

CITY OF FORT PIERRE
BOARD OF ADJUSTMENTS AND APPEALS
JULY 13, 2016
WEDNESDAY

Chairman Brown called the Board of Adjustments and Appeals meeting to order at 5:30 p.m. The Board members present were, Leafgreen, Durick, Day, Louder and Sharkey. The City officials present was Hahn. Also in attendance Scott Schweitzer, Jess Wright, Jaci Keller, Ron Schreiner, Britt Williams, Lori Jacobson, and Terry Kvislen.

APPROVAL OF AGENDA

Leafgreen made a motion and Louder seconded to approve the agenda. Motion passed by unanimous vote.

APPROVAL OF MINUTES (June 16, 2016)

Durick made a motion and Day seconded to approve the June 16, 2016 minutes. Motion passed unanimous vote.

APPEAL AND VARIANCES REQUESTED FOR ALL OF BLOCK 44 LESS LOTS 17-18 STANLEY TOWNSITE.

In consideration of an appeal of the building officials decision of denying a building permit for a “Normal Farm and Ranch Building” for non agricultural use and a request for a variance to build a storage building for non-agricultural use prior to a principle permitted use and variance to build without access to a street constructed to City standard or with utilities available, all in block 44 less lots 17-18 in Stanley Townsite in the City of Fort Pierre. Scott Schweitzer petitioner.

The Chair asked Mr. Schweitzer to explain what he was asking. Mr. Schweitzer delivered a response letter to the Board, dated June 28, 2016, that had not been received by the City until this Board meeting. Mr. Schweitzer explained that he would like to build a storage building on his property for personal storage and not for agricultural use. Mr. Schweitzer corrected the appeal and variance description in that he was not planning a pole barn but a stick framed storage building. Mr. Schweitzer also stated that some day in the future he would like to build his residence, but did not have a definite time frame. Mr. Schweitzer explained that in his opinion the Agricultural district allows him to build a storage building prior to a residence. Mr. Schweitzer also stated that it was his opinion that the ordinances do not require a road built to city standards prior to the construction of a storage building on the property located in the agricultural district.

Hahn referred the board to the opinions of the City attorney regarding the principal permitted use of a “normal farm and ranch building” is an agricultural building as defined in the ordinance. Hahn summarized the definition of an “agricultural building” as a building used for the storage of agricultural equipment and products. Hahn further stated that in accordance with the opinion of the city attorney, several ordinances require a road to be built to City standard prior to the

issuance of a building permit.

Mr. Schweitzer stated the road adjacent to his property was approved by the City as the road design was included in a Drainage Project which was approved by the City. Hahn stated he would investigate and asked Mr. Schweitzer to provide a copy, since Schweitzer is employed by the engineering firm that created the construction drawings.

The Chair asked Jess Wright if he had anything to comment on or add to the discussion. Mr. Wright stated he was just listening.

The Boards discussion continued and included comments from several members of the planning & Zoning Commission as they arrived for the scheduled 6:00 PM meeting.

Leafgreen made the motion to table the project until Hahn has an opportunity to review the Drainage Project to determine the extent of the approved road. The motion was seconded by Day. The motion to table the decision was passed by a unanimous vote.

NO FURTHER BUSINESS

ADJOURN – 6:25 PM

Motion was made by Louder to adjourn. Motion seconded by Day. Motion passed by unanimous vote.

Steve Brown Chairman

Rick Hahn, Respectfully Submitted