

CITY OF FORT PIERRE
BOARD OF ADJUSTMENTS AND APPEALS
August 31, 2016
WEDNESDAY

Chairman Brown called the Board of Adjustments and Appeals meeting to order at 5:30 p.m. The Board members present were, Brown, Leafgreen, Durick, and Louder. Day and Sharkey were absent. The City officials present were Hahn and Tibbs. Also in attendance Scott Schweitzer, Jess Wright, Randy Wright, and Jaci Keller.

APPROVAL OF AGENDA

Leafgreen made a motion and Durick seconded to approve the agenda. Motion passed on Voice Vote.

APPROVAL OF MINUTES (June 16, 2016)

Leafgreen made a motion and Louder seconded to approve the July 16, 2016 minutes as amended. Motion passed on Voice Vote.

CONTINUATION OF AN APPEAL FOR NORMAL FARM AND RANCH BUILDING ON THE PARCEL DESCRIBED AS ALL OF BLOCK 44 LESS LOTS 17-18 STANLEY TOWNSITE.

An appeal of Building Officials decision denying a building permit for a “Normal Farm and Ranch (agricultural) Building” for non-agricultural use in the Agricultural Zoning District without a principle permitted use and without access to city maintained street or utilities, all on Block 44 less Lots 17-18 in Stanley Townsite within the City of Fort Pierre, South Dakota. Scott Schweitzer, Petitioner.

Chairman Brown informed the board that they were to determine if the Public Works Director was correct in the determination that the Petitioner’s request doesn’t comply with City ordinances as presented. Hahn recited that the road in the area is not built to City standards, nor is there curb and gutter in the area. The purpose and use of the structure didn’t meet the ordinance requirements for the current zoning as the reasons for the building permit denial. Schweitzer commented that he had received a phone call from an adjoining landowner who didn’t have an issue with the type of structure he would like to build. He also commented that there are streets all over the City that don’t have curb and gutter and he didn’t feel the traffic in his area warranted concern with street width. Keller, Chairman of Planning & Zoning, was present and informed that the Comprehensive Plan has just been completed and this areas future use is intended for Single Family residences.

Durick motioned and Louder seconded to deny the building permit for Normal Farm and Ranch Building on the parcel described as all of Block 44 less Lots 17-18 Stanley Townsite. Motion passed on Voice Vote.

AN APPEAL FOR A NORMAL FARM AND RANCH BUILDING ON THE PARCEL DESCRIBED AS ALL OF BLOCK 31 LESS LOTS 23 AND 24 STANLEY TOWNSITE.

An appeal of Building Officials decision denying a building permit for a “Normal Farm and Ranch (agricultural) Building” in the Agricultural Zoning District without a principle permitted use and without access to a City maintained streets or utilities, all on Block 31 less Lots 23 and 24 in Stanley Townsite within the City of Fort Pierre, South Dakota. Jess Wright, Petitioner.

Chairman Brown informed the board that they were to determine if the Public Works Director was correct in the determination that the Petitioner’s request doesn’t comply with City ordinances as presented. Hahn based his denial for the original building permit that it was in a similar location as previous request, there was no improved road, and didn’t meet the Agricultural Zoning District permitted use. Hahn was not aware that Wright owned ten acres elsewhere until he came in and applied for a building permit at that location, which was issued as it met the requirements set forth in the ordinances. Jess Wright, Petitioner, informed the Board he has wild mushrooms, wild grapes, and wild asparagus growing on his farm and he needs this building to store his farming equipment. All he wants to do is be a farmer. Randy Wright felt that the City was trying to spot zone.

Brown motioned and Louder seconded to allow for a building permit for a Normal Farm and Ranch building on the parcel described as all of Block 31 less Lots 23 and 24 Stanley Townsite because it met the acre requirement for Agricultural Zoning District. Motion passed on Voice Vote.

A VARIANCE FOR THE CONSTRUCTION OF A WRESTLING TRAINING BUILDING ON SCHOOL PROPERTY WITHIN LOTS 36-43 BLOCK 16, CITY OF FORT PIERRE.

A request for a variance for reduced setbacks from 25 feet to 2 feet from the front property line for the construction of a wrestling practice building to be constructed on lots 36-43 block 16, City of Fort Pierre. Stanley County Public Schools, Petitioner.

Hahn informed the Board that the School submitted plans for a Reeves Pole Building to be built between the school and the parking lot on E 2nd Ave. It was discovered that the zoning on this property was Highway Commercial and the School doesn't meet the required setbacks. They are requesting to rezone the area to General Commercial that doesn't require setbacks and to have the same zoning as other parcels in that area, but due to time required for the rezoning, the School is asking for a variance to begin construction of a Wrestling Training Building in order to complete the project in time for the wrestling season. Durick asked about safety issues with no setbacks, but the design of the building has the exits placed on the end going to the parking lot and the sidewalk between school and new building. Brown motioned and Leafgreen seconded to grant the variance for the construction of a wrestling training building on school property within Lots 36-43 Block 16, City of Fort Pierre.

NO FURTHER BUSINESS

ADJOURN – 6:40 PM

Leafgreen motioned and Durick seconded to adjourn the meeting with no further business. Motion passed on Voice Vote.

Steve Brown Chairman

Rick Hahn, Respectfully Submitted