to local restaurants. Lot 5B is to be rezoned to ET Local Business to fit the proposed use of 4 permanent year-round greenhouses and there are no plans to place a home on the lot. The plan to sell some of what is grown in the greenhouses is a commercial use of the greenhouses and pair that with no plans to occupy the lot with living quarters so Staff views Local Business as the appropriate zoning for Lot 5B.

Staff stated that Art Smith, a proponent for the project was available via the conference call. Art Smith confirmed his availability over the phone to answer questions.

Commissioner Bartlett motioned to approve the plat and rezoning as presented by staff, McCurrin seconded the motion.

Commissioner Grambihler acknowledged the motion and asked if there were any further discussions. There were no opponents asking to speak and no proponents other than Art Smith. Commissioner Rounds started the discussion with a question of why a cul-de-sac isn't being required at the end of the roads on the south and east sides of Lot 5B. Pruess replied that the road is an existing road that we are using as access and weren't requiring the addition of a cul de sac but will if the commission decides to do so. Art Smith added that the road has been in place for a long time.

The discussion on cul de sacs continued. Rounds wants to be certain that staff and the commission are consistent with the road requirements. Commissioner Bartlett stated that every situation is a little different and that zoning and use should dictate what is required for roads. There was some further discussion on what the board and staff have required for access in the past on different projects.

Commissioner Grambihler asked if the road was sufficient for emergency vehicles.

Commissioner Schultz asked if the access road was necessary as 5B appears to have 60 feet of access along the developed access road thru the subdivision. There was consensus on that comment among commissioners. Schultz suggested an amendment to the plat prior to approving the plat. Pruess asked if that would mean vacating the road and extending Lot 5B south. Discussion continued on amending the plat and not slowing the progress for Smith and Eckstrom. Smith was asked if vacating the access road would screw anything up for him and he replied that he supports the process to the point it works for the commission.

Commissioner Schultz moved to vacate the 60 feet wide street and absorb it into Lot 5B, amending the motion on the table, Rounds seconded the motion.

Commissioner Bartlett asked who would be responsible for the paperwork required to vacate the road and Pruess replied that it will be noted on the plat. Bartlett asked who is responsible for the plat and Pruess

replied that the landowner is responsible for the plat. Commissioner Johnston asked if vacating the road would require a new survey and Pruess stated that she did not believe it would. Pruess did believe there are some utilities in the road, Booth said that he believed a waterline was in the road, Smith confirmed the waterline in the road. Pruess suggested that the utilities be noted on the plat.

John Childs commented that some of the road should remain for emergency access and that notching out 70 feet of the road to the west would allow emergency vehicles access and the opportunity to turn around. This has been done previously. Pruess added that leaving 70 feet would create a hammerhead turnaround that is sufficient for emergency vehicles and snowplows to turnaround. Rounds asked if the commission could leave it up to staff to amend the plat to fit the turnaround and Pruess replied yes. Grambihler asked for an amended motion.

Commissioner Schultz amended her motion on the table to change the plat to vacate all but the eastern 70 feet of the street on the south side of Lot 5B and absorb it into Lot 5B, as approved by staff. Rounds seconded the motion and the motion was unanimously approved by a roll call vote.

Rounds then called the question on the now original motion. That motion as amended is to approve the rezoning of Lot 5B to Local Business zoning and to approve an amended plat which would vacate all but the eastern 70 feet of the street on the south side of Lot 5B and absorb it into Lot 5B, the plat to be approved by staff. The motion was approved unanimously on a roll call vote.

Art Smith expressed his gratitude to the commission and left the meeting.

Old/New Business: None.

Public Comment: No comments were offered by the general public.

With no further business Commissioner Rounds moved to adjourn, seconded by Commissioner Stewart. The motion was approved unanimously by a roll call vote.

Commissioner Grambihler declared the meeting adjourned at 6:00 p.m.

Minutes by Eric Booth