

**Wagner Planning and Zoning Commission Meeting**  
**Tuesday, March 19<sup>th</sup>, 2019**  
**Wagner City Hall**  
**5:30PM**

Meeting called to order at 5:30 pm.

The Pledge of Allegiance was recited.

Members Present: Lori Beeson, Jean Pirner, Don Hubbard and Aaron Hanson. Others present: Rebecca Brunsing, Finance Officer, City Attorney, Ken Cotton and Brian McGinnis, Planning and Development District III. Absent: John Greger Citizens present: Dale and Audrey Petrik, Kelsey Doom, Pam Nordquist, Glenn Scott, Allen Fuchs, Stan Swatek and Marilyn Larsen, Dorothy and Richard Andersh, Don and Carol Slaba, and Randy Beeson.

Lori Beeson stated that she had a conflict with the first item on the agenda for the conditional use of a Disc Golf Course that is next to her property and removed herself from the meeting discussion.

A motion was made by Pirner, second by Hubbard for the approval of the agenda. All voted aye, motion carried.

The Planning and Zoning Commission reviewed for consideration of a conditional Use application of City of Wagner for property located at 300 NE Front Avenue, described as the south one-half of the south one-half of the northwest quarter of the southwest quarter of the southwest quarter (S  $\frac{1}{2}$  S  $\frac{1}{2}$  NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ) including Outlot SC-1; and the north one-half of the southwest quarter of the southwest quarter of the southwest quarter (N  $\frac{1}{2}$  SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  SW  $\frac{1}{4}$ ), all in Section thirty-four (34), Township ninety-six (96) North, Range sixty-three (63) West of the Fifth Principal Meridian, Charles Mix county, South Dakota, City of Wagner, Charles Mix County, South Dakota.

The City of Wagner is requesting a conditional use for a Disc Golf Course. The property is currently zoned agricultural. Parks are listed as a conditional use under this zoning designation.

Zoning Chair Hanson opened the meeting and asked for comments from the public either in favor or opposition to the conditional use.

Kelsey Doom commented on the \$11,000.00 grant received from Wellmark to help with creating of the Disc Golf Course. Nine Businesses also sponsored each of the nine holes which will help cost of those baskets for a total of \$4,500.00. A sign will be placed at each basket recognizing that business. The cost that the city will provide is the labor to install the baskets and mowing during the summer months.

Property and community members present had the following questions or concerns:

- Where will parking be? On the west side of the armory where the course will begin.
- Are there going to be any permanent structures? No, unless a donation of a picnic shelter would come in the future, but that could be easily moved at a later date.

- Will there be lights installed on the property? No.
- Will there be a fence enclosing the property? No, not at this time.
- Will there be bathroom facilities available? Yes, two port-potties will be placed at the start of the course in the southeast corner of the property.
- What happens if Frisbees would enter and land on neighboring property? Either let the individual retrieve their Frisbee or call law enforcement.

Zoning Chair Hanson closed the public hearing.

Discussion followed. A motion was made by Hubbard, second by Pirner to accept the conditional use for a park in an agricultural district and recommend the same to the Board of Adjustments. All voted aye, motion carried.

Lori Beeson rejoined the Zoning Board for the next agenda item which is consideration of potential zoning amendments with regards to campground performance standards within a manufactured home park district. The proposed standards are as follows:

## **CITY OF WAGNER**

### **Manufactured Home Park and Campground Performance Standards**

#### **General Performance Standards**

1. The total number of campsites shall not **exceed eight (8), more may be allowed upon Council approval;**
2. The minimum area for each site shall be three thousand two hundred (3,200) square feet;
3. The minimum width of each campsite shall be forty (40) feet;
4. The minimum length of each campsite shall be eighty (80) feet;
5. Each campsite must be provided with city water and city sewer services;
6. Each campsite must be provided with a 50-amp minimum electric hookup;
7. Portable fire pits are limited to one (1) per campsite and shall not be used for burning garbage and must be enclosed with a spark screen or lid;
8. Livestock trailers and livestock are prohibited;
9. Campsites provide accommodations for travel trailers only;
10. There shall be a campsite rear yard of not less than ten (10) feet on each campsite;
11. Each campsite side yard shall be not less than ten (10) feet;
12. Travel trailer slide outs shall not extend into front, rear or side yards;
13. Decks may extend into a side yard but shall not be less than two (2) feet from any campsite boundary; and
14. Each campsite may be used for off-season storage of one (1) travel trailer only and/or one (1) boat only between November 1 and April 1.

#### **Deck Performance Standards**

1. Decks are permitted on campsites but must not exceed the length of the travel trailer occupying the same campsite;
2. Decks may extend into a side yard by shall not be less than two (2) feet from any campsite boundary;
3. Roofs over decks are prohibited; and
4. Decks must be anchored to the ground by concrete or other pinning device.

### **Fences and Screening Performance Standards**

1. At the intersection of any vehicle route, street, camping pad, or anything similar in nature nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2 ½) and ten (10) feet above the centerline grades of the intersecting aforementioned items in the area bounded by the surface's edge lines and a line joining points along said t lines thirty (30) feet from the point of the intersection;
2. No fences shall be erected on individual campsites;
3. Fences constructed upon the property shall comply with Section 1503 and shall be painted or finished in muted earth tone colors; and
4. A minimum of one (1) tree meeting the following minimum specifications shall occupy or be planted on each campsite prior to operation of the campground or trailer park:
  - a. One (1) inch trunk caliper;
  - b. Six (6) feet tall; and
  - c. Five (5) gallon container.

### **Travel Trailers Performance Standards**

1. Must be currently licensed and immediately operable;
2. Must be placed with the hitch facing the access road;
3. Shall not be skirted or otherwise modified to enclose the area between the camper and the ground;
4. All propane tanks and valves must comply with current safety standards;
5. All travel trailers must be maintained in good repair with no visual or operational deficiencies; and
6. **Travel Trailers staying within the property for more than fourteen (14) days** must be anchored to the ground to resist tipping and lateral movement.

### **Security Performance Standards**

1. The property owner and/or caretaker shall establish rules and regulations for the management of the property, its occupants and employees;
2. The property owner and/or caretaker shall maintain a current record of the names of all occupants of the campground or trailer park;

3. The property owner and/or caretaker shall be responsible for the control of nuisances within the boundaries of the property and ensure that all rules and regulations are posted and enforced;
4. The property owner and/or caretaker shall distribute a copy of this chapter and the relevant rules and regulations to each occupant in the trailer park and shall ensure compliance with provisions of this ordinance;
5. The property owner and/or caretaker shall assure all names and contact information are clearly posted for the following, including but not limited to: Onsite staff, offsite or after-hours staff, and emergency personnel; and
6. Operators of **street legal** all-terrain or other **street legal** off-road vehicles must have a valid driver's license.

### **Parking Performance Standards**

1. There shall be no on street parking;
2. Guest parking spaces, no smaller than two hundred (200) sf per parking space, shall be provided at a ratio of one (1) parking space per eight (8) campsites, grouped conveniently and have direct and immediate access to any road within the exterior boundaries of the campground or trailer park; and
3. Short-term overflow parking shall be designated.

### **Road Performance Standards**

1. Legal and permanent access to an improved public road is required;
2. One-way interior roads shall be constructed with a minimum surface width of **fifteen (15)** feet and shall be designated "no parking";
3. Two-way interior roads shall be constructed with a minimum surface width of **fifteen (15)** feet and shall be designated "no parking"; and
4. Interior roads shall be clearly marked at each intersection to identify traffic directions and camping space numbers served by the road.

### **Lighting Performance Standards**

1. Adequate lighting shall be provided for all walkways, roads, and parking areas; and
2. All security or safety lighting shall be designed, hooded and placed in a manner that does not cause direct or undesirable illumination onto any property located outside the exterior boundaries of the campground or trailer park or interfere with the motoring public on adjacent roads.

Discussion followed. A motion was made by Hubbard, second by Beeson to approve the standards. The amendments will now follow the ordinance process through the city council.

The Board of Adjustments and Wagner City Council will meet on Monday, April 22<sup>nd</sup>, 2019 at 5:30 pm at Wagner City Hall for a public hearing to consider the recommendations of the Wagner Planning and Zoning Commission on the above conditional use recommendations and campground standards within a manufactured home park district.

A motion was made by Pirner, second by Hubbard to adjourn the meeting at 6:48 pm.

Respectfully submitted,

Rebecca Brunsing  
Finance Officer

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