



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, October 6, 2020 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 Bill Phillips
Commissioner Angela Wilkerson

Not Present:

Commissioner Jon Olson

Commissioner Cody Weber

Also Present:

Dave Smith (Director of Planning and Permitting)
Laura Abernathy (Planning Coordinator)
Daniel Ainslie (City Manager)
Sam Mudlin
Brad Limbo (All Aspects Surveying)

Shanon Vasknetz (Baseline Surveying)
Rick Anderson
Ted & Susan Kinzler
Lance Scherer

Chairman Treloar called the meeting to order at 5:30pm. Motion by Bostrom, second by Philips to approve the minutes from the regular Planning Commission meeting held on Wednesday, September 9, 2020. Motion carried.

Agenda Item #1 – Variance – Sam Mudlin of 716 Sherman Street

Sam Mudlin of 716 Sherman Street has applied for a 4’ variance to the 5’ side setback to allow for the installation of a 12x36’ carport. The property is located at 716 Sherman Street (Lot 26R in Block 22 of McMillan’s Eastern Addition). Abernathy presented the information provided in the commissioners’ packet which included an exhibit showing the carport that would be 1’ away from the property line on the east side.

Gerberding entered the meeting at 5:36pm.

The definition of a variance in Title 18 was also provided in the packet, which Abernathy said the request does not meet, and that staff recommendation was to deny the request. She said if the variance was approved, staff would like the existing gravel to be paved. Mudlin was present to explain the request and the purpose of the carport. Discussion included the paving the existing gravel driveway, the option to place the carport in the alley, and the lack of a hardship for the applicant.

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Motion to recommend approval of the variance given that all driving surfaces are paved by Wilkerson. Second by Gerberding. Motion failed with Bostrom, Philips, and Treloar voting no and Wilkerson and Gerberding voting yes. Recommendation to City Council is to not approve the variance.

Agenda Item #2 – Preliminary & Final Plat – Rick & Lana Anderson of 2163 Ferguson Drive

Rick and Lana Anderson of 2163 Ferguson Drive have submitted a preliminary and final plat application for Lots 1 and 2 of Ferguson Subdivision. The property is currently described as Lot 4, the S 100' of Lot 5, N 20' of Lot 5 and Lot 6 of Lot A, located at 2163 Ferguson Drive. The current zoning of the properties is Low Density Residential Housing. Abernathy presented the information in the commissioners' packet and said the purpose of the application is to readjust the lot lines from three lots to two; one lot for the residential home (Lot 1) and one lot the existing shop (Lot 2). Brad Limbo of All Aspects Surveying was present to answer questions. **Motion by Gerberding to recommend approval of the preliminary and final plats. Second by Bostrom. Motion carried unanimously.**

Agenda Item #3 – Preliminary & Final Plat – Ted & Susan Kinzler of 3905 Alder Place

Ted & Susan Kinzler of 3905 Alder Place have submitted a plat application for Lots 1 and 2 of Kinzler Subdivision. The property is currently described as Lot SB-1-B-XB of the SW ¼ NE ¼ and the West 215.03 feet of the SE ¼ NE ¼ of Section 6, T5N, R5E. It is located within Area #1 of the 3-Mile Meade County/City of Sturgis Platting Jurisdiction. Abernathy presented the information in the packet, and said that per the 3-Mile platting agreement, the plat application was also reviewed by Meade County. She said their main concern was how Lot 2 was going to have access to water, so a well share agreement for Lot 1 to provide Lot 2 access to water has been included with the application. She also said a draft of a voluntary development and annexation agreement has been included with the plat application, which addresses annexation at the time of municipal utility availability and close proximity to city limits. Brad Limbo of All Aspects Land Surveying and the Kinzlers were present. Mrs. Kinzler said that they would like more time to have the agreement reviewed and revised prior to final approval. **Motion by Phillips to recommend approval of the preliminary and final plat with a revised development agreement to be presented to City Council. Second by Gerberding. Motion carried unanimously.**

Agenda Item #4 – Preliminary & Final Plat – Baseline Surveying

Baseline Surveying has submitted a plat application for Block A, Block B, and Lot 2 Revised-2 of Davenport Ranch Addition. The property is currently described as a portion of Lot 2 Revised of Davenport Ranch Addition and a portion of the unplatted NW ¼ NW ¼ and SW ¼ NE ¼ of Section 22, all located in the NW ¼ of 22-5-5. The property is owned by Davenport Family Real Estate, LLC. Abernathy presented the information provided in the commissioners' packet and said the purpose of the plat is to create two lots that are part of a real estate transaction. She said the property shown as Block B on the plat is in the process of being annexed into the city. Shanon Vasknetz from Baseline Surveying was present to answer questions from the commission and briefly explained the request. **Motion by Gerberding to approve the preliminary and final plat. Second by Bostrom. Motion carried (Philips and Treloar abstaining).**

Agenda Item #5 – Preliminary Plat - KTM Design Solutions, Inc.

KTM Design Solutions, Inc. has submitted a preliminary plat application for Lots 1-37 of Block 1, Lots 1-4 of Block 2, Lots 1-16 of Block 3, and dedicated public right-of-way for Davenport Ranch Addition. The property is currently described as a portion of Lot 2 Revised, to be platted as Lot A of Davenport Ranch Addition, Lot 3 of Davenport Ranch Addition, and a portion of the NW ¼ NW ¼ and SW ¼ NE ¼ of Section 22, to be platted as Block B of Davenport Ranch Addition, all located in the NW ¼ of 22-5-5,. Abernathy presented the information in the commissioners' packet and said that the preliminary plat shows the proposed lot layout for a housing development from Garden Grove Developments, LLC. She said the proposed development consists of 57 single-family residential lots and dedicated public right-of-way. A copy of the project plan was also provided. Abernathy said the project plan will be discussed in more detail at the October 13 special meeting. Vasknetz

represented the item and said the preliminary plat review was one of the first steps to get the project started. Philips said there is a high demand for additional housing lots in Sturgis. The commission briefly discussed the housing market and the need for additional housing in Sturgis. **Motion by Gerberding to recommend approval of the preliminary plat. Second by Wilkerson. Motion carried (Philips and Treloar abstaining).**

Agenda Item #6 – Final Plat – Milo and Debra Kolda, Cindy Sinner

Milo and Debra Kolda of 2020 Cleveland Street and Cindy Sinner of 2024 Cleveland Street have submitted a final plat application of Lot 1A Revised and Lot 2 Revised in Block 1 of R&R Addition. The property is currently described as Lot 1 and Lot 1A in Block 1 of R&R Addition. Abernathy presented the information included in the commissioners' packet and said the mutual property boundary had been adjusted by an additional .5' since last reviewed by the Planning Commission at the September 9 meeting. **Motion by Philips to recommend approval of the final plat. Second by Bostrom. Motion carried unanimously.**

Agenda Item #7 – Preliminary & Final Plat – Paula Meeker

Paula Meeker of 1914 Arizona Avenue has submitted a plat of Lot 8R in Block 1 of Hillview Subdivision. The property is currently described as Lot 8 and Park Lot 2 of Hillview Subdivision. The purpose of the plat is to consolidate Park Lot 2, which was surplus by the City and purchased by Meeker in 2019, into the residential property on Lot 8. **Motion by Gerberding to recommend approval of the preliminary and final plat. Second by Wilkerson. Motion carried unanimously.**

The meeting was adjourned at 6:38pm. The next meeting is currently scheduled for Tuesday, October 13, 2020.

Respectfully submitted,
Laura Abernathy