

UNAPPROVED MINUTES
BALTIMORE CITY PLANNING & ZONING RE-ZONE HEARING
JUNE 24, 2025
6:00 PM BALTIMORE CITY HALL
130 ST. OLAF AVENUE BALTIMORE, SOUTH DAKOTA

CALL TO ORDER

Planning & Zoning Administrator, Ryan Fods called the meeting of the P&Z Board to order at 6:00 PM in the Baltimore City Hall, 130 St Olaf Avenue. Answering roll call were Nikki Oien, Jacob DeJong, Zach Utecht, Debbie Murphy, City Attorney Mae Pochop, and Steve Boeve. Also, in attendance was Finance Officer Lacey Harrington & Interim Mayor & Alderman Brian McGreevy, & Alderman Edward Jessen-Clark.

PLEDGE OF ALLEGIANCE

Ryan Fods led the meeting of the Pledge of Allegiance.

APPOINTMENT OF P&Z COMMISSION

City Attorney Mae Pochop swore in new Planning & Zoning Commission Members, Jake DeJong & Zach Utecht. Nikki Oien nominated Zach Utecht to President of the Planning & Zoning, all ayes.

RE-ZONE PUBLIC HEARING

Planning & Zoning Administrator Ryan Fods outlined the hearing process, then invited Eric Willadsen of Willadsen Lund Engineering to present the rezone request. Willadsen, the project engineer, gave an overview of the proposed multi-family apartments and requested a zoning change from business to residential. Attendees asked questions, and Willadsen clarified that the request was solely for rezoning, not for detailed building plans so he could answer questions on the rezone of the land.

After Willadsen's presentation, P&Z President Zach Utecht opened the public hearing at 6:19 p.m. Several attendees spoke both for and against the project. Concerns included parking overflow, limited business land, setting a precedent, and utility capacity. Supporters cited the need for housing and potential to attract more businesses. Amy Miller of Charisma Property Management, who will manage the project, urged the commission to approve the rezone.

Utecht closed the public hearing at 6:51 pm.

Nikki Oien made a motion to recommend the City Council not approve the re-zone of 528 Lovely Ave, DeJong seconded. All in favor of recommending the denial of the re-zone to the City Council:

In favor of NOT recommend re-zoning – 4

In favor of recommending the re-zoning – 1

ADJOURNMENT

Oien made a motion to adjourn at 6:53 pm. DeJong seconded, all ayes, motion carried.