

PICKSTOWN PLANNING & ZONING COMMISSION
MEETING AND HEARINGS
RAINBOW ROOM, PICKSTOWN, SD
FEBRUARY 1, 2021

The meeting was called to order at 6:33 P.M. Present were Dick Crabtree, Ron Mabie, Tim Foos and Sue Schultz. Absent: Gary Wiesner. Also present: Carol Berndt (Finance Officer), and Eric Ambrosion (Planning & Development District III) via Zoom.

Members of the public in attendance included Dave & Ranae Stimpson, Joe Ketter, Diana Wackel, Dennis & Bonnie Nielsen, Brenton Fuchs, Nancy Anson, Bonnie & Jim Dresden, Jeremiah Freidel, Waldon Olson, Cindy Broyhill.

The first order of business was the approval of the agenda. A motion made by Foos and seconded by Mabie to approve the agenda. Motion carried.

Next was the approval of the minutes of our last meeting which was November 9, 2020. There being no additions or corrections, Foos made a motion to approve the minutes, Mabie seconded the motion. The motion carried.

New Business:

The first order of business involved a Public Hearing on the 10-Year Comprehensive Plan. Crabtree explained the process of updating the Plan. The first such plan was adopted in 2010 and contained 162 pages. The P&Z Committee started revising the Plan 2 years ago. One of their main goals was to combine maps and consolidate information and tables in order to reduce the number of pages and make it more readable. The final draft of the plan for 2020 came to just 65 pages. The Plan is made up of essentially three parts; A historical background of the Town of Pickstown, a summary of where the Town is today considering demographics and census data and, finally, projections for the future along with goals and objectives.

At this point, the floor was open for public comments:

First to speak was Dennis Nielsen. He thanked the Commission for their work but expressed concerns about the 135 housing units over the next 20 years might be too aggressive. He said it may not be practical to develop that number of homes citing lagoon expenses, streets, etc. He also noted development of the land outside of Missouri and Spillway Drives are controversial. Dennis recommended not including these Outlots for residential development. Dennis also said he is in favor of a Clean Up Day and thought it was good idea.

Crabtree said the property outside of Missouri Drive is a greenbelt and the Outlot along Spillway Drive was projected on a map for possible "low density" housing in the future. This Committee favors development east of town along the golf course and up the hill east of the driving range. Ambrosion said the way the Plan reads it looks like residential development along Spillway Drive, but intent is to preserve as a greenway and confirmed it is zoned agricultural. He further stated the housing number is an equation that could be as high as 7 units per year. There could be an uptick in multi-family units. The data shows the population of town increased and the median age increased. This is not necessarily a retirement community, but more accurately could

be described as a resort community. The Plan reflects what has happened in the past and predicts what the future of the town may be.

Next to speak was Joe Ketter. He asked what the development of the golf course hay ground would look like, the number of lots, etc., and indicated his concern for the cost of utilities. He asked what the golf course lots would have to be sold for to cover the extra costs. Crabtree responded that this committee is only considering rezoning the property later this evening from agricultural to residential and that decisions regarding development, number of lots, etc. would be made at a later date by the Board of Trustees.

Ranae and David Stimpson both asked why the Outlot along Spillway Drive could not be put back into a green area. Stimpson also expressed concern for wildfires should the lots be developed. Crabtree said the Outlot 7 is zoned agricultural and there is no immediate plan to rezone the property. There is no guarantee, however, that there may not be a proposal to rezone it to residential in the future. Ambrosion said the Committee discussed leaving it "green" on the map showing future development but decided to show it has a "low density" housing potential. Possibly any homes could be built back far enough to not block the view. Eric also talked about the difference between land-use and zoning.

Berndt again confirmed the Spillway Drive property in question is zoned agricultural. It would need to be re-zoned anyway (at a future time) if the town decided to make it Residential.

Ambrosion discussed Outlot 8 and suggested the lots would need to be large enough so as not block views and yet accommodate a house and large garage. There have been several drafts put forward in the past. He added that the Committee felt development on the east end of town was more favorable.

Waldon Olson said he opposes developing the outside of Missouri and Spillway Drives. The Corps of Engineers designed the town the way they did for a reason. The golf course lots would be valuable but equally felt development of Outlot 8 lots would be practical.

Berndt asked Ambrosion if there would be changes to the Plan and maps before the Plan is turned over to the Board of Trustees for their consideration. He said the P&Z Committee can make a motion with "conditions". Any changes should be noted in the minutes.

Ketter asked how a final copy of the Comprehensive Plan would be made available. Berndt said the Plan can be available on the Town website.

Broyhill noted the last page of the Plan says it should be reviewed and revised every 5 years. Cindy also asked about the mention of a City-Wide Clean-up. The town dump is closed to anything except tree limbs, grass clippings and garden waste. Crabtree said the concept the committee discuss was a community wide "pride" day but there would be no trash hauling by the town. The clean-up would just be everyone critically cleaning up their yards or helping neighbors on a certain day once of year. It was a "concept" to be discussed further. He also said the mention of a 5 year review would be an attempt to keep the plan current and viable.

Olson asked if there is a legal way to make the green space a permanent area. Ambroson said the area is already locked into an Ag zone. It would take a hearing to change it. Crabtree referred to a letter from Bill Lampman noting he is also opposed to designating the Spillway Drive area (Outlot 7) as residential. Foos made a motion to change the map designating Outlot 7 along Spillway Drive as “low density” residential on Figure 18, “Future Land Use” map. Crabtree modified the motion to include rewriting reference to this outlet on page 50. The motion seconded by Mabie. The motion carried.

Berndt noted on Page 13 of the Plan shows 100 water connections. The number is actually 139 connections. Ambroson will make the change.

Crabtree offered a special thanks to both Ron Mabie and Eric Ambroson for their involvement in the compiling Comprehensive Plans, both the 2010 and 2020 Plans. He said this committee really benefited from their participation in both efforts.

At this point, Crabtree read aloud the Resolution of Adoption for the 10-Year Comprehensive Plan. Foos offered a motion to adopt the resolution, Mabie second the motion. The motion passed.

The floor was then opened for public comments regarding the re-zoning of the Golf Course hay ground from Ag to Residential.

Nielsen said he supports the re-zoning. Dave Stimpson said he also supports the re-zoning. There were no further comments. Foos made a motion to re-zone the land under consideration from agricultural to residential. Mabie seconded the motion. The motion carried.

The next Planning and Zoning Commission meeting will be held May 3, 2021.

A motion made by Foos, seconded by Schultz, to adjourn. Motion carried. The meeting adjourned at 7:30 PM.

Respectfully submitted,
Sue Schultz, Secretary