

AGENDA
BALTIC PLANNING COMMISSION PUBLIC HEARING
November 12, 2024 at 6:30 PM BALTIC CITY HALL
130 ST. OLAF AVENUE BALTIC, SOUTH DAKOTA

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF MINUTES
 - a. September 24, 2024 – P&Z
- V. NEW BUSINESS
 - a. 99 Morefield Ave. – Re-Plat Request
- VI. ADJOURNMENT

UNAPPROVED MINUTES
BALTIC CITY PLANNING & ZONING MEETING
September 24, 2024
6:00 PM BALTIC CITY HALL
130 ST. OLAF AVENUE BALTIC, SOUTH DAKOTA

CALL TO ORDER

Ed Wilson called the meeting of the P&Z Board to order at 6:05 PM in the Baltic City Hall, 130 St Olaf Avenue. Answering roll call were Ryan Sinding, Ed Wilson, Debbie Murphy & Nikki Oien. Nathan Vrchota is absent. Also, in attendance was Public Works Supervisor Ryan Fods and Finance Officer Lacey Harrington.

PLEDGE OF ALLEGIANCE

Ed Wilson led the meeting of the Pledge of Allegiance.

APPROVAL OF MINUTES Sinding made a motion to approve the August 13, 2024 minutes. Seconded by Nikki Oien, all ayes, motion carried.

OLD BUSINESS

Ed Wilson advised that we will be working with SECOG to completely redo our ordinances and planning and zoning regulations. Lacey Harrington will send that list out to each member of the P&Z and Council for consideration.

NEW BUSINESS

Chairman Wilson presented the committee with a variance request from Brian McGreevy for 99 Morefield. He is requesting 10 ft setback to the railroad instead of the 20 ft requirement. The front and sides would be the same, the only change would just be against the railroad. Ryan Fods and Ed Wilson agreed that the land would never change so they do not see a problem with it. The committee discussed the drawing provided and measurements presented. Sinding made a motion to approve the variance, seconded by Debbie Murphy, all ayes, motion carried.

ADJOURNMENT

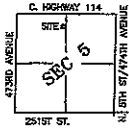
Oien made a motion to adjourn at 6:13 pm. Sinding seconded. All voted aye. Motion passed.

Respectfully Submitted,

Lacey Harrington
Finance Officer

Ed Wilson
P&Z Chair

PLAT OF TRACT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA



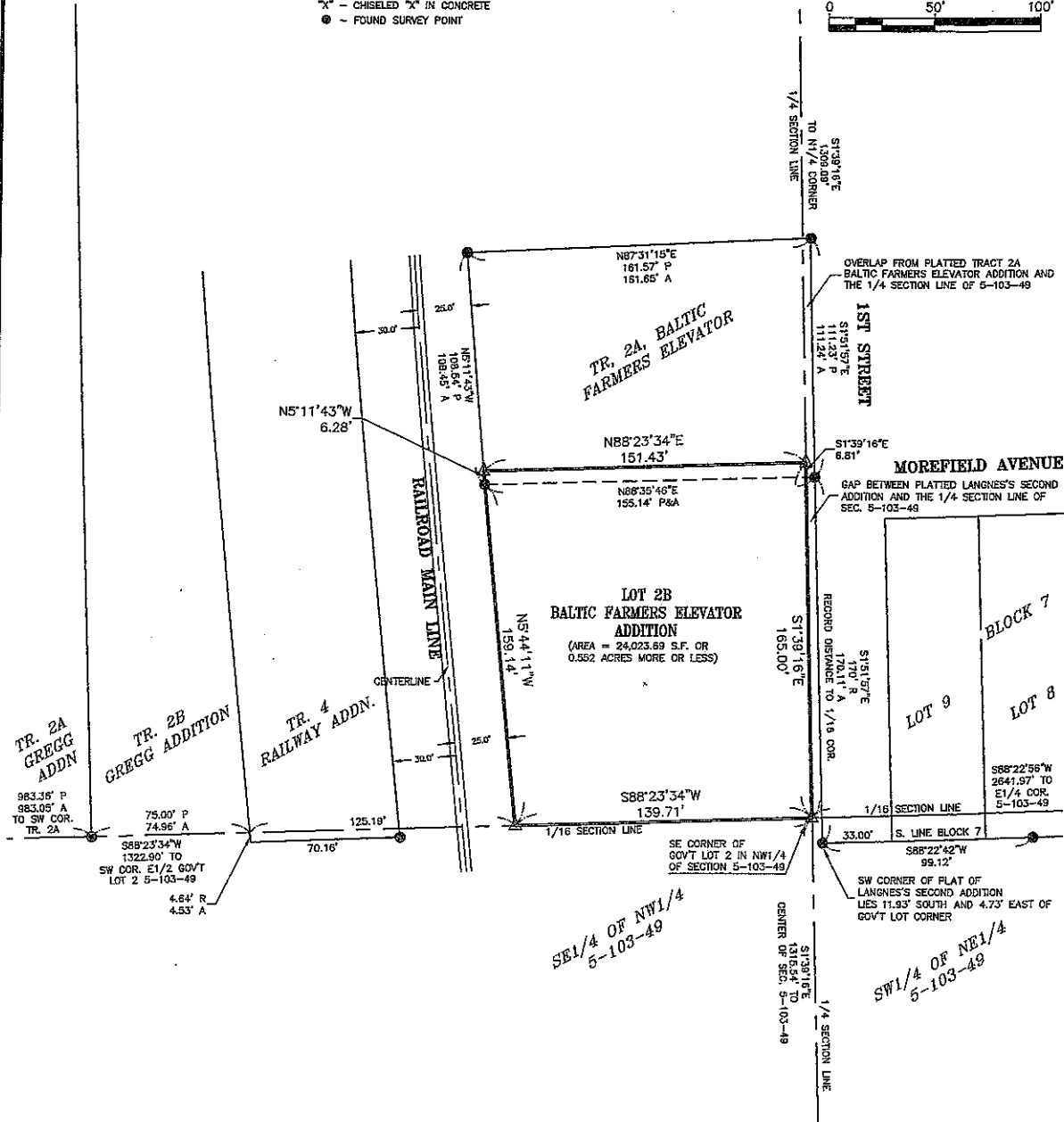
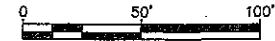
VICINITY MAP
NOT TO SCALE

LEGEND

- | | |
|--------------------------------|---|
| P - PLAT DISTANCE | △ - SET SURVEY POINT, 5/8" x 24" REBAR WITH CAP #7289 |
| A - SURVEYED DISTANCE | U.E. - UTILITY EASEMENT |
| C.T.P. - CROMPED TOP PIPE | S.S.E. - SANITARY SEWER EASEMENT |
| O.T.P. - OPEN TOP PIPE | S.A.E. - SUMP ACCESS EASEMENT |
| S.D.H. - STAR DRILL HOLE | |
| "X" - CHISELED "X" IN CONCRETE | |
| ● - FOUND SURVEY POINT | |



NORTH
SCALE 1" = 50'



NOTES:

1. FLOOD ZONES: ZONE X -- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, TOWN OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA (AND INCORPORATED AREAS), FEMA MAP 46099C0113D, MAP REVISED SEPTEMBER 2, 2009.
2. THE AREA OF THE PLAT IS 24,023.69 S.F. OR 0.552 ACRES.
3. THE BEARING SYSTEM IS AN ASSUMED LOCAL BEARING SYSTEM.
4. ALL PROPERTY CORNERS AND CURVE POINTS ARE SET WITH 5/8" x 24" REBAR WITH CAP #7289.

	Project No. SD241065	PAGE 1 OF 3	
	ENGINEERING	PLANNING	LAND SURVEYING
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**PLAT OF
TRACT 2B OF
BALTIC FARMERS ELEVATOR ADDITION
TO THE CITY OF BALTIC,
MINNEHAHA COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

I, Nicholas J. Johannsen, a Registered Land Surveyor of the State of South Dakota, do hereby certify that I did on or before October 1, 2024, survey parcels of land described as "The South 170' of all that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 103 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota, lying and being East of the Railroad Right of Way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company and Tract 2A of Baltic Farmers Elevator Addition to the City of Baltic, Minnehaha County, South Dakota" and divided the same into "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA," containing areas as shown on the above plat.

I further certify that the above parcel was surveyed by me or under my direct personal supervision and that the plat as shown is a true and accurate representation of that survey.

NICHOLAS J. JOHANNSEN, L.S. 7289

OWNER'S CERTIFICATE

We do hereby certify that we are the owners of all land included in the above plat and that said plat has been made at our request and in accordance with our instructions for the purposes of transfer, and that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations.

We hereby dedicate to the public for public use forever the streets, roads and alleys, parks and public grounds, if any, as shown on said plat, including all sewers, culverts, bridges, water distribution lines, sidewalks and other improvements on or under the streets, alleys, parks and public grounds whether such improvements are shown or not. We also hereby grant easements to run with the land for mutual access, water, drainage, sewer, gas, electric, telephone or other public utility lines or services under, on or over those strips of land designated hereon as easements.

We do hereby certify that this plat will not place any existing lot or building in violation of any applicable ordinance, code, regulation or law including but not limited to zoning, building, subdivision and flood prevention.

We, further certify that this platting of "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA" does hereby vacate a portion of the following platting:

"Tract 2A of Baltic Farmers Elevator Addition to the City of Baltic, Minnehaha County, South Dakota," on file at the Register of Deeds office in Book 79, Page 188, said plat hereby partially vacated, being substituted within the described "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA," "as surveyed.

We further certify that this land so platted shall hereafter be known and described as "LOT 2B OF BALTIC FARMERS ELEVATOR ADDITION TO THE CITY OF BALTIC, MINNEHAHA COUNTY, SOUTH DAKOTA."

Owner: The South 170' of all that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 103 North, Range 49 West of the 5th P.M., Minnehaha County, South Dakota

Dated this _____ day of _____, 2024.

Brian J. McGreevy

State of South Dakota)
County of _____) SS

On this _____ day of _____, 2024, before me, the undersigned officer, personally appeared Brian J. McGreevy, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto set my hand and official seal.

NOTARY PUBLIC
My commission expires:

Owner: Tract 2A of Baltic Farmers Elevator Addition to the City of Baltic, Minnehaha County, South Dakota

Dated this _____ day of _____, 2024.

Lee Coliseum, Member, Lee Coliseum, LLC

State of South Dakota)
County of _____) SS

On this _____ day of _____, 2024, before me, the undersigned officer, personally appeared Lee Coliseum, Member, Lee Coliseum, LLC, known to me or satisfactorily proven to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that they executed the same for the purposes therein contained.

In witness thereof I hereunto set my hand and official seal.

NOTARY PUBLIC
My commission expires:

CITY PLANNING COMMISSION CERTIFICATE

Approval of this plat of Baltic Heights, an Addition to the City of Baltic, Minnehaha County, South Dakota, is hereby granted by the City Planning Commission.

Dated this _____ day of _____, 2024.

Chair, City Planning Commission
City of Baltic, South Dakota

CITY COUNCIL CERTIFICATE

Approval of this plat of Baltic Heights Addition to the City of Baltic, Minnehaha County, South Dakota, is hereby granted by the City Council and the Finance Officer is hereby directed to certify the same hereon.

Dated this _____ day of _____, 2024.

Mayor
City of Baltic, South Dakota

FINANCE OFFICER'S CERTIFICATE

I, _____, the duly appointed, qualified and acting Finance Officer of the City of Baltic, South Dakota, hereby certify that the certificate of approval is true and correct including the signature thereon, and that any special assessments which are liens upon the land shown in the foregoing plat, as shown by the records in my office

on the _____ day of _____, 2021, have been paid in full.

City Finance Officer
City of Baltic, South Dakota



Project No. SD241055	PAGE 2 OF 3	
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TRACT 2B OF
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TO THE CITY OF BALTIC,
MINNEHAHA COUNTY, SOUTH DAKOTA**

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Minnehaha County, South Dakota, do hereby certify that all taxes which are liens upon any land included in the above plat, as shown by the records of my office, have been fully paid.

Dated this ____ day of _____, 2021.

Treasurer of Minnehaha County
South Dakota

ROAD AUTHORITY CERTIFICATE

I, _____, the _____ of Minnehaha County, do hereby certify that this plat and access location has been reviewed by me or my authorized agent and that this plat is recommended for approval.

Dated this ____ day of _____, 2024.

Highway Superintendent
Minnehaha County, South Dakota

DIRECTOR OF EQUALIZATION

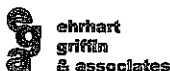
I, Director of Equalization of Minnehaha County, South Dakota, do hereby certify that a copy of the above plat has been filed at my office.

Director of Equalization
Minnehaha County, South Dakota

REGISTER OF DEEDS

Filed for record on this ____ day of _____, 2024, at
____ o'clock ____ M., and recorded in book ____ of Plats at page no. ____.

Register of Deeds,
Minnehaha County, South Dakota

	Project No. SD241065	PAGE 3 OF 3	
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