



*Planning Commission
Agenda*

The City of Sturgis Planning Commission will hold a regular meeting on Tuesday, November 6, 2018 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, South Dakota.

5:30pm - Call to Order

Approval of the Minutes from the October 16, 2018 special meeting

Agenda Items (subject to changes announced at meeting time)

1. Variance – Doug Van Steenwyk

Applicant has submitted a 2.5' variance to the 10' front setback to allow for the installation of a porch.

Location: 1135 Boulevard Street (Lot 8, E ½ of Lot 9 in Block 10 in Potter's 1st Addition)

Zoning: Medium-Density Residential Housing

Action Required: Review the request and make a recommendation to the Sturgis City Council for the November 19 public hearing.

2. Preliminary Plan and Voluntary Development Agreement – Cheryl Goodall/Gloria Peterson

Applicants have submitted a preliminary plan and voluntary development agreement to develop property in Lot 1 in Block 1 of Glover's Third Addition.

Location: Lot 1 in Block 1 of Glover's Third Addition

Zoning: Medium-Density Residential Housing

Action Required: Review the agreement and development plan and make a recommendation to the Sturgis City Council for the November 19 public hearing.

3. Plat – Cheryl Goodall and Gloria Peterson

Applicants have submitted a plat of Lots 1A and 1B in Block 1 of Glover's Third Addition.

Location: Lot 1 in Block 1 of Glover's Third Addition

Zoning: Medium-Density Residential Housing

Action Required: Consider the plat application and make a recommendation to the Sturgis City Council

4. Plat – SPM Holdings of Sturgis, LLC

Applicant has submitted a plat of Lot 1A, 1B, Lot 2R and Lot 3R of Vanocker Junction Subdivision.

Location: 1 Ford Way (Lots 1-3 of Vanocker Junction Subdivision, Lot BR-2 of Vanocker Canyon Meadows Subdivision)

Zoning: Highway Service

Action Required: Consider the plat application and make a recommendation to the Sturgis City Council

5. 3-Mile Plat – Lou Ann Herrmann

Applicant has submitted a plat of Lot 2 of Samuelson Subdivision. Located in Area #2 of the Meade County and City of Sturgis 3-Mile Platting Jurisdiction.

Location: 20289 Avalanche Road (Remainder of S ½ of the SE ¼ of Section 19, T6N, R5E)

Action Required: Review the request and provide comment to the Meade County Equalization and Planning Department for the November 13 Planning Board meeting

All other items brought before the Planning and Zoning Commission by the public.



Planning Commission

Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, October 16, 2018 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar

Vice-Chair John Gerberding

Commissioner Suzanne Nelson

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Cody Weber

Absent:

Commissioner Courtney Mack

Also Present:

Dave Smith (Director of Planning and Permitting)

Daniel Ainslie (City Manager)

Steve Keszler (City Council)

Mike Bachand (City Council)

Roger Call (Sturgis Brewing Company)

Bryan Carter (Sturgis Brewing Company)

Leah Berg (ACES)

Chairman Treloar called the meeting to order at 5:30pm and announced a quorum was present. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, October 2, 2018. Motion carried.

Agenda Item #1 – Variance – Sturgis Brewing Company (Roger Call and Bryan Carter)

Smith presented the information provided in the commissioner's report for a request from Sturgis Brewing Company. Sturgis Brewing Company partners Roger Call and Bryan Carter were present with Leah Berg, engineer for ACES Engineering. The applicants are requesting a 10' variance to the 10' side setback, or a 0' side setback, to construct a new brewery at 600 Anna Street (currently described as Lots 1-10 and vacated alley and a portion of vacated Arlette Street, less highway right-of-way, in Block J of Glover's Second Addition). Smith said that city staff recommended a 5' variance because of the possibility that the City may improve the drainage to the east, and that space would allow more room for construction. He said that future development south of the interstate may make this a necessary improvement. Call said that they have a land use agreement in place with the City for the applicants to use Romey Street dedicated right-of-way, which is currently an unimproved drainage, and an additional five feet would be "no man's land". Ainslie said that no permanent structures could be built on the Romey Street right-of-way, but they could use the property for sidewalks, patios, parking, and so on. Smith said that the recommendation was to move the building five feet from the lot line and away from the drainage area. Carter asked what kind of work would occur in the drainage. Ainslie said there are no current plans. Smith said that if it does come to that, the city should be prepared for any possible scenarios. Ainslie said the type of improvements could vary and not necessarily be a concrete channel. Treloar asked if a five foot variance would work with the site plan. Call said it would. Treloar asked how

the lease would work. Ainslie explained that the lease was approved at the previous City Council meeting, and that while they could not restrict public access, they could use the land for a patio for receptions or a picnic-type area, and to clean it up. The City would maintain ownership of it, so if storm drainage improvements had to be done, the City would have the ability to do so. Call said that most of the Romey Street area is floodway, and nothing could be built there anyway, and they wanted to make sure the area was cleaned up. Berg said that the building would be in the floodplain, but be elevated above the base flood elevation for FEMA specifications. Discussion continued briefly about the site layout and the floodplain in the area. **Gerberding made a motion to recommend approval of a 5' variance to the 10' side setback. Second by Nelson. Motion passed unanimously.** The public hearing for this item will be held at the November 5, 2018 City Council meeting.

Agenda Item #2 – Final Plat – Timothy and Debbie Patmore

The applicants have submitted a final plat application of Lots 1 and 2 of Barry Subdivision, located at 3009 Vanocker Canyon Road. The property is currently described as the north 111.25' of the Remainder of Lot C and the south 55' of Lot C in the NE ¼ SE ¼ of Section 16. The property is zoned as Medium-Density Residential Housing. The applicants are subdividing the property with the single-family home located on Lot 1 and the two trailer houses located on Lot 2. A 25' shared access easement would be created for access between the lots. Treloar asked what a trigger would be if the lot was sold and the service lines would need to be moved. Smith said the service lines are located within Lot 1, with one extending down into Lot 2. He said the applicant has no intention of selling soon. Treloar asked again how that would be enforced if sold. Smith said that the applicant intends to remove the trailer homes for the construction of a single-family home on the lot, and before construction could start a separate service line would have to be installed. Olson said that the previous discussion was that if a lot was sold, the property would have to be brought up to current city ordinance. It was discussed that a notification for the property could be added to the CitizenServe web portal, so if a building permit was applied for, a notification would appear. Nelson asked what the property was zoned. Smith said it was Medium-Density Residential. Nostegaard asked if the trailer homes were grandfathered in. Smith said it was a non-conforming residential use. Norstegaard asked if the mobile homes could be replaced. Smith said no, and once moved out, they would not be allowed back in. After brief discussion, there was a **motion by Gerberding to approve the final plat, with alerts on the property for the requirement of new services if improvements on the properties are made. Second by Olson. Motion passed unanimously.** *Secretary's note: Since the preliminary review at the previous meeting, a note had been added to the final plat regarding the requirement for new service lines if either lot is sold.*

Agenda Item #3 – 3-Mile Plat (Area #2) – Brian and Jason Gueke

The applicants have submitted a plat application to the Meade County Equalization and Planning Department for Lots 3A and Lot 3B of Avalanche Subdivision, located at 20258 Avalanche Road. It is located in Area #2 of the 3-Mile City of Sturgis and Meade County Platting Jurisdiction. Lot 3 will be subdivided into two 4.8 acre lots, Lot 3A and Lot 3B, with a 40' wide private driveway easement on the north end of Lot 3A to serve Lot 3B. Smith said that if this property was closer to city limits, staff would not recommend allowing an access easement across another property, because lots within the city are required to have a frontage to a public right-of-way. The commission discussed potential issues with access easements, the topography of the lots, recent construction on surrounding properties, and flagpole lots. Treloar asked what would happen if the city did not recommend approval for the plat. Ainslie said that the potential issue that the city would be concerned with is public safety, including ambulance services, if a lot does not front a public access. Olson mentioned how ghost platting could

help with these types of plat applications. Ainslie said that the property is far from the potential annexation area, and that there would be no reason to deny the plat. **Motion by Norstegaard to recommend approval of the plat to the Meade County Department of Equalization and Planning Department, with the comment that the commission had concerns regarding public safety and access easements. Second by Weber. Motion passed 5-1 (Gerberding).**

The meeting was adjourned at 6:05pm. A regular meeting is scheduled for Tuesday, November 6, 2018.

Respectfully submitted,
Dave Smith (LA)

**Minutes are not considered official until approved by the Planning Commission*

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Planning Commission Staff Report

November 6, 2018
Laura Abernathy, Planning Coordinator
Variance – Doug Van Steenwyk, 1135 Boulevard Street

Overview

Doug Van Steenwyk has applied for a 2.5' variance to the front setback to allow for the installation of a 8.42'x17.4' porch in the front of his house at 1135 Boulevard Street (Lot 8, E ½ of Lot 9 in Block 10 in Potter's 1st Addition). The property is zoned as Medium-Density Residential Housing. The front setback within this zoning district is ten feet. The proposed porch would be 7.5' away from the front lot line.

Notifications

Neighboring landowner concerns: 17 official notifications were sent to the neighboring land owners within 200' of the property. Those notifications resulted in the following results based on assessed property values:

Approve = 46.9% (8 - This includes property is owned by applicant – 2.6%)

No Response = 53.1% (9)

Disapprove = 0% (0)

Landowners left the following comments:

“Doug keeps his property in very good order.”

“This looks like a nice addition to the home.”

Recommendations

City staff has reviewed the request and recommends approval. The construction is a minimal but aesthetic improvement to the home that should not affect neighboring properties or public view or access. Boulevard Street has a larger-than-average public right-of-way of approximately 86', in which roughly 15' is a grassy boulevard in front of the home. If the setbacks were strictly enforced in this area and the variance request denied, the porch roof would not be allowed to be built. However, a variety of non-conforming setbacks exist on neighboring properties, as this is an older area of town built prior to modern zoning regulations. The proposed porch roof would be 7.5' from the lot line, which is in line with the sidewalk along the property. This would not interfere with visibility or create safety concerns. Staff believes that with the property conditions considered above, the variance request should be approved.

Budget Impact

The City of Sturgis will collect a building permit fee for construction if the variance is approved, as well as a \$100 application fee deposited into the general fund.

In granting a variance, the Board shall ascertain that the following criteria are met (staff comments in red):

- Variances shall be granted only where special circumstances or conditions (such as exceptional narrowness, topography, or when the relaxation of a restriction of the code, granted by the Board of Adjustment shall provide a quantifiable benefit to the City and the surrounding neighborhood of the parcel) are fully described in the finding of the Board. *Boulevard Street has a wide right-of-way of 86', in which 15' of that is a grassy boulevard in front of the property. The property line is nearly 20' from the back of curb, and a porch addition to the front of the home should not affect public safety or neighboring properties.*
- Variances shall not be granted to allow a use otherwise excluded from the particular district in which requested. *This criterion has been met.*
- For reasons fully set forth in the findings of the board, the aforesaid circumstances or conditions are such that the strict application of the provisions of the Ordinance would deprive the applicant of any reasonable use of his land. Mere loss in value shall not justify a variance, there must be a deprivation of beneficial use of land. *This is a reasonable request. An encroachment of 2.5' into the 10' setback is a minimal request.*
- Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of the land. *This criterion has been met.*
- The granting of any variance is in harmony with the general purposes and intent of this Ordinance and will not be injurious to the neighborhood, detrimental to the public welfare or in conflict with the comprehensive plan for development. *Positive feedback has been received from neighboring property owners. Based on the concepts shared by the applicant, this addition looks to be a minimal but aesthetic improvement to the home.*

1135 Boulevard Street
Doug Van Steenwyk Variance Request

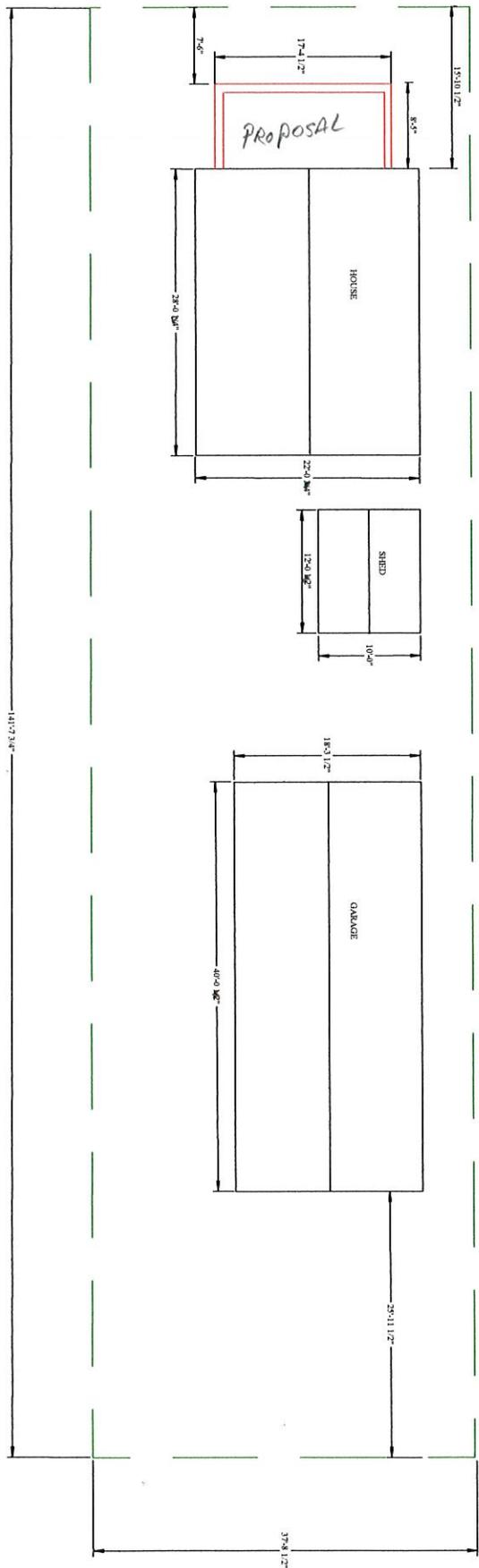


Parcel ID	01.74.10.08	Alternate ID	n/a	Owner Address	VAN STEENWYK, DOUGLAS D
Sec/Twp/Rng	--	Class	NADS		1135 BOULEVARD
Property Address	1135 BOULEVARD ST	Acreage	n/a		STURGIS SD 57785
District	CS461 - CITY OF STURGIS				
Brief Tax Description	POTTER'S 1ST ADD LOT 8,E2 LOT 9 BLK 10				
	<i>(Note: Not to be used on legal documents)</i>				

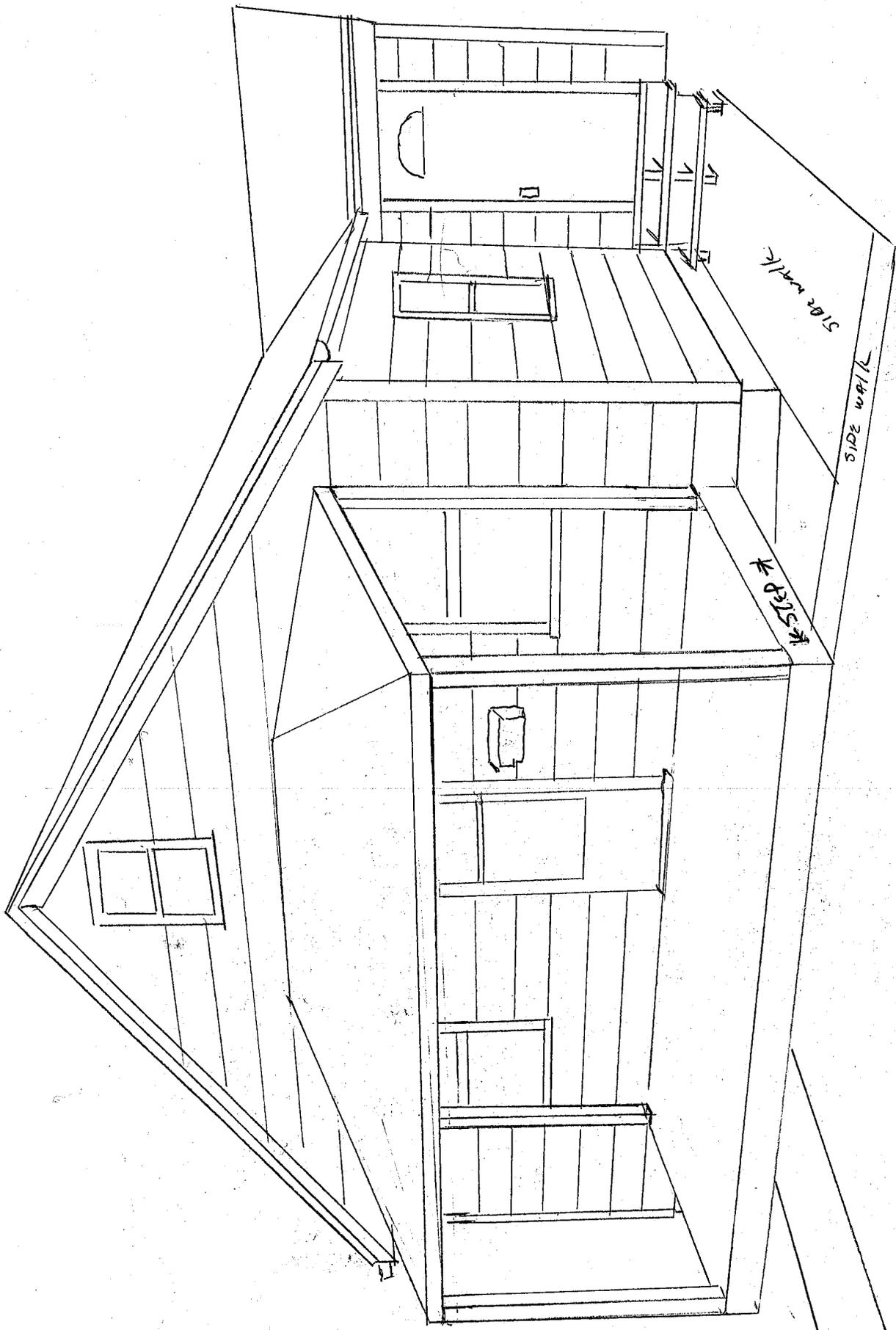
Date created: 10/25/2018
Last Data Uploaded: 10/25/2018 1:20:16 PM

Developed by 





D VAN STEEN WYK
 1155 BOULEVARD ST
 PROPERTY OVER VIEW

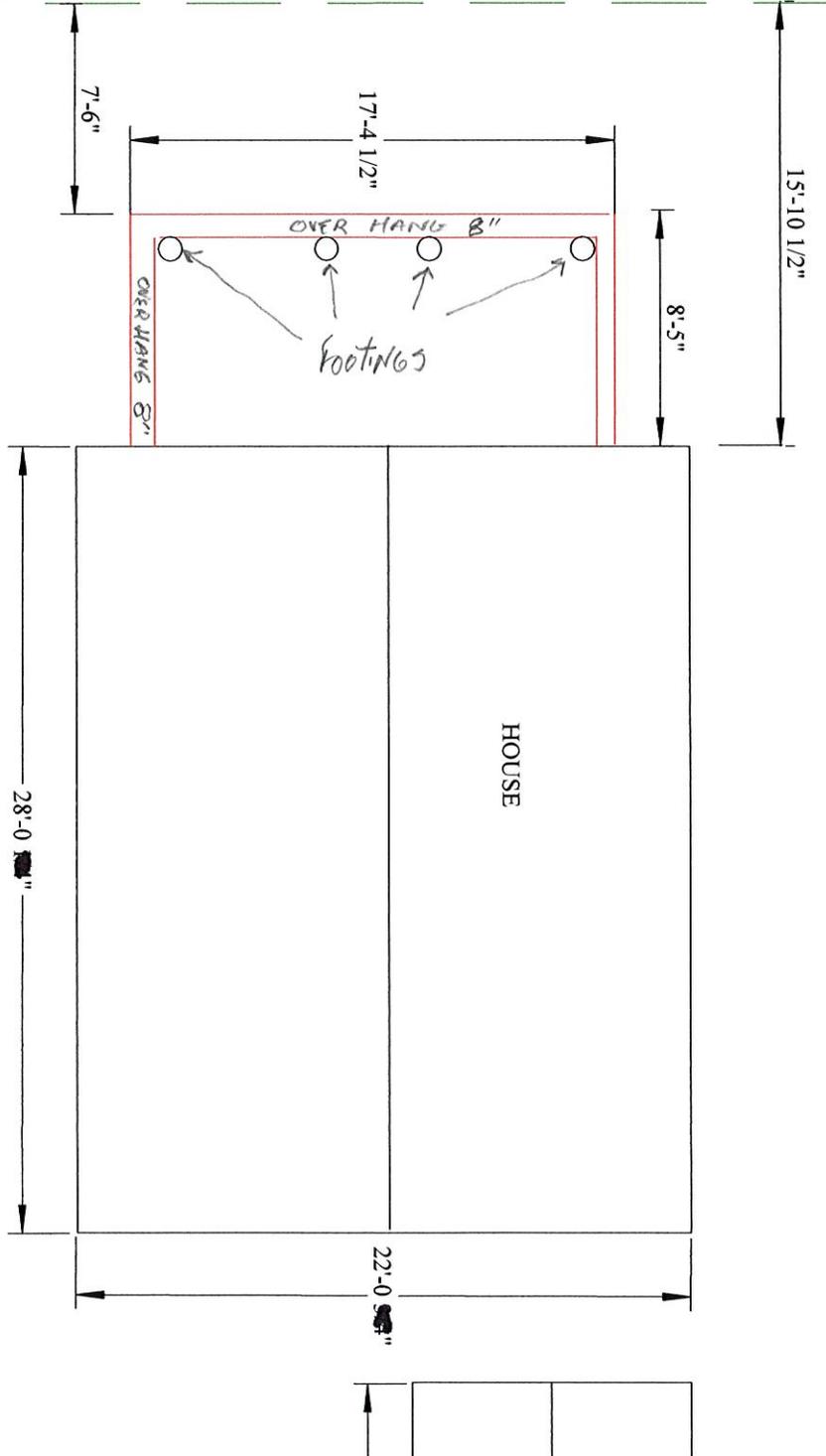


DOUG VAN STEENWYK 6053470964
 1185 BOCKWARD ST
 PROPOSAL: ARCH PERSPECTIVE
 10/6/2018

SIDEWALK

SIDEWALK

SIDE WALK



PROPERTY BOUNDARY LINE

DIVAN STEENAK
1135 BOWLEMAN ST



PORCH Floor Plan
Location

DYAN STEENWYK
1135 BOULEVARD ST

DVAN STEENWYK
1135 BOULEVARD ST

PROPERTY
LINE



14'-8"



POUCH
FRONT



sidewalk
5'-0" WIDE

FUTURE
UPGRADE

Note: Property
Line is
19'-8" to Street

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Planning Commission Staff Report

November 6, 2018

Laura Abernathy, Planning Coordinator

Preliminary Development Plan Voluntary Development Agreement – Gloria Peterson and Cheryl Goodall

Overview

Gloria Peterson and Cheryl Goodall have recently purchased property described as Lot 1 in Block 1 of Glover's Third Addition. The property was annexed in early 2017, and was previously owned by Scott Matthew. They have submitted a plan to the Planning and Permitting department to subdivide and sell a portion of the property for the purpose of constructing two single-family residences. A plat was received by the City, which shows the property subdivided into Lots 1A and 1B. This plat will be discussed as a separate item at the November 6 meeting. City staff has met with the applicants and have drafted a voluntary development agreement for the property. A public hearing will be held on November 19 for the City Council to review the proposed development agreement. The Planning Commission will need to review the development plan and voluntary development agreement at the November 6 meeting.

Discussion

City staff has reviewed the preliminary development plans and acknowledges that several items will need to be addressed prior to development of the property. To meet the requirements in Title 19 – Subdivision of Land, the street plan should include a cul-de-sac, which will allow for a turnaround for traffic and provide public right-of-way to the proposed lots. The cul-de-sac shall be constructed with concrete curb and gutter, sidewalks, and an asphalt map. An extension of the existing water and sewer main will be necessary. Each house should have its own service line to the main lines. The expenses of the cul-de-sac and extensions of the main lines are responsibility of the landowners. Due to the topography of the area, it was acknowledged that potential water pressure issues are possible. A possible resolution is to install a pressure booster system at each residence. Also, a sewer lift station may be necessary as well. It is also recommended that at least 100' of the driveway to Harmon Street should be hard surfaced to prevent mud and other material from entering the public street. The applicants have requested a 30' shared access easement to each lot, which is addressed in the attached voluntary development agreement. Also addressed in the voluntary development agreement is a possible "mother-in-law"-type home to be built as a second residence on Lot 1A. All of the items discussed above have been addressed within the Voluntary Development Agreement, which will be provided for the November 6 Planning Commission meeting.

Recommendations

With the considerations listed above, staff recommends approval of the preliminary development plan and voluntary development agreement.

Budget Impact

Development of the property will increase the assessed value of the lots, which will increase property taxes. Once developed, municipal utility fees will be collected for water and sewer services. The City

will collect fees for building permits for construction of the single-family structures. The landowners will be responsible for the improvements to Harmon Street, including sewer and water mainline extensions and construction of the cul-de-sac.

Goodall Property



Parcel ID 01.RR.01
Sec/Twp/Rng 15-5-5
Property Address

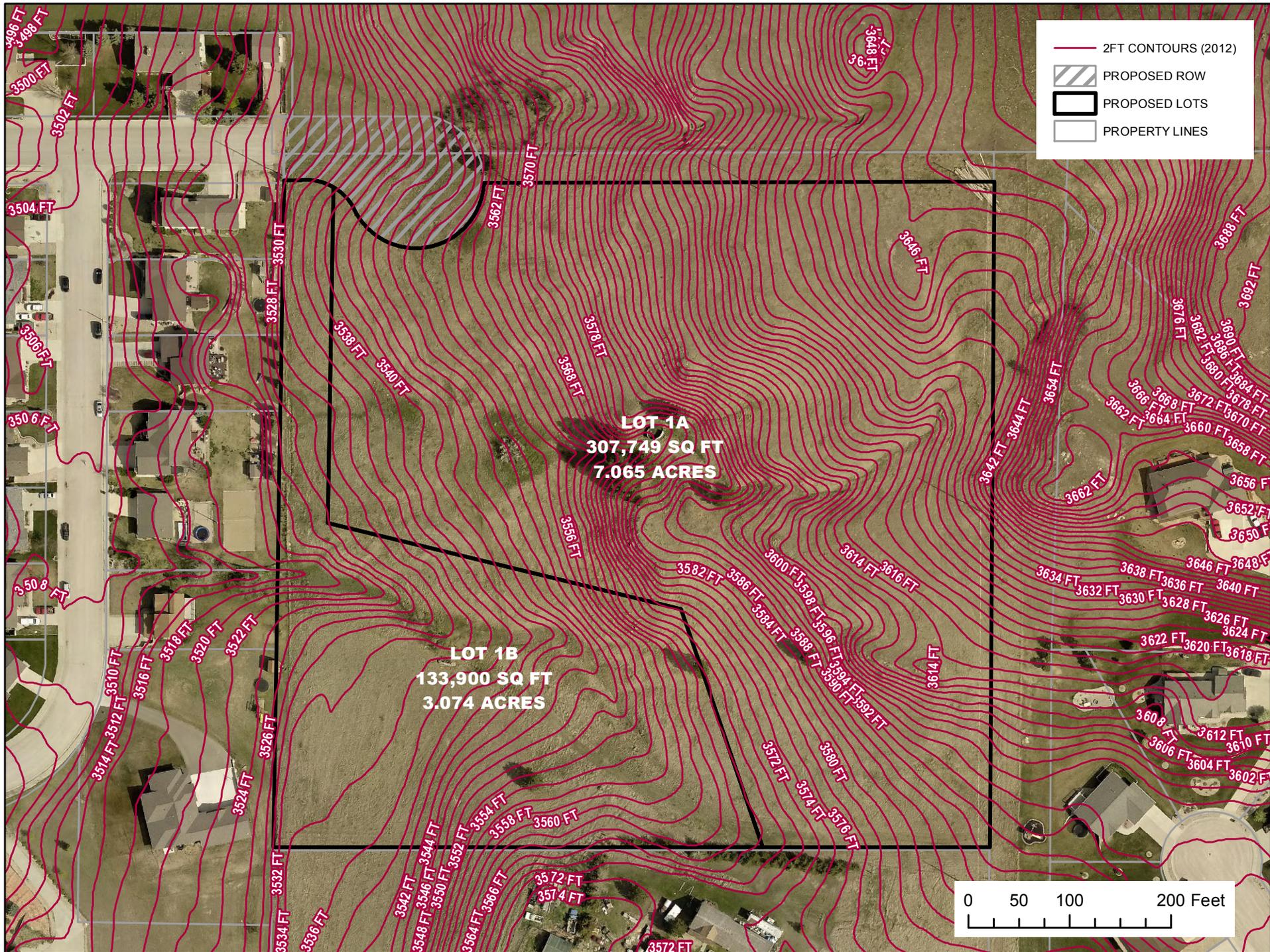
Alternate ID n/a
Class NAD
Acreage n/a

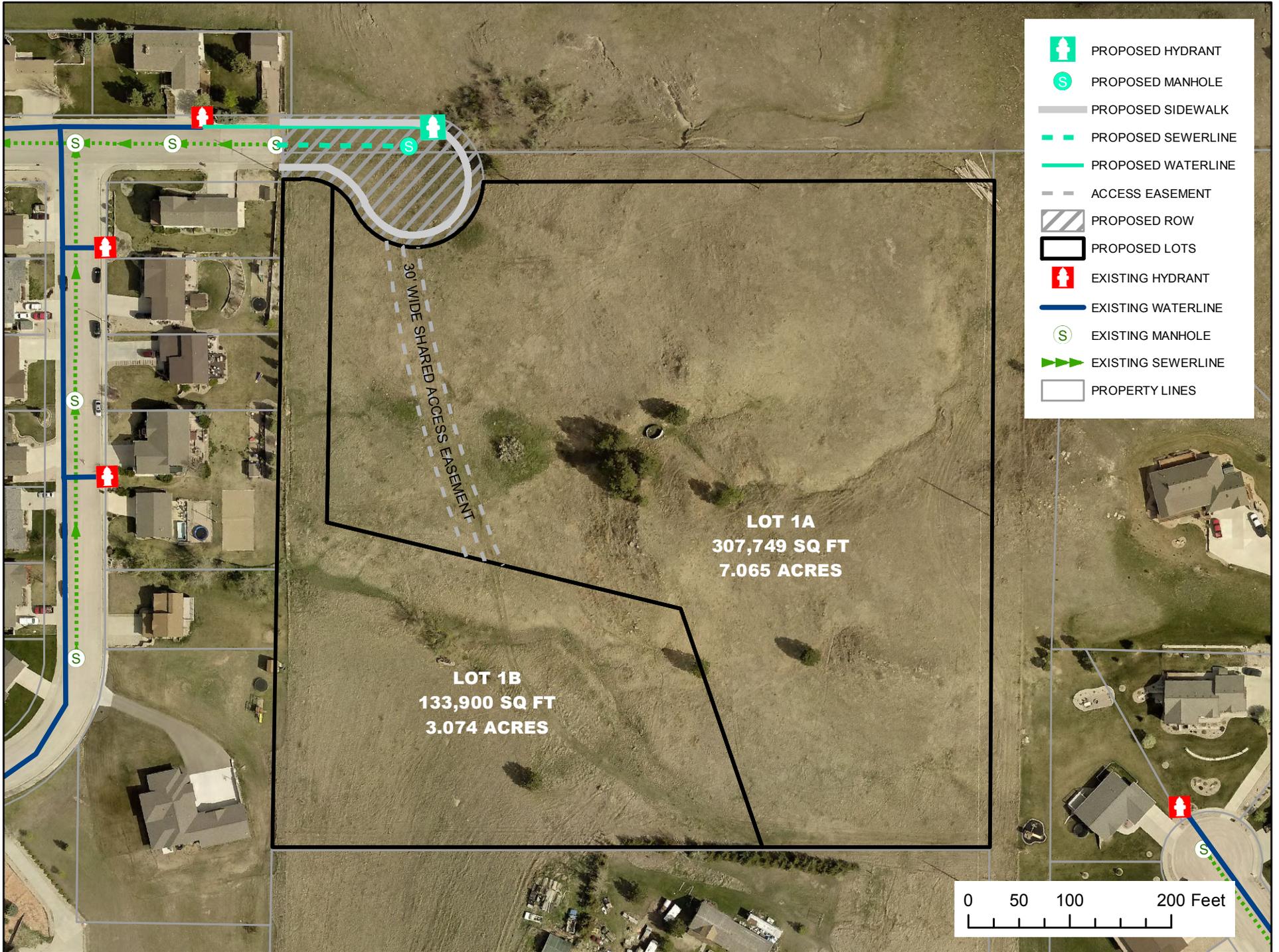
Owner Address GOODALL, CHERYL A
PETERSON, GLORIA J
1242 SHERMAN ST
STURGIS SD 57785

District CS461 - CITY OF STURGIS
Brief Tax Description GLOVER'S THIRD ADDN LOT 1 BLK 1
(Note: Not to be used on legal documents)

Date created: 10/26/2018
Last Data Uploaded: 10/25/2018 10:06:39 PM

Developed by  Schneider
GEOSPATIAL



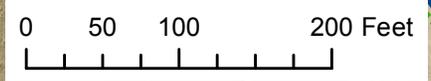


-  PROPOSED HYDRANT
-  PROPOSED MANHOLE
-  PROPOSED SIDEWALK
-  PROPOSED SEWERLINE
-  PROPOSED WATERLINE
-  ACCESS EASEMENT
-  PROPOSED ROW
-  PROPOSED LOTS
-  EXISTING HYDRANT
-  EXISTING WATERLINE
-  EXISTING MANHOLE
-  EXISTING SEWERLINE
-  PROPERTY LINES

LOT 1A
307,749 SQ FT
7.065 ACRES

LOT 1B
133,900 SQ FT
3.074 ACRES

30' WIDE SHARED ACCESS EASEMENT





Harmon Street Dead End – Proposed cul-de-sac area



Looking north on proposed shared access



Existing utilities. Sewer main continues up to dead end.

Planning Commission Staff Report

November 6, 2018
Laura Abernathy, Planning Coordinator
Plat – Gloria Peterson and Cheryl Goodall

Overview

Gloria Peterson and Cheryl Goodall have submitted a plat application for Lots 1A and 1B in Block 1 of Glover's Third Addition, and dedicated right-of-way for Harmon Street. The property is currently undeveloped and described as Lot 1 in Block 1 of Glover's Third Addition. It is zoned as Medium-Density Residential Housing. The purpose of the plat is to subdivide the property for two residential developments and to record additional public right-of-way for Harmon Street. As per subdivision requirements as found in Title 19 of the City Ordinance, an extension of Harmon Street will be required to be built as a point of access for these lots. Lot 1A will be 7.065 acres and Lot 1B will be 3.074 acres. A 30' wide shared access on Lot 1A will serve as a point of access for both lots. A drainage easement has been marked on Lot 1B. The applicants intend to build a single-family residential home on Lot 1A, and will sell Lot 1B shortly after the plat is approved and filed.

Recommendations

Several city departments have reviewed the plat and the content of the development agreement and recommend approval of both. The lots meet minimum frontage requirements via access from the proposed Harmon Street cul-de-sac. The shared access easement will be addressed in a development agreement to be reviewed as a separate item. The Planning Commission should first consider the terms of the voluntary development agreement before considering approval or disapproval of the plat.

Budget Impact

Development of the property will increase the assessed value of the lots, which will increase property taxes. Once developed, municipal utility fees will be collected for water and sewer services. The City will collect fees for building permits for construction of the single-family structures. The landowners will be responsible for the improvements to Harmon Street, including sewer and water mainline extensions and construction of the cul-de-sac.

Goodall Property



Parcel ID	01.RR.01	Alternate ID	n/a	Owner Address	GOODALL, CHERYL A
Sec/Twp/Rng	15-5-5	Class	NAD		PETERSON, GLORIA J
Property Address		Acreage	n/a		1242 SHERMAN ST
					STURGIS SD 57785

District CS461 - CITY OF STURGIS
Brief Tax Description GLOVER'S THIRD ADDN LOT 1 BLK 1
(Note: Not to be used on legal documents)

Date created: 10/26/2018
Last Data Uploaded: 10/25/2018 10:06:39 PM

Developed by  **Schneider**
GEOSPATIAL

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

STURGIS COMMON COUNCIL

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this _____ day of _____, 20____, that We did Approve this Plat.

Attest: _____ Mayor: _____
City Auditor

PLANNING COMMISSION

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.

Dated this _____ day of _____, 20____.

Signed: _____ Chairman

Attest: _____ Secretary

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization

SURVEYOR'S NOTES

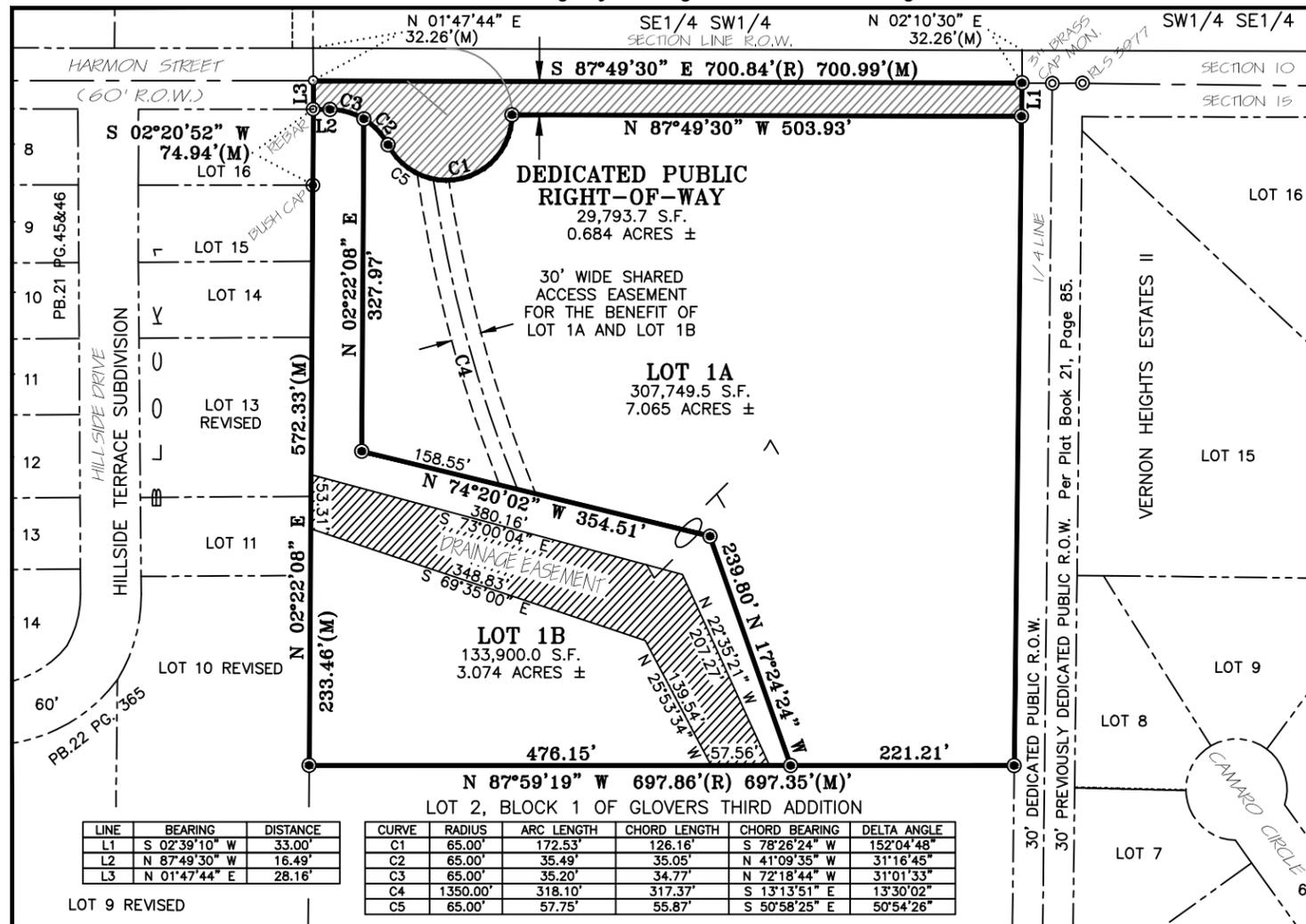
- 1) Basis of Bearings Using Geodetic North Determined From Global Positioning System (GPS).
- 2) Recorded Documents: Plat Book 23 at Page 90 and Plat Book 23 at Page 295 as recorded with the Meade County Register of Deeds Office in Sturgis, South Dakota. All Previous Plats Superceded per the Recording of this Plat.
- 3) Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- 4) Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- 5) Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- 6) Building Setbacks: Current Zoning as Medium Density Residential Housing. Per the City of Sturgis Title 18 Zoning Codes. 10' on Front, 10' Rear and 5' on All Side Lot Lines.
- 7) Per FEMA Map Panel 46093C1169F this area is subject to Minimal Flood Hazard as Zone X, Effective Date 09/16/2011.

LEGEND

- Found or Set 5/8" Rebar with Cap Marked 'Vasknetz RLS 7719'.
- ⊙ Found Rebar Survey Monument Unless Otherwise Noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.

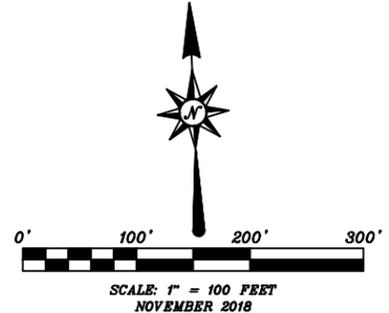
Preliminary Plat of Lot 1A and Lot 1B, Block 1 of Glovers Third Addition and Dedicated Public Right-Of-Way for Harmon Street.

Formerly Lot 1, Block 1 of Glovers Third Addition. Located in the NE 1/4 of the NW 1/4 of Section 15 Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.



LINE	BEARING	DISTANCE
L1	S 02°39'10" W	33.00'
L2	N 87°49'30" W	16.49'
L3	N 01°47'44" E	28.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	172.53'	126.16'	S 78°26'24" W	152°04'48"
C2	65.00'	35.49'	35.05'	N 41°09'35" W	31°16'45"
C3	65.00'	35.20'	34.77'	N 72°18'44" W	31°01'33"
C4	1350.00'	318.10'	317.37'	S 13°13'51" E	13°30'02"
C5	65.00'	57.75'	55.87'	S 50°58'25" E	50°54'26"



SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF I hereunto set my hand and seal

this _____ day of _____, 20____.

Shanon E. Vasknetz Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, Cheryl A. Goodall and Gloria J. Peterson, do hereby certify that we are the Owners of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF We hereunto set our hands

this _____ day of _____, 20____.

Cheryl A. Goodall, Owner Gloria J. Peterson, Owner

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF MEADE } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Cheryl A. Goodall and Gloria J. Peterson known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public _____ My commission expires: _____

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

STURGIS COMMON COUNCIL

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this _____ day of _____, 20____, that We did Approve this Plat.

Attest: _____ Mayor: _____
City Auditor

PLANNING COMMISSION

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.

Dated this _____ day of _____, 20____.

Signed: _____ Chairman

Attest: _____ Secretary

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority

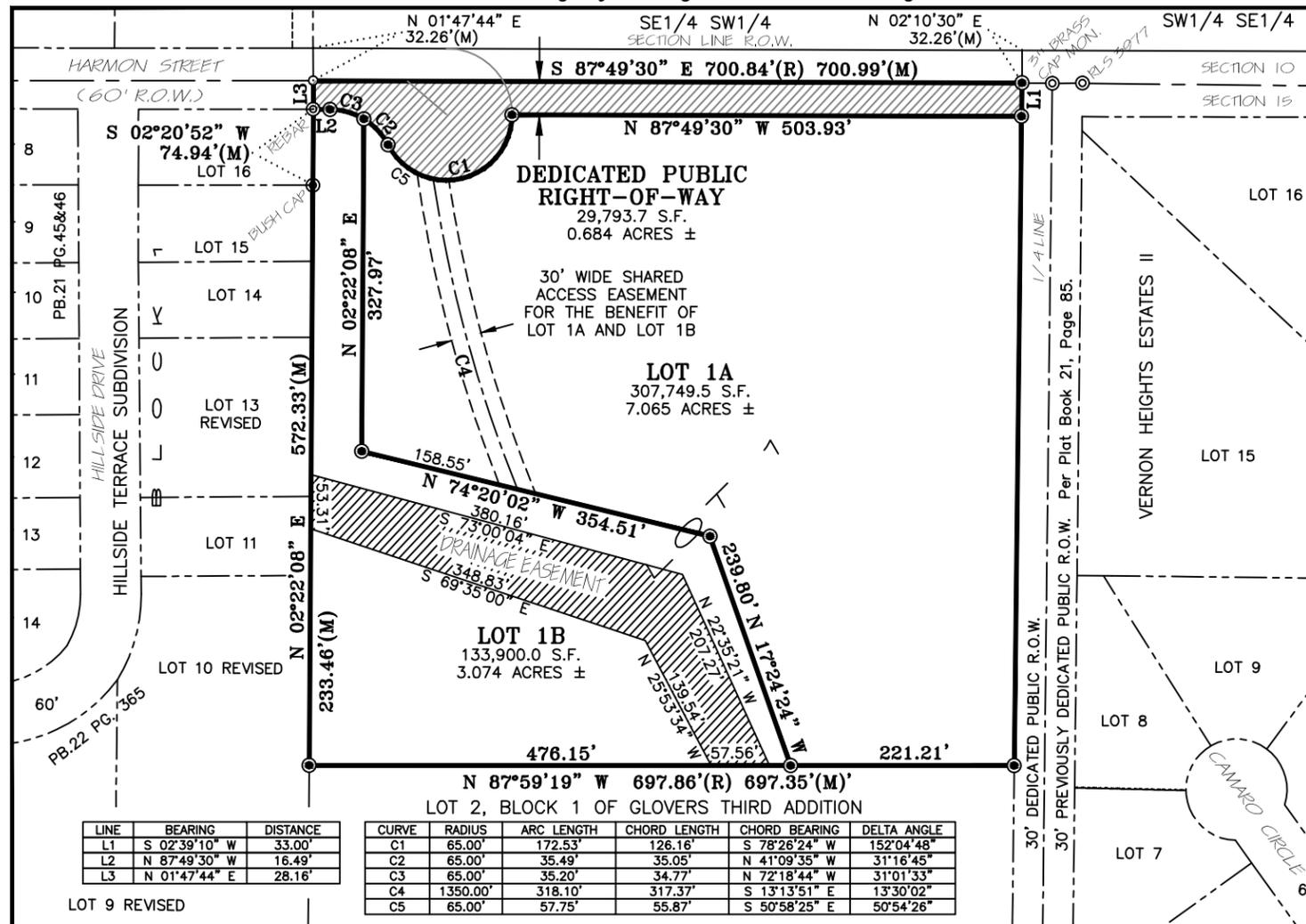
CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County Director of Equalization

**Plat of
Lot 1A and Lot 1B, Block 1 of Glovers Third Addition
and Dedicated Public Right-Of-Way for Harmon Street.**
Formerly Lot 1, Block 1 of Glovers Third Addition.
Located in the NE 1/4 of the NW 1/4 of Section 15 Township 5 North, Range 5 East,
Black Hills Meridian, City of Sturgis, Meade County, South Dakota.



LINE	BEARING	DISTANCE
L1	S 02°39'10" W	33.00'
L2	N 87°49'30" W	16.49'
L3	N 01°47'44" E	28.16'

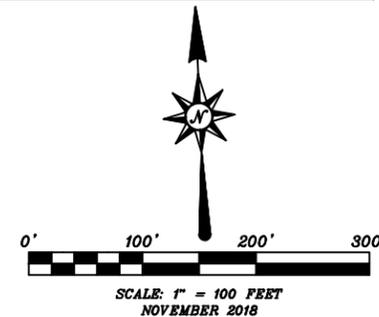
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	65.00'	172.53'	126.16'	S 78°26'24" W	152°04'48"
C2	65.00'	35.49'	35.05'	N 41°09'35" W	31°16'45"
C3	65.00'	35.20'	34.77'	N 72°18'44" W	31°01'33"
C4	1350.00'	318.10'	317.37'	S 13°13'51" E	13°30'02"
C5	65.00'	57.75'	55.87'	S 50°58'25" E	50°54'26"

SURVEYOR'S NOTES

- 1) Basis of Bearings Using Geodetic North Determined From Global Positioning System (GPS).
- 2) Recorded Documents: Plat Book 23 at Page 90 and Plat Book 23 at Page 295 as recorded with the Meade County Register of Deeds Office in Sturgis, South Dakota. All Previous Plats Superseded per the Recording of this Plat.
- 3) Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- 4) Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- 5) Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- 6) Building Setbacks: Current Zoning as Medium Density Residential Housing. Per the City of Sturgis Title 18 Zoning Codes. 10' on Front, 10' Rear and 5' on All Side Lot Lines.
- 7) Per FEMA Map Panel 46093C1169F this area is subject to Minimal Flood Hazard as Zone X, Effective Date 09/16/2011.

LEGEND

- ⊙ Found or Set 5/8" Rebar with Cap Marked 'Vasknetz RLS 7719'.
- ⊙ Found Rebar Survey Monument Unless Otherwise Noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.



SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF
I hereunto set my hand and seal

this _____ day of _____, 20____.

Shanon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, Cheryl A. Goodall and Gloria J. Peterson, do hereby certify that we are the Owners of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

this _____ day of _____, 20____.

Cheryl A. Goodall, Owner Gloria J. Peterson, Owner

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF MEADE } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Cheryl A. Goodall and Gloria J. Peterson known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public _____ My commission expires: _____

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds

City of Riders

1040 Harley-Davidson Way
Sturgis, SD 57785
www.sturgis-sd.gov



Planning Dept.

Ph: (605) 347-4422 ext. 212
Fax: (605) 347-4861
labernathy@sturgisgov.com

Planning Commission Staff Report

November 6, 2018
Laura Abernathy, Planning Coordinator
Plat – SPM Holdings of Sturgis, LLC, 1 Ford Way

Overview

The applicant has submitted a plat of Lot 1A, 1B, 2R and 3R of Vanocker Junction Subdivision (currently Lots 1-3 of Vanocker Junction Subdivision and Lot BR-2 of Vanocker Canyon Meadows Subdivision). The plat will create a 3.4 acre lot intended for potential development (Lot 1B), a 6.7 acre recreational lot that is now a disc golf course (Lot 2R), and a vacant 1.9 acre lot currently listed for sale at the intersection of Junction Avenue and Pine View Drive (Lot 3R). Since its review on May 8, minor changes have been made, including a text error on the size of Lot 2R and a lot line change on the south end of Lot 1B; the area marked as “existing approach” will serve Lot 1B. The lots are zoned as Highway Service.

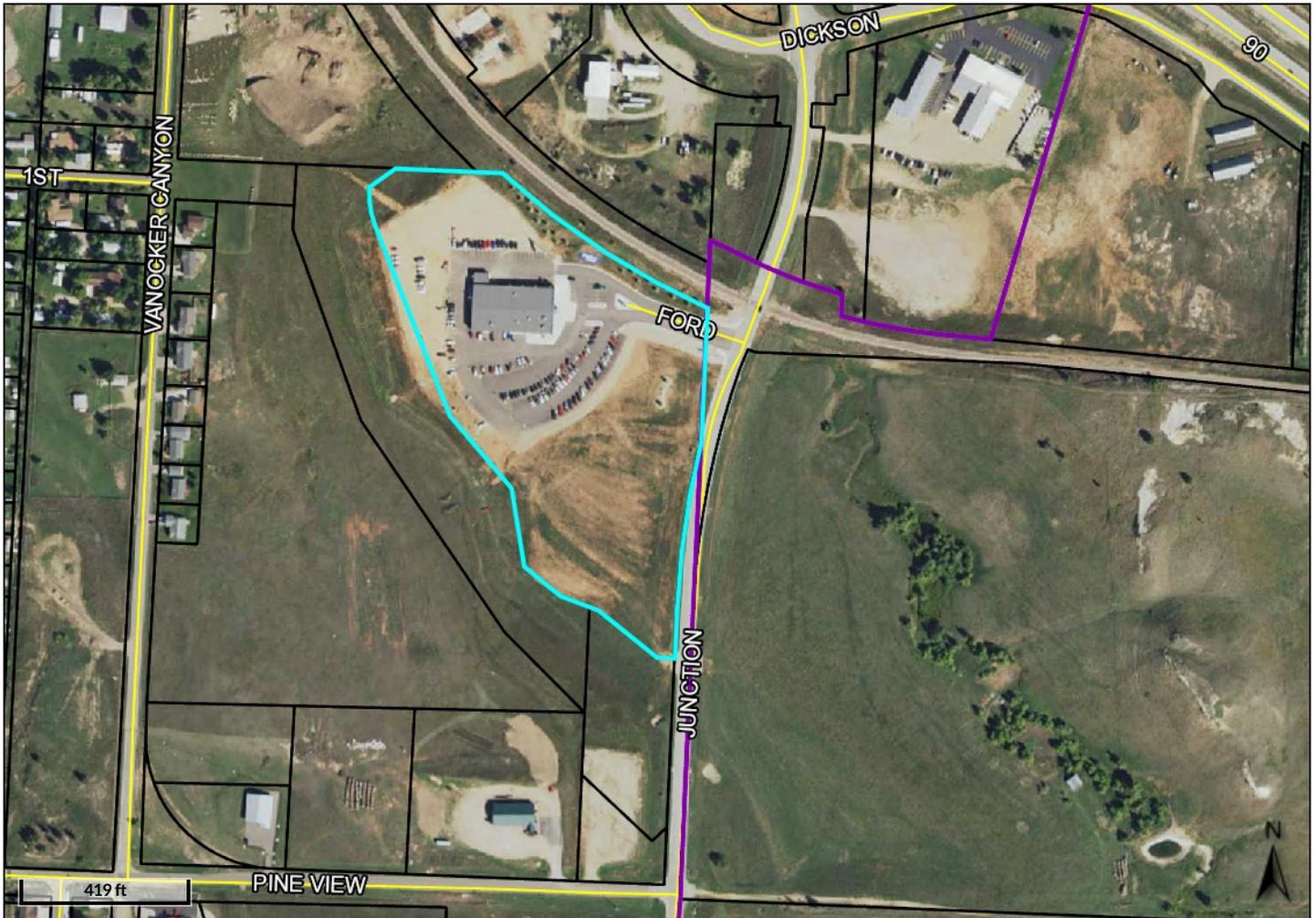
Recommendations

City staff recommends the approval of the plat. The lots will maintain the appropriate amount of frontage and will meet the lot size requirements as required by City Ordinance. Lots 1B and 3R are suitable lots for potential development.

Budget Impact

At this time, there is no significant impact to the City budget.

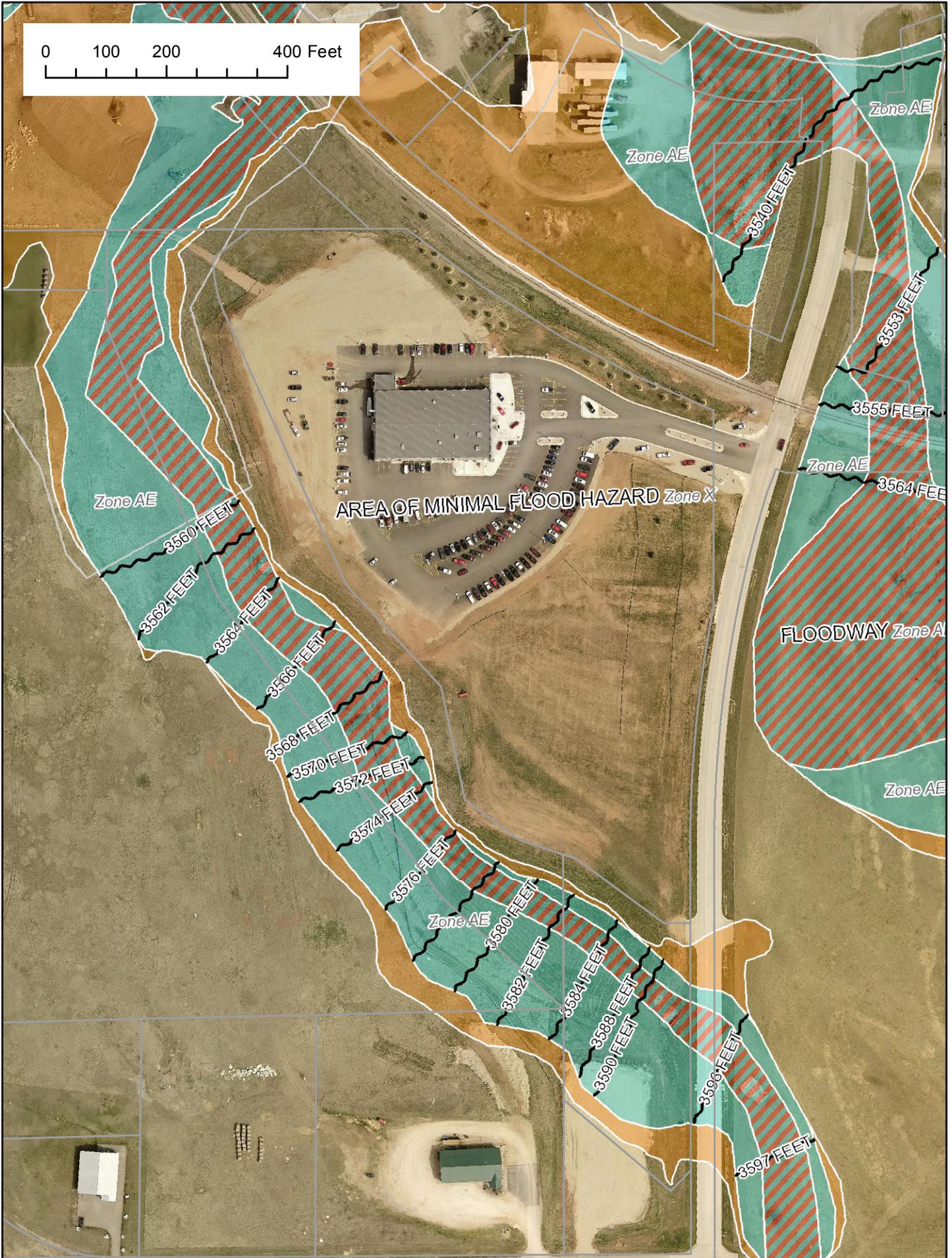
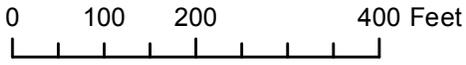
SPM Motors Plat



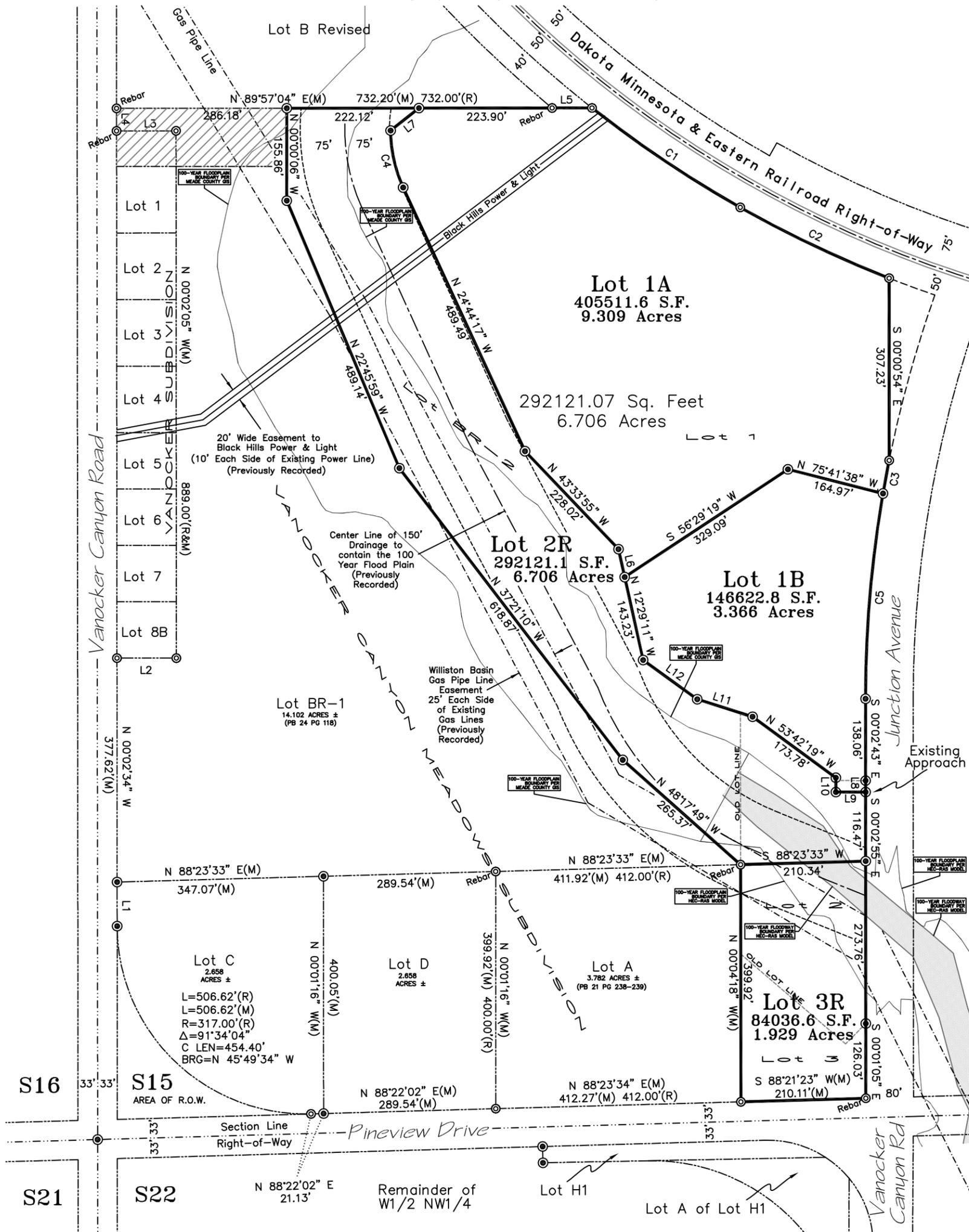
Parcel ID	01.AA.01	Alternate ID	n/a	Owner Address	SPM HOLDINGS OF STURGIS LLC
Sec/Twp/Rng	--	Class	NADC		10919 COUNTRY CLUB RD
Property Address	1 FORD PL	Acreage	n/a		BELLE FOURCHE SD 57717
District	TIF11 - STURGIS TAX INCREMENT #11ST				
Brief Tax Description	VANOCKER JUNCTION SUB LOT 1				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 11/1/2018
 Last Data Uploaded: 10/31/2018 10:07:15 PM

Developed by  Schneider
 GEOSPATIAL



Plat of
Lot 1A, Lot 1B, Lot 2R and Lot 3R of Vanocker Junction Subdivision
 Formerly Lot 1, Lot 2 and Lot 3 of Vanocker Junction Subdivision AND
 Lot BR-2 of Vanocker Canyon Meadows Subdivision.
 All Located in the W 1/2 of the SW 1/4 of Section 15, Township 5 North, Range 5 East,
 Black Hills Meridian, City of Sturgis, Meade County, South Dakota.



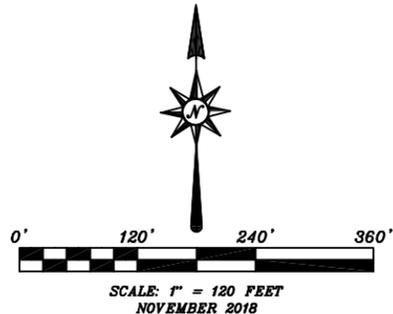
SURVEYOR'S NOTES

- 1) Basis of Bearings Using Geodetic North Determined from Global Positioning System (GPS).
- 2) Information of Record as Reference: Plat Book 21 at Page 238, Plat Book 24 at Page 118, and Plat Book 24 at Page 143 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota. All Previous Plats Superseded per the Recording of this Plat.
- 3) Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- 4) Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- 5) Building Setbacks: Current Zoning as Highway Service: Per the City of Sturgis Title 18, Zoning Codes. 35' on Front, 30' on Rear Except 15' with No Rear Deliveries, 10' on All Side Lot Lines Except 18' Corner Lot Frontage and 25' Abutting All Residential.
- 6) Floodplain Limits Digitized from Meade County GIS and Flood Study by Britton Engineering, 05/2015.

LINE	BEARING	DISTANCE
L1	N 00°02'34" W	74.28'
L2	N 89°59'05" E	99.85'
L3	N 89°56'08" E	99.98'
L4	N 00°02'12" W	38.02'
L5	N 89°56'53" E	67.12'
L6	N 12°29'11" W	48.21'

LINE	BEARING	DISTANCE
L7	N 51°29'43" E	60.80'
L8	S 00°02'55" E	19.25'
L9	S 89°57'17" W	50.00'
L10	N 00°02'55" W	24.21'
L11	N 72°25'52" W	97.49'
L12	N 54°00'02" W	112.50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1973.25'	300.63'	300.34'	S 56°04'31" E	8°43'45"
C2	1962.42'	277.51'	277.28'	S 64°29'18" E	8°06'08"
C3	2040.00'	56.78'	56.77'	S 10°31'50" W	1°35'41"
C4	238.06'	99.06'	98.34'	N 12°23'24" W	23°50'27"
C5	2040.00'	347.72'	347.29'	S 04°51'01" W	9°45'58"



LEGEND

- ⊙ Found or Set 5/8" Rebar with Cap Marked 'Vasknetz RLS 7719'.
- ⊙ Found Survey Monument 'BUSH CAP RLS6699' Unless Otherwise Noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.

Plat of
Lot 1A, Lot 1B, Lot 2R and Lot 3R of Vanocker Junction Subdivision
Formerly Lot 1, Lot 2 and Lot 3 of Vanocker Junction Subdivision AND
Lot BR-2 of Vanocker Canyon Meadows Subdivision.
All Located in the W 1/2 of the SW 1/4 of Section 15, Township 5 North, Range 5 East,
Black Hills Meridian, City of Sturgis, Meade County, South Dakota.

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

STURGIS COMMON COUNCIL

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held

on this _____ day of _____, 20____, that
We did Approve this Plat.

Attest: _____ Mayor: _____
City Auditor

PLANNING COMMISSION

Approved by the City of Sturgis Planning Commission,
Meade County, South Dakota.

Dated this _____ day of _____, 20____

Signed: _____
Chairman

Attest: _____
Secretary

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

Meade County
Director of Equalization

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 1921 Lazelle Street, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF
I hereunto set my hand and seal

this _____ day of _____, 20____.

Shanon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, SPM Holdings of Sturgis, LLC, do hereby certify that we are the Owners of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

this _____ day of _____, 20____.

Scott Peterson, Member

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Scott Peterson, Member of SPM Holdings of Sturgis, LLC. known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that he executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public My commission expires:

OWNER'S CERTIFICATE

We, Jumpoff Buffalo Ranch, LLC, do hereby certify that we are the Owners of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

this _____ day of _____, 20____.

Scott Peterson, Member

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF _____ } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Scott Peterson, Member of Jumpoff Buffalo Ranch, LLC. known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public My commission expires:

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Planning Commission Staff Report

November 6, 2018

Laura Abernathy, Planning Coordinator

Preliminary Plat – Lou Ann Herrmann, 20289 Avalanche Rd (Area #2 of 3-Mile Jurisdiction)

Overview

The Meade County Equalization and Planning Department has received a preliminary plat application from Lou Ann Herrmann for Lot 2 of Samuelson Subdivision. The property is currently described as the unplatted S ½ of the SE ¼ of Section 19-6-5. Lot 2 will be 2.5 acres and serviced by the Bear Butte Valley Water system. It would be accessed through a 66' private access easement through the remainder of the S ½ of the SE ¼ of Section 19-6-5. The property lies within Area #2 of the City of Sturgis and Meade County Three-Mile platting jurisdiction, so the plat will be presented to the Meade County Planning Board at their November 13th meeting. The County is notifying the City of Sturgis as per the three-mile platting agreement and requests any comments the Planning Commission may have.

Recommendations

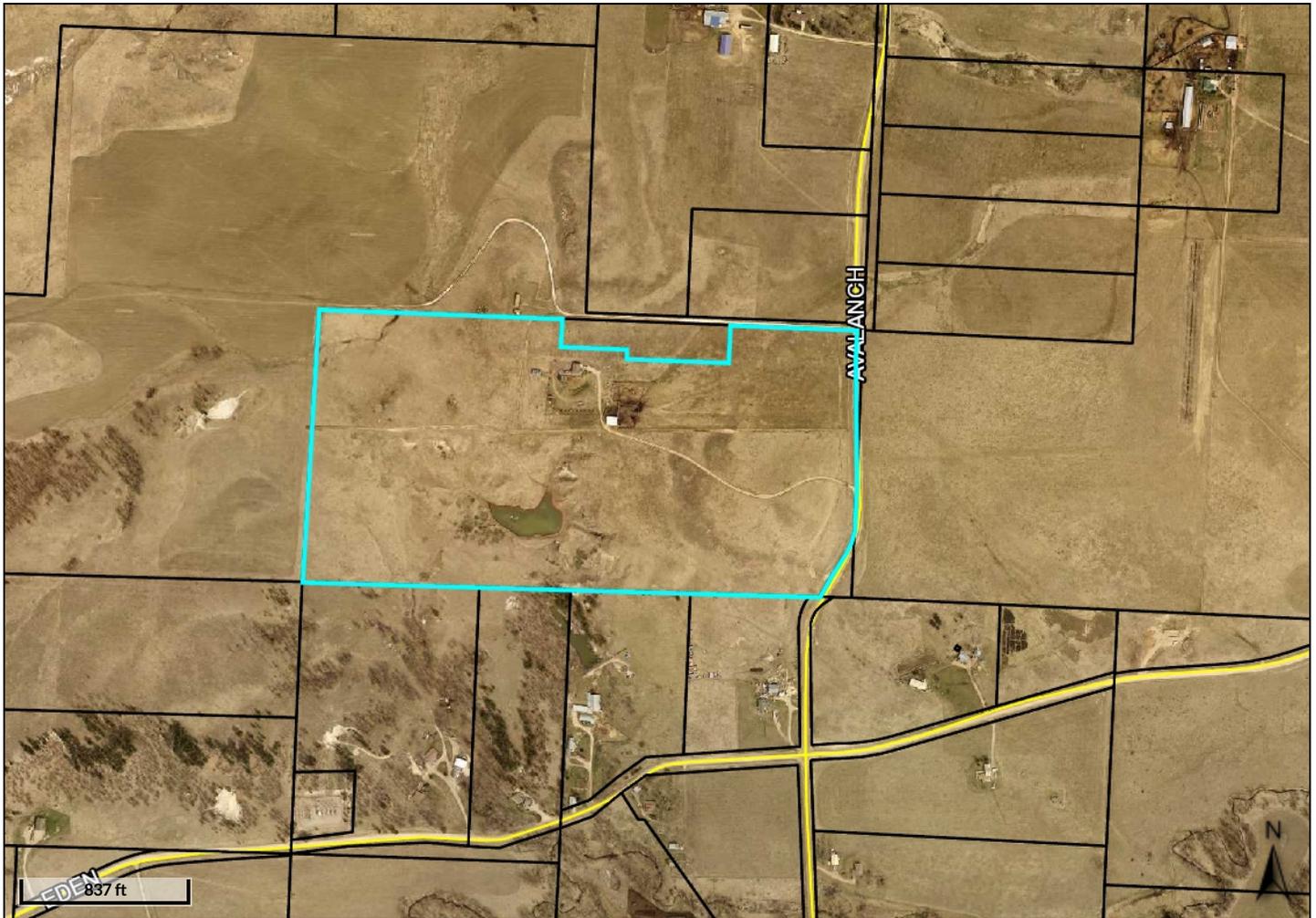
Staff seeks review from the Planning Commission, and will forward any comments about the plat to the Meade County Planning Board for their next scheduled meeting. City staff has reviewed the plat and has no objections.

Budget Impact

There is no significant impact to the City budget.

Herrmann Property

20289 Avalanche Rd



Parcel ID	12.19.43	Alternate ID	n/a	Owner Address	HERRMANN, LOU ANN
Sec/Twp/Rng	19-6-5	Class	AGA		20289 AVALANCHE RD
Property Address	20289 AVALANCHE RD	Acres	80		WHITEWOOD SD 57793
District	U-461 - UNORGANIZED/MEADE SCHOOL				
Brief Tax Description	S2SE				

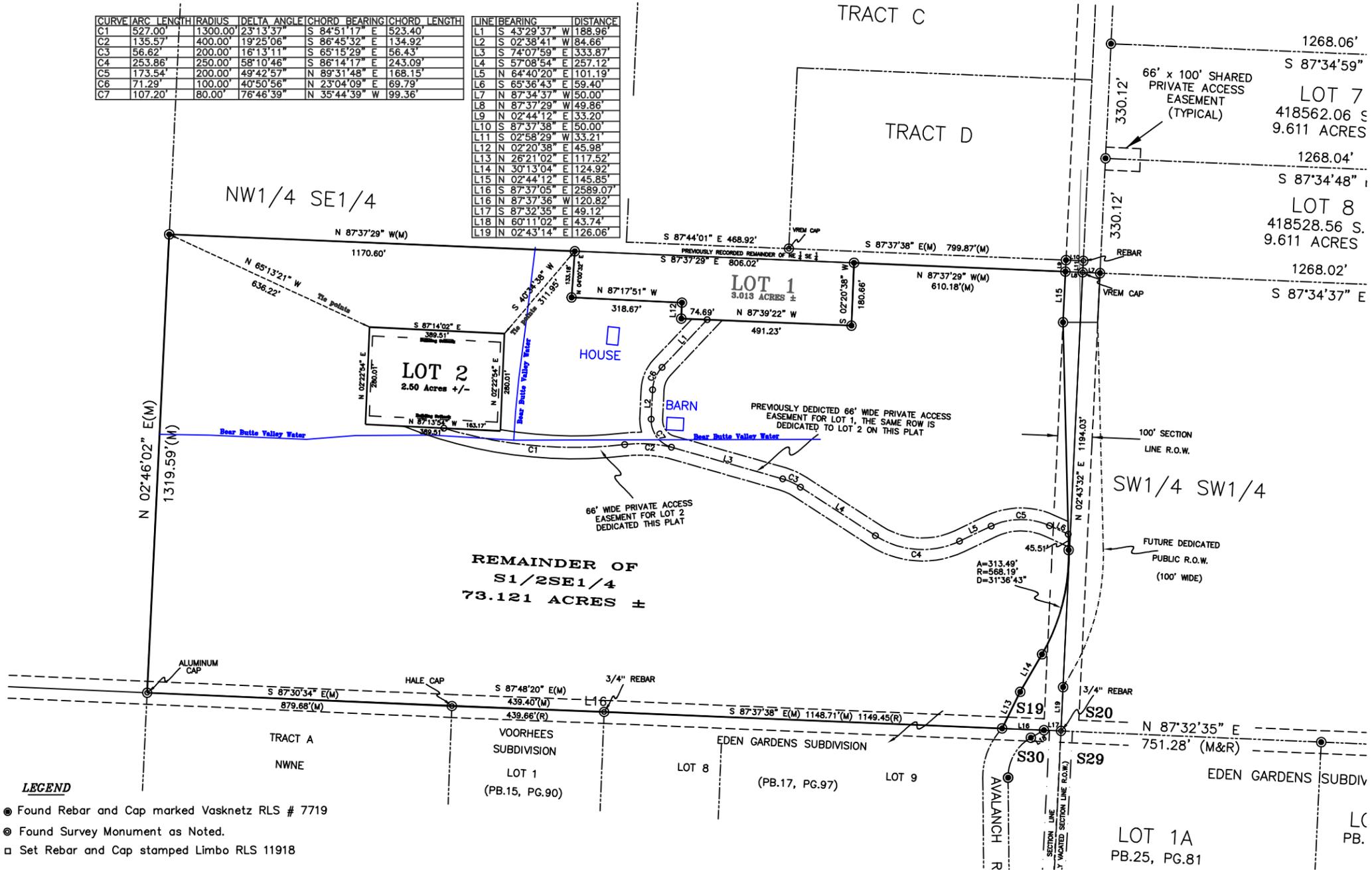
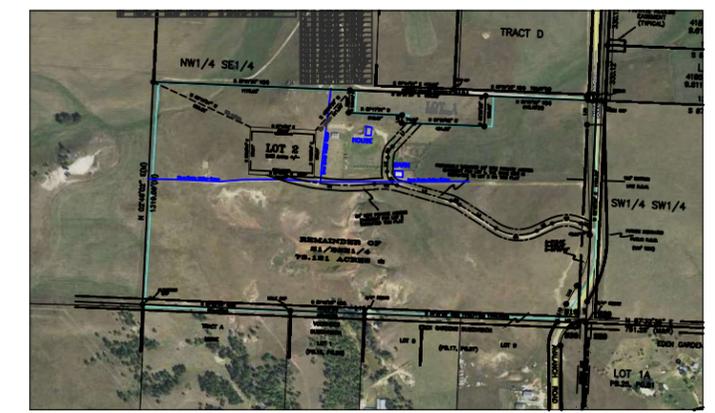
(Note: Not to be used on legal documents)

Date created: 10/30/2018
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Developed by 

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LINE BEARING	DISTANCE	
C1	527.00'	1300.00'	23°13'37"	S 84°51'17" E	523.40'	L1	S 43°29'37" W	188.96'
C2	135.57'	400.00'	19°25'06"	S 86°45'32" E	134.92'	L2	S 02°38'41" W	84.66'
C3	56.62'	200.00'	16°13'11"	S 65°15'29" E	56.43'	L3	S 74°07'59" E	333.87'
C4	253.86'	250.00'	58°10'46"	S 86°14'17" E	243.09'	L4	S 57°08'54" E	257.12'
C5	173.54'	200.00'	49°42'57"	N 89°31'48" E	168.15'	L5	N 64°40'20" E	101.19'
C6	71.29'	100.00'	40°50'56"	N 23°04'09" E	69.79'	L6	S 65°36'43" E	59.40'
C7	107.20'	80.00'	76°46'39"	N 35°44'39" W	99.36'	L7	N 87°34'37" W	50.00'
						L8	N 87°37'29" W	49.86'
						L9	N 02°44'12" E	33.20'
						L10	S 87°37'38" E	50.00'
						L11	S 02°58'29" W	33.21'
						L12	N 02°20'38" E	45.98'
						L13	N 26°21'02" E	117.52'
						L14	N 30°13'04" E	124.92'
						L15	N 02°44'12" E	145.85'
						L16	S 87°37'05" E	2589.07'
						L16	N 87°37'36" W	120.82'
						L17	S 87°32'35" E	49.12'
						L18	N 60°11'02" E	43.74'
						L19	N 02°43'14" E	126.06'

**PRELIMINARY PLAT OF
LOT 2 OF SAMUELSON SUBDIVISION**
All Located in the S 1/2 of the SE 1/4 of Section 19, Township 6 North, Range 5 East,
Black Hills Meridian, Meade County, South Dakota.



Certificate of Ownership
State of South Dakota County of Meade

I, Lou Ann Herrmann hereby certify that I own the lands shown and described hereon, that the plat was done at my request and direction for the purposes indicated hereon and that the development of this land will conform to all existing applicable zoning, subdivision, erosion, and sediment control regulations. Dedicated right of way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands this _____ day of _____, 20____.

Lou Ann Herrmann, Owner

Acknowledgment of Ownership
State of South Dakota County of Meade

On the _____ day of _____, 20____, before me a Notary Public, personally appeared _____ and _____ known to me to be the person described in and who executed the forgoing certificate.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

My commission expires:

Notary Public

Certification of Register of Deeds

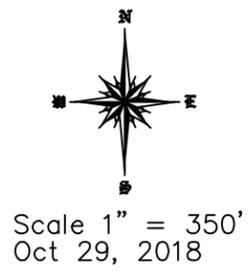
Meade County Register of Deeds

Surveyor's Certificate

I, Bradley J. Limbo, Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the above named owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground to the normal standards of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by myself.

Bradley J. Limbo RLS # 11918

Date



LEGEND

- Found Rebar and Cap marked Vasknetz RLS # 7719
- Found Survey Monument as Noted.
- Set Rebar and Cap stamped Limbo RLS 11918

SURVEYOR'S NOTES

- 1) Building Restrictions:
Per Latest Adopted International Building Code (IBC).
- 2) Utility & Minor Drainage Easements:
8' Wide on the interior side of all lot lines.
- 3) Building Setbacks: Per Meade County Ordinance
25' Front Lot Line, 8' on All Side Lot Lines and 25' from all Right-Of-Way Lines.
- 4) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).

Certificate of the Planning Commission:

Approved by the Planning Commission, Meade County, South Dakota.
Dated this _____ day of _____, 20____.

Signed: _____
Planning Chair

Attest _____
Planning Secretary

All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs.
These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

Flood Plain: Zone X / Unstudied area
Water system will be BEAR BUTTE VALLEY WATER

County Commission Approval
Approval of the preliminary plat is hereby granted by the Meade County Commission on this _____ day of _____, 20____.

Chairman, Meade County Commission

Meade County, Auditor

Approval of this Preliminary plat shall expire within (1) year after the certificate of approval is signed by the Planning Director or the County Commission. This plat will expire on the _____ day of _____, 20____ at 5:00 p.m.

Project: Prelim Lot 2	All Aspects Inc. 20708 76 Loop Sturgis SD 57785 605-490-2944 LimboPLSAI@GMAIL.COM
Date: 29 Oct 2018	
Surveyed by: B.J.L.	
Revision	
Page 1 of 2	Prepared by: Bradley Limbo RLS # 11918

Owner:
Lou Ann Herrmann
20289 AVALANCHE RD
WHITEWOOD SD 57793