

**MINUTES OF THE HUGHES COUNTY  
PLANNING & ZONING COMMISSION  
Hughes County Commission Room,  
Hughes Co. Courthouse, Pierre, South Dakota  
May 23, 2016, at 5:30 PM**

**Members Present:** Tom Rounds, (Chair), Les Stewart, Anissa Grambihler, Lee Axdahl, Bill Johnston, and Roger Inman. Unable to attend: Brent Pries.

**Staff Present:** Kevin Hipple

**Guests Present:** Mark Venner and Darrel Beck

Chair Rounds called the meeting to order at 5:30 PM.

**Approval of Agenda:**

**Inman moved to approve the Agenda for May 23, 2016, Planning and Zoning Commission meeting. Motion seconded by Grambihler. Motion carried unanimously.**

**Approval of Minutes:**

**Grambihler moved to approve the Minutes of the April 25, 2016, Planning and Zoning Commission meeting with a change to reflect the Courthouse as the meeting location. Motion seconded by Johnston. Motion carried unanimously.**

**New Business:**

Plat of Lots 3A & 3B, a subdivision of Lot 3, Venner's Peoria Heights Addition in the NW 1/4 of the NE 1/4 of Section 30-112-80. The petitioners are Mark and Denise Venner.

Hipple summarized the project. Mark Venner is proposing to replat Lot 3 of Venner's Peoria Heights Addition from one 6.89 acre lot into two lots somewhat over three acres each. Since there are currently three approaches on the south side of 200th Street in that half mile, Venner proposes that the two lots continue to share one approach with the adjoining Lot 4. In order to accomplish that, there is a 50 foot wide portion of Lot 3B which extends across the north side of Lot 3A to the lot line with Lot 4 and into the existing access easement. The original plat of Venner's Peoria Heights Addition was approved at the May 2, 2006 Hughes County Commission meeting.

Agricultural District B2 allows lots down to 2.5 acres and these two lots would be larger than that minimum size. This proposal would create three lots which would share one approach off 200th Street. That does create a potential for conflict. There is an existing access easement for Lot 2, Lot 3 and Lot 4 which will also apply to this replat. That easement grants access as well as specifies that maintenance costs are a joint responsibility of the parties to the easement. The proposal creates lots similar to the Robinson Acres and Tuveson Subdivision just to the east and west of this location.

Chairman Rounds asked about the 2.7 acre non-conforming parcel at the south end of Lot 3 which is described as the North 300 feet of the East 400 feet of Lot 2. Rounds wondered how that parcel was

accessed and what the plans were for the future. Hipple said that there is no legal access to that parcel right now, except through Lot 3. Venner said that he would intend to sell that parcel to the buyer of either Lot 3A or 3B, depending upon the buyer's preference. Venner indicated he would be agreeable to including some sort of requirement on that lot in the approval of this plat.

**Grambihler moved to approve the Plat of Lots 3A & 3B, a subdivision of Lot 3, Venner's Peoria Heights Addition in the NW 1/4 of the NE 1/4 of Section 30-112-80 contingent upon the non-conforming lot being sold with one of the adjacent parcels and subsequently included in the plat of that parcel. The motion seconded by Inman. Motion was approved unanimously.**

Sketch Plat of Becks Residential Subdivision #2 a replat of Lot A in Government Lot 2 in Section 4, Township 112, Range 80. The petitioner is Darrel Beck.

Hipple summarized the project. Darrel Beck is proposing to rezone Lot A from Local Business to Residential 2-C and plat it into six parcels so they can be sold as residential lots which could hold a mobile or manufactured home. Beck says that he has not had any success selling this lot as a local business location. However, he has had many calls asking for lots which are suitable to locate a trailer house. The lots immediately to the west of this lot are zoned Local Business but with the setbacks and permitted uses per One-Family Residential #2-C. To the south of these lots is Dakota Landing Estates, which is zoned One Family Residential #2-C. To the east are Lots B through H in Government Lot 2, which are all zoned Local Business. To the southeast is the Dakota Sky RV Park, which is zoned One Family Residential #2-C and operates under a conditional use permit.

Rezoning to One Family Residential #2-C would seem to conform to the adjoining property use. The current dimensions of Lot A are around 170 feet by 373 feet. Beck intends to make the northern lot somewhat larger than the other five to allow for two front setbacks. That would give five lots of around 60 feet by 170 feet and one lot of around 73 feet by 170 feet. Assuming those lots sizes, that would result in lots ranging in size from 10,200 sq. feet to 12,410 sq. feet. The minimum lot size in Residential #2-C is 10,000 square feet, so those lots would comply. The west side of Lot A contains a major drainage ditch which would have to be protected as part of this platting process. If the Commission approves this sketch plat, Beck would plan to schedule a rezoning hearing for the next Planning Commission meeting, where he would also hope to present his preliminary plat and plans information.

Hipple suggested that shared approaches may be appropriate on these lots since we would have an approach every sixty feet off Landing Avenue, just south of Spring Creek Drive. Beck said that he did not think shared approaches would be popular with his prospective buyers. That would lock them in to specific lot layouts and he anticipates they would prefer the freedom to configure these lots as they see fit. Also, the lots in Dakota Landing all have approaches off Landing Avenue similar to what is proposed here.

Chairman Rounds asked about extending Linnell Street through this subdivision to connect with Landing Avenue or adding a cul-de-sac to the end of Linnell. Beck said that he couldn't afford to devote that much space to a road in this development and that the drainageway would prevent locating a cul-de-sac at the end of Linnell Street.

**Grambihler moved to approve the Sketch Plat of Becks Residential Subdivision #2 a replat of Lot A in Government Lot 2 in Section 4, Township 112, Range 80. The motion seconded by Axdahl. Motion was approved unanimously.**

**Old Business: None**

**Summary of Previous & Future Projects:**

A brief summary and discussion of the following project.

- The Plat of Williams Tract 1, a replat of Johnson Tract 1 and part of the NE 1/4 of the NW 1/4 of Section 23-112-79 by Shawn Williams was heard the first time at the County Commission meeting on May 16. At this point the Commission is waiting for Williams to resolve the property ownership issues before proceeding.

**Next Meeting** - The next meeting is scheduled for Monday, June 27, 2016.

**Axdahl moved to Adjourn. Motion seconded by Grambihler. Motion approved unanimously.**

**Meeting Adjourned at 6:05 PM**

*Minutes by Kevin Hipple*