



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, July 21, 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 Jon Olson

Commissioner Bill Philips

Commissioner Cody Weber

Commissioner Angela Wilkerson

Also Present:

Dave Smith (Director of Planning and Permitting)

Daniel Ainslie (City Manager)

Steve Keszler (City Council)

Shanon Vasknetz (Smitty LLC, Baseline Surveying)

Adam Kuntz

Chairman Treloar called the meeting to order at 5:31pm. Motion by Olson, second by Philips to approve the minutes from the regular Planning Commission meeting held on Tuesday, July 7, 2020. Motion carried.

Agenda Item #1 – Variance, Adam Kuntz

Adam Kuntz of 533 7th St (Lots 2, 3A, 3B in Block 29 of Ash’s Extension) has applied for a variance to Title 18.05.04G of the City Ordinance, which states that no accessory structures are allowed within the front setback of any property within a Medium-Density Residential zoning district. Smith presented the information provided in the commissioners packet, in which the applicant has two storage sheds within the front setback of his property, and has requested the variance to city code to allow the structures to remain where they are placed due to the topography and the existing layout of permanent structures on the lot.

Gerberding entered the meeting at 5:35pm.

Mr. Kuntz was present and said that one shed was already in place when he purchased the property, and just built the second 8x10 motorcycle shed recently. He said he would place the sheds in the backyard but said there is no room in the backyard and side yard slopes off towards Bear Butte Creek. He also said that the structures are beyond the setbacks. After discussion, there was a **motion to recommend approval of the variance request by Philips, second by Bostrom. Motion carried 4-3 with Bostrom, Philips, Treloar, Weber voting yes, and Gerberding, Olson, and Wilkerson voting no.**

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Agenda Item #2 – Final Plat, Lot 2 of Davenport Addition

Baseline Surveying has submitted a final plat application of Lot 2 of Davenport Addition. The property is currently a portion of the unplatted NW ¼ of the SW ¼ of Section 22, Township 5 North, Range 5 East, Black Hills Meridian, Meade County, South Dakota. The owner of the property is Davenport Family Real Estate, LLC. The property is currently outside Sturgis city limits. Smith presented the information provided in the commissioners packet. Smith said that the prospective buyer of the lot has received permission from the Municipal Utility Board to drill a well, but staff recommendation is that the property should be annexed to account for taxation of city services provided to the property. Vasknetz was present on behalf of the application, and said that the owner has asked for approval without the recommendation of annexation since water and sewer services cannot immediately be provided to the lot, and that the property fronts a state highway. He said that the owners would agree to sign a voluntary annexation agreement when utility services were provided, but they did not want to pay for city taxes until then. Olson recommended drafting a development agreement in the event the property is annexed. Discussion continued to include the costs to provide services, the elevation of the property, and potential subdivision of the property. Gerberding asked what the benefit to the city would be to annex. Smith said that the city does provide fire, ambulance, and law enforcement to properties inside and outside of city limits, but residents inside city limits pay for those services through city taxes. Ainslie said that even though utilities would not be provided, the owner of Lot 2 would not receive a utility bill, but the city would like to ensure that properties receiving public safety services pay for those services through property taxes. **Motion to recommend approval of the final plat conditional to the annexation of the property by Gerberding.** Motion died for a lack of a second. **Motion by Olson to approve the plat with a development agreement that would require annexation at the time that utility services are provided to the property. Second by Weber. Motion carried (Philips abstaining).**

Agenda Item #3 – Creation of TIFD #17 and Approval of Project Plan

Tax Increment Finance District #17 has been proposed to fund a portion of the street reconstruction and utility infrastructure costs of Katie Lane. The legal description of the boundary is as follows:

- Lot 1 of Bowman Addition to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 18 on Page 144.
- Lot 10A of Lot 10 of Bowman Addition to the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 20 on Page 262.
- Lot 10B of Lot 10 of Bowman Addition, located in the N ½ NE ¼ of Section 21, T5N, R5E, BHM, City of Sturgis, Meade County South Dakota, as shown by the plat filed in Plat Book 20 on Page 262.
- Lot S in the N ½ N ½ NE ¼ of Section 21, T5N, R5E, BHM, Meade County, South Dakota, as shown by the plat filed in Plat Book 14 on Page 2.
- Lot B of Wheeler Heights Estates, Meade County, South Dakota, as shown by the plat filed in Plat Book 23 on Page 13.

Smith presented the information provided in the commissioners packet. Lots 1, 10A & 10B of Lot 10 of Bowman Addition are currently inside Sturgis city limits. These properties are single-family residential lots that front Katie Lane. Lot B of Wheeler Heights and Lot S (the City-owned well lot) are pending annexation. The project plan includes the road grading and paving of Katie Lane, and extension of the sewer main to service the existing homes and future housing on Lot B. **Motion by Gerberding to approve the creation of the TIF district and the project plan. Second by Olson. Motion carried.**

Agenda Item #4 – Preliminary Plat, Tract A and Tract B of Marcotte Tract

The City of Sturgis has submitted a preliminary 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). Smith presented the information provided in the packet, which included a brief description of the city’s intent to surplus the two tracts for housing development, bike and

walking trails, and a public park. Ainslie gave an overview of the plans for development of the area, including the plans for park and open space and a housing development for Tract A, and plans for surrounding infrastructure improvements through use of a TIF district, including the reconstruction of Otter Road. He said Tract B would be sold to a second developer and a second TIF district would help fund the paving of Pine Glenn Drive, including the addition of a cul-de-sac, and would be developed for around nine residential homes. **Motion by Gerberding to recommend approval of the preliminary plat. Second by Weber. Motion carried (Treloar abstaining).**

The meeting was adjourned at 6:25pm. The next meeting is currently scheduled for Wednesday, September 9, 2020.

Respectfully submitted,
Laura Abernathy (Dave Smith)