

**MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
MONDAY, JULY 27, 2020 5:15 P.M.**

This meeting was conducted via teleconference.

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

Staff members present: Sharon Pruess and Susan LaFave.

Guests present: Tony Lucas and Austin Bernhard.

After a brief overview of teleconference procedures by Sharon Pruess, Chairman Templeton called the meeting to order at 5:17 p.m. A review of the minutes from the 5/19 meeting found a minor error by Chair Templeton. In the first section the previous meeting review of minutes contained the date of 5/22/20. The actual date of the May meeting was 5/25/20. With those corrections, Commissioner Schultz moved to approve the 6/22/20 minutes, seconded by Commissioner Markley. A roll call vote was called with all commissioners voting to approve.

The first item on the agenda is a **Plat – Lots 19R & 20R, Block 19, Fourth Railway Addition. Petitioners – Tony & Janice Lucas/NICPROHI LLC.**

Sharon Pruess provided a summary of the request. Tony & Janice Lucas own 3 lots at the northeast corner of Prospect and Nicollet Avenue. They are proposing to plat the 3 parcels into 2 lots and to relocate a lot line. Their personal residence is located at 123 N. Nicollet Avenue and they own a 4-plex apartment building at 115 N. Nicollet Avenue. The 3 parcels were created and transferred by description at some point and the rear parcel line ran through the middle of the garages on both properties. The building setback along the north side of the 4-plex is 6' and they propose to increase that to 11' by transferring 5' from one lot to the other. An alley was vacated on the property in 1976 and the city retained a 10' utility easement that Mr. Lucas signed. The garages built for the 4-plex in 1984 and a garage addition for the residence in 1994 appear to have been built over the top of the 10' utility easement. Utility locates were ordered by the property owner and the existing 10' utility easement did not appear to have any utilities in it. The existing easement is proposed to be vacated. A new 10' utility easement is provided in the location of existing utilities and utilities to be upgraded. Lot 20R will be 12,949 sq. ft. for the residence and detached garage and Lot 19R for the 4-plex will be 13,913 sq. ft. The replat allows the property owner to remedy a number of issues on the 3 parcels including the garages that were built over the top of an existing 10' utility easement. Mr. Lucas owns the 6 older smaller single family homes on the west side of the block and has the 6 residences and property up for sale.

With no further comments or questions, Commissioner Hoblick made a motion to recommend approval of the replat as presented, seconded by Commissioner Schultz. A roll call vote was called with all commissioners voting to approve.

The second item on the agenda is a **Plat – Lot 37R, Prairie Vista Estates. Petitioners – Austin & Jennifer Bernhard.**

Sharon Pruess provided a summary of the request. Austin and Jennifer Bernhard own a residence at 1987 Deer Park Place on Lot 37 of Prairie Vista Estates. They recently purchased an adjacent vacant lot, Lot 36. They are planning to build a detached garage on the adjacent vacant lot. So they propose to plat the two lots as one large lot. The lot with their residence is 77,413 sq. ft. and the vacant lot is 33,183 for a total square footage just over 110,000 square feet or 2.5 acres. The replat allows the property owner to build an accessory structure on their property. Platting the 2 lots into one lot prevents the property owner from selling the accessory structure on a lot separate from the primary residence.

Question from Commissioner Schultz: Will there be 1 or 2 driveways?

Sharon explained the city engineer will decide on the location and number of driveways when the petitioners meet with him. Austin said due to the property being on a cul-de-sac it would be easiest to access the property with 2 driveways. He is wanting a straight curb cut with at least 12 feet of separation from his current residence driveway. Sharon advised a site plan will be requested.

With no further comments or questions, Commissioner Markley made a motion to recommend approval of the replat as presented, seconded by Commissioner Keller. 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 made a motion to adjourn, seconded by Commissioner Dockter. A roll call vote was called with all commissioners voting to approve. Chairman Templeton declared the meeting adjourned at 5:29 p.m.

Minutes by Susan LaFave