

**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 Monday, June 5<sup>th</sup>, 2023 at 5:15 p.m. in the Flandreau City Council Chambers.

Planning and Zoning Commission members present were: Brian Bergjord, David Lillibridge, Bart Sample (Via Phone), and Mike Witte. Absent: Dan Rose. Also present were; City Administrator Cohl Turnquist, Finance Officer Lori Kneebone, Don and Delores Elverud, Holist Sutton, Lori Sutton, Bill Sutton (Via Phone), Matt Severson, Kelley Ramsdell, Jason Unger, Karris Neuman and Ryan Sherman.

The meeting was called to order by Chairman Bergjord at 5:25 p.m.

The purpose of the meeting was to discuss Variance 2023-02 request from Matt Severson, Variance 2023-03 request from Ryan Sherman, Variance 2023-04 request from Jessica Thorson, Conditional Use Permit request from John and Karris Newman, and Final Plat of Lots 1, 2, and 3 of Block 9 of Southview Heights Addition to the City of Flandreau, Moody County South Dakota.

**Variance 2023-02: Request from Matt Severson**

Mr. Severson is requesting a variance to exceed the front yard setback requirements to construct a commercial building on Lot 7 of Flandreau Industrial Park Second Addition. Bill Sutton joined the meeting via phone and stated he disagreed with granting the variance because Severson is not showing a hardship and he feels the City is not following the Zoning Laws. Kelley Ramsdell and Jason Unger, representatives from FDC, told the board they would sell Severson an additional 50 feet to accommodate a larger frontage area for the proposed structure. There is an ongoing legal matter dealing with the area surrounding this lot. After much discussion, a motion was made by Lillibridge and seconded by Sample to accept Severson's Variance request, contingent on the FDC selling him an additional 50 feet of lot space.

Motion by Lillibridge and seconded by Sample to approve Variance 2023-02 contingent on Severson purchasing an additional 50 feet from FDC. Members voting Aye: Bergjord, Lillibridge, Sample (via phone) and Witte. Nays: None. Absent: Rose. Motion carried.

**Variance 2023-03: Request from Ryan Sherman**

Mr. Sherman is requesting a variance that exceeds front yard setback requirements to construct a privacy fence at the property located at 501 W 3<sup>rd</sup> Ave, Flandreau, SD. A Variance is needed because the property is on a corner lot and requires two front yard setbacks.

Motion by Sample and seconded by Witte to approve Variance 2023-03. Members voting Aye: Bergjord, Lillibridge, Sample (via phone) and Witte. Nays: None. Absent: Rose. Motion carried.

**Variance 2023-04: Request from Jessica Thorson:**

Ms. Thorson is requesting a variance to exceed the rear yard requirements to construct a new garage at the property located at 110 South Prairie Street, Flandreau, SD. A Variance is needed because the original house was grandfathered into the zoning laws, as the current house is two feet from property line, and the home owner would like the new garage to be flush with the house as it currently sits.

Motion by Lillibridge and seconded by Witte to approve Variance 2023-04. Members voting Aye: Bergjord, Lillibridge, Sample (via phone) and Witte. Nays: None. Absent: Rose. Motion carried.

**Conditional Use Permit 2023-04: Request from John and Karris Neuman:**

The Neuman's have requested a Conditional Use Permit to construct twin homes on Lot 1 of Block 9 of Southview Heights Addition. A CUP is needed because the Southview Heights Addition is zoned R1. The Neuman's have completed the steps needed to secure the CUP by obtaining 5 signatures of adjacent property owners, and providing all the necessary paperwork. Neighbors Don and Delores Elverud were in attendance and Don stated they have no objections to the proposed structure.

Motion by Witte and seconded by Lillibridge to approve CUP 2023-04. Members voting Aye: Bergjord, Lillibridge, Sample (via phone) and Witte. Nays: None. Absent: Rose. Motion carried.

**Final Plat of Lots 1, 2, and 3 of Block 9 of Southview Heights Addition to the City of Flandreau, Moody County South Dakota:**

Motion by Lillibridge and seconded by Witte to approve the Final Plat of Lots 1, 2, and 3 of Block 9 of Southview Heights Addition to the City of Flandreau, Moody County South Dakota. Members voting Aye: Bergjord, Lillibridge, Sample (via phone) and Witte. Nays: None. Absent: Rose. Motion carried.

Charmain Bergjord declared the meeting adjourned at 6:15 p.m.