



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, July 7, 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 Angela Wilkerson

Also Present:

Dave Smith (Director of Planning and Permitting)

Mike Bachand (City Council)

Laura Abernathy (Planning Coordinator)

Shanon Vasknetz (Smitty LLC)

Brad Limbo (All Aspects Land Surveying)

Absent:

Commissioner Cody Weber

Chairman Treloar called the meeting to order at 5:30pm. Motion by Olson, second by Wilkerson to approve the minutes from the regular Planning Commission meeting held on Tuesday, June 2, 2020. Motion carried.

Gerberding entered the meeting at 5:31pm.

Agenda Item #1 –Preliminary/Final Plat, Tract A of Bestgen Subdivision

All Aspects Land Surveying has submitted a plat application of Tract A of Bestgen Subdivision. The property is currently described as a portion of the SW ¼ SW ¼ of Section 32, T6N, R5E, BHM, and Government Lot 3, Government Lot 4, and the SW ¼ NW ¼, lying north and west of the Avalanche Road Right-of-Way, Section 5, T5N, R5E, BHM, excepting therefrom the West Sturgis 4th Addition. This property is located within Area #1 of the 3-Mile Platting Jurisdiction, with a portion of the platted property being located in Area #2. Abernathy presented the information in the commissioners packet. She said the plat application had been submitted to Meade County for their review since a portion was in their platting jurisdiction. The plat has been submitted to create a legal description for the purpose of selling the property. Gerberding asked where development on the property would occur. Brad Limbo of All Aspects Land Surveying said the purpose of the application was for creating a legal description for a real estate transaction. He said he was not privy to the plans for the future development of the property, but said there were several points of legal access to the property. Treloar asked why the application was being accepted by the city rather than the county for approval since it fell into both Areas #1 and #2. Abernathy said she consulted with Meade County Department of Equalization

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and Planning and was advised that the city could receive the application, and that they were provided a copy with no additional comments received. **Motion to recommend approval of the plat by Gerberding, second by Olson. Motion carried unanimously.**

Agenda Item #2 – Final Plat, Lots 1-3 of Lot B in Wheeler Heights Estates

Baseline Surveying has submitted a final plat application of Lots 1-3 of Lot B in Wheeler Heights Estates. The property is currently described as Lot B of Wheeler Heights Estates. The property is located in Area #1 of the 3-Mile City of Sturgis/Meade County Platting Jurisdiction. Abernathy presented the information included in the commissioners packet, and said that a voluntary annexation and development agreement has been reviewed and that a tax increment financing district has been considered to help fund the proposed infrastructure improvements on Katie Lane. Treloar asked if it is a requirement to annex property when a plat application adjacent to city limits is received. Abernathy said that since the property will have access off of a city road and will hook on to city sewer and water, it makes sense that annexation would be the next step. Treloar asked if it was the applicant's intention to annex into city limits. Shanon Vasknetz representing Smitty LLC said that it was. Gerberding asked if the surrounding landowners were excited about this project. Vasknetz said that they had been in contact with the landowners and felt positive about the project. Treloar asked when the TIF application would come forward. Abernathy said that a special meeting on July 21 is scheduled to review the proposed TIF boundaries and project. **Motion to recommend approval of the final plat by Gerberding, second by Bostrom. Motion carried unanimously.**

The meeting was adjourned at 5:42pm. The next meeting is currently scheduled for Tuesday, July 21, 2020.

Respectfully submitted,
Laura Abernathy