

**CITY OF FORT PIERRE PLANNING & ZONING**  
**Regular Meeting Minutes**  
**Stanley County Commission Room**  
**Wednesday February 19, 2025, 6:00 PM**

Due to the expected turnout for public comments, the meeting was moved to the Stanley County Courtroom, located on the First Floor of the Stanley County Courthouse. The Fort Pierre Planning and Zoning (P&Z) Commission meeting was called to order at 6:00 PM by Chair Keller. The Commission Members present were Sanchez, Jacobson, Ingram, Tople, and Deis. City Staff present: Powell. Public present: See Sign-in Roster attached.

**Approval of Agenda:** Sanchez moved to approve the agenda and Jacobson seconded the motion. Motion passed on a Unanimous Voice Vote.

**Conflict of Interest Declarations:** None

**Approval of Minutes:** December 18, 2024, Minutes: Two corrections were noted. Deis 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 Capital Journal and sent to the adjacent landowners listed.

**Old Business:** No old business was on the agenda.

**New Business:**

**CONDITIONAL USE PERMIT.** Chair Keller read into the minutes the following “For consideration of a Conditional Use Permit for the erection and operation of a mobile asphalt plant located on Lots 1-26 Block 38, Lots 1-26 Block 39, and W½ Lots 2-11 & All Lots 12-26 Block 40, Townsite of Stanley, that is in a Highway Commercial and General Commercial Zoning Districts. Morris Inc (John Morris), Petitioner.”

Mr. Powell stated that the property was located along SD HWY 1806, across the highway from Walleye Dr. The property in question consists of two separately zoned parcels, one parcel zoned General Commercial, and the other Highway Commercial. Mr. Powell read the list of conditional uses stated in City of Fort Pierre Ordinances for General Commercial, paragraph 159.340, and Highway Commercial, paragraph 159.360, this included “G) Contractor shops and storage yards” and / or “K) Light manufacturing or processing.”

Chair Keller invited Mr. John Morris, the petitioner, to speak to his request. Mr. Morris came to the front of the room and read from a prepared list of remarks based on concerns addressed to him prior to the meeting and a letter sent to nearby residents.

**Public Hearing**

Ms. Keller opened the hearing at 6:15

No members of the public spoke in favor of the Conditional Use Permit.

There were several members of the public who spoke against the Conditional Use Permit. Reasons against the Conditional Use Permit ranged from potential pollution and smell produced by the asphalt plant during operation and any mitigation or lack thereof, dust and noise pollution caused by the plant and subsequent construction activities, volume of truck and construction traffic, overall construction activities of SD HWY 1806 and impact to traffic flow, environmental impacts of the plant and construction project, and alternate sites for the batch plant. Additional questions arose regarding an asphalt plant not seeming to fit the zoning requirements of General Commercial and/or Highway Commercial, and compliance with the Comprehensive Plan.

Public hearing was closed at 7:30

**Committee Comments:**

Chair Keller asked for a motion. Sanchez moved to table the request until the next scheduled meeting on March 19, 2025 so the Committee can conduct further research. Jacobson second the motion. Motion passed on a Unanimous Voice Vote.

The committee discussed forming a three-person study group to review the ordinances. Additional information will be gathered regarding concerns raised about asphalt batch plants.

**Adjournment**

Chair Keller adjourned the meeting at approximately 7:50 PM.

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Jaci Keller, Chair

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Jess Powell, Respectfully Submitted