

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, October 8, 2024
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: September 10, 2024, Planning Commission Minutes

APPROVAL OF MINUTES: September 10, 2024, Board of Adjustment Minutes

APPROVAL OF AGENDA:

APPEARANCES, ACKNOWLEDGEMENTS, CORRESPONDENCE:

OLD BUSINESS (Planning Commission and Board of Adjustment): None

NEW BUSINESS (Board of Adjustment):

1. Hearing on Appeal No. 724 by Bill Pickard, for a variance application that, if granted, will permit the applicant to construct a storage unit facility which would encroach on back and side setbacks at 1020 SW 1st Street. The property is legally described as Lots 12-17 in Block 8, Henkin's Second Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 724 – Bill Pickard

NEW BUSINESS (Planning Commission): None

PUBLIC INPUT:

ADJOURNMENT:

Any person with a disability wishing to attend any board meeting who may require special arrangements may contact the Finance Office at 256-7500 and all attempts shall be made to accommodate those requests

PLANNING COMMISSION PROCEEDINGS
CITY OF MADISON
September 10, 2024
7:00 am

Chairman John Groce called the meeting to order at 7:00am. The following members were present for roll call: Jim Iverson, Bob Maxwell, Jennifer Wolff, John Groce, Jacob DeBoer, Roger Olson and alternate Kerry Barlow. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Roy Lindsay, Jennifer Hasleton, Gary Zay, Brooke Rollag, Jeff Hyland and Scott Teigen were also in attendance.

Motion by Commissioner Maxwell to approve the August 13, 2024, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Wolff to approve the September 10, 2024 agenda. Seconded by Commissioner Olson. Motion carried unanimously.

Old Business: None

Motion by Commissioner Wolff, seconded by Commissioner DeBoer to move into Board of Adjustment at 7:02 am. Motion carried unanimously.

Motion by Commissioner Iverson, seconded by Commissioner DeBoer to move out of Board of Adjustment and into Planning Commission at 8:07 am. Motion carried unanimously.

New Business:

Final Plat Approval of Plat Tract 1 Henkin's First Addition to the City of Madison, Lake County, South Dakota. Motion to approve made by Commissioner Iverson, seconded by Commissioner Maxwell. Motion passed unanimously.

Public Input:

Commissioner Iverson motioned to adjourn. Second by Commissioner Wolff. Motion carried unanimously. Meeting adjourned at 8:16 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
September 10, 2024**

The Planning Commission motioned to move into Board of adjustment at 7:02 am.

The following members were present for roll call: Chairman John Groce, Board Members Jim Iverson, Jennifer Wolff, Bob Maxwell, Jacob DeBoer, Roger Olson and Alternate Kerry Barlow. Absent was Donna Fawbush. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. The following people were in attendance in addition to the Board and the aforementioned individuals, Gary Zay, Jennifer Hasleton, Roy Lindsay, Brooke Rollag, Jeff Hyland and Scott Teigen.

This being the time and place set for the hearing on conditional use Appeal Request No. 719 by LAIC, for a conditional use application that, if granted, will permit the applicant to conduct business as a day care center in an R-60 Duplex Residential zone at 1032 W Center Street. The property is legally described as Tract 1 Henkin's First Addition to the City of Madison, Lake County, South Dakota.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Iverson, second by Mr. Olson to approve Appeal No. 719. Motion carried unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 720 by LAIC, for a variance application that, if granted, will permit the applicant to use metal sheet siding for siding at 1032 W Center Street. The property is legally described as Tract 1 Henkin's First Addition to the City of Madison, Lake County, South Dakota. The roof will also be metal in blue and cream colors. Discussion regarding storm shelter.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Ms. Wolff, second by Mr. DeBoer to approve Appeal No. 720. Motion carried unanimously.

This being the time and place set for the hearing on conditional use Appeal Request No. 721 by Kwik Trip Inc, for a conditional use application that, if granted, will permit the applicant to operate a car wash. The property is legally described as Lots 1 and 2 of Schultz's Second Addition in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota. The car wash will be a single stall.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Maxwell, second by Mr. DeBoer to approve Appeal No. 721. Motion carried unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 722 by Kwik Trip Inc, for a variance application that, if granted, will permit the applicant to exceed the maximum number of signs allowed. The property is legally described as Lots 1 and 2 of

Schultz's Second Addition in the NE ¼ of Section 18, Township 106 North, Range 52 West of the 5th P.M., Lake County, South Dakota. Signs include building, canopy and electronic.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. Olson, second by Mr. Maxwell to approve Appeal No. 722. Motion carried unanimously.

This being the time and place set for the hearing on variance Appeal Request No. 723 by Jeff Hyland, for a variance application that, if granted, will permit the applicant to construct a 25'x32' addition which would encroach on sideyard setback at 222 SW 4th Street. The property is legally described as Lots Five (5), Six (6), Seven (7), and Eight (8) in Block Five (5) of Town Proprietor's Third Addition to Madison, Lake County. Mr. Groce and Mr. Olson recuse themselves due to professional involvement. Concerns regarding zero side setback and access to three phase utilities in adjacent alley. Amend the appeal to a 20'x32' addition to create a 5' side setback along alley.

There were no additional opponents or proponents. Chairman Groce closed the public hearing and proceeded to the decision agenda item for appeal. Motion by Mr. DeBoer, second by Mr. Maxwell to approve Appeal No. 723. Roll call vote taken 4-1, motion carried.

Motion by Mr. Iverson, second by Mr. DeBoer to move out of the Board of Adjustment at 8:09 am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

2000 65602

10/29/2009

CITY OF MADISON
VARIANCE APPLICATION

APPEAL NUMBER 724

APPLICANT (PRINT): Bill Prekaid PHONE: 605-270-2210

ADDRESS: 1020 SW 1st Street Idle Runn Heights DR

OWNER (PRINT): Galfield Square LLC PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CITY OF MADISON SOUTH DAKOTA, TO ISSUE A VARIANCE FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

LOTS 12-17 BLK 8 HENKIN'S 2ND ADDITION

GENERAL AREA OR STREET ADDRESS: _____

EXISTING LAND USE: CONTRACTOR YARD EXISTING ZONING: MH

SIZE OF PARCEL: ACRES / SQFT 43,604 LOT DIMENSIONS: WIDTH 310 LENGTH 148 DEPTH _____

SURROUNDING LAND USE

NORTH: Res
SOUTH: Light Manufacturing (MH)
EAST: Res
WEST: Light Manufacturing (MH)

PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a letter of explanation to document requirements necessary to approve if necessary)

5' off of West, North, East Fence Small Site
SETBACKS

I (we) further state that if this request is granted, I (we) will proceed with the actual construction in accordance with the plans herewith submitted within one year or additional time as extended from the effective date of the appeal.

SIGNATURE OF APPLICANT Bill Prekaid

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

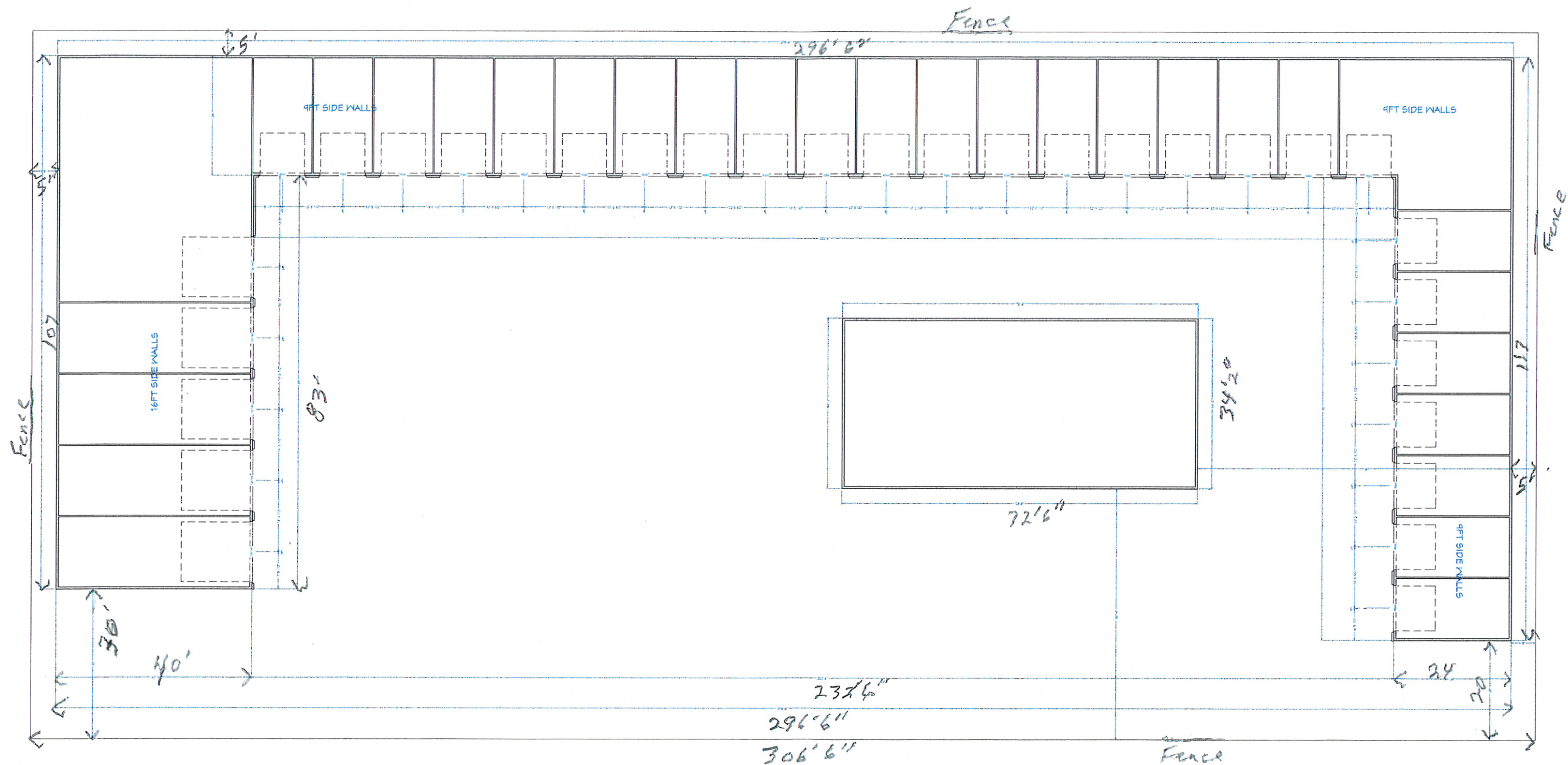
2. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

**PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.

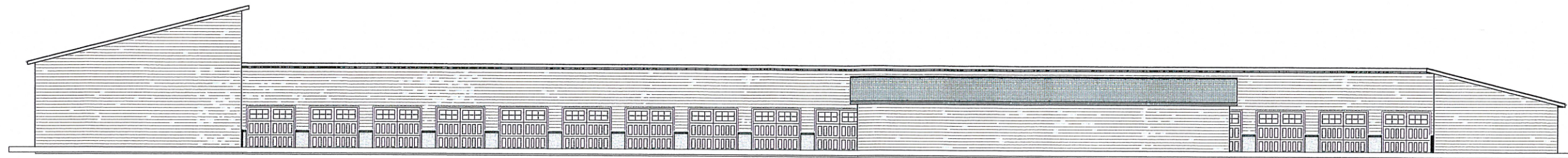
FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 9/6/2024
FEE PAID (NON-REFUNDABLE): X YES NO
DATE OF HEARING: OCT 8 2024
ACTION BY BOARD OF ADJUSTMENT: _____



1st Floor

DRAWINGS PROVIDED BY:	081924-01	APPROVED BY:	DRAWN BY:
Homestead Do it center	Pickard Rentals Storage Units		KLR
REVISION:	FLOOR LAYOUT		
N/A			
DATE:			
8/19/2024			
SCALE:			
1/4" = 1'-0"			
SHEET:			
P-2			



Exterior Elevation Front



Exterior Elevation Right

3/12 PITCH
18" OVERHANGS
ON SLAB CONSTRUCTION



Exterior Elevation Left

DRAWN BY:
KLR

APPROVED BY:

ELEVATIONS

081924-01
Pickard Rentals
Storage Units

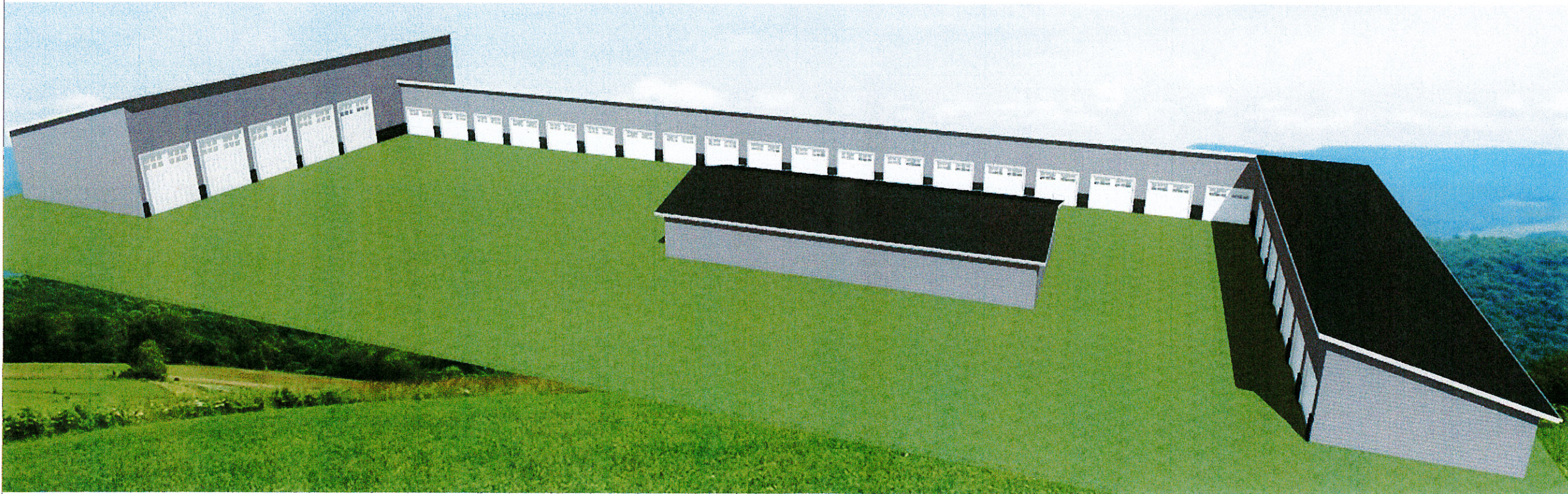
DRAWINGS PROVIDED BY:
Homestead
Do-it-center

REVISION:
N/A

DATE:
8/19/2024

SCALE:
1/4" = 1'-0"

SHEET:
P-3



DRAWN BY:
KLR

APPROVED BY:

COVER PAGE

081924-01
Pickard Rentals
Storage Units

DRAWINGS PROVIDED BY:
Homestead
Do-it-center

REVISION:
N/A

DATE:
8/19/2024

SCALE:
NTS

SHEET:
P-1