

City of Hot Springs Planning & Zoning Meeting

6:00pm

March 20, 2024

City Hall, 303 N River St.

Hot Springs, SD 57747



Minutes 3-20-24

Members Present: Don Olstad, James Forbord, Wayne Hageman, Christine Heidebrink,

Staff Present: Scott Sogge, Debra Johnston

Guest(s) Present Jason Goetsch and Ivy Goetsch, Todd and Vicki Mohr

Call Meeting to Order 6:03 PM

Approval of the February 21st 2024 Planning and Zoning Meeting Minutes.

Motion By James 2nd by Christine Motion Carried? Yes

Are there any Conflict of Interests?: No

New Business

1. Millbrandt Alley Vacate: The Commission needs to see the access to the adjacent property (202A-B) defined on the drawing. The required survey needs to identify the actual points of the property as the GIS map shows the driveway crosses lot 11 as well as lot 12. An alternate plan would be to create an access easement to confirm the permanent access to Lot 202A-B.
2. Goetsch Lot line revision: There was conversation about the subdivision ordinance which defines a Minor subdivision up to three lots. And a Major subdivision as four or more lots. This is a minor subdivision. The utilities and the city street are already in place. The motion to approve was by Christine and seconded by James. Motion carried. The P&Z approval recommendation will go to City Council next for their review.
3. Mohr 1717 Wilson Carport setback: There was conversation about the small lots in town and the changes in the needs of the residents regarding land setback restrictions. The adjacent properties out buildings are close to the alley for similar reasons. So, the Commission approved the rear property setback to meet the precedence set by the neighboring properties.
4. Tiny Home: Other Communities Regulations Report: The discussion was based on different approaches to the City Water services and how the second meter is involved with a second residence on the property such as a tiny home. Setbacks were discussed as well as the affect of a second residence on a property in the neighborhood. To Be Continued.
5. Debra presented a newspaper article to Scott for review that discusses the impact of short-term rentals in other Black Hills Cities. Custer, Hill City, and Deadwood have passed ordinances banning new short-term rentals in areas zoned residential.

6. P&Z Meeting Time: Should we change from 6:00PM to 7:00PM? (Daylight Savings time is in effect.)
Was not discussed.

Old Business:

1. Alley excavation site work: What were the past guidelines for developing previous alley's in the city?

Don said that most of the alley's have simply been bladed and gravel placed for the final surface.

Don also stated that Scott is enforcing the paved parking rule with new construction, but he is challenged by the comparison of the Development on North 26th Street as the City did not install curb and gutter and pavement but simply laid millings for the roads. There was discussion about the lack of a city sewer on North 26th street also. These are all in our subdivision requirements for developing. The conversation then went to the area known as the Godard Addition on South 23rd St. The lots are listed for sale, and are affordable, but with installing the required sewer, water and road work no one can afford to do the developing required.

Adjournment: Moved by James Forbord and Seconded by Wayne Hageman at 7:25 PM

Scott Sogge
Development Coordinator
Building & Code Official

Next Meeting: at City Hall
Wed April 17, 2024
6:00PM _____