

**City of Hot Springs Planning & Zoning Meeting**

7:00pm

March 15, 2023

City Hall, 303 N River St.

Hot Springs, SD 57747



**Minutes 3-15-23**

**Members Present:** Don Olstad, James Forbord, Dwight Wynia, Christine Heidebrink, Allison Ritterbush

**Staff Present:** Scott Sogge

**Guest(s) Present:** Steve Wynia, Kara Hagen and Mike Sommers of the Hot Springs Historical Commission  
Todd and Melanie Wilson, Robert Paul

**Call Meeting to Order** 7:00PM

**Agenda:** Approval of January 18<sup>th</sup> 2023 Meeting Minutes.

Motion by Christine Heidebrink 2<sup>nd</sup> by Allison Ritterbush

**New Business**

1. 1646 Albany Ave. Amanda Lewis Daycare Use on Review:  
The Commission sees no issue with a Daycare at the Lewis home
2. Parcel T007s Simunek GRCA Zoning and Golf Course Covenants Restrictions  
This property needs to be identified. The title Company should have the description.
3. Simunek Cart Path Transfer ownership to COHS  
Scott will send this to Jason Happe and get more information
4. Subway Sandwich Shop South Chicago Street Layout and Building use.  
The Commission found no issue with the layout.
5. Planning Review of Deeded Land Sold in the City of Hot Springs.  
There was a detailed conversation about the issues such as water service locations, and orphan buildings that could arise by transferring property without a plat.  
Requirement: Plat Drawn or Redrawn with Lot-line Revision request?

Robert Paul attended the meeting and asked about the process of rezoning his property.

Discussion followed of the procedure and the required notifications to the neighbors.

Mr. Paul will be asking to be placed on the agenda for next months (April 19<sup>th</sup>) meeting.

## Old Business

1. Canton Street / Hult Homes: No Action
  
2. “No Worries LLC Dispensary” 112 South Chicago Street  
Update: Owner’s Call to the City: The Owner called Scott Sogge and stated that they were not going to be opening a dispensary at this time.
  
3. City of Hot Springs: Daily Fine Building Owners for Demolition by Neglect or Deterioration By Neglect  
There are Currently 3 Properties:
  - 243 North River Street ( The Johnson Bros.)
  - Bodega Building ( Lance Redinger)
  - 143 North River Street ( Shana Cuny)

There was a lengthy discussion about these three buildings in peril. The comment was made that the city needs to enforce its ordinance on Demolition by neglect and deterioration by neglect. It’s been ignored for a long, long time. There were comments stating that this needs to be presented to the Admin and Finance Meeting

**Adjournment:** Moved by \_\_\_\_\_ Seconded by \_\_\_\_\_ at \_\_\_\_\_ PM

Scott Sogge  
Development Coordinator  
Building & Code Official

Next Meeting:  
Wed April 19<sup>th</sup> 2023  
**7:00PM**  
Location: City Hall