Planning & Zoning
Re-zoning Special Hearing

October 22, 2024
Unapproved Special Hearing Minutes

1) Call to Order-Pledge of Allegiance/Roll Call: Attendance: Don McVay, Kim Plymate, Mike Johns & Mirl Searles.
2) Whispering Meadows Plat: Annexation needs to be completed before the Plat is Final with the Trustees. Johns made a **Motion** to recommend approval to the Trustees with the Annexation and a Developers Agreement in place, **Seconded** by Searles. All voted "Aye". **Motion carried.** Nest Trustees meeting is November 5th.
3) Johns made a **Motion, Seconded** by Plymate to enter The Special Public Hearing of the Piedmont Planning & Zoning Board noticed for 5:30 p.m. on Tuesday, October 22, 2024, at Piedmont City Hall. All voted "Aye". **Motion carried.** There were 7 members of the Public present.
4) Intent to re-zone Real Property:

That portion of Lot B lying East of Lot H2 in Lot B, all in Hauer Subdivision of Tract 2 of

Tract C revised of Lot 7 of Section 9, Township 3 North, Range 6 East of the B.H.M., Meade County, South Dakota.

A portion of Lot C of Hauer Subdivision of Section 9, Township 3 North, Range 6 East of the B.H.M., lying North of Lot H1 therein and less Lot H2 therein, Meade County, South Dakota.

Tract A of Tract D Revised on Lot 7 of Section 9, Township 3 North, Range 6 East of the B.H.M., Meade County, South Dakota, less Lots H1 and H2.

A portion of Lot C of Hauer Subdivision of Section 9, Township 3 North, Range 6 East of the B.H.M., lying South of Lot H1 therein, Meade County, South Dakota.

Tract B of Tract D Revised of Lot 7 of the E1/2 NE1/4 of Section 9, Township 3 North, Range 6 East of the B.H.M., Meade County, South Dakota, less Lot H1

AND

Lot B of Hauer Subdivision, Tract 2 of Tract C Revised Lot Seven (7), Section Nine (9), Township Three (3) North, Range Six (6) East of the Black Hills Meridian, Meade County, South Dakota.

AND

Tract B of Miner Subdivision in the City of Piedmont, Meade County, South Dakota, as shown on the plat filed in Plat Book 20, Page 116; EXCEPTING therefrom Lot H1 and Lot H2, as shown on plat filed in Plat Book 24, Page 154.

AND

Lot 2 in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 4, Township 3 North, Range 6 East of the Black Hills Meridian, Meade County, South Dakota, as shown on the plat filed in Plat Book 4, Page 344.

5) Public Comment: Karen McDougall spoke and said that the Lot with the legal description of Lot B of Hauer Subdivision, Tract 2 of Tract C Revised Lot Seven (7), Section Nine (9), Township Three (3) North, Range Six (6) East of the Black Hills Meridian, Meade County, South Dakota, does not want to be included in this re-zone and wishes to stay Neighborhood Commercial. The owner of the lot, Doreen Clark confirmed she wants the zoning to stay as it is and said she had a hardship variance on her property. She was asked to bring a copy of the variance to the City so a copy could be on file. No other comments were made so McVay made a **Motion, Seconded** by Searles to close the Public Hearing. All voted "Aye". **Motion carried.**

6) Johns made a **Motion** to remove Lot B of Hauer Subdivision, Tract 2 of Tract C Revised Lot Seven (7), Section Nine (9), Township Three (3) North, Range Six (6) East of the Black Hills Meridian, Meade County, South Dakota, from the planned re-zoning area, **Seconded** by Plymate. All voted "Aye". **Motion carried.** Johns made a **Motion** to recommend approval to the Board of Trustees to re-zone the planned properties, minus Doreen Clarks property with the legal description stated above, from Neighborhood Commercial to Highway Commercial. Plymate **Seconded.** All voted "Aye". **Motion carried.**

7) Being there was no other business, Plymate made **Motion** to Adjourn, **Seconded** by Searles. All voted "Aye". **Motion carried. Meeting Adjourned.** 5:55 p.m.