



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

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, March 2, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Vice-Chairman John Gerberding
Commissioner Dustin Bostrom

Commissioner Jon Olson
Commissioner Angela Wilkerson

Absent:

Chairman Kyle Treloar
Commissioner Bill Phillips
Commissioner Cody Weber

Also Present:

Dave Smith (Director of Planning and Permitting)
Daniel Ainslie (City Manager)
Mike Bachand (City Council)
Jesse Deganhardt
Nickie Cole

Shanon Vasknetz (North 80 LLC, Baseline Surveying)
Donahue Williamson (Hidden Estates LLC)
Aaron Rabenberg
Brad Neuschwander

Vice-Chairman Gerberding called the meeting to order at 5:30pm. Motion by Wilkerson to approve the minutes from the regular Planning Commission meeting held on Tuesday, February 2, 2021. Second by Olson. Motion carried.

Agenda Item #1 –Use on Review – Red Feather Trailer and Cabins (Jesse Deganhardt and Nickie Cole)

The applicants have applied for a conditional Use on Review to operate an in-home business that specializes in mobile home moving and sales. The business is currently operating out of 1980 Williams Street, which is in a Medium-Density Residential zone. The property is described as Lots 18-21 in Block 23 of Ash's Extension. Smith presented the information provided in the commissioners' report. He said a complaint was received regarding the equipment being used, stored, and parked on the property, and a Use on Review would need to be approved to allow the use to continue. Deganhardt was present, and said the business was started last year but would like to try to get into the industrial zone to be able to expand the business. He suggested approval for six-month review period, and within those six months they would find an alternate place to operate the business. The applicants said they would be willing to accept additional stipulations to be allowed to operate at this location within this timeframe. Gerberding

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said that he would be willing to consider a shorter timeframe to consider the use, but the neighbors' concerns need to be addressed. Smith said that he had discussed several other options with the applicants to find a location for the business to operate on a long-term basis. Olson said he appreciated the applicant offering a solution, and suggested operating hours be limited to reduce noise from vehicles. Wilkerson said she was concerned with traffic safety regarding the parking of equipment on Williams Street, and would recommend additional regulations that would limit parking of trailers on the street. Discussion continued regarding the traffic on Williams Street. There was a **motion by Olson to recommend approval of the Use on Review for a period of six months with a time stipulation to operate between the hours of 7am to 10pm. Second by Bostrom. Motion carried 3-1 (Wilkerson voting no).**

The commission further discussed concerns regarding traffic on Williams Street and the intersection of 10th Street and Williams Street. Ainslie said a traffic study for that area would be unlikely as it would not meet the requirements.

Agenda Item #2 – Voluntary Annexation – North 80, LLC and Hidden Estates, LLC

Applicants have submitted a voluntary annexation petition for Tract A of Bestgen Subdivision, Government Lots 1 and 2 of Section 6, and the East 66' of the West 280.03' of the SE ¼ of NE ¼ of Section 6, lying North of Lot W, all located in the SW ¼ SW ¼ of Section 32 of T6N, R5E, and the NW ¼ of Section 5, and the NE ¼ of Section 6, T5N, R5E, B.H.M., Meade County, South Dakota (Parcels 11.JJ.0A, 11.06.11, 11.06.0322). Smith presented the information in the packet, which included the development plan for the area to include low-density, single-family housing lots, paved roads, and a new water system that would tie into city infrastructure. Gerberding asked if curb and gutter was required. Smith said that the area is considered a mountain subdivision, so these requirements would be waived as part of the development agreement. He said it will be a ditch drainage, and each lot will have on-site individual wastewater systems. Gerberding asked what the timeline was. Vasknetz said that the water system was almost completed, and they will start the common trenches for the utilities in the next week. He said construction completed as soon as possible, and they may bond for the improvements to get the final plat approved. Paving of the roads would be bonded through a tax increment financing district. Gerberding asked if Avalanche Road would be paved. Smith said the plan was to eventually improve Avalanche Road to the intersection of the new subdivision. **Motion by Wilkerson to recommend approval of the voluntary annexation. Second by Olson. Motion carried unanimously.**

Agenda Item #3 – Preliminary Plat for Hidden Valley Estates Subdivision - North 80, LLC and Hidden Estates, LLC

Applicants have submitted a preliminary plat application for Lots 1-13 and Open Space lots and Utility Lot A in Block 1; Lots 1-27 and Open Space lot in Block 2; and dedicated public right-of-way for Twisted Oak Road and Rockyridge Road of Hidden Valley Estates. The property is currently described as Tract A of Bestgen Subdivision, Government Lots 1 and 2 of Section 6, and the East 66' of the West 280.03' of the SE ¼ of NE ¼ of Section 6, lying North of Lot W, all located in the SW ¼ SW ¼ of Section 32 of T6N, R5E, and the NW ¼ of Section 5, and the NE ¼ of Section 6, T5N, R5E, B.H.M., Meade County, South Dakota (Parcels 11.JJ.0A, 11.06.11, 11.06.0322). Smith presented the information provided in the packet, and said this was the preliminary plat for the property in the previous agenda item. Vasknetz explained that the open space lots would be replatted into adjoining lots, and said that there would be some rights-of-way to be vacated and shown on the final plat. Utility Lot A would be given to the city for the location of a booster pump station for the lots at higher elevations. Olson asked if the section line right-of-way would be vacated. Vasknetz said that the preliminary plat shows the intent to vacate

portions of right-of-way, and that the city would have the authority to vacate what is within the city boundary as shown on the plat. Gerberding asked about an emergency access easement. Vasknetz said an emergency access easement was shown on the plat to address the length of the cul-de-sac on Twisted Oak Road. **Motion by Olson to recommend approval of the preliminary plat. Second by Wilkerson. Motion carried unanimously.**

Agenda Item #4 – Final Plat – Garden Grove Developments, LLC

Applicant has submitted a final plat application for Lots 1-37 in Block 1; Lots 1-20 in Block 2, Drainage Lot, and dedicated public right-of-way for Joseph Court and Jarvis Court of Davenport Ranch Addition. The property is currently described as Block A and B, and Lot 3 of Davenport Ranch Addition. Smith presented the information in the packet, and said that the final plat shows 57 single-family lots for a new residential development. Smith said that the infrastructure improvements will be funded through TIFD #20. Wilkerson asked if there had been any changes since preliminary plat review. Vasknetz said there were some changes, including removal of an easement for a cluster mailbox, and making the drainage lot bigger in Block 1, and adding an easement for landscaping and a sign for the subdivision on the drainage lot. **Motion by Bostrom to recommend approval of the final plat. Second by Olson. Motion carried unanimously.**

Agenda Item #5 – Final Plat – Jim Allison

The applicant has submitted a plat application for Lots 3, 4, and 5 in Block 4 of Vernon Heights Estates II Subdivision. The property is currently described as the remainder of Tract A of Vernon Heights Estates II Subdivision. Smith presented the information provided in the commissioners' report. Vasknetz represented the item and said that these were the final lots to be platted in this subdivision. **Motion by Olson to recommend approval of the final plat. Second by Wilkerson. Motion carried unanimously.**

Other Items:

Gerberding said serving on the commission had been a pleasure and is impressed with the direction that the city is going. City staff thanked Gerberding for his time serving on the commission.

Meeting was adjourned at 6:23pm.

A special meeting will be scheduled for Tuesday, March 9, 2021.

Respectfully submitted,
Dave Smith (Laura Abernathy)