

MINUTES
PIERRE CITY PLANNING COMMISSION MEETING
PIERRE CITY COMMISSION ROOM
Monday, January 23, 2017 at 5:35 p.m.

Commission members present: Stacey Bartlett, Scott Carbonneau, Bill Markley, Laurie Schultz, and Dave Templeton.

Staff members present: Sharon Pruess, John Childs and Beth Raschke.

Guests present: Glennis Zarecky, John Trebesch and Jacob Bunde.

Chairman Templeton called the meeting to order at 5:39 p.m. Commissioner Carbonneau moved, seconded by Commissioner Markley to approve the minutes of the July 25, 2016, meeting. Approval was unanimous.

First on the agenda is a **Sketch Plat – Lot 3, Highlands Ridge West Addition. Petitioner – Midwest Development LLC / Glennis Zarecky.**

Sharon Pruess, City Planner, provided a summary of the proposal. Midwest Development is requesting approval of a sketch plat for Lot 3 of the Highland's Ridge West Addition. The plat for Lots 1-3, Highland's Ridge West was approved by City Planning and City Commission in 2010. Lot 2 now includes Edgewood Senior Living consisting of 48 assisted living units and 20 memory care units. Lot 2 is currently vacant with the P.U.D. specifying 8 condo units in 2 separate buildings. The proposal for Lot 3 is a low-density town home project around the cul-de-sac. The sketch plat shows 11 townhomes. The plan would require extending Wellington Place to the West and extending utilities to the west to serve the townhomes. The orientation of the street and cul-de-sac appears to have been revised from the original plan. The city staff has concerns that a street radius over 90 degrees may impede access by a firetruck (40' length for the ladder truck), snow plow or street sweeper. The next required step will include a preliminary plat and preliminary street and utility plans. The City staff is concerned that a street radius over 90 degrees may impede access by emergency and maintenance vehicles. Any approval should be conditioned upon final approval of the street orientation and radius by the City Engineer.

Glennis Zarecky said that they have not firmed up the number of townhomes to be built around the cul-de-sac even though the sketch plat does tentatively show 11 townhomes. They have an architect on board working on the townhome units and they will also continue to work on the street orientation and radius.

Commissioner Markley moved to approve the request to accept the Sketch Plat of Lot 3, Highlands Ridge West Addition conditioned upon final approval of the street orientation and radius by the City Engineer. Petitioner – Midwest Development LLC / Glennis Zarecky. Commissioner Schultz seconded the motion. The motion passed unanimously.

The second item on the agenda was a **Corrective Plat – Revised Plat of Lot 1, McKinley Addition. Petitioners – Avera St Mary's Hospital.**

Sharon Pruess, City Planner, provided a summary of the proposal. The Hughes County Abstract Office or Title Company contacted the surveyor noting a defect with the original plat that needed to be corrected. The Abstract office noted that the defect related to a portion of Lot 40 that was within Lot H1. Lot H1 is a 60' wide highway lot along the east side of McKinley School that actually includes Capitol Creek. Lot H1 was platted by the Department of Transportation as part of Sioux Avenue. The plat has been corrected to

include only the portion of Lot 40 that is outside Lot H1. The staff contacted Hughes County Abstract to insure the proposed plat revision corrects the defect. The Abstract Office indicated the replat corrects the defect. The property has since changed ownership from the Pierre School District to Avera so the signature section of the plat reflects the new owner. The City Planning Commission recommended approval of the original plat in March 2016. The City Commission approved the original plat in April 2016. The original plat allowed the school district to clean up the legal description of the lot and to vacate the alley which could have created an encumbrance on the title for any potential resale of the property. The replat corrects the defect identified by the Hughes County Abstract Office. Staff recommends approval of the replat.

John Trebesch with Interstate Engineering was present to answer any questions. Commissioner Schultz noted that the Department of Transportation established the H Lot as part of the bike path adjacent to Capitol Creek.

Commissioner Schultz moved to approve the Corrective Plat – Revised Plat of Lot 1, McKinley Addition. Petitioners – Avera St Mary's Hospital. Commissioner Carbonneau seconded the motion. The motion passed unanimously

The last item on the agenda was a Plat – Lot 1 of Avera St Mary's Hospital, a replat of Block 63 & 64, Fifth Railway Addition including vacating High Street and an east-west alley. Petitioner – Avera St Mary's Corporation.

Sharon Pruess, City Planner, provided a summary of the proposal: Avera St. Mary's is proposing to replat Block 63 and 64 of the Fifth Railway Addition into one large lot or as Avera St. Mary's Lot 1. The plat includes vacating High Street and the east/west alley. This is to facilitate the proposed new Helmsley Cancer Center to be constructed between the existing hospital and the existing clinic. The Cancer Center will be attached to both the existing hospital and the existing clinic. The Cancer Center will face Sioux Avenue with the main entrance on the north side off Sioux Avenue. The existing 40' wide High Street entrance to the hospital on Sioux Avenue is proposed to be moved just to the west as shown on the plat. The new access location is subject to approval by the Department of Transportation (DOT). The new \$27 million dollar facility is proposed to start construction in March of 2017 with an estimated completion by November of 2018. The facility will include the cancer center, a new cafeteria for the hospital and some additional space for the clinic. Avera has acquired the McKinley School property and is proposing to use that area as a staging area during construction and has a long term plan to improve it as parking for Avera facilities. City electric, sewer and water will need to be relocated to facilitate the new building. The City and Avera are working on an agreeable plan to relocate the existing utilities and still ensure continued service to ProBuild and the former Sutley's Store. High Street currently dead ends and is maintained by Avera so no objection to vacating the street. Avera is responsible for relocating utilities in High Street and in the alley so no objection to vacating the alley. The plat allows Avera to consolidate several of their facilities into one large lot. And the plat also vacates High Street and the east/west alley to facilitate construction of the new center. Staff recommends approval of the plat.

Jacob Bunde with Avera reviewed the plan and layout for the proposed Cancer Center. He indicated the Cancer Center would be located on the main floor, the cafeteria on the second floor and administrative and clinic space on the third floor. Their plan includes demolishing McKinley School, using it for a staging area during construction and then improving it as permanent staff parking with landscaping. He indicated that Avera is working to potentially acquire the grassy playground area owned by the Forney family. Avera is considering a pedestrian walk bridge over Capitol Creek. They are considering a healing garden on the Dakota Avenue side of the project

Commissioner Schultz moved to approve the Plat – Lot 1 of Avera St Mary’s Hospital, a replat of Blocks 63 & 64, Fifth Railway Addition including vacating High Street and an east-west alley. Petitioner – Avera St Mary’s Corporation. Commissioner Carbonneau seconded the motion. Commissioner Markley seconded the motion. The motion passed unanimously.

With no further old or new business, Commissioner Carbonneau moved to adjourn. Commissioner Bartlett seconded the motion. The motion carried unanimously and the meeting was adjourned at 6:07 pm.

Minutes by Beth Raschke / Sharon Pruess.