

CITY OF FORT PIERRE PLANNING & ZONING
Regular Meeting Minutes
Stanley County Commission Room
Wednesday, May 21, 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. The Commission Members present were Deis, Ingram, Jacobson, and Sanchez. Members absent: Tople. City Staff present: Powell, Tibbs. Public present: Rob Krogstad and Jim Ackerman.

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

March 19, 2025, Minutes: Keller and Deis asked questions, but no edits were deemed necessary. Sanchez moved to approve the minutes as presented, Deis 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. Mr. Powell explained that adjacent landowners received letters specifically for the items on the agenda pertinent to their respective addresses.

Old Business: None

New Business:

Public Hearing: Conditional Use Permit for the operation of a medical cannabis

dispensary: Chair Keller read into the minutes the following “For 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.”

Chair Keller opened the public hearing at 6:07. Mr. Krogstad was present in support of Bad River Cannabis. Mr. Ackerman was present but was not a proponent nor an opponent for the conditional use permit. No other citizens were proponents or opponents for the conditional use permit. Chair Keller closed the public hearing at 6:13. Chair Keller asked if any building permits have been issued, to which Mr. Powell replied there have been none and the building is still relatively new. Mr. Powell explained that the current conditional use permit has expired, but the establishment has been properly licensed by the state, and this conditional use permit was the last step needed for city renewal. A discussion was held regarding the timeline of the license process and the expiration date of the conditional use permit. A change was made to the conditional use

permit such that the permit would expire April 1, 2028, to allow for the conditional use permit to be renewed or updated prior to the license process in 2028. A motion was made by Ms. Sanchez to approve the Conditional Use permit with the amended expiration date, and Mr. Jacobson seconded. The motion passed via unanimous voice vote.

Public Hearing: Petition to Vacate, Frontage Rd. Fort Pierre, Stanley County: Chair Keller read into the minutes the following “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, M3, & M4 Morris Addition and Spencer’s Outlots 4-5, 4A-5A N Side of HWY). This vacate does not affect any existing utility easements. Don Gordon and John Morris, Petitioners.”

Chair Keller opened the public hearing for the vacate at 6:17. Chair Keller closed the public hearing at 6:23. Mr. Powell gave a brief background of the vacate request and the ties to a previous replat request in 2021. Mr. Powell explained that the same owner owns lots on both sides of the affected right-of-way, thus distribution of the land will not be an issue. After a brief discussion, Ms. Sanchez moved to recommend approval and Mr. Jacobson seconded. The motion passed via unanimous voice vote.

Public Hearing: Plat of Lots 44A and 44B a replat of Lot 44, Marion’s Acres Addition

Chair Keller read into the minutes the following “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”

Chair Keller opened the public hearing at 6:29. No citizens present were proponent or opponent for the replat. Chair Keller closed the public hearing at 6:32. Mr. Powell explained that this replat request was previously approved but never filed with the Register of Deeds and recently the City of Fort Pierre Resolution to approve the replat was rescinded by the request of the previous owner. The new owner, BRW Enterprises, now wants to replat the lots in the exact same manner. After a brief discussion, Ms. Sanchez moved to recommend approval of the replat and Ms. Deis seconded the motion. The motion passed unanimously via voice vote.

Public Hearing: Rezone of Lots 44A and 44B, Marion’s Acres Addition, City of Fort Pierre

Chair Keller read into the minutes the following “For consideration of a rezone from Residential A to Residential Multifamily 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 Keller opened the public hearing at 6:34. No citizens present were proponents or opponents for the rezone. Chair Keller closed the public hearing at 6:35. Mr. Powell explained

the zoning change is to allow for the construction of townhouses as well as single-family residences while also maintaining the zoning already established within the neighborhood. The topic of population density, and an influx of townhouses potentially having adverse effects on the neighborhood were discussed. Mr. Ingram noted that his family recently purchased land in the neighborhood and Mr. Ingram expressed concerns with having too many townhouses in the neighborhood. After further discussion, Ms. Sanchez moved to recommend approving the rezoning from Residential B to Residential Multifamily and Ms. Deis seconded the motion. The motion passed unanimously via voice vote. Mr. Ingram abstained from voting.

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.

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.

Both proposed ordinances were discussed simultaneously, and it was decided to draft a unified chapter on shipping containers, based on zoning, whether the shipping container was temporary or permanent, and potentially include language to allow for use as a structural component. Commissioners were asked to brainstorm ideas for regulations by zoning district, which will be consolidated into a comprehensive chapter by city staff for future consideration.

Public Comment

No public comment received.

Committee Comments:

None.

Adjournment

Chair Keller adjourned the meeting at 8:10 PM.

Jaci Keller, Chair

Jess Powell, Respectfully
Submitted