

City of Hot Springs Planning & Zoning Meeting

7:00pm

May 17th, 2023

City Hall, 303 N River St.

Hot Springs, SD 57747



Minutes 5-17-23

Members Present: Don Olstad, Dwight Wynia, James Forbord, Debra Johnston, Alison Ritterbush, Christine Heidebrink, Joni Hill, Wayne Hageman

Staff Present: Scott Sogge, Natalie Sellner

Guest(s) Present: Joel Milbrandt

Call Meeting to Order 7:00PM

Agenda: Approval of March 15th 2023 Meeting Minutes. No Meeting April 19th, 2023

Motion by: 1st Ritterbush, 2nd Heidebrink

New Business:

1. S. Simunek (Signage Use on Review)
Would like to install a Pole Sign only. Agreed that he can proceed with getting a Use on Review process started involving asking all of the neighbors if they are on board.
2. Joel Milbrandt – Dew Drop - Construction of Garage
Milbrandt purchased 3 lots which include the old Dew Drop buildings and street behind them. He would like to build a 2-stall garage in the rear of the building by the propane tank. Discussed placement. It was brought to the attention that an easement falls along the back of the buildings. Members and owner agreed that a viable option would be to remove the easement or move the easement. Removing the easement seems likely and was agreed to proceed with this plan as long as no utilities are involved. A re-plat would need to be completed. The other option is to move the easement. Plan for the site is to have picnic tables and a park in the rear of the building available to everyone in the area. Owner will talk to the neighbors.
3. Schur Tract – Lot Line Revision
House was demolished on Lot 9 & 10. Currently 3 parcels. Owner would like to change this to 2 parcels and build a governors house with a garage. Motion to move forward by Hageman, second by Hill. Would need to be re-platted and make sure there are no utility issues.
4. Martin Tract – PUD District
Kaveh spoke with us via telephone. The committee was very impressed with his plans and approved him to move forward. A PUD will be started including a statement to remove city references with his desired setbacks. Kaveh will revise his plan package so the PUD can be submitted to the City Council to get the process started to apply for permits. Scott will visit with Kaveh on the steps to implement the process.

5. Vacation homes – open conversation

There was discussion on the impacts of the use of residences for daily rentals and the charges other cities are implementing. There are approximately 30-40 VRBO's and AirBnB's in our town.

Old Business:

1. Parcel T007s Simunek GRCA Zoning and Golf Course Covenants Restrictions

This property needs to be identified. The title Company should have the description.

No Discussion at this meeting

2. Simunek Cart Path Transfer ownership to COHS

"As Is"

No discussion at this meeting

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 19th) meeting. *This will not be on April's meeting. Not ready yet.

Adjournment: Moved by James Forbord Seconded by Dwight Wynia at 8:42 PM

Scott Sogge
Development Coordinator
Building & Code Official

Next Meeting:
Wed June 21st, 2023 **7:00PM**
Location: City Hall