

**CITY OF PHILIP  
PROCEEDINGS OF THE CITY PLANNING COMMISSION /  
BOARD OF ADJUSTMENTS AND CITY COUNCIL JOINT MEETING  
APRIL 3, 2023**

A joint meeting of the Philip City Planning Commission / Board of Adjustments and Philip City Council (also acting as the Planning Commission) was held on Monday, April 3, 2023, at 6:30 p.m. in the Community Room of the Haakon Co. Courthouse. Present were Mayor also acting as Planning Commission Chairman Brit Miller, Council Members also acting as Planning Commissioners Terri Pelle, Marion Matt, Marty Gartner, Greg Arthur, Joni Parsons, and Scott Pinney. Also, present were City Administrator Brittany Smith, Finance Officer Monna Van Lint, Chief of Police Ben Buls, Police Officer AJ Bartlett, City Attorney Stephanie Trask, Truett Fitch, Doug West; and later, Anthony and Rebecca Essen, Public Works Director Matt Reckling, General Maintenance/Utility Billing Brian Pearson, and Jerry and Karen Kroetch.

Absent: None

Motion was made by Commissioner Arthur, seconded by Commissioner Gartner to convene jointly as the Planning Commission/Board of Adjustments and City Council to review the rezoning petition filed on March 6, 2023. Motion carried.

Petition to Rezone Property:

Truett & Daniella Fitch – request to rezone the property legally describe as Outlot C, Philip Acreage, City of Philip, SD, from residential to commercial property.

Chairman Miller opened the floor for any comments on the rezoning request.

Mr. Fitch spoke on behalf of his petition to rezone the property to allow for an RV campground and potential cabin rentals. He reviewed his intentions for this improvement. He also referenced the short term rental ordinance (Airbnb's). He then asked that the conversation on these topics continue for our community to grow—both RV campgrounds and short term rental ordinances.

Discussion ensued. The council heard from Doug West as well as Rebecca Essen from the audience. Concerns were also mentioned for the petition being filed by Fitch, not the current property owner, Nels Crowser. It was noted that a portion of the purchase agreement was submitted with the petition, but did not include consent on the rezoning request.

Attorney Trask recommended additional information from Crowser be submitted with the petition.

No action was taken.

With no further business to come before the Planning Commission/Board of Adjustments and City Council, Chairman Miller declared the meeting adjourned at 7:05 p.m.

/s/ Brit Miller, Chairman

ATTEST:

/s/ Brittany Smith, City Administrator  
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