

**PLANNING & ZONING COMMISSION  
CITY OF FORT PIERRE  
COMMISSIONER'S ROOM  
STANLEY COUNTY COURTHOUSE  
Wednesday, November 23, 2016  
5:30 P.M.**

The Fort Pierre Planning and Zoning Commission meeting was called to order at 5:30 pm by Chair Keller. Commission members present were Keller, Jacobson, Williams, and Tople. Schreiner and Kvislen were absent. City Staff present were Rick Hahn and Kelly Tibbs. Others present were: Leroy & Charlene Foster, Marcy Fifield, Larry Christenson, Al Weller, Cody & Lila Briggs, Brenda & Mary O'Connor, and Mike Weisgram.

**APPROVAL OF AGENDA.** Williams moved and Tople seconded to approve the agenda. Motion passed on Voice Vote.

**APPROVAL OF MINUTES (10/26/16).** Tople moved and Jacobson seconded to approve the 10/26/16 minutes with recommended changes. Motion passed on Voice Vote.

**REQUEST TO PLAT RV-1 AND RV-2 LOCATED IN SECTIONS 28 & 29 TOWNSHIP 5N RANGE 31E, CHANGE ZONING OF LOTS RV-1 AND RV-2 FROM AGRICULTURAL ZONING DISTRICT TO PLANNED DEVELOPMENT DISTRICT AND CONDITIONAL USE FOR A TRAVEL PARK IN RV-1 AND RV-2.**

For consideration of a request to plat lots RV-1 and RV-2 located in the Northwest Quarter of the Southwest Quarter and Lot 2 of Government Lot 5 of the Southwest Quarter of the Section 28, Lot 1 in the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 29, Township 5 North and Range 31 East of the Black Hills Meridian City of Fort Pierre. For Consideration of a Zoning Change for the same Lots RV-1 and RV-2 and Consideration of a Conditional Use Permit to operate a Travel Park in the same Lots RV-1 and RV-2. Cody and Lila Briggs, Petitioner.

Hahn informed Commission in order to have a travel park located in Sections 28 & 29 Township 5N Range 31W the zoning would need to be changed from Agricultural Zoning District to Planned Development District. The plat would need to be approved and a Conditional Use Permit for a Travel park in RV-1 and RV-2. He also stated that boundary stakes are not present until the plat is approved. There is currently a grading permit on file and the grading activity that is taking place is within the scope of the permit. A detention pond plan has been reviewed by the City and suggestions were made to Briggs' on what needs to be changed and waiting for the final draft.

Proponents: Briggs felt that there was a need for more RV spots as the campground at Fischer Lilly Park is usually full and Briggs current RV site is also full. With the upcoming Bicentennial there has been more inquiries on camping facilities in the area and Briggs felt this was one way to serve that need. They had not continued on with more in depth plans because felt that decisions had to be made on zoning changes and platting before spending more money to finalize plans.

Opponents: Foster was concerned with traffic and safety issues. She also felt that residential area should remain as such. Foster questioned if the grading permit was being followed. Christenson was also concerned with traffic, trash, dust control, devaluation of property values in the area and didn't feel it was a viable economical venture in the area due to the seasonal nature. Weller was concerned with water/sewer issues.

Jacobson from P&Z Commission thought that the plans submitted thus far was a good start just needed more details to be included.

Williams moved and Tople seconded to accept the request to plat RV-1 located in Sections 28 & 29 Township 5N Range 31W change Zoning of Lots RV-1 and RV-2 from Agricultural Zoning District to Planned Development District and Conditional Use for a Travel Park in RV-1 and RV-2. Williams withdrew his motion.

Williams moved and Tople seconded to accept the request to plat RV-1 located in Sections 28 & 29 Township 5N Range 31W change Zoning of Lots RV-1 and RV-2 from Agricultural Zoning District to Planned Development District. Motion passed on Voice Vote.

**REVIEW AND CONSIDER A PREVIOUS REQUEST TO PLAT LOT H-1 A REPLAT OF A PORTION OF LOT 2 FOSTER'S THIRD ADDITION, CITY OF FORT PIERRE**

The Plat of Lot H-1 a replat of a portion of Lot 2 Foster's Third Addition, being a subdivision in Southwest Quarter, Section 28 Township 5 North Range 31 East Black Hills Meridian, City of Fort Pierre, was originally considered and approved in 2006, however, was not fully executed and recorded. City of Fort Pierre Petitioner.

Jacobson moved and Williams seconded to approve the Plat of Lot H-1 a replat of a portion of Lot 2 Foster's Third Addition, being a subdivision in Southwest Quarter, Section 28 Township 5 North Range 31 East Black Hills Meridian, City of Fort Pierre Motion passed on Voice Vote.

**REVIEW AND CONSIDER A PREVIOUS REQUEST TO PLAT LOTS 1-3 RIVER BREAKS 2<sup>ND</sup> ADDITION A REPLAT OF PORTIONS OF LOT 2 OF GOVERNMENT LOT 5 AND OUTLOT RH-1 LESS SOUTH EASTERLY 40 FEET IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 28 TOWNSHIP 5 NORTH RANGE 31 EAST, CITY OF FORT PIERRE**

The Plat of Lots 1-3 River Breaks 2<sup>nd</sup> Addition A Replat of a portion of Lot 2 of Government Lot 5 South of US Highway 14 and Outlot RH-1 less south 40 feet in the Northwest Quarter of the Southwest Quarter Section 28, Township 5 North, Range 31 East, Black Hills Meridian, City of Fort Pierre, was originally considered and approved in 2006, however, the plat was not fully executed and recorded. Cody and Lila Briggs, Petitioner.

Williams moved and Jacobson seconded to approve the Plat of Lots 1-3 River Breaks 2<sup>nd</sup> Addition A Replat of a portion of Lot 2 of Government Lot 5 South of US Highway 14 and Outlot RH-1 less south 40 feet in the Northwest Quarter of the Southwest Quarter Section 28, Township 5 North, Range 31 East, Black Hills Meridian, City of Fort Pierre. Motion passed on Voice Vote.

**A REQUEST TO CONSIDER A PLAT LOT OF 1A & 1B A SUBDIVISION OF LOT 1 FOSTER'S THIRD ADDITION, CITY OF FORT PIERRE**

The Plat of Lots 1A & 1B a subdivision of Lot 1 Foster's Third Addition, City of Fort Pierre. Donald and Mary O'Connor, Petitioner.

Williams moved Tople seconded to approve the plat of Lots 1A & 1B a subdivision of Lot 1 Foster's Third Addition, City of Fort Pierre. Motion passed on Voice Vote.

**NO FURTHER BUSINESS BEFORE THE COMMISSION.**

**ADJOURN.** Williams moved and Jacobson seconded to adjourn at 6:50 pm. Motion passed on Voice Vote.

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Jaci Keller, Chair

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Rick Hahn, Respectfully Submitted