

MINUTES
JOINT CITY AND COUNTY PLANNING COMMISSION MEETING
HUGHES COUNTY COMMISSION ROOM
Monday, July 25, 2016 - 5:30 pm

City Planning Commission members present: Scott Carbonneau, Rick Dockter, Bill Markley, Laurie Schultz, and Dave Templeton.

City Staff members present: John Childs, Beth Croston and Sharon Pruess.

County Planning Commission members present: Lee Axdahl, Anissa Grambihler, Roger Inman, Brent Pries, and Tom Rounds.

County Staff members present: Kevin Hipple.

Guests present: Roger Witte.

Commissioner Rounds called the meeting to order at 5:30 p.m. Commissioner Grambihler moved, seconded by Commissioner Templeton to approve the minutes of the March 28, 2016 meeting. Approval was unanimous.

First on the agenda was a **Plat – Lot 1R, Block 1, Farm Island View Estates in NW ¼ Section 7-110-78. Petitioners – Louie & Desirae VanRoekel.**

Kevin Hipple, Hughes County Manager, provided a summary of the proposal. Louis Van & Desirae Van Roekel own a residence at 20927 Cliffside Road. They have moved out of the Pierre area and have the property listed for sale. They discovered the trees along the west side of the house are not on their residential lot. The trees are actually located on unplatted property to the west that is also owned by the VanRoekels. They are proposing to replat Lot 1 to add a portion of the unplatted property to the west. This would increase their lot from 111,338 sq. ft. or 2.56 acres to 127,031 sq. ft. or 2.92 acres. This would increase their lot by 15,693 sq. ft. to take in the trees.

On 1/26/04 the Joint Planning Commission recommended approval of the final plat and plans. In February 2004 the Joint City/County Commission approved the final plat and plans.

The replat allows the VanRoekels to sell their residence and include the trees that were planted to shelter the west side of the property. Staff recommends approval of the replat.

Commissioner Dockter said that he was not speaking for Mr. VanRoekel but had received a call from him. The VanRoekels have moved to the Black Hills area and were not able to make it back for the meeting. This minor replat will assist them with selling their property. Commissioner Dockter disclosed that his wife is related to the VanRoekel family.

With no additional comments or questions from the commission, Commissioner Schultz moved to recommend approval of the Plat of Lot 1R, Block 1, Farm Island View Estates in NW ¼ Section 7-110-78. Petitioners – Louie & Desirae VanRoekel. Commissioner Grambihler seconded the motion. The motion passed.

Next on the agenda was a **Plat – Witte Tract 1A, in Section 2-110-79. Petitioners – Roger & Samantha Witte.**

Sharon Pruess, City Planner, provided a summary of the proposal: Roger & Samantha Witte replatted their property in April of 2016 to expand their 2-acre lot at 4500 Lookout Drive. They purchased 1.8 acres from Milt Morris to expand their lot from 2 acres to 3.8 acres. They were interested in constructing a 60' X 60' horse barn/storage building on the north end of the additional 1.8 acres. They indicated they are still planning to construct a 60' X 60' horse barn/storage building. They now are also proposing to place the former 38' X 70' Cone Ag office building on the adjacent Tract 6. The Witte's also own Tract 6. They have temporarily parked the former Cone Ag building on Tract 6. The staff required Mr. Witte to replat his lot to include the area where the additional accessory building is to be placed. This will help insure that his proposed accessory building will remain on the same lot as his principal residence. This may help prevent sale of this large building as a commercial business building that would likely create conflicts for the neighbors in this rural residential neighborhood. The Witte's rural residential lot would increase in size from 3.8 acres to 6.74 acres with the plat. Staff has advised Mr. Witte that the moved-in building cannot be used for a business. Tract 6 is currently 13.28 acres and would be decreased to 10.34 acres. There is currently an existing trail that provides access to the remainder of Tract 6. The surveyor verified that there is an existing flat area that provides room to modify the existing access point by moving it further southeast to provide a driveway to tie into the existing trail. Need to insure that the remainder of Tract 6 has reasonable access to Lookout Drive.

Lookout Drive is a private roadway that is maintained by the property owners. Requested that the surveyor label Lookout Drive as a private road as it has never been platted or established as a recorded easement. Also requested that an approximate width for Lookout Drive be added to the plat.

The Witte's have replatted the area as one large lot as requested by staff. The staff supports the plat as provided. Pruess said that she and Kevin Hipple had made a site visit and the trail shown on the aerial map in the meeting packets provides a means of access for the remainder of Tract 6. The trail does have a steep grade. She added that another existing access approach provides a more level, better access option. However, that approach is on property owned by an adjacent property owner – Bob Stalley.

Roger Witte was present at the meeting and indicated he has no immediate plans to make improvements to or to sell the remainder of Tract 6 at this time.

With no additional comments or questions from the commission, Commissioner Grambihler moved to recommend approval of the Plat of Witte Tract 1A, in Section 2-110-79. Petitioners – Roger & Samantha Witte. Commissioner Markley seconded the motion. The motion passed unanimously.

With no further old or new business, Commissioner Grambihler moved to adjourn. Commissioner Inman seconded the motion. The motion carried unanimously and the meeting was adjourned at 5:37 pm.

Minutes by Beth Croston / Sharon Pruess.