



Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, June 2, 2020 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

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 – via phone)
Laura Abernathy (Planning Coordinator – via phone)

Shanon Vasknetz (Baseline Surveying)
Denny McKay
David Wells

Absent:

Chairman Kyle Treloar

Vice Chairman Gerberding called the meeting to order at 5:30pm. Motion by Olson, second by Philips to approve the minutes from the regular Planning Commission meeting held on Tuesday, May 5, 2020. Motion carried.

Agenda Item #1 – Preliminary Plat, Lot 2 of Davenport Addition

A preliminary plat application of Lot 2 of Davenport Addition was submitted by Baseline Surveying. 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 located in Area #1 of the Meade County/City of Sturgis 3-Mile Platting Jurisdiction. The proposed lot is 8.296 acres and located adjacent to the southern boundary of Sturgis city limits along Vanocker Canyon Road. Smith presented the information provided in the commissioners report packet. Vasknetz was present to answer questions regarding the application. The commission discussed the utility plan for the proposed housing lot since it is within one mile of city limits. Ainslie asked if using a cistern was possible. The prospective buyer was present and stated he did not intend to haul water but to drill a well. Smith said that he will meet with the Municipal Utility Board on June 23 to discuss the request.

Motion to recommend approval of the preliminary plat by Wilkerson, second by Olson. Motion carried (Philips abstaining).

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

Baseline Surveying has submitted a 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. The owner of the property is Smitty, LLC. The property is adjacent to the southwest city limits of Sturgis with access from Katie Lane. The property is currently undeveloped. Smith presented the information in the commissioners packet, which included the reconstruction plans for Katie Lane, as well as a draft of an annexation and development agreement. Vasknetz

is a managing member of Smitty, LLC, and explained the plan for Katie Lane and the single-family housing lots. **Motion to recommend approval of the preliminary plat by Weber, second by Bostrom. Motion carried.**

The meeting was adjourned at 6:15pm. The next meeting is currently scheduled for Tuesday, July 7, 2020.

Respectfully submitted,
Laura Abernathy