

UNAPPROVED MINUTES
BALTIMORE CITY PLANNING & ZONING RE-ZONE HEARING
JULY 21, 2025
6:00 PM BALTIMORE CITY HALL
130 ST. OLAF AVENUE BALTIMORE, SOUTH DAKOTA

CALL TO ORDER

Interim Mayor & Ward 2 Alderman called the joint council & P&Z meeting to order at 6:00 PM in the Baltimore City Hall, 130 St Olaf Avenue. Answering roll call were P&Z Member Debbie Murphy, Ward 2 Alderman Edward Clark, Interim Mayor and Ward 2 Alderman, Brian McGreevy, Ward 1 Alderman & P&Z Member, Nikki Oien, P&Z Chair Zach Utecht, Ward 1 Alderman & P&Z Member Steve Boeve. Also, in attendance was Finance Officer Lacey Harrington & Public Works Supervisor Ryan Fods.

PLEDGE OF ALLEGIANCE

Ryan Fods led the meeting of the Pledge of Allegiance.

PUBLIC TIME

Deborah McIsaac came forward to ask if anyone had questions on the paperwork she submitted on behalf of 528 Lovely Ave. McIsaac presented alternative plans that were submitted to the City of Baltimore and agreed to wait to discuss until that part of the meeting.

Alderman Edward Clark-Jessen made a motion to go into Executive Session at 6:04 pm

Brian McGreevy called the Council back from Executive Session at 6:09 pm

NEW BUSINESS

PLANNING & ZONING REGULATIONS REVIEW

The City Council and the Planning and Zoning Commission discussed the need to review and update the city's planning and zoning regulations. They identified sections with vague or unclear language and noted the importance of aligning certain regulations with those of similar-sized communities.

528 LOVELY AVENUE

The City Council and Planning & Zoning Commission discussed the proposed Baltimore Square Apartments project at 528 Lovely Avenue. The City of Baltimore received an alternative proposal for the Baltimore Square Apartments, which includes two small businesses located at the front of the development. Copies of the revised plan are available on the City's website and can also be picked up at City Hall. Possible solutions and alternative building sites were suggested as the City of Baltimore wants full frontage businesses along Lovely Avenue. The discussion included the long-term vision for the City of Baltimore, specifically the desired location of the business district being along Lovely Avenue and the importance of preserving key lots for future commercial use. Public input was received, with attendees expressing both support and concerns regarding the project.

ADJOURNMENT

Oien made a motion to adjourn at 8:38 pm. Boeve seconded, all ayes, motion carried.

Lacey Harrington
Finance Officer

Zach Utecht
Planning & Zoning President