

Wagner Planning and Zoning Commission Meeting
Monday, March 31st, 2014
Wagner City Hall
5:30PM

Meeting called to order at 5:30 pm.

Member stood and recited the Pledge of Allegiance.

Members Present: Chad Peters, Vern Twitero, Mystic Archambeau, and John Greger.
Others present: Becky Brunsing, Finance Officer, City Attorney, Ken Cotton. Absent: Justin Bouza.

The first application was for a variance application of Rich & Gina Dufur for property located at 200 5th Street SW described as Lots 10 and 11, Block 25, Milwaukee 4th Addition, City of Wagner, Charles Mix County, South Dakota. The board reviewed the zoning variance request made Rich and Gina Dufur. The request explained that there needed to be a setback adjustment per the application for a new addition that the Dufur's want to add to the south side of their house. The variance request is for two feet. So instead of the 33 foot setback, the setback would be 31 feet. There being no parties present at the said advertised public hearing to speak either for or against the project, upon motion made by Mystic Archambeau; seconded by John Greger; roll call vote: John Greger-yes; Chad Peters-yes; Vern Twitero-yes; and Mystic Archambeau-yes. Therefore, the variance request was unanimously granted.

The second application was for a variance application for the City of Wagner for property located at 408 Main Avenue SE described as S ½ of Lot 17, Lot 16, Block 27, Milwaukee 4th Addition, City of Wagner, Charles Mix County, South Dakota. The city has sold this portion of property to Bill Hartley. Part of the sale agreement was for the city to install a fence that would run across the property approximately from the Yankton Sioux Housing Authority to the City of Wagner's tan shed the south. The city is requesting setback variance of five feet from the commercial zoning requirements. The setback is required so it would proportionally line up with the two existing buildings in an esthetic manner. Mr. Ken Cotton informed the zoning board that the fence would be steel and that one would not be able to see/view what was behind the fence. General discussion followed. A motion was made by Verne Twitero, second by John Greger to allow the five foot variance for the set back of 20 feet from the required 25 feet. Roll call vote: John Greger-yes; Chad Peters-yes; Vern Twitero-yes; and Mystic Archambeau-yes. Therefore, the variance request was unanimously granted.

Additionally the City is requesting a variance for the height of the fence of ten feet instead of eight feet. The City feels that this height is required to shield the view of vehicle salvage and also deter individuals that might be exposed to car fluids and salvaged vehicles that may pose to be harmful. Discussion followed. A motion was made by John Greger, second by Mystic Archambeau to allow the ten foot variance on the fence verses the required eight feet. Roll call vote: John Greger-yes; Chad Peters-

yes; Vern Twitero-yes; and Mystic Archambeau-yes. Therefore, the variance request was unanimously granted.

The third application was for a conditional use application of Colby and Halie Kirwan for property that consists of a 12' X 18' shed, located at 11 Grant Avenue SE described as Lots 1 and 2, ex Lot H-1 of Lot 1, Block 15, Milwaukee 2nd Addition, City of Wagner, Charles Mix County, South Dakota. Mr. Kirwan would like take the shed and make it into an office where he would have landscaping samples and designs set up and customers could come and view them. Virginia Petrik was present and expressed a concern about customers parking. Mr. Kirwan explained where customers would park and it will not be a problem. After general discussion, a motion was made by Verne Twitero, second by John Greger to approve the conditional use application for Colby and Halie Kirwan. Roll call vote: John Greger-yes; Chad Peters-yes; Vern Twitero-yes; and Mystic Archambeau-yes. Therefore, the conditional use request was unanimously granted.

A motion was made by Twitero, second by Greger to adjourn the meeting at 6:28 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer