

CITY OF FORT PIERRE PLANNING & ZONING
Regular Meeting Minutes
Stanley County Commission Room
Wednesday, February 16, 2022, 6:00 PM

The Fort Pierre Planning and Zoning (P&Z) Commission meeting was called to order at 6:00 PM by Chair Keller. Commission Members present were Keller, Williams, Tople, and Deis with Kvislen and Durick attending via Zoom. Members of the Public Present were Rick Valley and Stan Olson. Bobbi Bohlen, representing HME, was in attendance via Zoom. City Staff present were Hahn and Jacobson.

APPROVAL OF MINUTES (January 19, 2022).

Williams moved to approve the January 19, 2022, minutes as amended with Durick seconding the motion. Motion passed on a Unanimous Voice Vote.

APPROVAL OF AGENDA.

Williams moved to approve the agenda with Tople seconding the motion. Motion passed on a Unanimous Voice Vote.

ELECTION OF OFFICERS.

Keller was nominated as chairman by Williams and seconded by Deis. Williams was nominated as vice-chairman by Durick and seconded by Deis. Both votes pass via a Unanimous Voice Vote.

REZONE OF ARTHUR SCHIMKAT ADDITION TRACT 1B LESS-LOT H-1.

Consideration of a request to Rezone the ARTHUR SCHIMKAT ADDITION TRACT 1B LESS-LOT H-1; CITY OF FORT PIERRE from Agricultural District to Multiple Family Residential District; City of Fort Pierre, Petitioner.

Hahn explained the zoning map currently lists the ARTHUR SCHIMKAT ADDITION TRACT 1B LESS-LOT H-1 property as multi-family. However, without the multi-family description listed in ordinance, the current default zoning is agricultural. The building of the new senior living facility would meet the definition of multi-family living. The current condo proposal is listed as a multi-family structure.

There is a tentative purchase agreement on the property and is dependent upon implementation of the Tax Increment Financing (TIF). The TIF is planned for a potential review by P&Z next month. The TIF would assist with water and sanitary sewer improvements, benefitting the City of Fort Pierre. Construction is expected to begin by late summer should the TIF pass P&Z and City Council.

There was a question of the corner piece of property owned by Glennis Pearson and how that may affect the development of the Schimkat property. Hahn explained this property will not impact the Schimkat property or associated TIF.

Williams moved and Kvislen seconded to approve. Motion passed on a Unanimous Voice Vote.

REVIEW OF VACATION HOME ORDINANCE.

Hahn explained some of the possible changes, including removal of several requirements; placement of homes in General Commercial, Highway Commercial or Planned Development Districts; and removing vacation homes from residential areas.

Mr. Stan Olson, an owner of property in both Pierre and Fort Pierre, explained he understands the cities concerns. He would, however, like to see Fort Pierre move forward with this ordinance. Mr. Olson's comments included: being selective with guests upfront; understanding the neighborhood; having house rules; not placing vacation homes in high end neighborhoods; not having a whole area of vacation homes; no parties; plenty of parking. Mr. Olson also stated it is important to understand people like to feel at home and there are times a hotel just doesn't fit their needs. He also noted, vacation homes can be a great source of revenue for the community, increased traffic for local businesses/tourism and increased taxes. Mr. Olson believes this is currently a missed opportunity for Fort Pierre. He

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Commission: Mike Durick, Terry Kvislen, Jay Tople, Britt Williams, Diane Deis

currently uses their credit card to keep people in line or hold them in compliance with the rules. Mr. Olson wanted it on the record - You have a jewel with Ms. Jacobson. She is kind, fair and treats people well.

Tople moved and Kvislen seconded to approve the request pending approval of state license. Motion passed on a Unanimous Voice Vote.

Adjournment.

Williams moved to adjourn the meeting with Kvislen seconding the motion. Motion passed on a Unanimous Voice Vote. Meeting was adjourned.

Jaci Keller, Chair

Rick Hahn, Respectfully Submitted

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