



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, December 8, 2020 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar
Vice-Chairman John Gerberding
Commissioner Jon Olson

Commissioner Bill Phillips
Commissioner Cody Weber
Commissioner Angela Wilkerson

Not Present:

Commissioner Dustin Bostrom

Also Present:

Dave Smith (Director of Planning and Permitting)
Laura Abernathy (Planning Coordinator)
Daniel Ainslie (City Manager)
Mike Bachand (City Council)
Steve Keszler (City Council)

Paul Neiger
Shanon Vasknetz (Baseline Surveying)
Jason Anderson
Donahue Williamson
Mike Bruch

Chairman Treloar called the meeting to order at 5:30pm. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, November 3, 2020. Motion carried.

Agenda Item #1 – Variance – Bryan Larive of 1001 McNenny Drive

The applicant submitted a variance application for a 18x19’ carport at 1001 McNenny Drive. The property is described as the east 35’ of Lot 6, Lot 7 of Tract A, Block 8 of McMillans SW Addition. The property is zoned as Single Family Residential/Office Commercial. Abernathy presented the information in the packet, including site pictures, site plan, and concept drawings. She said the setbacks in this district are 25’ in the front yard, 10’ side yard, 18’ corner lot side yard, and 15’ in the rear. The applicant requests a variance of 6’ to the 10’ side setback to the west, and a 14’ variance to the 25’ front yard setback. She said the request is comparable to what would be allowed on the remaining homes on McNenny Drive, since those homes are zoned as Medium-Density Residential housing. After brief discussion, there was a **motion by Gerberding to recommend approval of the request. Second by Olson. Motion carried unanimously.**

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Agenda Item #2 – Variance – Paul Neiger of 851 Dudley Street

Paul Neiger has applied for a front setback variance to build a new garage addition at 851 Dudley Street. The property is described as the south 125' of Lots 5W & 6W of the SW ¼ SW ¼ of Section 3, T5N, R5E. Abernathy presented the information included in the packet, which included the site plan and concept drawings. The proposed garage measures 21'x15' (315 sq. ft.), and would be 6.7' away from the front property line to Dudley Street, and 5' away from the side property line to the east. She said the request will ask for a 3.3' variance to the 10' front setback in a Medium-Density Residential housing district. She said staff's main concern was the location within the 100-year floodplain, but the applicant has provided the documentation required for building within a flood zone. The commission discussed the conditions of Dudley Street, including the one-way designation and if there were plans to widen Dudley Street in the future. Mr. Neiger was present and explained the purpose of the request. **Motion by Gerberding to recommend approval of the application. Second by Weber. Motion carried unanimously.**

Agenda Item #3 – Preliminary/Final Plat – Kim O'Connor of 2152 Dolan Creek Road

The applicant has submitted a plat application for Lots 1H-1 and 1HRR of Hurley Subdivision. The property is located at 2152 Dolan Creek Road and is currently described as 1H Revised of Hurley Subdivision. Abernathy presented the information in the packet. The property is zoned as Low-Density Residential Housing, and the purpose of the plat application is to create a new single-family residential lot (Lot 1H-1). She presented the proposed building site plan on Lot 1H-1, and said the applicant is planning to have access from Dolan Creek Road. Shanon Vasknetz of Baseline Surveying was present on behalf of the applicant, and said that any additional subdivision of Lot 1HRR would trigger improvements that would need to be made to Pine Glenn Drive, which is a gravel road outside of city limits. He stated that Dolan Creek access for Lot 1H-1 is ideal since existing city utilities are located on Dolan Creek Road. Discussion included the proposed plan of three additional lots that would be platted from Lot 1HRR, and the estimated timeline for development. **Motion by Olson to recommend approval of the preliminary and final plat application. Second by Gerberding. Motion carried unanimously.**

Agenda Item #4 – Preliminary Plat – Hidden Estates, LLC

The applicant has submitted a plat application of Lots 1-9, Block 1; Lots 1-18, Block 2; and Dedicated Public Right-of-Way for Main and Side Road of Hidden Estates; and Lots 2RR, 3-AR and Lot 7 in Block C of Bestgen West Sturgis Addition. The property is currently described as Tract A of Bestgen Subdivision, Government Lots 1 and 2 of Section 6, E 66' of west 280.03' of SE ¼ NE ¼ Section 6, lying north of Lot W, and Lots 2R and 3-A, Block C of Bestgen West Sturgis Fourth Addition; all located in the SW ¼ of Section 32, T6N, R5E and NW ¼ of Section 5 and the NE ¼ of Section 6, T5N, R5E. Abernathy presented the plat and proposed draft of the plan included in the packet. The purpose of the application is to plat 27 single-family lots for future development. She said that since it is located in Area #1 of the Meade County/City of Sturgis 3-Mile Platting Jurisdiction, city subdivision regulations would typically apply. The preliminary plat included a new water system for the subdivision and gravel roads, but changes are expected as the plans continue to be reviewed. Vasknetz represented the request, and said that several options were considered by the developer to proceed with the development. Those options included improving and expanding the Bestgen water system to service the lots, keeping the plan that was presented to the commission and staying in the county, or creating an agreement with the city to extend the existing city water system to service that area. This option would include annexation into the city to be able to utilize a tax increment finance district. Ainslie said that a development agreement would address any variances to the city subdivision ordinance, such as the waiving of curb, gutter, and sidewalk, as well as allowing a cul-de-sac longer than 500 feet. Gerberding asked if the increased traffic to the area was considered, referring to the Avalanche Road and Lazelle Street intersection. Ainslie said the SD DOT had a study planned for the SD Highway 34 corridor. Philips asked if a homeowners association would be created to maintain roads. Vasknetz said if the lots were not annexed an HOA and road district would be established for road maintenance, but said that they saw the benefits if the lots were annexed into the city.

Vasknetz said that the developer will continue these discussions after the meeting. Treloar said that the property was close enough to the city limits to design the layout to city standards, but said that the preliminary plat was fine understanding the steps still need to be taken and discussions to be had with the city and county. Philips asked if annexed, if the lot layout would change or include smaller lots. Vasknetz said there was a possibility, but the goal was to have a subdivision that offers larger lots for future homeowners. **Motion by Gerberding to recommend approval of the preliminary plat application. Second by Olson. Motion carried unanimously.**

Other Items:

None

The next regular meeting will be scheduled for Tuesday, January 5, 2021.

Meeting was adjourned at 6:07pm.

Respectfully submitted,
Laura Abernathy