

**MINUTES  
PIERRE CITY PLANNING COMMISSION MEETING  
CITY HALL COMMISSION ROOM  
MONDAY, JUNE 26, 2023 5:15 P.M.**

***Members present:*** Laurie Schultz, Dave Templeton, Terry Keller, and Rick Dockter.

***Staff members present:*** Emeline Hoblick, John Childs, and Nick Waters.

***Guests present:*** JR Chambliss, Paul Bachand, and Travis Shaffer.

Chairperson Dockter called the meeting to order at 5:15 p.m. The first item on the agenda is approval of the 05/22/23 meeting minutes. Commissioner Schultz made a motion to approve the 05/22/23 minutes and Commissioner Templeton seconded the motion. All commissioners voted to approve the motion.

**Public Hearing – Petition to Annex Airport Tracts 9 & 10 in Section 30-Township 111 North, Range 78 West, Hughes County, SD. Petitioner – City of Pierre**

Emeline Hoblick, City Planner, provided a summary of the proposed annexation. These tracts are located in the extra-territorial joint jurisdiction, adjacent to existing airport property. This request is part of the City's effort to expand the airport runway protection zones. The City platted and purchased these 2 parcels in January 2009. The Federal Aviation Administration (FAA) has recommended that the Pierre Airport expand its runway protection zones. Both parcels are contiguous to existing airport property and provide extensions of runway protection zones. Both parcels are just off the east end of Runway 25. The City is proposing to annex the parcels so that they are within city limits and can be combined with the existing City Airport property. The City will not be extending the extraterritorial area. Notices were sent to 5 adjacent property owners and a notice was printed in the Capital Journal. City staff had conversations with an adjacent landowner regarding access to their parcel. Access to the section line ROW will remain at the end of the process. Since the property is located in the extra-territorial area, the City was required to notify Hughes County. The Hughes County Commission has a resolution of support for the annexation on their agenda for their July 3rd, 2023 Meeting. Upon annexation, the City will propose to replat a portion of Tracts 9 & 10 in order to vacate the current section line and rededicate the section line in this location to be parallel with the end of the runway. The city staff recommendation is that the annexation is subject to input from the adjacent property owners and the public at the public hearings. The annexation will facilitate the City's efforts to expand the airport protection zones as required by the FAA. Therefore, city staff recommends approval of the annexation.

John Childs, City Engineer, gave additional background regarding the request. The annexation of these parcels has been in the works for a while, and the Planning Commission reviewed this request initially in 2009. The final public hearing at the City Commission never happened at that time. The fence at the end of the runway will be relocated. Commissioner Schultz asked whether Tracts 9 & 10 were owned by the City. John Childs stated that the City owns the property and purchased these parcels in 2008.

**Commissioner Schultz made a motion to recommend approval of the Petition to Annex Airport Tracts 9 & 10. Commissioner Templeton seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.**

**Plat – Plat of Lots 23R & 24R Riverplace Addition. Petitioner – Brent Lindbloom & Travis Shaffer.**

Emeline Hoblick provided a summary of the replat request. Brent Lindbloom owns a residence at 117 Riverside Drive (Lot 24R) and Travis Shaffer owns a residence at 113 Riverside Drive (Lot 23R). It was discovered that a portion of Mr. Shaffer’s driveway was encroaching upon Mr. Lindbloom’s lot. Both homeowners are proposing to replat the two lots so that Mr. Shaffer’s lot size can be increased by 158 square feet more or less, to include the entire concrete pad driveway within Lot 23R. The replat does not appear to negatively impact any utility easements or utility services. Due to the side yard setback requirement of 6 feet, the replat will require a variance based on the southeast corner of Mr. Lindbloom’s garage structure being 5.5 feet from the new lot line. The replat allows the property owners to fix the encroachment of the driveway upon Lot 24. Staff recommends approval of the replat.

**Commissioner Keller made a motion to recommend approval of the Plat of Lots 23R & 24R, Riverplace Addition. Commissioner Templeton seconded the motion. The vote was unanimous with all commissioners voting to approve the motion.**

**Old or New Business**

There was no old or new business.

**Public Comment Period per SDCL 1-21-1**

Chairperson Dockter asked if anyone in the audience would like to make any public comment. There was no public comment.

**Adjourn**

With no further business, Commissioner Templeton made a motion to adjourn, seconded by Commissioner Schultz. All members voted in favor of the motion. Chairperson Dockter declared the meeting adjourned at 5:26 p.m.

*Minutes by Emeline Hoblick.*