

**PLANNING COMMISSION/
BOARD OF ADJUSTMENT MEETING
CITY COMMISSION ROOM
Tuesday, October 22, 2024
7:00am**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES: October 8th, 2024, Planning Commission Minutes

APPROVAL OF MINUTES: October 8th, 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): None

NEW BUSINESS (Planning Commission):

1. Hearing on Appeal No. 725 – by Bill Pickard and Avery Hyland requesting a change of Zoning that, if granted, will change the Zoning District from Heavy Manufacturing (MH) to Highway Business (HB). The properties are legally described as Lots 11-17 in Block 8, Henkin’s Second Addition to the City of Madison, Lake County, South Dakota.
2. Decision on Appeal No. 725 – Bill Pickard and Avery Hyland.

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
October 8th, 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 Donna Fawbush. Also present were Administrative Officials Ryan Hegg and Dan Whitlock. Roy Lindsay, Jennifer Hasleton, Gary Zay, Rod Sonen, Bill Pickard and alternate Kerry Barlow were also in attendance.

Motion by Commissioner Maxwell to approve the September 10th, 2024, Planning Commission Minutes. Seconded by Commissioner DeBoer. Motion carried unanimously.

Motion by Commissioner Olson to approve the September 10th, 2024, Board of Adjustment Minutes. Seconded by Commissioner Fawbush. Motion carried unanimously.

Motion by Commissioner Fawbush to approve the October 8th, 2024 agenda. Seconded by Commissioner DeBoer. Motion carried unanimously.

Old Business: None

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

Motion by Commissioner Olson, seconded by Commissioner DeBoer to move out of Board of Adjustment and into Planning Commission at 8:08 am. Motion carried unanimously.

New Business: None

Public Input: 328 N Harth Avenue demolition discussion.

Commissioner Wolff motioned to adjourn. Seconded by Commissioner Olson. Motion carried unanimously. Meeting adjourned at 8:13 am.

Dan Whitlock
Planning Commission

**BOARD OF ADJUSTMENT PROCEEDINGS
CITY OF MADISON
October 8th, 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 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, Bill Pickard, Kerry Barlow and Rod Sonen.

This being the time and place set for the hearing on variance Appeal Request 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. Discussion regarding drainage, snow fall, alley access, weed control and lot surfacing. New Building will be metal. Current building on lot is being repaired. Entrance to lot will remain on SW 1st Street, no increase of traffic along Highland. In lieu of variance, conditional use to set requirements.

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, seconded by Mr. DeBoer to approve Appeal No. 724. Roll call vote taken, 7-0 nay. Motion failed. Reason for denial is not showing evidence of hardship required of a variance.

Motion by Mr. Olson, seconded by Mr. DeBoer to move out of the Board of Adjustment at 8:08am. Motion carried unanimously.

Dan Whitlock
Board of Adjustment

CITY OF MADISON
PETITION FOR A CHANGE IN ZONING CLASSIFICATION

3/26/2013

APPEAL NUMBER 725

Bill Pickard and

605 224-2218

APPLICANT (PRINT): Avery Hyland PHONE: 605 270 1707

ADDRESS: 120 S Highland Ave Madison SD 57042

OWNER (PRINT): Avery Hyland PHONE: 605 270 1707

IF DIFFERENT THAN APPLICANT

ADDRESS: 120 S Highland Ave Madison SD 57042

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE CITY COMMISSION OF THE CITY OF MADISON, SOUTH DAKOTA, TO ISSUE A CHANGE IN ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION (Please print or type)

LOTS 11-17 BLOCK 8 HENKIN'S 2ND ADDITION TO THE CITY OF
MADISON, LAKE COUNTY SD

GENERAL AREA OR STREET ADDRESS: 120 S Highland & 1020 SW 1ST STREET

EXISTING LAND USE: SHOP/CONCRETE EXISTING ZONING: HEAVY MANUFACTURING (MH)

SIZE OF PARCEL: ACRES / SQFT 55,100 SF LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE/ZONING

NORTH: RESIDENTIAL
SOUTH: HEAVY MANUFACTURING
EAST: RESIDENTIAL
WEST: _____

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CHANGE IN ZONING CLASSIFICATION INCLUDING DISCUSSION ON WHAT CHANGE OR CHANGING CONDITIONS MAKE THE PASSAGE OF THIS AMENDMENT NECESSARY (attach a separate sheet of paper if necessary)

CHANGE ZONE FROM MH TO HB TO ALLOW FOR
FUTURE DEVELOPMENT FOR STORAGE UNITS

SIGNATURE OF APPLICANT Avery Hyland Bill Pickard

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

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

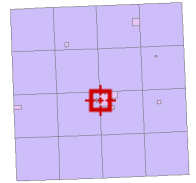
1. NORTH DIRECTION
2. DIMENSIONS OF PROPOSED STRUCTURE
3. STREET NAMES
4. OTHER INFORMATION AS MAY BE REQUESTED
5. LOCATION OF PROPOSED STRUCTURE ON LOT
6. DIMENSIONS OF FRONT AND SIDE SET BACKS
7. LOCATION OF ADJACENT EXISTING BUILDINGS

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: 10/8/2024
FEE PAID (NON-REFUNDABLE): 150 YES _____ NO _____
DATE OF HEARING: 10/22/2024
ACTION BY BOARD OF ADJUSTMENT: _____



Overview



Legend

-  Parcels
- Parcel Points**
 -  BLL
 -  CONDO
-  Roads
-  Corporate Limits
-  Political Townships

Date created: 10/17/2024
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