



Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, May 5, 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 (via phone)

Commissioner Angela Wilkerson (via phone)

Also Present:

Dave Smith (Director of Planning and Permitting)

Daniel Ainslie (City Manager)

Steve Keszler (City Council – via phone)

Dan Roe (via phone)

Lisa Katzenstein (HR)

Laura Abernathy (Planning Coordinator)

Chairman Treloar called the meeting to order at 5:33pm. Motion by Olson, second by Philips to approve the minutes from the regular Planning Commission meeting held on Tuesday, April 7, 2020. Motion carried.

Agenda Item #1 – Variance Request, Dan Roe of 2150 Hurley Drive

Dan Roe of 2150 Hurley Drive (Lot 5H3 of Hurley Subdivision) has submitted a variance application to street improvement requirements for Lot 5A and Lot 5B of Hurley Subdivision. The applicant had submitted the plat application for review at the April 7 meeting, and has since requested a variance to not require curb, gutter, and sidewalk installation for the two lots. Lot 5A is the location of a single-family home, and is 6.248 acres. Lot 5B would be a .442 acre lot to be sold for construction of a single-family home. Abernathy presented the materials in the commissioners' packet, including site photos and a site layout of the area. Roe stated that he did not intend to install curb and gutter because the road was built on a ditch drainage system. Gerberding asked if partial curb and gutter on Hurley Drive would affect the flow of runoff to other properties. The commission continued to discuss possible issues if curb and gutter was not installed entirely to Dolan Creek Road. Treloar asked if the city planned to do anything in the future for this road. Ainslie said that there could be a possibility of including this area in a TIF district to help pay for a project, where the city would pay for the curb and gutter and the landowners would be responsible for a sidewalk. The commission agreed that to prevent any drainage issues, the road would need to be improved all the way to Dolan Creek Road, and not just along Lots 5A and 5B. **Motion to recommend approval of the variance request by Gerberding, second by Olson. The motion carried unanimously.**

The meeting was adjourned at 5:50pm. The next meeting is currently scheduled for Tuesday, June 2, 2020.

Respectfully submitted,
Laura Abernathy