

**CITY OF FLANDREAU  
1005 W. Elm Avenue  
Flandreau, SD 57028-1404**

**PLANNING & ZONING COMMISSION MEETING**

The Planning and Zoning Commission of the City of Flandreau, South Dakota met in special session on Tuesday, February 21, 2023 at 5:15 p.m. in the Flandreau City Council Chambers.

Planning and Zoning Commission members present were: Brian Bergjord, David Lillibridge, and Mike Witte. Absent: Bart Sample and Danny Rose. Also present were; City Administrator Cohl Turnquist, Finance Officer Lori Kneebone, and David Whaley, Mike Wede, Bethany Thielsen, Aaron Thielsen, Nicholas McBeain, Becky Fricke, and Bruce Allen.

The meeting was called to order by Chairman Bergjord at 5:18 pm.

The purpose of the meeting was to review Conditional Use Requests submitted by Bethany Thielsen, The Boys and Girls Club of Moody County, and Bruce Allen; and a Variance Request submitted by The Boys and Girls Club of Moody County.

**CU2023-01:** Conditional Use Request by Bethany Thielsen. Thielsen is requesting a CUP to operate an in-home daycare at the location of 404 North Henry Street in Flandreau, SD, which is currently used as a rental property. Thielsen is planning to move her in-home daycare from her property located at 300 W Prospect Ave to the new location on North Henry Street pending committee approval.

Motion by Witte and seconded by Lillibridge to approve CU2023-01. Members voting Aye: Bergjord, Lillibridge, and Witte. Nays: None. Absent: Rose and Sample. Motion carried.

**CU2023-02:** Conditional Use Request by The Boys and Girls Club of Moody County. B & G Club is requesting to add a building addition to the existing facility with the same intended use for a private club. Resident Mike Wede expressed concerns about accessing his property and Boys and Girls Club representative Nicholas McBeain stated the B/G Club would work with Wede on providing gravel so he could still access his property.

Motion by Lillibridge and seconded by Witte to approve CU2023-02. Members voting Aye: Bergjord, Lillibridge, and Witte. Nays: None. Absent: Rose and Sample. Motion carried.

**CU2023-03:** Conditional Use Request by Bruce Allen. Allen is wishing to operate a used car dealership, and to buy and sell vehicles, make minor repairs and clean vehicles. Applicant seeks to continue existing CUP for garages, repair shops, and service stations that was issued to the previous owner.

Motion by Lillibridge and seconded by Witte to approve CU2023-03, with the following conditional use requirements:

The building has to be inspected by the State Fire Marshall or City Fire Chief, building must be cleaned up on the inside and all areas of lot, all repairs to the building, including men's and women's restrooms and a customer waiting area need to be completed prior to opening for business. A fence must be constructed on the north and east side of the property; and approved by adjacent property owners, no waste oil heat due to smell and smoke pollution, no car parts, tires or other parts laying around on the property at any time. In addition, no junk vehicles or salvage of any kind will be allowed. There shall be no parking on the sidewalks or street and all vehicles for sale must be in running condition and titles must be available. There shall be no more than 15 vehicles on the property at one time.

Members voting Aye: Bergjord, Lillibridge, and Witte. Nays: None. Absent: Rose and Sample. Motion carried.

**V2023-01:** Variance request by The Boys and Girls Club of Moody County. The B & G Club is proposing to add a building addition to the existing facility to the Southeast and request 0' front and side setbacks and a 5'-0" rear yard setback.

Motion by Lillibridge and seconded by Witte to approve V2023-01. Members voting Aye: Bergjord, Lillibridge, and Witte. Nays: None. Absent: Rose and Sample. Motion carried.

Board member Mike Witte asked for a timeline update on the Conditional Use Permit conditions issued to Sioux River Spirits, specifically addressing the addition of a fence that was to be constructed adjacent to the beer gardens. City Administrator Cohl Turnquist stated he would provide an update at the next Planning and Zoning Board Meeting.

Charmain Bergjord declared the meeting adjourned at 5:50 p.m.