

UNAPPROVED MINUTES
BALTIC PLANNING & ZONING MEETING
August 18, 2025
6:00 PM BALTIC CITY HALL
130 ST. OLAF AVENUE BALTIC, SOUTH DAKOTA

CALL TO ORDER

Planning & Zoning President, Zach Utecht called the P&Z meeting to order at 6:00 PM in the Baltic City Hall, 130 St Olaf Avenue. Answering roll call were P&Z Members Steve Boeve, Nikki Oien, City Attorney Mae Pochop, Debbie Murphy and Chair Zach Utecht. Also, in attendance was Finance Officer Lacey Harrington.

PLEDGE OF ALLEGIANCE

Zach Utecht led the meeting of the Pledge of Allegiance.

APPROVAL OF MINUTES

November 12, 2024 Planning & Zoning Minutes

Zach Utecht presented the P&Z with the November 12, 2024 P&Z Minutes. Nikki Oien made a motion to approve the November 12, 2024 minutes. Seconded by Steve Boeve, all ayes, motion carried.

June 24, 2025 Planning & Zoning Minutes

Zach Utecht presented the P&Z with the June 24, 2025 P&Z Minutes. Steve Boeve made a motion to approve June 24, 2025 minutes. Seconded by Nikki Oien, all ayes, motion carried.

July 21, 2025 Planning & Zoning Minutes

Zach Utecht presented the P&Z with the July 21, 2025 P&Z Minutes. Steve Boeve made a motion to approve the July 21, 2025 minutes. Seconded by Nikki Oien, all ayes, motion carried.

PUBLIC TIME

Public Hearing – 528 Lovely Avenue - The Public Hearing and recommendations by the P&Z was postponed due to procedural defects.

Deborah McIsaac, representing Baltic Square, presented plans for the proposed apartments and businesses to the Planning & Zoning Commission. She also provided an information packet outlining how Baltic Square believes the project aligns with the City's comprehensive plan. Citizens spoke both in support of and in opposition to the project. Some members of the Planning & Zoning Commission discussed concerns about the proposal and noted that it does not align with the plans for Lovely Avenue, while another member felt this would be beneficial. Steve Boeve made a motion to close public time at 6:44 pm, Oien seconded.

ADJOURNMENT

Oien made a motion to adjourn, Boeve seconded. Attorney Mae Pochop requested we re-open the meeting to read a letter from the City Engineer, Justin Heim.

MEETING RE-OPENED

Nikki Oien made a motion to re-open the meeting, Boeve seconded. Attorney Mae Pochop read the letter from Justin Heim. Regarding the Baltic Square rezoning request, Heim summarized the proposal

and noted that the submitted site plan was for reference only, as a full plan review would be required prior to construction. He emphasized that a rezone does not bind the applicant to the proposed plan. Heim also stated that the request does not comply with the City of Baltic Comprehensive Plan, which recommends that commercial development continue along Lovely Avenue.

ADJOURNMENT

Oien made a motion to adjourn at 6:57 pm. Boeve seconded, all ayes, motion carried.

Lacey Harrington
Finance Officer

Zach Utecht
Planning & Zoning President