

City of Hot Springs Planning & Zoning Meeting

6:00pm

January 18, 2022

City Hall, 303 N River St.

Hot Springs, SD 57747



Minutes 01-18-23

Members Present Don Olstad, Debra Johnston, Christine Heidebrink, Allison Ritterbush, Dwight Wynia, Wayne Hageman, James Forbord

Staff Present Scott Sogge

Guest(s) Present: None

Call Meeting to Order 7:00 PM

Agenda

Approval of November 16, 2022 Meeting Minutes.

Motion by James Forbord 2nd By Wayne Hageman

New Business

1. Crosswinds Subdivision Hot Springs Municipal Airport Lot-line revisions
Motion to approve the Revision by Wayne Hageman and 2nd by Christine Heidebrink
Motion Carried
2. Mobile Homes outside of RB Zoning Requirements
 - Mobile Home Definition was discussed to include the structure needs its structural frame.
 - Modular Home Definition was defined as a structure built off site and brought to the building site on a reusable trailer that is removed from the building site.

A mobile home is able to be placed in a residential district as per Ordinance 151.05 as long as all of the residential code requirements are met.

To include: Foundation Requirements, Setback Requirements, Site-work

Utilities: Water / Sewer / Electrical

3. Reviewing The City Set Fee's
Comments: Comments were made about water tap and sewer tap fees. General comments were made. Christine asked about implementing a Demolition by Neglect fine to stimulate the owner's of empty commercial buildings that have been standing vacant for years. Christine also asked if there was a way to use the City's Historical Commission to be able to actually arrive at a method of creating some true action. Three buildings were spoken of in the comments.
 - 243 North River Street was discussed (Johnson's)

- The Bodega Building at 609 North River Street. (Redinger)
- 143 North Chicago Street owned by Shana (Cuny)

There were several comments of the poor condition of the buildings from the Commission. Further conversation opened up the City's Vacant Structure Registration and charges. Comment by Christine asked if that method could be tailored into a Failure to Maintain Fine to develop a tool to work with the people to maintain the building properly or lose the building to compounding assessment charges. The city has the ordinance to charge a nuisance expense of \$500.00 per day. Scott is to contact Mr. Lance Redinger and explain the status of the Bodega building and start the process of the Demolition by Neglect action and nuisance fines.

4. Goddard Addition Street Names

Themes Discussion ensued on the different options that there are to start a new theme as we currently have Presidents, Birds, Mineral formations, Presidents, War Hero's etc.

Old Business

1. Canton Street RFP No Changes

Review the unfinished Grading Landscaping and lot drainage. The neighbor to the North, Mrs. Bishop, hired an independent contractor and has corrected the faulty drainage caused by the Hult Homes developing. The landscaping work in the ROW that was defined in the Hult Homes RFP and in their contract, needs to be completed.

Olstad commented on how long this has been out there with no action.

2. The Dakota Kind Wild Horses Dispensary on Jensen Highway opened last Friday 1-07-23

3. "No Worries LLC". Dispensary 112 South Chicago Street Status:

No news, no Building Permit application and there has not been any recent contact with the City

Adjournment:

Moved by __James Forbord__ Seconded by __Allison Ritterbush__ at 7:35_ PM

Scott Sogge
Development Coordinator
Building & Code Official

Next Meeting:
Wed February 15th, 2023

Location: City Hall
2-15-23 at 6:00PM

The Next P&Z Meeting will be February 15th at 6:00 PM at City Hall