

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

City Planning Commission Members present: Emeline Hoblick, Terry Keller, Laurie Schultz, and Dave Templeton.

City Staff members present: John Childs Sharon Pruess, and Brad Smith

County Planning Commission Members present: Lee Axdahl, Bill Johnston, Anissa Grambihler, Brent Pries, Tom Rounds, and Les Stewart.

County Staff members present: Kevin Hipple and Eric Booth.

Guests present: Brent Adams, Samuel Adams, and Tom Maher.

Chairperson Dave Templeton called the meeting to order at 5:30 p.m. Commissioner Grambihler moved, seconded by Commissioner Schultz to approve the minutes of the 4/23/2018 joint planning meeting. Approval was unanimous.

First on the agenda was a **Plat of Lots 1B-4, 1B-5, 1B-6 and the remainder of Lot 1B-1, Shamrock Commercial Addition. Petitioners - Thomas M. & Thomas P. Maher.**

Sharon Pruess, Pierre City Planner, began by providing a summary of the proposal. This property is located in the extra-territorial joint jurisdiction, in northeast Pierre, just east of the County Highway Shop and the zoning is Local Business District.

The Owner is proposing to subdivide Lot 1B-1 into 4 lots. Lot 1B-1 is currently 9.65 acres. The new lots would be Lot 1B-4 as 1.04 acres, Lot 1B-5 as 1.12 acres, Lot 1B-6 as 1.2 acres and the remainder of Lot 1B-1 would be 6.29 acres. Mr. Maher has an individual interested in doing storage units on the lots. Grace Avenue provides access to the lots.

Titan machinery is renting the building and property labeled Lot 1A-1. Lot 1A-2 is leased to Morton Buildings. Lot 1B-2 and 1B-3 are owned by JPD LLC/Jayne Deis.

The Joint Planning and Joint City/County Commission previously approved the plat of Lot 1B-1, 1B-2 and 1B-3 in October of 2014.

The staff supports the replat as drawn. The development is within a half mile of the airport and requires a construction permit from the FAA – FAA form 7460.1 for any new structures. Any new approach will require an approach permit to be approved by the Hughes County Highway Superintendent.

Tom Maher clarified that Lot 1A-2 was previously leased to Morton Buildings and is now leased to Helena Chemical. Maher said that he had a father and son pair that had been interested in doing storage units for some time. Brent Adams explained that he and his son, Samuel Adams, are planning to establish All American Storage on the site beginning with a 50 x 262 foot building on the south lot and eventually adding two additional buildings. The first building will have 30' and 20' storage units on both sides.

The units would have concrete floors with roll up doors, lighting and security cameras on site. Sam Adams is currently attending the business school at USD and the storage business will help generate income for school loans. Tom Maher credited Marcella Hurley with the small business center for assisting Sam with a loan for their family storage business.

With no additional comments or questions from the commission, Commissioner Rounds moved to recommend approval of the plat of Lots 1B-4, 1B-5, 1B-6 and the remainder of Lot 1B-1, Shamrock Commercial Addition. Commissioner Grambihler seconded. The motion passed unanimously.

With no additional old or new business Commissioner Rounds moved and Commissioner Grambihler seconded a motion to adjourn the meeting.

Chairman Templeton declared the meeting adjourned at 5:40 PM.

Minutes by Brad Smith/Sharon Pruess.