

**CITY OF FORT PIERRE PLANNING & ZONING**  
**Regular Meeting Minutes**  
**Stanley County Commission Room**  
**Wednesday, March 19, 2025, 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 were Deis, Ingram, and Sanchez. Mr. Tople participated via Zoom. Members absent: Jacobson. City Staff present: Powell. Public present: None.

**Approval of Agenda**

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

**Conflict of Interest Declarations:** None

**Approval of Minutes**

February 19, 2025, Minutes: Keller requested that a copy of the sign-in roster be added to the minutes when filed. Sanchez moved to approve the minutes with the addition of the sign-in roster, 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 received two calls regarding Morris's Request for a Conditional Use Permit, both occurred prior to Mr. Morris's request for withdrawal. Mr. Powell indicated no calls were received regarding the replat.

**Old Business:** Old business consists 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. The request was tabled from February 19, 2025. Mr. Morris withdrew his request on March 12, 2025. Ingram moved to recommend approval of the withdrawal request, Sanchez second the motion. Motion passed on a Unanimous Voice Vote.

**New Business:**

**Public Hearing: Plat of Lots 35A, 35B, 36A, 36B, 37A, 37B, 38A, & 38B, Marions Acres Addition, City of Fort Pierre:** Chair Keller read into the minutes the following "For consideration of a Plat of Lots 35A, 35B, 36A, 36B, 37A, 37B, 38A, & 38B, Marions Acres Addition, being a replat of Lots 35-38, Marions Acres Addition, City of Ft. Pierre, Stanley County, South Dakota. For development into residential townhomes. Will Clark, Petitioner."

Mr. Powell provided commission members with final copies of the plat to be considered.

Mr. Powell indicated this was the finalization of a sketch plat approved in August 2023. During that time, the commission decided that a final plat could be completed once the footings were in place to the first set of townhomes as the shared wall would be the property line.

Keller opened the public hearing at 6:05pm. No one was present in opposition to the request. No one was present in support of the request. Keller closed the public hearing at 6:07pm.

Members of the council were concerned about future property lines as requested plat presented before commission includes three additional twin homes. Mr. Powell stated that he would require confirmation from a surveyor during future builds to ensure property lines are maintained in accordance with the plat. This would occur during foundation construction, prior to any concrete being poured.

Additional conversation was pertaining to local storm water drainage and the effect of neighboring properties and city streets.

Sanchez moved to recommend the approval of the Plat of Lots 35A, 35B, 36A, 36B, 37A, 37B, 38A, & 38B, Marions Acres Addition, Ingram second the motion. Motion passed on a Unanimous Voice Vote.

**Public Comment**

No public comment received.

**Committee Comments:**

None.

**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