

City of Hot Springs Planning & Zoning Meeting

7:00pm

Agenda 8-16-2023

City Hall, 303 N River St.

Hot Springs, SD 57747



Minutes 8-16-23

Members Present Joni Hill, Christine Heidebrink, Dwight Wynia, James Forbord, Wayne Hageman, Allison Ritterbush

Staff Present Scott Sogge, Debra Johnston

Guests Present: Roy and Patti Ehlers, Joel Milbrandt, Jeanne Tiff

Call Meeting to Order Don Olstad 7:00PM

Agenda

Approval of June 21st 2023 Meeting Minutes.

Motion to approve by Allison Ritterbush and 2nd by James Forbord.

New Business

1. Lancaster Tract
Lot line revision 4th and Washington Street
Motion to approve by James Forbord and 2nd by Dwight Wynia Motion passed.
2. Driesenga 23rd and Washington Street
Lot Line Revision Tract A-1 and Tract B-1 Block 22 Minnekahta Addition
Motion to approve by Christine Heidebrink and 2nd by Wayne Hageman Motion passed.
3. 2342 Wilson Jeanne Tiff
Lot line setback Variance request. After considerable discussion by the Commission the Chairman stated no motion is required as the existing homes on the block set the precedence for the front yard setback. The street is very narrow. Ms. Tiff is allowed to place her carport by current ordinances and meet the front yard setback distance as the neighbors have all along the street.
4. Encroachment 537 S 16th Street at Evanston There was considerable discussion about the original structure and how the building happened over 3 years ago. This was followed by no action from the Commission as there is no real issue as the sidewalk and steps are in the Right of Way just like numerous others in town. No action was taken.
5. Elliott Tracts 1-4 Block 16 of Stewarts 2nd Addition
Lot Line Revision Discussion of the actual street location and what has happened over the years.
Motion by James and 2nd by Christine to approve. Motion passed
6. Ehlers Property Zoned Highway Service
Nightly Rentals Code Compliance There was discussion about the Highway Service being a perfect zone

to place vacation rentals.

7. Joel Milbrandt

Alley Vacating after a lengthy discussion about the efforts and the reasons there was a Motion to approve by Christine Heidebrink and 2nd by Joni Hill. Motion Passed.

8. Pending...

Residential lot fill Material 2326 Washington Ave Considerations

Property owner is using large concrete waste materials for the current City Hi-way project to fill the lot.

The City ordinances do not specifically define suitable materials.

Additional comments by the commission:

Chairman Olstad would like to recommend to City Council that all vacating be handled to include a re-plat to eliminate the extensive verbiage that is in some land descriptions to define ownership.

Chairman Olstad stated that he would like to see Fall River County identify the replat in the legal description of the property.

Old Business

Vacation Home Rentals : No Discussion

City Ordinance protection: No Discussion

Lot Line Revision Fee: Scott asked the Commission if the City should be charging a fee for a lot line revision as it does involve attention by the City employees which sometimes can be very involved. And also to consider the Planning and Zoning Commission's time.

Adjournment: Moved by __James Forbord__ Seconded by __Dwight Wynia__ at 9:25__ PM

Scott Sogge
Development Coordinator
Building & Code Official

Next Meeting:
Wed September 20, 2023
7:00PM
Location: City Hall