



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, January 5, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar

Vice-Chairman John Gerberding

Commissioner Dustin Bostrom

Commissioner Jon Olson

Commissioner Bill Phillips

Commissioner Cody Weber

Commissioner Angela Wilkerson

Also Present:

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Daniel Ainslie (City Manager)

Shanon Vasknetz (Baseline Surveying)

David and Chandra Finn

Chairman Treloar called the meeting to order at 5:32pm. Motion by Olson, second by Wilkerson to approve the minutes from the regular Planning Commission meeting held on Tuesday, December 8, 2020. Motion carried.

Agenda Item #1 – Variance – David Finn of 2038 Sherman Street

David Finn has applied for a 20’ variance to the 25’ rear setback and 9’ variance to the 10’ side setback at 2038 Sherman Street. The property is described as Lots 8 and 9 in Block G of Ash’s Extension. It is located in the Mobile Home 1 zoning district. The applicant is requesting the variance so a recently constructed camper carport can remain in place. Abernathy presented the information in the packet, and said the carport was constructed without a permit and should have had a variance to the setbacks prior to construction. The applicant will also need to have an engineer certify that the structure will meet building code requirements. David Finn was present to answer questions. Discussion included the construction of the carport and the building requirements to be met. Finn said he had an engineer lined up to assess the carport if the variance is approved. After brief discussion, there was a **motion by Olson to recommend approval of the request. Second by Weber. Motion carried 5-2 (Gerberding and Wilkerson voting no).**

Agenda Item #2 – Preliminary/Final Plat – Dean Miller Family of 2908 Dolan Creek Road

The applicants have submitted a plat application for Lot 1 Revised and Lot 2 Revised-2 of Miller Estates Subdivision. The property is currently described as Lot 1 and Lot 2 Revised of Miller Estates Subdivision. Abernathy presented the information in the commissioners packet, and said the purpose of the plat is to adjust the lot line between the two existing lots. The lots are located in Area #1 of the 3-Mile platting jurisdiction. Lot 1

www.sturgis-sd.gov

www.facebook.com/cityofsturgis



“In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal.” (Not all prohibited bases apply to all

Revised is a 5.042 acre lot with an existing residential home, and Lot 2 Revised-2 is a 20.664 acre undeveloped lot serviced by Florence Way. She said the home on Lot 1 Revised is serviced by the city water system, but that since the city sewer system is within 200' of the property line, the owner should either hook into the system or pay an availability fee. Lot 2 Revised-2 would be governed by joint county and city regulations if developed. Shanon Vasknetz was present on behalf of the applicants and discussed the purpose of the lot line adjustment. After brief discussion, there was a **motion by Gerberding to recommend approval of the preliminary and final plat application. Second by Phillips. Motion carried unanimously.**

Other Items:

Ainslie announced that two public meetings regarding the proposed Marcotte property development will be held on January 13 and January 27. The special election for the initiated referendum on the development of the Marcotte property will be held on February 2.

The next regular meeting will be scheduled for Tuesday, February 2, 2021.

Meeting was adjourned at 5:57pm.

Respectfully submitted,
Laura Abernathy