

CITY OF FORT PIERRE PLANNING & ZONING
Regular Meeting Agenda
Stanley County Commission Room
Wednesday, May 21, 2025, at 6:00 PM
ZOOM OPTION

Meeting ID: 814 124 6625.

To JOIN BY COMPUTER, go to <https://zoom.us/join> then enter Meeting ID.

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1. Call to Order

Roll Call – Keller, Deis, Jacobson, Sanchez, Tople, Ingram

2. Approval of Agenda

3. Conflict of Interest Declaration

4. Approval of Minutes

Minutes: 3/19/25 Planning and Zoning Meeting

5. Public Notices

a. **Adjacent Property Owners:** sent May 8, 2025

b. **Capital Journal:** Published May 8, 2025

6. Old Business - None

7. New Business

- a. **Public Hearing: Conditional Use Permit for the operation of a medical cannabis dispensary** - Consideration of a request for a Conditional Use Permit for the operation of a medical cannabis dispensary operated by Bad River Cannabis in the Industrial Zoning District at 1105 Salebarn Road, Fort Pierre. Joshua Egeberg, Petitioner.
- b. **Public Hearing: Petition to Vacate, Frontage Rd. Fort Pierre, Stanley County:** For consideration of the request to vacate the right of way for Frontage Road located between Lewis Street and Clark Streets (between Lots M1, M2, M2, & M4 Morris Addition and Spencer's Outlots 4-5, 4A-5A N Side of HWY). This vacation does not affect any existing utility easements. Don Gordon and John Morris, Petitioners.
- c. **Public Hearing: Plat of Lots 44A and 44B a replat of Lot 44, Marion's Acres Addition** – For consideration of a Plat of Lots 44A and 44B a replat of Lot 44, Marion's Acres Addition, City of Fort Pierre for the purpose of splitting a single large lot into two residential lots (Previously Approved in 2023, since rescinded and sold), Reid Widvey, Petitioner
- d. **Public Hearing: Rezone of Lots 44A and 44B, Marion's Acres Addition, City of Fort Pierre** – For consideration of a rezone from Residential A to Residential Townhouse of Lots 44A and 44B a replat of Lot 44, Marion's Acres Addition, City of Fort Pierre for the purpose of development into single family or townhomes, Reid Widvey, Petitioner

Chair: Jaci Keller

Commission: Diane Deis, Jay Tople, Tiffany Sanchez, Mike Jacobson, Steve Ingram

Persons wishing to attend this meeting and in need of special accommodations, please notify the City Office at (605) 223 7690 at least 24 hours prior to the meeting, so appropriate arrangements may be made available.

- e. **New Ordinance: For consideration of an ordinance addition, Ordinance 159.019 General Requirements for all Storage and Shipping Containers.** The new ordinance sets general requirements for shipping containers. City of Fort Pierre, Petitioner.
- f. **New Ordinance: For consideration of an ordinance addition, Ordinance 159.164 Storage and Shipping Containers in Residential Zoning Districts.** The new ordinance defines conditions whereby storage and shipping containers may be used in Residential areas. City of Fort Pierre, Petitioner.

8. Public Comments

- 9. **Executive Session:** per SDCL 1-25-2; **(3) Legal/Contractual Matters;** (6) Protection of Public or Private Persons or Property

10. Adjournment