

Planning and Zoning Commission
Minutes – December 28, 2021

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, December 28th, 2021 at 7:00pm with the following members present: Commissioners Dave Gillespie, Tanya Iverson, Ben Oien, Mike Pederson, and Chairman Jerry Chaon.

Absent: none

Also present: Office Assistant Karen Leffler, Assistant Finance Officer Tiffany VanDeKieft, and City Engineer Myron Adam

Visitors: Jason Bryant, Tim Longstaff, Terry Gerber, and Doug VanZee

CONSENT CALENDAR

Commissioner Pederson moved and Commissioner Oien seconded to approve the consent calendar consisting of 1) Minutes from November 30th, 2021; and 2) agenda. All Ayes. Motion Carried.

PUBLIC HEARING – JASON BRYANT – 1125 EAST FIFTH STREET – CONDITIONAL USE PERMIT – STORAGE UNITS

This being the time and place for a public hearing regarding the conditional use request from Jason Bryant to allow storage units (mini-warehouse) at 1125 East Fifth Street, Chairman Chaon opened the hearing.

Jason Bryant was present to explain his request and answer any questions. He explained that he would like to have units for contractors complete with finished interiors and water and sewer to each unit. Chairman Chaon informed him that the property is not zoned for contractor units. General Business zoning allows for storage units/mini-warehouses only. Contractor shops are allowed in Industrial zones. Discussion ensued regarding requirements for storage units/mini-warehouses recommended by the City Engineer in relation to flood plain, drainage, and parking. Mr. Bryant indicated that he would do storage units only and the hearing continued.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Terry Gerber spoke on behalf of Superior Properties. He and Tim Longstaff, who was also present, own the property to the west at 1015 East Fifth Street. He expressed their concerns about the easement, water shed, and traffic. Mr. Bryant had copies for the P&Z Board of his drainage plan, site plan, and the easement for the property. Hearing nothing further, Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Iverson seconded to table the decision to get the City Attorney's opinion regarding who is allowed to access the easement and revisit it at the January 2022 meeting. All ayes.

PUBLIC HEARING – APEX TOWERS/ADVANCED AG – 1220 NORTH DAKOTA STREET – CONDITIONAL USE PERMIT – TELECOMMUNICATIONS TOWER

This being the time and place for a public hearing for the conditional use request from Apex Towers/Advanced Ag to allow for a telecommunications tower at 1220 North Dakota Street, Chairman Chaon requested a motion to table the hearing to a later date at the request of Apex Towers. Commissioner Iverson moved and Commissioner Gillespie seconded to table the hearing to a later date. All ayes.

ORDINANCE (RELATING TO CAR WASH) PUBLIC HEARING

This being the time & place for the hearing for the ordinance relating to amending car wash regulations, Chairman Chaon requested a motion to reschedule due to conflicting dates published on the hearing notice. Commissioner Gillespie moved and Commissioner Pederson seconded to table the hearing to the January meeting. All ayes.

DISCUSSION ON PROPOSED ORDINANCE RELATING TO ARTIFICIAL TURF

Doug VanZee was present to show artificial turf samples and answer any questions about it. He said that his daughter lives in Sacramento and that it is widely used there. He would like to use it on his new property in Canton and has contacted Curb Appeal to draw up a landscape plan, which he provided a copy of to the Board, and provide samples. He mentioned that Sanford Pentagon and Sioux Falls dog parks use artificial turf. He said most of the turf ranges from ¾” up to 2 ⅜” with ½” beads in 25’ rolls with built-in drainage and a 20-year life span. He also said that it takes about 20 years to break even relating to the cost of regular sod versus artificial turf and the upkeep involves vacuuming leaves and weed control. Discussion ensued regarding specifications and quality to require, enforcement of upkeep, and if it should be allowed in the boulevard. The Board asked that AFO VanDeKieft reach out to Seth Weiland, contractor who presented about artificial turf at a previous meeting, to ask about a standard for replacement of the turf and also to the City Attorney regarding whose responsibility, the City or the resident, if a snow plow were to tear it up if it would be allowed in the boulevard. No motion was made. There will be further discussion at next month’s meeting.

DIALOGUE:

The next meeting is scheduled for January 25th, 2022, and the February meeting will be on Wednesday, February 23rd due to the Presidents’ Day holiday and the City Commission meeting being on Tuesday, February 22nd.

ADJOURNMENT

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

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer