

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
COMMISSION ROOM
MONDAY, SEPTEMBER 26, 2022 5:15 P.M.

Members present were: Stacy Bartlett, Emeline Hoblick, Terry Keller, Bill Markley, and Dave Templeton.

Staff members present: Sharon Pruess.

Guests present: Matt Northrup.

Chairperson Templeton called the meeting to order at 5:15 p.m. The first item on the agenda is approval of the 8/22/22 meeting minutes. Commissioner Bartlett made a motion to approve the 8/22/22 minutes and Commissioner Markley seconded the motion. All commissioners voted to approve the motion.

Agenda Item: Plat – Lot 7R, Block 12, Third Railway Addition. Petitioner – Central States Properties LLC/Matt Northrup & Brock Wallman.

Sharon Pruess, City Planner, provided a summary of the proposal. Central State Properties (CSP) LLC or Matt Northrup and Brock Wallman are proposing to replat 2 properties – 424 W. Capitol Avenue and 116 N. Oneida Avenue. They recently demolished an older 1892 residence and detached garages from 424 W. Capitol Avenue. The older residence had been converted to apartment units at some point. CSP is proposing to move in an existing 1979 single-family home from rural Sully County. They propose to remodel the existing single-family residence into a duplex with a 3-bedroom unit on the upper level and a 3-bedroom unit on the lower level. CSP proposes to take a 35' X 75' area from the south end of 116 N. Oneida and add it to 424 W. Capitol Avenue. The replat will increase the lot size of 424 W. Capitol from 8,625 sq. ft. to 11,250 sq. ft. and will decrease the lot size for 116 N. Oneida from 19,125 sq. ft. to 16,500 sq. ft. Both lots will continue to meet building setback requirements, lot coverage and parking requirements. It appears that no utility services will be impacted. The proposed new duplex will require 4 off-street parking spaces. CSP indicated that they may add a detached garage at the north end of the property in the future. The replat allows the property owner to reconfigure the lots as requested. Demolishing the former 1892 apartment home from the property has improved the neighborhood. A remodeled duplex will replace the older rental housing stock that was demolished on the property.

A question was asked about the parking spaces for the units. Matt Northrup said that there will be two separate driveways off of Oneida Street. He said that if they do add a garage in the future it will likely be attached to the north side of the duplex. Commissioner Templeton asked about the timeframe for the project. Northrup said that the existing residence from Sully County has already been moved to their shop building lot. He said they are hoping to get it moved to the property yet this fall.

Commissioner Bartlett made a motion to recommend approval of the Plat of Lot 7R, Block 12, Third Railway Addition. Commissioner Markley 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 Templeton asked if anyone in the audience would like to make any public comment. There was no public comment.

Adjourn

With no further business, Commissioner Keller made a motion to adjourn, seconded by Commissioner Bartlett. All members voted in favor of the motion. Chairperson Templeton declared the meeting adjourned at 5:29 p.m.

Minutes by Sharon Pruess.