

# City of Hot Springs Planning & Zoning Meeting



7:00pm  
September 20, 2023  
City Hall, 303 N River St.  
Hot Springs, SD 57747

## Minutes 9-20-2023

**Members Present:** Don Olstad, Dwight Wynia, Allison Ritterbush, James Forbord, Wayne Hageman

**Staff Present:** Debra Johnston, Scott Sogge

**Guest(s) Present:** Joel Milbrandt.

Representing the Martin Tract PUD was: Kaveh Arbab, Chuck Martin

Representing the Boulder Falls Homeowners group was: Mary Sue Walker, Bruce Maynard, Jim and Sheryl Brost, Jerry Watters, Derald Staley, Paulette Dowden, Barb Doyle, Brian Naughton, Geoff Benway, Paul Kennedy, Bill Miller, Doug Mangold, Virginia Nelson, Craig Clarke, Harrold Green, Deb Mangold.

**Call Meeting:** Called to Order by Don Olstad at **7:00PM**

### Agenda

Approval of August 16, 2023 Meeting Minutes. Motion by James Forbord and seconded by Wayne Hageman Motion approved.

### New Business

1. 7:10 Public Hearing PUD #2 Martin Tract. The plan including a video was presented by Architect Kaveh Arbab of the BNDL Group. There was conversation with the Boulder Falls Home Owners group with numerous concerns about the plan to create a PUD and why not just follow the Covenants that were already in place? The conversation led to the question: Is this property actually bound to the Boulder Falls Covenants as it is not divided into individual residential lots? There were also concerns about the impact of the changes to the Main Golf Course Entrance. The topic of the setbacks was discussed and again the reply comment was to "Just follow the Covenants". It was explained that the modifications to the setbacks only existed on three lots where the setbacks for the rear yard was changed by 10 feet. The presenter Kaveh Arbab of BNDL and the owner Chuck Martin both explained that the setback modification was required to maximize the housing footprint sizes to help offset the overall investment costs.

The motion to approve the PUD as written was made by Dwight Wynia and seconded by James Forbord. Prior to the roll call of the vote, Boulder falls President Deb Mangold requested that the notes reflect that the Boulder Falls POA does not agree with the setbacks being changed. The motion carried.

2. Milbrandt Alley Vacation: Joe Milbrandt presented of his intentions of vacating the immediate alleyway adjacent to his property. The commission approved of his request and a public hearing may be set for the next Planning Commission Meeting. He will move forward on the notification to the utility companies and to The City Engineer on the sewer line.

**Old Business:** No old business was discussed

**Adjournment:** Moved by James Forbord, Seconded by Allison Ritterbush at 8:25 PM

Scott Sogge  
Development Coordinator  
Building & Code Official

Next Meeting:  
Wed October 18, 2023  
7:00PM  
Location: City Hall