

Planning Commission
STAFF REPORT



Meeting Date: Planning Commission - Dec 07 2021
Agenda Item: Final Plat of Lot 1 and 2 of Harvest Springs Estates
Prepared By: Laura Abernathy, Planning & GIS Coordinator

BACKGROUND INFORMATION:

Russ Ullerich (Ullerich Brother's Trust) has submitted a final plat application of Lot 1 and 2 of Harvest Springs Estates. The property is currently described as Lots 5H, 5K, 5L, and 5M of Lot 5 of NW ¼, SE ¼, Section 9 T5N, R5E, and is currently addressed as 1710 and 1714 3rd Street. The property is zoned as Medium-Density Residential Housing. The legal description has been modified since previous approval to meet South Dakota Codified Law 11-3-7 *Naming of additions and subdivisions*.

DISCUSSION:

The plat was previously presented to the Planning Commission with the description of Lot 5-H1 and Lot 5-K1 of Lot 5 of the NW ¼ SE ¼ Section 9, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota. With the exception of the change in the legal description, no other changes have been made to the application since November 2 Planning Commission review. A variance to the lot size and lot width requirements will be considered by the City Council at the December 6 public hearing. If the City Council approves the variance request at this meeting, the final plat will then be prepared for presentation at the December 20, 2021 City Council meeting.

CODE REFERENCES:

Title 18.05.04 - Medium Density Residential Housing
Title 19, Subdivision of Land

BUDGET IMPACT:

There is no anticipated impact to the City budget.

RECOMMENDATION:

Motion to approve final plat application as presented.

ATTACHMENTS:

[UPDATED 21-241 PLAT-FINAL PLAT](#)

Approved By:

Dave Smith, Director of Planning & Permitting
Daniel Ainslie, City Manager

Status:

Approved - Dec 03 2021
Pending

**Plat of
Lot 1 and 2 of Harvest Springs Estates.**
Formerly Lots 5H, 5J, 5K, 5L and 5M of Lot 5 of the NW1/4SE1/4 of Section 9.
Located in the NW1/4SE1/4 of Section 9, 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

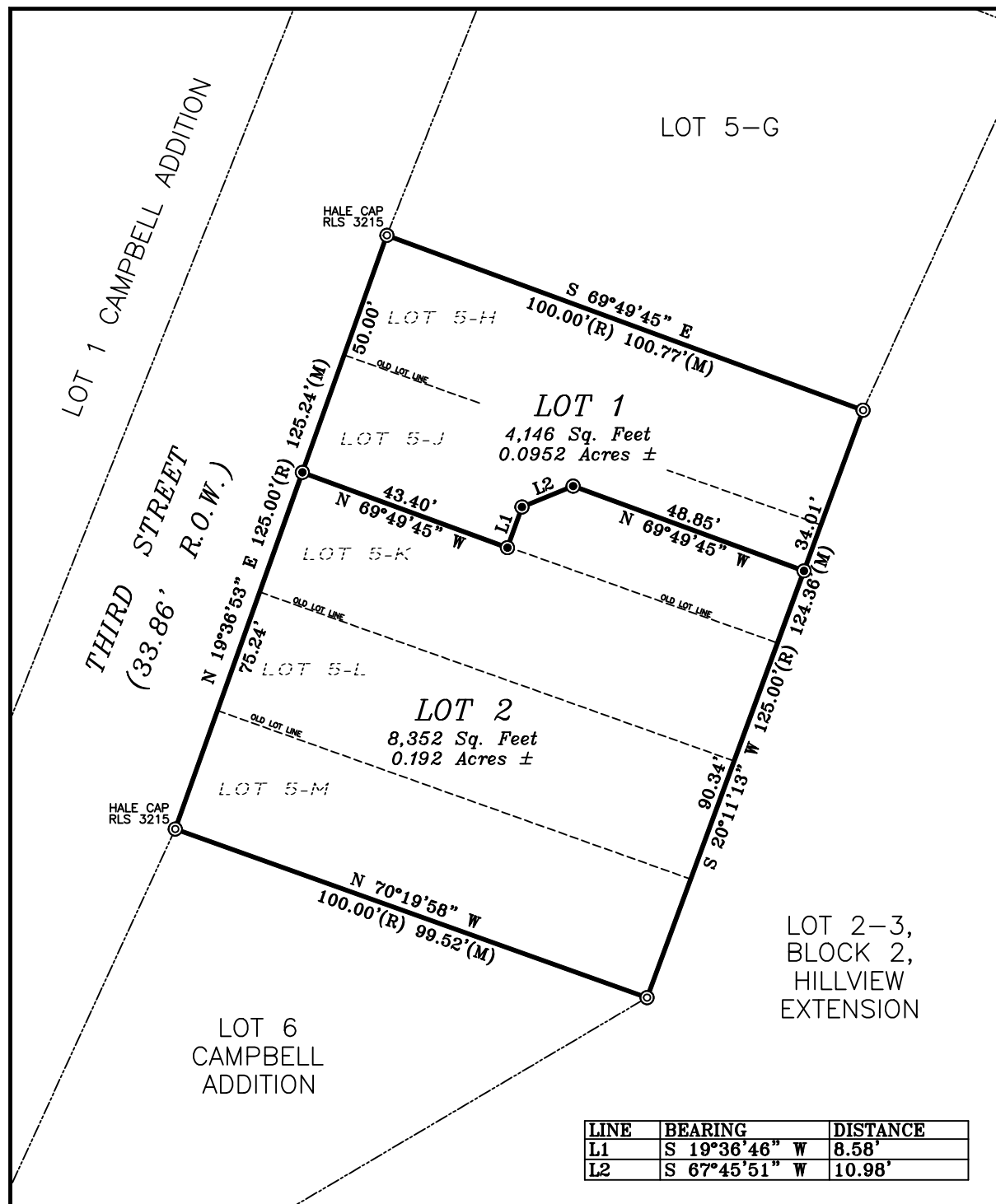
I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described plat.

Dated this _____ day of _____, 20____.

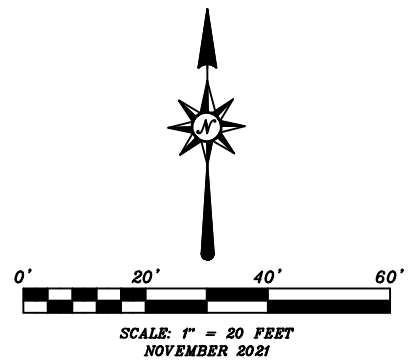
Meade County
Director of Equalization

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds



LINE	BEARING	DISTANCE
L1	S 19°36'46" W	8.58'
L2	S 67°45'51" W	10.98'



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 NOTES

- 1) Basis of Bearings Using Geodetic North Determined From Global Positioning System (GPS).
- 2) Recorded Documents: Plat Book 4 at Page 422 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 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.
- 6) Per FEMA Map Panel 46093C1167F this area is subject to Minimal Flood Hazard as Zone X, Effective Date 09/16/2011.

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Avenue, Sturgis, SD 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, Ullerich Brother's Trust, do hereby certify that we are the Owner's 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
I hereunto set my hand

this _____ day of _____, 20____.

Ullerich Brother's Trust; Managing Member Russ Ullerich

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF MEADE } SS

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Russ Ullerich Managing Member of Ullerich Brother's Trust known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she executed the same for purposes therein contained.

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

Notary Public
My commission expires: _____