



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

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Wednesday, September 9, 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 Angela Wilkerson

Not Present:

Vice-Chairman John Gerberding

Commissioner Cody Weber

Also Present:

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Daniel Ainslie (City Manager)

Steve Keszler (City Council)

Mike Bachand (City Council)

Shanon Vasknetz (Baseline Surveying)

Noel Larson (via phone)

Rod Bradley (PSI Family LLLP)

Jason Anderson

Kim & Jim O'Connor

Dean Gapp

Richelle Bruch

Veronica Grosek

Amanda Anglin

Paul Bisson

Lance Scherer

Bernadette Usera

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, July 21, 2020. Motion carried.

Agenda Item #1 – Variance - SSD Properties, LTD (Noel Larson)

Noel Larson (SSD Properties, LTD) has submitted a variance request to the hard surfacing requirements for a driveway at 1506 W Farley St (Lots 8B and 8C1 of Rodebanks 2nd Addition). The applicant intends to build a new garage in the place of the existing shed, and has requested a variance to not pave the existing driveway due to the length and location of the floodway on the property. Abernathy presented the information included in the commissioners’ packet. She said that hard surfacing for driveways was required for new construction projects to prevent mud and debris from entering the public streets. Mr. Larson answered questions from the commission via phone and explained the reason for the request and the proposed garage. Dean Gapp of 1507 West Farley Street was present and stated that he formerly owned the property and said that there had not been issues with mud and gravel being dragged onto West Farley Street. Treloar said that the city has been consistent in the past regarding hard surfacing requirements, but a compromise

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can be considered in the request. **Motion to recommend that the first 100' of the driveway be paved by Wilkerson, second by Olson. Motion carried unanimously.**

Agenda Item #2 – Public Hearing for TIFD #16, Approval of Project Plan, Planned Unit Development Designation

Tax Increment Finance District #16 has been proposed to help fund infrastructure improvements for a new development along Vanocker Canyon Road. Abernathy presented a brief overview regarding the proposed TIF district. PSI Family LLLP has submitted a project plan for a residential development of 23 single-family lots and a commercial storage unit facility at 3205 Vanocker Canyon Road (Lot D of the SE ¼ SE ¼ of Section 16, T5N, R5E). Abernathy reviewed the improvements to be included as part of the TIF project plan, including water and sewer main tie-ins to the new subdivision, bike path extension along Vanocker Canyon Road, and other improvements not limited to curb, sidewalk, and gutter for the proposed development. Abernathy said that since the property is currently zoned as Medium-Density Residential Housing, a Planned Unit Development has been proposed for Lot D to allow for a commercial storage facility on the south end of the property. She said a PUD is allowable in a residential zone and would encourage development on this portion of the lot due to the amount of fill found on the property. Rod Bradley was present to answer questions from the commission and explained the plan for Trailhead Subdivision and the commercial storage facility. **Motion by Bostrom to approve the creation of the TIF district, project plan, and the Planned Unit Development designation. Second by Olson. Motion carried unanimously to approve setting the boundaries of TIFD #16 as follows:**

Lots 1-22 in Block 2 of Pine Acres Subdivision to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 6 on Page 118.

Lot A of Lot C-5 of Barry Subdivision, less the North 93.41' of the West 112' of the NW ¼ SE ¼ of Section 16, T5N, R5E, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 5 on Page 28.

The North 93.41' of the West 112' of Lot A of Lot C-5 in Barry Subdivision, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 12 on Page 60.

Lot B of C-5 of Barry Subdivision, Located in the NE ¼ SE ¼ of Section 16, T5N, R5E, BHM, City of Sturgis, Meade County South Dakota, as shown by the plat filed in Plat Book 12 on Page 60.

Lot D of the SE ¼ SE ¼ of Section 16, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 3 on Page 299.

Lots 1 and 2 of Barry Subdivision, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 26 Page 179.

Agenda Item #3 – Preliminary Plat - Trailhead Subdivision

PSI Family LLLP has submitted a preliminary plat application for Lots 1-10 in Block 1, Lots 1-14 in Block 2, and Block 3 of Trailhead Subdivision. The property is currently described as Lot D in the SE ¼ SE ¼ Section 16, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. Abernathy presented the information in the commissioners' packet and said this was the plat application for the proposed development as discussed in Agenda Item #2. **Motion by Phillips to recommend approval of the preliminary plat. Second by Bostrom. Motion carried unanimously.**

Agenda Item #4 – Public Hearing for TIFD #18 and Approval of Project Plan

Tax Increment Finance District #18 has been proposed to help fund infrastructure improvements for a new senior living facility near Moose Drive and Dolan Creek Road. Abernathy presented a brief overview regarding the proposed TIF district. Ainslie said that this is the same plan as presented in TIFD #14, but that TIF had been dissolved due to no action on the redevelopment. The plan includes a three-story, 50 unit independent and assisted living senior housing facility. Improvements to the area include stormwater improvements, utility

infrastructure, bike path extension, and reconstruction of Ferguson Drive, Moose Drive, and Dolan Creek Road, and will include curb, gutter, and sidewalk improvements. **Motion by Wilkerson to approve the creation of the TIF district and project plan. Second by Olson. Motion carried unanimously to approve setting the boundaries of TIFD #18 as follows:**

Lot 1A of Lot A of Hurley Subdivision to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 23 on Page 72.

Lot B of Hurley Subdivision to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 21 on Page 324.

Lot 5H3 Revised of Hurley Subdivision, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 24 on Page 76.

Lot 6H of Hurley Subdivision to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 17 on Page 218.

Lot B of Lot 1 of Murray Tract #1, located in the SW ¼ SW ¼ of Section 9, T5N, R5E, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 20 on Page 115.

Lot H-1 (Vacated Right-of-Way adjacent to Lot A and Lot B of Lot 1, Murray Tract #1) Located in SW ¼ SW ¼ of Section 9, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 20 on Page 114.

Lot 12, a portion of Murray Tract #1 lying in the SW ¼ SW ¼, Section 9, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 5 on Page 168.

Lot 12A of Murray Tract #1, located in the SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 12 on Page 27.

Lot 27 in Block 4 of Palisades Subdivision to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 22 on Page 261.

Lots 28-29 in Block 4 of Palisades Subdivision to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 23 on Page 71.

Lots 7, 10, and 11 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat recorded in Plat Book 21 on Page 194.

Lots 8 and 9 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., of the City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 on Page 194.

Lot 5H1-ROE of Hurley Subdivision. Formerly Lots 5H1-A & 5H1-B of Hurley Subdivision, located in the N1/2NW1/4 of Section 16 T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota as shown on the plat filed in Plat Book 23 on Page 316.

Lot 5H2 Revised of Hurley Subdivision. Formerly Lot 5E12 and Lot 5H3 of Hurley Subdivision, located in the N1/2NW1/4 of Section 16 T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota as shown on the plat filed in Plat Book 24 on Page 76.

Remainder of Lot A-2 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 on Page 153, and as corrected in the Affidavit of Correction recorded September 30, 2004, in Book 666 on Page 417; EXCEPTING therefrom Lot 7-16 of Hurley Subdivision, as shown on the plat filed in Plat Book 21 on Page 194; and EXCEPTING therefrom Lot 17 of Hurley Subdivision, as shown on the plat filed in Plat Book 23 on Page 92.

Lot 13 of Murray Tract #1, located in the SW1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 5 on Page 235.

Lot 13A of Murray Tract #1, located in the SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 12 on Page 27.

Lot 24N, a subdivision of Lot 24 of Murray Tract #1, located in the SW1/4SW1/4 of Section 9, T5N., R5E., B.H.IV., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 19 on Page 85.

Lot 24S, a subdivision of Lot 24 of Murray Tract #1, located in the SW1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat recorded in Plat Book 19 on Page 85.

Lot 4 of Lot A of the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 139 (sometimes referred to as Ferguson Subdivision).

Lot 5 located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 8 on Page 50.

Lot 6 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 13 on Page 10.

Lots 1 and 2 of Lot A of the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 9 on Page 50 (sometimes referred to as Ferguson Plat).

Lot 3 of Lot A of the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County South Dakota (sometimes referred to as Ferguson Subdivision), as shown on the plat filed in Plat Book 8 on Page 50.

Lot C-1 of Lot C of Symonds Subdivision in the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 12 on Page 14.

Lot C-2 of Symonds Subdivision of Lot C in the SE1/4SW1/4 of Section 9 and the vacated portion of the Section Line between the NE1/4NW1/4 of Section 9, T5N., R5E., B.H.M., Meade County, South Dakota, as shown on the plat filed in Plat Book 12 on Page 14.

Lot H-2 (Vacated Right-of-Way adjacent to Lot 1 of Lot A of SE 1/4 SW 1/4). Formerly a portion of the Dolan Creek Road Right-of-Way located in the SE 1/4 SW 1/4 Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota as shown on the plat filed in Plat Book 24 on Page 185.

Agenda Item #5 – Public Hearing for TIFD #19 and Approval of Project Plan

Tax Increment Finance District #19 has been proposed to help fund infrastructure improvements for a new housing development and recreational park area on Marcotte Tract. The development plan includes approximately 94 single-family residential lots intermixed with public park land and recreational trails. Improvements to be included in the TIFD project plan include reconstruction of Otter Road, a new drainage structure at the Elk Road low crossing, bike path extensions, and new park infrastructure. **Motion by Olson to approve the creation of the TIF district and project plan. Second by Phillips. Motion carried (Treloar abstaining) to approve setting the boundaries for TIFD #19 as follows:**

Tract A-2 of Meade Subdivision, No. 1, formerly a portion of Tract A of Meade Subdivision No. 1, Section 16, T5N, R5E, B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 20 on Page 246.

Lot 1 of Lot 9A of Lot 9 in Block A of Pine Acres Subdivision, City of Sturgis, Meade County, South Dakota, as shown by the plat recorded in Plat Book 20 on Page 321.

Lot G-3-A, formerly a portion of Lot G-3, located in the NW ¼ SE ¼ of Section 16, T5N, R5E, B.H.M., Deadman Enterprises Subdivision, City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 10 on Page 71.

Lot 1 of Vista Estates Subdivision to the City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 on Pages 123-124.

Lot 22 of Vista Estates Subdivision, a portion of Lots G-3 and G-4, Block 9, and Lot 14, Block 7 of Deadman Enterprises Subdivision. All located in the E ½ of Section 16, T5N, R5E, B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 on Pages 123-124. Marcotte Tract, located in the S ½ NW ¼ and NE ¼ SW ¼ of Section 16, T5N, R5E, B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 23 on Page 171, and as amended by the Affidavit of Correction recorded on December 17, 2010 in Book 804 on Page 600.

Agenda Item #6 – Final Plat - Tract A and Tract B of Marcotte Tract

The City of Sturgis has submitted a final plat application for Tract A and Tract B of Marcotte Tract. The property is currently described as the Marcotte Tract located in the SW ¼ NW ¼; SE ¼ NW ¼; and the N ½ of the NE ¼ SW ¼ of Section 16, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. The property would be subdivided into Tract A (~56 acres) and Tract B (~4 acres). Abernathy presented the information included in the commissioners' packet, in which the city intends to surplus the two tracts to two developers for housing development, which will also include a large recreational area with bike and walking trails, and a new public park. **Motion by Phillips to recommend approval of the final plat. Second by Olson. Motion carried (Treloar abstaining).**

Agenda Item #7 – Preliminary and Final Plat – Lot 1A Revised and Lot 2 Revised in Block 1 of R&R Addition

Milo and Debra Kolda and Cindy Sinner have submitted a preliminary and 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 purpose of the plat was to adjust the lot line due to the location of the garage on Lot 2 owned by the Koldas. **Motion by Olson to recommend approval of the preliminary and final plat. Second by Bostrom. Motion carried.**

Agenda Item #8 – Preliminary Plat – Kim and Tim O'Connor

The applicant has submitted a preliminary plat application of Lots 1H-1, 1H-2, 1H-3, 1H-4, and 1H-5 of Hurley Subdivision. The property is located at 2152 Dolan Creek Road and is currently described as Lot 1H Revised of Hurley Subdivision. Abernathy presented the information in the commissioners' packet, which included a concept layout of a future subdivision at the end of Pine Glenn Drive located on the proposed Tract B of Marcotte Tract in addition to the lots shown on the preliminary plat. **Motion by Phillips to recommend approval of the preliminary plat. Second by Wilkerson. Motion carried (Treloar abstaining).**

The meeting was adjourned at 6:45pm. The next meeting is currently scheduled for Tuesday, October 6, 2020.

Respectfully submitted,
Laura Abernathy