

Planning and Zoning Commission
Minutes – December 27, 2022

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, December 27th, 2022, at 7:00pm with the following members present: Commissioners Dave Gillespie, Mike Pederson, and Tyler Larson.

Chairman Jerry Chaon and Commissioners Tanya Iverson and Ben Oien were absent at time of roll call.

Also present: Assistant Finance Officer Tiffany VanDeKieft and Office Assistant Karen Leffler.

Visitors: Tony Ventura and Matt Cerwick.

CHAIRMAN PRO-TEM

As Chairman Chaon was not present, AFO VanDeKieft asked for a volunteer for Chairman Pro-tem. Commissioner Gillespie volunteered. Commissioner Pederson seconded. All Ayes. Chairman Pro-tem Gillespie took the gavel.

CONSENT CALENDAR

Commissioner Pederson moved and Commissioner Larson seconded to approve the minutes from November 29th, 2022. All Ayes. Motion Carried. Commissioner Pederson moved and Commissioner Larson seconded to approve the agenda. All Ayes. Motion Carried.

VISITORS TO BE HEARD

Tony Ventura from Hudson, South Dakota, spoke about working on getting a carbon dioxide pipeline (CDP) ordinance through. He is looking for support at the City level in helping get the proposed ordinance that he and others have been working on implemented at the County level and mentioned it may be beneficial for the City to implement it into their ordinances also. He spoke about setbacks, decommissioning plans, emergency response plans, and other items of concern that prompted putting together the proposed ordinance.

PUBLIC HEARING – CONDITIONAL USE HEARING – MATT AND KIM CERWICK – PARCEL 200.97.00.001

This being the time and place for the conditional use hearing request from Matt and Kim Cerwick for a conditional use of ‘motor vehicle sales, display, and service’ at Parcel 200.97.00.001, Chairman Pro-tem Gillespie opened the hearing as the Planning & Zoning Board. Matt Cerwick spoke about his request to have a “park it market” on the property he purchased east of Bomgaars until such time that he builds a Pizza Ranch location on the property. He indicated that he had his Pizza Ranch employees ask if they could park cars for sale on the lot and that is what prompted him to inquire with the City about it. He said that the car sales would take place at the west end of the property and that the Pizza Ranch development wouldn’t take place for a year or so.

Chairman Pro-tem Gillespie asked for proponents to the issue. Office Assistant Leffler said that she feels it is a good idea and advised of the regulation that the area where the cars are would need to be hard surfaced. AFO VanDeKieft referenced Zoning Regulation 11.04 A 5 that states “all parking, loading, and maneuvering and drive area thereto shall be hard surfaced with asphalt or concrete.” Matt said that he was not aware of that and that he may not want to pursue it any further. Discussion ensued that crushed asphalt or concrete would be acceptable

and that the purpose was so that the area wouldn't become muddy or weedy. It was also discussed that it could be placed where it could be expanded upon once the Pizza Ranch development takes place. AFO VanDeKieft mentioned the floodplain area on the east end of the property that City Engineer Myron Adam had discussed with Matt. Chairman Pro-tem Gillespie asked for opponents to the issue. Hearing nothing further, Chairman Pro-tem Gillespie closed the hearing.

Commissioner Pederson moved and Commissioner Larson seconded to approve the conditional use request for 'motor vehicle sales, display, and service' with the understanding that a hard-surfaced area is required if anyone other than family are placing vehicles there. All ayes. Motion carried.

DIALOGUE

none

ADJOURNMENT

Commissioner Larson moved and Commissioner Pederson seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer