

CITY OF MILBANK
PLANNING AND ZONING COMMISSION

June 5, 2023

The Milbank Planning and Zoning Commission met for a regular meeting on Monday, June 5, 2023, at 6:00 P.M. in the Milbank City Council Chambers. Present for the meeting were Commission members: Sharon Pinkert, Bob Frink, Jacob Ebsen, Hans Sacrison, Jason Sackreiter. Present from staff, Brandy Blauert, John Forman. City Council Liaison, Craig Weinberg. City Attorney, Mark Reedstrom. Present from the public Lonnie Boschee, Tami Boschee, Elaine Will, Richard Will, Joe Henrich, Tom Tobin, Paula Tobin, Ron Waletich, KC Blankenship, Doug Bohlen.

A motion was made by Frink and seconded by Pinkert to approve the minutes of the May 1, 2023, meeting. Motion carried 5-0.

No items were added to the agenda.

No declaration of intent by members of the public was declared.

No conflict of interests was disclosed.

Approval of the Agenda motion was made by Sacrison seconded by Frink. Motion carried 5-0.

A motion was made by Frink and seconded by Pinkert to recommend approval of replat of BLOCK 4 OF LIEBE'S NORTH RIDGE SUBDIVISION, CITY OF MILBANK, GRANT COUNTY, SOUTH DAKOTA. Motion carried 5-0.

The commission acting as the Board of Adjustment:

Public testimony was taken regarding the conditional use requested by Lonnie Boschee for a conditional use that would permit a food truck to operate in the parking lot, Chapter 17.13.04. The property is identified as 1402 Morningside Drive, Morningside Addition Lot 7 EX LT 107 Block 3, City of Milbank, South Dakota, Zoned B3, Highway Business District.

A motion was made by Frink and seconded by Pinkert to approve the conditional use as requested. Motion passed 5-0.

Public testimony was taken regarding the conditional use requested by Sokota Property Company, LLC for a conditional use that would permit an Apartment with up to 36 units.

Chapter 17.10.04. The property is identified as Govt Lot 4 Ex Lots A,C,D, E, F & G & Blocks 1-5 Vista Villa Addn, Ex Lots, City of Milbank, South Dakota, Zoned B3, Highway Business District.

Joe Henrich with Sokota Property Company, LLC spoke about the need for apartment buildings. Several residents from the area who were present voiced their concerns about drainage surrounding the property. Administrator Forman informed the public that a drainage study was in the works through City Engineer Banner & Associates.

A motion was made by Pinkert and seconded by Sacrison to approve the conditional use as requested. Motion passed 5-0.

No representative from Valley Queen was present at the meeting. A motion was made by Sacrison and seconded by Frink to postpone the variance request. Motion did not pass 2-3.

A brief recess was taken while members of the board and staff tried to contact Valley Queen. Nathan Bass joined the meeting by phone.

Public testimony was taken regarding the variance requested by Valley Queen Cheese, Inc. that would permit an addition be built with less than the required side yard setback. Chapter 17.14.06. The property is identified as 200 E Railway Avenue, Original Townsite Lots 1-20 Block 15 & Lots 1-20 Block 14 & Lots 21-31 Block 9 & Vacated Street Between Lots 26-29 Block 9 & Lots 1-3 Block 14 City of Milbank, South Dakota, Zoned I1, Light Industrial District.

A motion was made by Frink and seconded by Pinkert to approve the conditional use as requested. Motion passed 5-0.

Public testimony was taken regarding Ordinance 848. A motion was made by Frink and seconded by Ebsen to recommend approval to the City Council. Motion passed 5-0.

No items were discussed in the Open section of the agenda.

Zoning Administrator Blauert discussed permits issued in May.

218 W 5th Ave	Residential	Re-Roofing	Re-Roofing Asphalt
504 Drake Ave	Residential	Addition/Fence	3 season addition & nylon fence
215 W 3rd Ave	Commercial	Moved In Structure	Accessory Structure 70x146x27
1300 E 4th Ave	Commercial	Addition	Addition 22x50
1505 Aspen Drive	Residential	Re-Roofing	Re-Roofing Asphalt
212 N First St	Residential	Fence	Fence 6' Chainlink
1211 & 1213 S 5th St	Residential	New Construction	Twin Home
1207 & 1209 S 5th St	Residential	New Construction	Twin Home

Original Townsite Block 65 Lot 12	Residential	Re-Roofing	Re-Roofing Asphalt Garage
904 S 7th St	Residential	Addition	Deck Addition 10x12
509 S Grant Street	Residential	Addition	Deck Addition 6x16
502 West Milbank Ave	Commercial	Fence	6' with barbed wire
502 West Milbank Ave	Commercial	New Construction	Substation
1105 Adams Drive	Residential	New Construction	New Home - 2444
1103 Adams Drive	Residential	New Construction	New Home - 2406
1612 Morningside Drive	Commercial	Sign	Pylon Sign & Building Signs
301 S 1st St	Commercial	Sign	Relacing faces in existing pylon sign
904 S 7th St	Residential	Fence	Fence 6' Wood
306 E 12th Ave	Residential	Re-Roofing	Re-Roofing Asphalt
305 N 1st St	Residential	Re-Roofing	Re-Roofing Asphalt

The next regular meeting will be held on July 10, 2023 @ 6:00 p.m.

A motion was made by Ebsen and seconded by Pinkert to adjourn the meeting.

Brandy Blauert, Administrative Assistant

Planning & Zoning President, Jason Sackreiter

City Administrator, John Forman