

AGENDA

MONTROSE CITY PLANNING AND ZONING COMMITTEE

August 23rd, 2021 4:30 pm in the Community Center

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

PUBLIC HEARING ON AMENDING THE CURRENT PLANNING AND ZONING REGULATIONS

RECOMMEND APPROVAL OR REJECTION OF THE AMENDMENT TO THE PLANNING AND ZONING REGULATIONS TO THE MONTROSE CITY COUNCIL

RECOMMEND APPROVAL OR REJECTION OF THE CONDITIONAL USE PERMIT FOR JAKE TYSDAL

ADJOURN

ADJOURN NOTE: No changes will be made to the agenda within 24 hours of the Council meeting.

ORDINANCE NO. 005-2021

AN ORDINANCE OF THE CITY OF MONTROSE, SD, AMENDING THE MONTROSE ZONING REGULATIONS, BY AMENDING CHAPTER 4.02, R-1: RESIDENTIAL DISTRICT, CONDITIONAL USES; CHAPTER 4.03, R-1: RESIDENTIAL DISTRICT, LOT AND YARD REGULATIONS; AND CHAPTER 15.02, DEFINITIONS, DEFINITIONS.

BE IT ORDAINED BY THE CITY OF MONTROSE, SD:

Section 1. That Chapter 4.02 of the Montrose Zoning Regulations is hereby amended to amend the following:

Conditional Use	Applicable Standards
Stand-alone garage	<p>8.02, 8.04, 8.05, 8.08, 8.11, & 13.05</p> <p>The building shall include both a service door and an overhead door.</p> <p>Exterior walls shall be constructed of either: (1) materials commonly used on the exterior walls of residential structures such as brick, concrete composite board, artificial or natural stone, exterior grade natural or composite wood, stucco, or residential lap siding made of vinyl, steel, or aluminum. No siding shall have visible fasteners. For purposes of this section, screws shall not be considered visible fasteners; or (2) wainscoting of two colors typically utilized on residential structures.</p> <p>The building may be either post-frame or stick-built construction.</p> <p>The pitch of the building's roof shall not be less than one (1) foot for rise for each four (4) feet of horizontal run. The roof must overhang the exterior walls of the building no less than two (2) feet.</p> <p>Gutters of sufficient design to control water runoff shall be installed.</p> <p>Roofing shall be of a type and material similar to those utilized on residential structures.</p> <p>A wood or masonry foundation shall form a complete enclosure under the exterior walls.</p> <p>Building shall not be used for dwelling purposes.</p>

Shouse	<p>8.02, 8.04, 8.05, 8.08, 8.11, & 13.05</p> <p>The workshop and/or storage space portion of the building shall include both a service door and an overhead door.</p> <p>Exterior walls shall be constructed of either: (1) materials commonly used on the exterior walls of residential structures such as brick, concrete composite board, artificial or natural stone, exterior grade natural or composite wood, stucco, or residential lap siding made of vinyl, steel, or aluminum. No siding shall have visible fasteners. For purposes of this section, screws shall not be considered visible fasteners; or (2) wainscoting of two colors typically utilized on residential structures.</p> <p>The building may be either post-frame or stick-built construction.</p> <p>The pitch of the building's roof shall not be less than one (1) foot for rise for each four (4) feet of horizontal run. The roof must overhang the exterior walls of the building no less than two (2) feet.</p> <p>Gutters of sufficient design to control water runoff shall be installed.</p> <p>A wood or masonry foundation shall form a complete enclosure under the exterior walls.</p>
---------------	---

Section 2. That Chapter 4.03 of the Montrose Zoning Regulations is hereby amended to include the following:

	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height
Stand-alone garage	NA see #4	NA see #2	25 ft. see #3	7 ft.	25 ft.	12 ft. see #6
Shouse	NA see #4	NA see #2	25 ft. see #3	7 ft.	25 ft.	12 ft. see #7

Exceptions

- #6 The height of a stand-alone garage shall not exceed twelve (12) feet unless approved by the terms of the conditional use permit. The minimum height of the building shall be eight (8) feet.

#7 The height of the workshop and/or storage space portion of the building shall not exceed twelve (12) feet unless approved by the terms of the conditional use permit. The minimum height of the workshop and/or storage space portion of the building shall be eight (8) feet.

Section 3. That Chapter 15.02 of the Montrose Zoning Regulations is hereby amended to replace the following definition to read as follows:

GARAGE, PRIVATE – A building or portion of a building in which motor vehicles and limited household goods owned or leased by the occupants of the principal building are stored or kept.

Section 4. That Chapter 15.02 of the Montrose Zoning Regulations is hereby amended to include the following definitions:

GARAGE, STAND-ALONE – A private garage located on a lot without another principal building.

SHOUSE – A building containing a combination single-family dwelling and personal workshop and/or storage space. Unlike a traditional house that requires its accessory private garage to be subordinate in area, extent or purpose to the dwelling, a shouse is allowed to have the workshop and/or storage space portion of the building be larger than the footprint of the dwelling portion of the building.

Adopted this _____ day of _____, 2021.

Mayor

ATTEST:

Finance Officer

Seal

First Reading: Aug. 10, 2021
Second Reading & Adoption: Aug. 23, 2021
Published: _____
Effective Date: _____

Published once at the approximate cost of _____.

Unapproved Minutes of the Montrose Planning and Zoning Committee

The Montrose Planning and Zoning Committee meeting was held on July 13th, 2021 at the Community Center. The meeting was called to order by Brian Kappenman at 4:30 pm. Present were committee members Brian Kappenman and Tim Brookes. Finance Officer Melody Gross, Maintenance Supervisor Daryl Sieverding and Jake Tysdal. Absent: Cliff Hallem. Motion by Brookes 2nd by Kappenman to approve the agenda. Motion carried
Kappenman opened up the public hearing of Ordinance 005 – 2021. There was a discussion among those present. Motion by Brookes 2nd by Kappenman to send to the Mayor and Council for approval. Kappenman opened up the Public Hearing for the Conditional Use Permit submitted by Jake Tysdal. There was a discussion by those present. Motion by Kappenman 2nd by Brookes to submit the Conditional Use Permit to the Mayor and Council. Motion by Brookes, 2nd by Hallem to adjourn at 4:55 pm. All approved.

Attest:

Melody Gross
Finance Officer
Published once at the approximate cost of _____

Brian Kappenman
Chairman

CITY OF MONTROSE
CONDITIONAL USE PERMIT APPLICATION
BOARD OF ADJUSTMENT

Name of Applicant: Jacob Tysdal

Applicant's Address: 211 51st Ave

Montrose SD 57048 Zip Code: _____

Address of Property for Conditional Use (If Different):
104 W Kluckholm

Montrose SD 57048 Zip Code: 57048

Phone: 605 940-7872 Date: 8-23-21 Fee Paid: Yes No

Current Zoning: Residential Site Plan Included: Yes No

Legal Description of Property:

Description of Conditional Use:
40x60' Post Frame wall Height 14'

Name and Signature of Property's Owner(s) of Record:
Jacob Tysdal

Jacob Tysdal

Authorized Official's Recommendation and Comments:
Tim Brookes / Approve / Build to New Zoning Requirements

Burt [Signature] / Approve / Follow Ordinance

Board of Adjustment Hearing Date: _____ Time: _____

Notice Publication Date: _____

Posting Date (on property): _____

Posting Date (City Office): _____

Action Taken: _____