

Planning and Zoning Commission
Minutes – June 29th, 2021

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, June 29th, 2021 at 7:00pm with the following members present: Commissioners Mike Pederson, Dave Gillespie, Ben Oien, Tanya Iverson, and Chairman Jerry Chaon.

Absent: none

Also present: Kristen Benidt with SECOG, Karen Leffler, and Assistant Finance Officer Tiffany VanDeKieft

Visitors: Gary & Linda King, Marin & Jordan Thorsby, Jan & Laurel Pudenz

CONSENT CALENDAR

Commissioner Oien moved and Commissioner Pederson seconded to approve the consent calendar consisting of 1) Minutes from May 25th, 2021; and 2) agenda. All Ayes. Motion Carried.

ORDINANCE REVISION PUBLIC HEARING

This being the time and place, Chairman Chaon opened the hearing for the proposed ordinance amendment to Planning & Zoning Ordinances 9.02, HI: Heavy Industrial District, Conditional Uses and 19.02, Definitions. No proponents nor opponents spoke. Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Pederson seconded to vote to recommend approval of the amendment to allow an egg products facility as a conditional use to the City Commission. All Ayes. Motion carried.

VARIANCE HEARING – GARY & LINDA KING – 623 NORTH MAIN STREET

This being the time and place, Chairman Chaon opened the hearing as the Board of Adjustments for Gary & Linda King's variance request. Gary King discussed placing a shed in the secondary front behind bushes along the sidewalk. There were no proponents nor opponents. Chairman Chaon closed the hearing.

Commissioner Iverson moved and Commissioner Gillespie seconded to approve the variance as requested to place the shed in the secondary front. All ayes.

VARIANCE HEARING – MARIN & JORDAN THORSBY – 811 WEST THIRD STREET

This being the time and place, Chairman Chaon opened the hearing as the Board of Adjustments for Marin & Jordan Thorsby's variance request. Jordan Thorsby discussed allowing for a five foot setback from the property line to the garage rather than seven foot. There were no proponents nor opponents. Chairman Chaon closed the hearing.

Commissioner Gillespie moved and Commissioner Pederson seconded to approve the variance as requested to allow for the five foot setback. All ayes.

CONDITIONAL USE HEARING – JAN & LAUREL PUDENZ – 203 NORTH LINCOLN

This being the time and place, Chairman Chaon opened the hearing as the Planning & Zoning Commission for Jan & Laurel Pudenz conditional use request. Jan & Laurel discussed the work they've done at the house at 203 North Lincoln. They've remodeled it and there are 3 bedrooms and two baths. It sleeps 8 and they are thinking about having an open house at the end of July. There were no proponents nor opponents. Chairman Chaon closed the hearing.

Commissioner Pederson moved and Commissioner Gillespie seconded to approve the conditional use to allow for a bed and breakfast in a residential area. All ayes.

MEMORIAL BENCH AT JACK FOX PARK

Commissioner Gillespie moved and Commissioner Oien seconded to recommend approval of the placement of the memorial bench for Wayne Mitchell at Jack Fox Park to the City Commission. All ayes.

SHED AT HIAWATHA GOLF COURSE

Commissioner Iverson moved and Commissioner Pederson seconded to recommend approval of the placement of a proposed cart shed, up to 24 stalls, at Hiawatha Golf Course to the City Commission. Commissioners Gillespie, Iverson, Pederson, and Chairman Chaon voted to aye. Commissioner Oien abstained. Motion carries.

BUILDING FOR OFFICE SPACE AT AIRPORT

Commissioner Oien moved and Commissioner Gillespie seconded to recommend approval of the placement of the building for office space at the airport to the City Commission. All ayes.

KRISTEN BENIDT WITH SECOG – REVIEW OF LANGUAGE FOR UPDATE

Kristen Benidt with SECOG discussed with Planning & Zoning if any additional changes were needed to the proposed amendment to Chapter 11.11 of the Zoning Regulations. They had no additional changes so Kristen will move forward with the process & provide AFO VanDeKieft with the necessary documentation and steps.

DIALOGUE:

Kristen Benidt discussed what she found in researching artificial turf in other communities. She indicated that Sioux Falls is similar to Canton in that 90% of the front yard setback should be living ground cover. Rapid City operates on a point system. If amendments are to be made in consideration of turf, it was discussed that nuisance code changes would need to be done in regards to maintenance of the turf.

It was advised of a special meeting on July 9th, 2021.

ADJOURNMENT

Commissioner Iverson moved and Commissioner Oien seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer