



1040 Harley-Davidson Way
Sturgis, SD 57785
605-347-4422

Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, August 17, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Bill Phillips

Vice-Chairman Dustin Bostrom

Commissioner David Murtha

Commissioner Aaron Rabenberg

Commissioner Alex Usera

Commissioner Preston Williams

Absent:

Commissioner Brad Neuschwander

Also Present:

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Mark Marshall (City Attorney)

David Erfman

Shanon Vasknetz (Baseline Surveying)

Kevin Schilling

Nate Jolley

Angela Wilkerson (City Council)

Chairman Phillips called the meeting to order at 5:30pm. Motion by Williams, second by Rabenberg, to approve the minutes from the July 13, 2021 special meeting. Motion carried.

Action Item #1 – Use on Review – David Erfman (Hi-Plains Nutrition) of 1923 Arizona Avenue

This was the time scheduled for the Planning Commission review of an existing conditional use permit for David Erfman of Hi-Plains Nutrition at 1923 Arizona Avenue. Abernathy presented the information contained in the packet, and said that the permit was originally granted in 2019 due to the number of commercial vehicles and trailer parked at the property related to the in-home animal nutrition business. The ordinance states that one truck at no more than a 2-ton capacity is allowed per family in a residential district. She said that since complaints were recently received by the Planning and Permitting office regarding the parking of vehicles, the permit was subject to Planning Commission review. Mr. Erfman was present and said he has two commercial vehicles and leaves a company logo on the other two trucks for advertising the business. He explained that he parked his trucks in the boulevard to keep them off the street, and frequently fills his water tank in his front yard but moves the vehicles when a notification letter is received from city staff. He said he no longer parks the trailer at the residence. After discussion regarding the recurring complaints, there was a **motion by Bostrom to recommend revoking the Use on Review. Second by Williams. Motion passed unanimously with all members present voting yes to revoke the Use on Review.** An appeal to the City Council will be heard at the September 7, 2021 meeting.

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Action Item #2 – Variance – Todd & Janice Larson (JTS1 Properties LLC) of 1035 7th Street

The applicants have submitted a 5' variance to the 10' rear setback variance to construct a residential addition to the existing shop located at 1035 7th Street (Lots 1 & 2 of Block 8 of Ash's Extension, including the west half of vacated 7th Street). Abernathy presented the information in the packet, and said there had been concerns reported and observed regarding the stability of the hill on the east property line and along the railroad right-of-way. Shanon Vasknetz was present on behalf of the applicants and said that the landowner was agreeable to incorporating that into their building plans. **Motion by Williams to recommend approval of the variance, with plans for stabilization of the hill required to be submitted with the building permit. Second by Usera. Motion carried with all members present voting yes.** A public hearing will be scheduled during the September 7, 2021 City Council meeting.

Action Item #3 – Variance – Jacob Eckhardt of 1403 Moose Trail

The applicant has submitted a request for a 0' lot line setback to install a carport at 1403 Moose Trail (Lot 19 of Block 6 of Deadman Enterprises Subdivision). The applicant has also requested a variance to the hard surfacing requirements for the existing gravel driveway on the east side of the property. The applicant was not able to attend the meeting. Abernathy presented the information in the packet and said that the applicant intends to build a small lean-to style carport on the east side of the house. She said that since Moose Trail is paved, city staff does not recommend waiving hard surfacing requirements, but that there are no major concerns with a 0' setback. The commission discussed concerns with rain and snow runoff to the neighboring property owner. **Motion by Rabenberg to recommend approval of the variance, with plans to redirect drainage to the adjacent property submitted with the building plans, and uphold the requirement for hard surfacing for the driveway. Second by Murtha. Motion carried with all members present voting yes.** A public hearing will be scheduled during the September 20, 2021 City Council meeting.

Action Item #4 – Preliminary Plat – LMK Sturgis LLC of 2651 Whitewood Service Road

The applicant has submitted a preliminary plat application of Lot 1 and 2 of LMK Addition. The property is located at 2651 Whitewood Service Road and is currently described as MK-1 of Tract A, MK-2 of Tract B, Lot MK-3, Lots RR-1 and RR-2 of Section 5 T5N, R5E. The zoning is Highway Service. Abernathy presented the information contained in the commissioners packet and said that the purpose of the plat is to subdivide the property for commercial uses and that any additional construction requirements for landscaping, paving, and so on would be considered when a building permit is received by staff. **Motion by Williams to approve the preliminary plat. Second by Rabenberg. Motion carried with all members present voting yes.**

Action Item #5 – Preliminary Plat – Kevin Schilling of 1974 Park Avenue

The applicant has submitted a preliminary plat application of Lots 17A and 17B of Block 15 of Ash's Extension. The property is located at 1974 Park Avenue and is currently described as Lots 17, 18, and 19 of Block 15 of Ash's Extension. The zoning is Medium-Density Residential Housing. Abernathy presented the information in the packet and said that the purpose of the plat was to subdivide the property for potential residential sale or construction. Discussion included the location of the floodplain, conditions of the existing shed and garage on Lot 17B, and the residential camping ordinance regulations. Mr. Schilling was present and described his intent to build a house on Lot 17B. **Motion by Williams to approve the preliminary plat. Second by Bostrom. Motion carried with all members present voting yes.**

Action Item #6 – Preliminary Plat – George Jenter of 310 14th Street

The applicant has submitted a preliminary plat application of Lots 13A and 13B of Block 1 of Jenter-Wilburn-Chaffee Addition. The property is located at 310 14th Street and is currently described as Lot 13 in Block 1 of Jenter-Wilburn-Chaffee Addition. The zoning is Mobile Home 2. Abernathy presented the information contained in the commissioners packet, and discussed the conditions of 14th Street and the requirements to be met with new construction. Discussion included the 14th Street right-of-way and the existing utility infrastructure in the area. **Motion by Usera to approve the preliminary plat. Second by Williams. Motion carried with all members present voting yes.**

Informational Item – Annual Review – Plains Towing and Recovery of 2879 Vanocker Canyon Road

Abernathy gave an overview of the annual review of Plains Towing and Recovery operating from 2879 Vanocker Canyon Road, which is zoned as Highway Service. She said that since no complaints had been received regarding the operation of the business, staff will approve the Use on Review for another year. No action was required.

Other Items/Public Comment:

None

Meeting was adjourned at 6:40pm.

Respectfully submitted,
Laura Abernathy