

Wagner Planning and Zoning Commission Meeting
Monday, May 19th, 2014
Wagner City Hall
5:30PM

Meeting called to order at 5:30 pm.

Members stood and recited the Pledge of Allegiance.

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

A motion was made by Twitero, second by Greger to approve the agenda. All voted aye, motion carried.

The first application was for a zoning variance for Nicole Weber, located at 201 Front Avenue NE described as S ½ of Lot 11 & 12, Block 4, Grimes & Absner Addition, City of Wagner, Charles Mix County, South Dakota. Ms. Weber would like to put in a chain link fence for her daycare children. If placed according to zoning requirement for a corner lot, she would not have adequate room for the children to play. She is requesting a six foot variance on the east side of her house or 17 feet from the curb, which faces Front Avenue NE and an eight foot variance on the south side or 15 feet from the curb which faces South Park Street NE. Discussion followed. A citizen did come into the office and ask to see the drawings and was satisfied with where the fence would be placed. Brian McGinnis commented that he didn't think it would create a vision problem for driver. There being no parties present at the said advertised public hearing to speak against the project, a motion was made by Twitero, second by Greger to allow the zoning variance for Nicole Weber. All voted aye, motion carried.

The second application was for rezoning a property for Foster Construction located at 302 2nd Street SE described as Lot 7 & 8, Block 13, Milwaukee Second Addition, City of Wagner, Charles Mix County, South Dakota. The board reviewed the rezoning request made by Foster Construction. The property is currently zoned commercial for Foster Construction and the owner is requesting that it be rezoned to R-1, Single-Family Residential District. The property owner's intent is to sell the property to his brother, and he will be remodeling the inside of the building to make a home for his wife and children. The current owner of the property, Paul Foster was present and stated he was in favor of the rezoning. Mr. Foster wanted to make clear that this would be a single family home and there are no intentions to rent the building to other occupants once the remodeling is completed. Surrounding residents were present to voice their concern that the property would be not be taken care of or that the construction would take longer than the building permit time allowed. Discussion followed. There being no other comments from parties present, a motion was made by Greger, second by Twitero to rezone the property from Commercial to R-1 Single Family Residential District subject to the following conditions:

1. Building will be inspected by appropriate fire, electrical and plumbing officials.
2. Remodeling will begin within six months and be completed in 2 years from the date of the building permit.
3. Property will be cleaned up of all construction materials once the Board of Adjustments final decision is made.
4. Lawn be kept up; free of noxious weeds, volunteer trees, debris, etc.
5. Sidewalk on the south side of building is repaired.

All voted aye, motion carried.

The agenda also included Brian McGinnis for discussion and/or possible adoption of the ETJ language and zoning amendments. Discussion followed. A motion was made by Twitero, second by Greger to recommend to the city council the approval of the proposed ETJ Zoning, also known as one-mile zoning. All vote aye, motion carried.

A motion was made by Twitero, second by Greger to adjourn the meeting at 6:47 pm.

Respectfully submitted,

Rebecca Brunsing
Finance Officer