

CITY OF VALLEY SPRINGS
P&Z MEETING MINUTES
401 Broadway Ave
Valley Springs, SD
MAY 18, 2021 6 PM

The Valley Springs P&Z Commission met in City Hall at 6:00 PM on May 18, 2021. Chairman Langner called the meeting to order at 6 PM. Present was Building Inspector Dave Swier, Board Members: Brad Top, Scott Stegenga, Matt Wingert, Allen Severtson, Ron Kuipers and Zoning Administrator Linda Hunnel.

Dave Swier had talked to the P&Z Board at a previous meeting concerning adopting the 2018 IRC (International Residential Code) as the previous code was now obsolete. The Board discussed amendments to the code that have been adopted by other cities. Swier will review these amendments and plans to give his report at the June 1st meeting. Top made a motion to defer approving the 2018 IRC until the June 1st meeting. Stegenga seconded. All voting aye.

Ron Kuipers of Homestead Construction had requested rezoning Lot 1, Block 5 of Homestead @Valley View Addition to B-2, after which he planned on applying for a conditional use to build storage units. The Board denied his request as they did not think storage units were harmonious with the residential area. There was talk of a strip mall going in the lot or smaller construction buildings with a storefront and garage area in back. The matter was tabled until plans are submitted.

Aaron Larsen requested placing storage units in the back yards of two rental houses he owned on 804 and 812 Broadway. Larsen would have to replat the lots, then rezone the north portion to B-2. The residential lots would have to be a minimum of 7500 feet. As this was not the intended use of the residential lots, Motion by Severtson, second by Kuipers, to disapprove of the rezoning and subsequent storage units at 804 and 812 Broadway. All voting aye.

The Board discussed the fencing on Dakota Circle. Hunnel gave the timeline of events and read the city ordinance dealing with this. Any fencing along Dakota Circle will have to wait until legal counsel is contacted and this matter is resolved.

Hunnel presented the new zoning map that Kristen from SECOG had drawn up. There were two areas that had no record of being zoned. The Board will look into the area owned by Johnson's Body Shop; the city may have to rezone this.

There being no further business before the P&Z Board, Top made a motion to adjourn at 7:23. Wingert seconded. All voting aye. The next meeting of the P&Z Board will be 6 PM June 1st at the VS American Legion.

Respectfully Submitted,

Linda Hunnel, Zoning Administrator