

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
TUESDAY, JUNE 22, 2020 5:15 P.M.**

This meeting was conducted via teleconference.

Members present were: Chair Dave Templeton, Bill Markley, Laurie Schultz, and Terry Keller.

Staff members present: Sharon Pruess and John Childs

Guests present: Steve Ellingson, Steve Malsam-Rysdon, and Mark Mayer.

Chairman Templeton called the meeting to order at 5:19 p.m. A review of the minutes from the 5/22/20 meeting found no errors. Commissioner Markley moved, seconded by Commissioner Schultz to approve the 5/22/20 minutes. A roll call vote was called with all commissioners voting to approve.

First Item on the agenda is a **Plat of Lot 3R, Sunset Subdivision, a replat of Lots 3 & 4, Sunset Subdivision. Petitioners – Steven & Julie Ellingson.**

Sharon Pruess, City Planner, provided a summary of the request. Steve & Julie Ellingson are proposing to plat Lots 3 & 4, Sunset Subdivision as one large lot. They own both lots and do not want to see the lots ever sold separately. Lot 4 currently includes the Ellingson's single family residence at 1813 Saunders Court. Lot 4 is approximately 52,932 square feet. Lot 3 is currently vacant and is approximately 81,581 square feet. The Sunset and Grandview Additions in this area are rural subdivisions that have on-site waste water systems (septic systems) and have rural section roads that do not include curb and gutter. The lots are served by City water and electric. The lots are zoned One-Family Residential District A. The Sunset Subdivision was originally approved by the City Planning Commission and City Commission in 2004. The replat allows the 2 existing lots to be combined and not sold separately in the future as requested by the property owner. Staff recommends approval of the plat.

Steve Ellingson said that he was looking to the future and his wife would likely survive him. He doesn't want someone in the future to buy their existing lot and residence but not buy the adjacent vacant lot. He said both lots should be sold as one property.

Commissioner Schultz made a motion to recommend approval of the Plat of Lot 3R, Sunset Subdivision, a replat of Lots 3 & 4, Sunset Subdivision. Commissioner Keller seconded the motion. A roll call vote was called with all commissioners voting to approve.

The second item on the agenda is a **Plat of Lots of Lots 1R & 2R, Blocks 14 & 15, Euclid Avenue Addition. Petitioners – Steve & Kim Malsam-Rysdon.**

Sharon Pruess, City Planner, provided a summary of the request. Steve & Kim Malsam-Rysdon are proposing to plat property they own into two lots. Their request includes a petition to vacate Wisconsin Street and all of a 20' wide north/south alley on the property. The public benefit for vacating a portion of Wisconsin Street and a portion of the alley is development of the property. Lot 1 is proposed to be 1.1 acres and Lot 2 is proposed to be 3.3 acres. They are proposing to construct a 4,000 square foot storage building on each of the 2 lots. The Local Business zoning district permits a mini storage facility of 4,000 sq. ft. or less. The storage buildings are proposed

to be approximately 200' X 20'. Wisconsin Street is 70' wide and the City will retain a 30' wide utility easement so that no easements will have to be purchased for future utility needs. The city staff worked with the property owner to retain a 30' wide utility easement in a location that worked best for the building layout. The two lots will have a shared access approach as noted on the plat and as approved by the Department of Transportation. Electric service is available along the frontage of the lots to be extended at the expense of the property owner. The property is zoned Local Business. Pruess called attention to the site plan in the packets that showed the proposed 20' x 200' proposed storage buildings in pink. She also called attention to the "top of hill break line" noted on the on the site plan. The replat allows the property owner to vacate some public right-of-way to facilitate the construction of two storage buildings. The shared access approach limits the access points to the highway as required by DOT.

Commissioner Keller made a motion to recommend approval of the Plat of Lots 1R & 2R, Blocks 14 & 15, Euclid Avenue Addition. Commissioner Markley seconded the motion. A roll call vote was called with all commissioners voting to approve.

The third item on the agenda is a **Plat of Lots of Lots 4R & 7R, Charley's Addition. Petitioners – Mark & Darla Mayer.**

Sharon Pruess, City Planner, provided a summary of the request. Mark & Darla Mayer are proposing to plat off a portion of the vacant lot to the south of their residence at 105 Eagle Drive. They propose to create Lot 7R for their daughter to build a new residence. The new lot would also include a portion of vacant lot 4 owned by Leon and Nadine Haskins. The proposed new lot would have 117' of frontage on Eagle/Hyde Drive and is proposed to be 28,636 square feet. The 4 vacant lots to the south of the Mayer residence have never been built upon. To avoid creating a 51.5' wide remnant lot of what is left of Lot 7, the City requested that the remainder of Lot 7 be combined with Lot 4. The property is zoned One-Family Residential District A. The lot has City electric, sewer service, curb/gutter and a paved street. A water service will need to be installed by the property owner. In general, the lot slopes downward to the south. A steep slope exists along the west side of the lot and from there slopes down steeply to the Missouri River. A geotechnical review prepared by American Engineering Testing Inc. in February 2020 was submitted. The report recommends a steel reinforced concrete drilled pier foundation systems utilizing grade beams. A detailed list of 10 specific design and construction recommendations was also included in the report. An alternate recommendation for a conventional spread footing foundation was provided by AET if the owner is willing to accept the risk of post construction movement through moisture variations in the foundation subgrade soils. The replat allows the reconfiguration of lots for a new residence. The lot has existing street, curb and gutter, sewer and storm sewer services. The city staff is in favor of in-fill lots that make use of existing infrastructure.

Commissioner Schultz made a motion to recommend approval of the Plat of Lots 4R & 7R, Charley's Addition. Commissioner Markley seconded the motion. A roll call vote was called with all commissioners voting to approve.

Old/New Business: None.

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

With no further business Commissioner Schultz moved to adjourn the meeting, seconded by Commissioner Keller. A roll call vote was called with all commissioners voting to approve. Chairman Templeton declared the meeting adjourned at 5:46 p.m.

Minutes by Sharon Pruess.