

**CITY OF FORT PIERRE PLANNING & ZONING**  
**Regular Meeting Minutes**  
**Stanley County Commission Room**  
**Wednesday, December 18, 2024, 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 Ingram, Jacobson, and Sanchez (Late). Ms. Deis participated via Zoom. Members absent: Tople. City Staff present: Powell. Public present: Lane Warzecha via Zoom.

**Approval of Agenda**

Jacobson moved to approve the agenda and Ingram seconded the motion. Motion passed on a Unanimous Voice Vote.

**Conflict of Interest Declarations:** None

**Approval of Minutes**

October 16, 2024, Minutes: Two corrections were noted. Jacobson moved to approve the minutes with corrections, Ingram second the motion. Motion passed on a Unanimous Voice Vote.

**Public Notices:** Powell stated the public notices included in the packet were published in the Capitol Journal and sent to the adjacent landowners listed. Mr. Powell indicated that three neighbors called or stopped by the city office with questions based on the letters sent.

**Old Business:** No old business was on the agenda. However, Keller wanted to note that an item tabled in October, "**Plat of Lot 1R, a replat of LOTS 1-2 & 3-6, BLOCK 26, CITY OF FORT PIERRE**", has since been withdrawn by the petitioner thus no action is required by the Commission.

**New Business:**

**Plat of Lots 100R-105R, Marion's Garden Subdivision, City of Fort Pierre, Stanley County, South Dakota.**

Chair Keller read into the minutes the following "For consideration of a Plat of Lots 100R-105R, Marion's Garden Subdivision, a replat of Lot 99 Less the East 4' & Lots 100, 101, 102, 103-R1, & 103-R2, Marion's Garden Subdivision, City of Fort Pierre, Stanley County, South Dakota, for the purpose of development. SLH Holdings LLC., Petitioner."

Mr. Powell indicated that three local neighbors, having seen the posted sign on the subject property, called or stopped by the city office inquiring about the lots and the purpose of the public hearing. Mr. Powell explained that the public hearing pertained to re-plating the lots into six equally sized lots for potential development into townhouses. None of the neighbors expressed any concerns about the replat and potential development. Mr. Warzecha from SLH Holdings, the petitioning company, was available via zoom and explained the reason for the replat, the history of the development, and the pending sale of the land for townhouse development.

Members of the council were concerned about the potential loss of land on adjacent properties. Mr. Warzecha explained that no adjacent landowners would lose any property from this replat. Overall,

this replat takes the existing lots (Lot 99 Less the East 4' & Lots 100, 101, 102, 103-R1, & 103-R2) and divides them into six evenly sized and distributed lots suitable for townhouse or twin home construction.

Deis moved to recommend approval of the Plat of Lots 100R through 105R, Ingram second the motion. Motion passed on a Unanimous Voice Vote.

**Public Comment**

No public comment received.

**Committee Comments:**

None beyond the individual requests.

**Adjournment**

Chair Keller adjourned the meeting at 6:40 PM.

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Jaci Keller, Chair

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Jess Powell, Respectfully Submitted