



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, November 3, 2020 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar

Commissioner Dustin Bostrom

Commissioner Jon Olson

Commissioner Bill Phillips

Commissioner Cody Weber

Not Present:

Vice-Chairman John Gerberding

Commissioner Angela Wilkerson

Also Present:

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Daniel Ainslie (City Manager)

Mike Bachand (City Council)

Shanon Vasknetz (Baseline Surveying)

Tim Wiederrich

Chairman Treloar called the meeting to order at 5:30pm. Motion by Olson, second by Philips to approve the minutes from the special Planning Commission meeting held on Tuesday, October 13, 2020. Motion carried.

Agenda Item #1 – Variance – Don Peck of 443 Nathan Court

Don Peck has applied for a front setback variance to install a carport over the existing driveway at 443 Nathan Court. The property is located on Lot 14 of Jenter Subdivision (Cactus Heights Mobile Home Park). Abernathy presented the information provided in the packet, and said the applicant plans to install a 12x20' carport that would end just behind the sidewalk. She said the home is located on a rented lot in the Cactus Heights mobile home park owned by Jenter Properties LLC. She presented exhibits of a similar request that was granted at 444 Nathan Court in 2012, and said that that carport was allowed to be installed if it sat two feet behind the sidewalk due to safety concerns cited by the City Council at the time. Treloar asked if Nathan Court was public right-of-way. Abernathy said that it was. Phillips said that he thought carports are a good addition to the mobile home park that allows the residents to use a temporary structure for their vehicles, and they are easy to move or take down. Treloar said that the use of a carport in a mobile home park is a different situation than in a single-family platted lot in which those landowners have more options to use the property. Phillips asked if the applicant was able to place the posts two feet behind the sidewalk. Abernathy said the applicant said he would not be able to make that clearance. Smith said that the applicant had to look at a smaller carport that would work for his property and be behind the sidewalk. After brief discussion, there was a **motion by Weber to recommend approval of the variance as presented. Second by Olson. Motion carried unanimously.**

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Agenda Item #2 – Preliminary/Final Plat – SSD Properties 1, LTD (Noel Larson)

Noel Larson of SSD Properties 1, LTD has submitted a plat application for Lot 8B Revised of Rodebank’s Second Addition. The property is currently described as Lot 8B less the north 50’ and Lot H1, and Lot 8C1 in Rodebank’s Second Addition. The property is addressed as 1506 W Farley Street. Abernathy presented the preliminary and final plats, and said that the applicant has submitted the application to combine the two lots into one large lot as part of a plan to build a garage on the property. After brief discussion regarding the floodplain, there was a **motion by Philips to recommend approval of the plat application. Second by Bostrom. Motion carried unanimously.**

Agenda Item #3 – Preliminary/Final Plat – Wayne and Linda Lensegrav, Jerry and Dixie Wilson

Wayne and Linda Lensegrav of 710 Deadwood Street and Jerry and Dixie Wilson of 1817 Baldwin Street have submitted a plat application for Lots 14A and 14B in Block 2 of Potters Second Addition. The property is currently described as Lots 14-18 in Block 2 of Potters Second Addition. Abernathy presented the preliminary and final plats and said the purpose of the plat is to adjust the mutual lot line to reflect the actual use between the two properties. **Motion by Olson to recommend approval of the plat application. Second by Philips. Motion carried unanimously.**

Agenda Item #4 – Preliminary/Final Plat – Todd and Valerie Meints

Todd and Valerie Meints have a plat application for Lot 6R-1 in Block 5 of Pine Acres Subdivision. The property is currently described as Lot 6 Revised and Lot 8 in Block 5 of Pine Acres Subdivision. The property is located at 1218 and 1232 Maple Drive. Abernathy presented the information in the commissioners’ packet, and said the purpose of the plat was to combine two lots into one. She said the vacant lot (Lot 8) has a steep elevation change that would make it difficult to build a single-family house on that lot. Philips asked a question about if there were utilities servicing the vacant lot. Smith said they would need to be abandoned if there are any there. Bachand had a question about hard surfacing since the vacant lot is currently used for parking. Smith and Vasknetz said that the applicants were planning on building a garage on the portion that is now Lot 8, which would require hard surfacing to the street. **Motion by Philips to recommend approval of the plat application. Second by Olson. Motion carried unanimously.**

Other Items:

Tim Wiederrich of 2535 Pine Glenn Drive approached the commission and asked for an update regarding the preliminary plat that was submitted from the O’Connors (Lot 1H-1 through Lot 1H-5 of Hurley Subdivision). He asked about the development process, the proposed improvements to Pine Glenn Drive, and if the surrounding landowners were responsible for paying for the cost of improvements.

The meeting was adjourned at 5:50pm. The next meeting is currently scheduled for Tuesday, December 8, 2020.

Respectfully submitted,
Laura Abernathy