



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

## Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, October 13, 2020 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

### Present:

Chairman Kyle Treloar

Vice-Chairman John Gerberding (via phone)

Commissioner Dustin Bostrom

Commissioner Jon Olson

Commissioner Bill Phillips (via phone)

Commissioner Angela Wilkerson

### Not Present:

Commissioner Cody Weber

### 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)

Shanon Vasknetz (Baseline Surveying)

Lance Scherer

Chairman Treloar called the meeting to order at 5:31pm. Motion by Wilkerson, second by Olson to approve the minutes from the regular Planning Commission meeting held on Tuesday, October 6, 2020. Motion carried.

### Agenda Item #1 – Public Hearing for TIFD #20, Approval of Project Plan

Tax Increment District #20 has been proposed to help finance infrastructure improvements for a new housing development in Davenport Ranch Addition. Abernathy presented a brief overview of the proposed development which includes the platting of 57 single-family lots, sewer and water main extensions from the existing infrastructure in Davenport Loop right-of-way, curb, gutter, sidewalk, bike path, and so on.

Gerberding entered the meeting via phone conference at 5:36pm.

Olson asked about the status of annexation for a portion of the property outside of city limits. Abernathy said the voluntary annexation petition was reviewed and approved by the City Council on October 5 and was currently going through the process of being annexed into the city. **Motion by Olson to approve the creation of the TIF district and project plan. Second by Bostrom. Motion carried (Bostrom, Gerberding, Olson and Wilkerson voting yes, Philips and Treloar abstaining) to approve setting the boundaries of TIFD #20 as follows:**

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[www.facebook.com/cityofsturgis](https://www.facebook.com/cityofsturgis)



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LOT 3 OF DAVENPORT RANCH ADDITION, LOCATED IN THE W ½ NW ¼ OF SECTION 22, T5N, R5E, B.H.M., CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 24 ON PAGES 119-120.

A PARCEL OF UN PLATTED LAND LOCATED IN SW1/4NW1/4NW1/4 AND THE NW1/4SW1/4NW1/4 OF SECTION 22, T5N, R5E, B.H.M., MEADE COUNTY, SOUTH DAKOTA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 22, T5N, R5E, THENCE N 03°13'20" E, 506.08' FEET TO THE SW CORNER OF SAID PARCEL, BEING THE POINT OF BEGINNING; THENCE N 03°13'20" E, 899.79 FEET; THENCE S74°19'46" E, 480.78' TO THE WEST RIGHT-OF-WAY LIMIT OF DAVENPORT LOOP; THENCE THROUGH THE FOLLOWING TWO COURSES ALONG SAID LIMIT: 1) THENCE S 02°11'14" W, 249.93 FEET; 2) ALONG A 380.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 259.73 FEET; THENCE S 64°34'46" E, 642.27 FEET TO THE POINT OF BEGINNING; CONTAINING 8.010 ACRES, MORE OR LESS.

*(TO BE PLATTED AS BLOCK B OF DAVENPORT RANCH ADDITION)*

A STRIP OF LAND 117.52 FEET IN WIDTH; LOCATED ON THE WEST EDGE OF LOT 2 REVISED OF DAVENPORT RANCH ADDITION AND ADJACENT TO THE EAST R.O.W. LINE OF DAVENOPT LOOP, LOCATED IN THE NW1/4NW1/4 OF SECTION 22, T5N, R5E, B.H.M., CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA. SAID LOT IS RECORDED IN PLAT BOOK 25, PAGE 64 AT THE MEADE COUNTY REGISTER OF DEEDS OFFICE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 2-1 OF DAVENPORT RANCH ADDITION, RECORDED IN PLAT BOOK 25, PAGE 64, BEING THE POINT OF BEGINNING; THENCE S 88°23'33" E, 160.92 FEET ALONG THE SOUTHLINE OF SAID LOT 2-1; THENCE S 38°16'11" E, 160.01; THENCE ALONG A 1181.76 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 834.45 FEET; THENCE S 02°11'14" W, 428.63 FEET; THENCE ALONG A 192.81 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 218.35 FEET; THENCE S 34°57'27" W, 117.52 FEET; THENCE S 12°49'14" E, 13.93 FEET TO THE EASTERLY EDGE OF DAVENPORT LOOP R.O.W.; THENCE THROUGH THE FOLLOWING FIVE COURSES ALONG SAID DAVENPORT LOOP R.O.W.: 1) ALONG A 320.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC DISTANCE OF 355.71 FEET; 2) THENCE N 02°11'14" E, 428.63 FEET; 3) THENCE ALONG A 1054.57 FOOT RADIUS CURVE TO THE LEFT, 744.64 FEET; 4) N 38°16'11" W, 211.28 FEET; 5) THENCE ALONG A 366.32 FOOT RADIUS CURVE TO THE RIGHT, 52.08 FEET TO THE POINT OF BEGINNING; CONTAINING 5.00 ACRES, MORE OR LESS.

*(TO BE PLATTED AS BLOCK A OF DAVENPORT RANCH ADDITION).*

**Agenda Item #2 – Zoning Amendment – Garden Grove Developments, LLC**

Garden Grove Developments, LLC, has submitted a zoning amendment for property described as Lot 3 of Davenport Ranch Addition, and a portion of Lot 2 Revised of Davenport Ranch Addition (to be identified as Block A of Davenport Ranch Addition), and a parcel of unplatted land located in SW1/4NW1/4NW1/4 and the NW1/4SW1/4NW1/4 of Section 22, T5N, R5E, B.H.M., Meade County, South Dakota (to be identified as Block B of Davenport Ranch Addition). Abernathy presented the information in the report, and said the applicant is requesting to rezone the property from Highway Service to Medium-Density Residential housing. She said the request to rezone the property would allow for the housing project discussed in the previous item to be conforming. She provided the definitions of each zoning district in the packet, and listed the concerns that some neighboring property owners had returned to the Planning and Permitting office. Vasknetz represented the request and answered questions from the commission including the total size in acres, and if a traffic study will be completed. Ainslie said the city engineer has been asked to look at the proposed housing development as well as other developments occurring in the city, and that the proposed increase in traffic will be reviewed. The commission also reviewed the overall timeline for the project, which is estimated to be completed within two years.

**Motion by Olson to recommend approval of the zoning amendment. Second by Bostrom. Motion carried (Bostrom, Gerberding, Olson and Wilkerson voting yes, Philips and Treloar abstaining).**

**Other Items:**

Abernathy updated the commission on the variance request from Sam Mudlin at 716 Sherman Street. She said he had pulled the application and was not going to continue with the project.

The meeting was adjourned at 5:51pm. The next meeting is currently scheduled for Tuesday, November 3, 2020.

Respectfully submitted,  
Laura Abernathy