

CITY OF FORT PIERRE PLANNING & ZONING
Regular Meeting Minutes
Stanley County Commission Room
Wednesday, July 16, 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, Jacobson, Sanchez, and Tople. Members absent: Ingram. City Staff present: Powell. Public present: None.

Approval of Agenda

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

Conflict of Interest Declarations: None

Approval of Minutes

June 18, 2025, Minutes: Keller found a minor correction. Ms. Deis moved to approve the minutes with correction, Ms. Sanchez second the motion. Motion passed on a Unanimous Voice Vote.

Public Notices: Mr. Powell explained that individualized notices were sent to neighboring properties based on the request in their neighborhood. This was done to help minimize confusion. The standard notice was published in the local paper. Copies of all notices were provided in meeting packets.

New Business:

Public Hearing: Plat of Lot 3R, Block 2, Vintage Square Estates, City of Fort Pierre: Chair Keller read into the minutes the following “For consideration of a Plat of Lot 3R, Block 2 Vintage Square Estates a replat of Lots 3 & 4, Block 2 Vintage Square Estates, City of Ft. Pierre, Stanley County, South Dakota. For merging two adjacent lots owned by the same family and allow for construction of an addition. Justin and Carrie Larson, Petitioner.”

Chair Keller opened the public hearing at 6:03pm. No citizens present were proponent or opponent for the replat. Chair Keller closed the public hearing at 6:06. Mr. Powell explained that this replat was for adjacent property owned by the same individuals. The request is due to a planned house addition / renovation that would cross existing property lines. After a brief discussion, Ms. Sanchez moved to recommend approval of the replat, and Mr. Ingram seconded the motion. The motion passed unanimously via voice vote.

Public Hearing: Plat of Lot T, Block 6, Chateau Subdivision, City of Fort Pierre: Chair Keller read into the minutes the following “For consideration of a Plat of Lot T, Block 6, Chateau Subdivision being a replat of Lot 1, Except the South 15’ Thereof & Lot A of Lot 3AR, Block 6, Chateau Subdivision, City of Ft. Pierre, Stanley County, South Dakota. For merging two adjacent lots owned by the same property owner. Peter Townsend, Petitioner.”

Chair Keller opened the public hearing at 6:07pm. No citizens present were proponent or opponent for the replat. Chair Keller closed the public hearing at 6:12. Mr. Powell explained that this replat was for adjacent property owned by the same individuals. Mr. Townsend, the petitioner, explained that he is considering an addition but at this moment the request is to

consolidate the property for convenience. After a brief discussion, Ms. Sanchez moved to recommend approval of the replat, and Mr. Tople seconded the motion. The motion passed unanimously via voice vote.

Old Business:

New Ordinance: For discussion and drafting of an additional ordinance, Ordinance Chapter 161 Shipping Containers. The new ordinance chapter establishes rules and regulations regarding shipping containers for temporary storage, permanent storage, or as a structural member in construction. City of Fort Pierre, Petitioner.

The committee discussed specific edits, additions, and removal of requirements to the draft document. Mr. Powell will make edits as suggested and present a revised version to the commission at their next meeting. Committee members agreed to continue between meetings looking at similar edits involving other zoned districts within the city.

New or Edited Ordinance: For discussion the editing of existing ordinances or drafting of new ordinances to allow chickens / poultry to be raised in districts other than Agricultural. City of Fort Pierre, Petitioner.

Commission members had a brief discussion concerning quantities, notification of neighbors, living conditions, and the possible separate considerations for other types of fowl, such as ducks, geese, and turkeys. Mr. Powell will make edits as suggested and present a revised version to the commission at their next meeting.

Public Comment

No public comment received.

Committee Comments:

None.

Adjournment

Chair Keller adjourned the meeting at 7:45 PM.

Jaci Keller, Chair

Jess Powell, Respectfully
Submitted