

**PICKSTOWN PLANNING AND ZONING COMMISSION MEETING**

**RAINBOW ROOM, PICKSTOWN, SD**

**January 6, 2020**

The meeting was called to order at 6:30 P.M. Present were Lee Strivens, Gary Wiesner, and Dick Crabtree. Also present was Eric Ambrosion, Representative of District 3 Planning, Yankton. Absent were Sandy Daggett and Ron Mabie.

The agenda for this meeting was read. A motion was made by Crabtree and second by Wiesner to approve the agenda. The motion carried.

The minutes from the December meeting were read. A motion was made by Wiesner and seconded by Strivens to approve the minutes. The motion carried.

**Old Business:**

Ambrosion stated that he was unable to get everything completed as planned but that we had more than enough to review for this meeting. Basically pages 1 through 3 of the review have been implemented but not all data sources were complete along with tables and maps through 4.8.

The committee then turned their attention to projections, especially land use requirements. Ambrosion offered data that showed that approximately 50 home sites or combinations of building sites would be required to meet the estimated growth of Pickstown at 2% per year. This figure was arrived at by using current housing starts per year and projecting that growth on out into the future.

The major question facing the committee is where are these 50 lots to be found for development? A map was used to discuss possible land use targets and after much discussion, it was agreed that (1) Outlot 8 represented the most logical area for development. It was also discussed the need to try and find outside developers as the cost of infrastructure, estimated at 2 to 2 ½ million dollars, would be needed to move this project forward. Other areas identified for development are (2) the area parallel to the 8th fairway and highway 46 and (3) the area behind the 9<sup>th</sup> fairway bordered by the driving range.

It was estimated that Outlot 8 could be divided into as many as 30 lots of the estimated 50 homesites needed by year 2040. The remaining 20 lots, estate type lots, could be developed in options 2 and 3. Employment opportunities was another area of conjecture. 2010 census figures indicate just less than two persons per household.

It was agreed that the focus of our next meeting should be on goals and objectives of the Comprehensive Plan. Among the areas offered as major issues was the continued concern of Pickstown's sanitary sewer system, employment opportunities, and multi family housing.

Finally, we discussed cost of District 3's involvement including research, meeting time, travel and other expenses. Ambrosion felt a flat fee of \$1,500 would be sufficient and acceptable to District 3. Gary suggested he would discuss that figure to Carol to be included in the city counsel's next meeting.

**New Business:**

No new business was offered for discussion.

Wiesner notified the committee that he would be out of town for next month's meeting. Dick offered to contact Ron Mabie to see if he could be available for next meeting in order that the committee would have a quorum.

Crabtree made a motion to adjourn, Wiesner seconded the motion. The motion carried. The meeting adjourned at 7:45 P.M.

Respectfully submitted,

Dick Crabtree