



Planning Commission

Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, March 3, 2020 at 5:30pm at Samson's Corner at 1544 Lazelle Street, Sturgis, SD.

Present:

Vice-Chairman John Gerberding
Commissioner Dustin Bostrom
Commissioner Jon Olson

Commissioner Bill Philips
Commissioner Angela Wilkerson
Commissioner Cody Weber

Absent:

Chairman Kyle Treloar

Also Present:

Dave Smith (Director of Planning and Permitting)
Laura Abernathy (Planning Coordinator)
Mike Bachand (City Council)
Rena Hymans

Clarence Glover Jr. (Key City Rentals, LLC)
Richard Schieffer (Key City Rentals, LLC)
Gloria Peterson
Cheryl Goodall

Acting Chair Gerberding called the meeting to order at 5:30pm. Motion by Olson, second by Weber to approve the minutes from the special Planning Commission meeting held on Tuesday, February 25, 2020. Motion carried.

Agenda Item #1 – Variance – Rena Hymans

The applicant has submitted a variance application for the following properties:

2221 Lazelle Street (Lots 15-21 in Block 6 of Comstock's Addition): 5' variance to the 15' rear setback for a new proposed 4,000 sq. ft. commercial office suite building, and a variance to allow for off-premise signage for a new building at 715 12th Street;

715 12th Street (Lot 1 Revised in Block 6 of Comstock's Addition): 8' variance to 18' setback on a corner lot for a new proposed 6,000 sq. ft. commercial office suite building, and a variance to street access requirements to allow for primary access to the proposed building from an alley.

Abernathy presented a brief overview and the site plan and said that city staff did not see an issue with the request for off-premise signage and for the rear setback variance request for the proposed building at 2221 Lazelle Street. Abernathy said that staff had concerns with the site plan for 715 12th Street, which shows that the proposed office building at 715 12th Street would have its frontage facing the alley rather than 12th or Williams Streets. The primary access points to the property would be from an entrance from Williams Street and the alley to the south. Abernathy said that alley should be hard-surfaced if the commission considers the variance to allow primary access off of an alley. She also stated concerns staff had about the proposed parking area from Williams Street because reconstruction of the curb would be needed to accommodate the proposed off-street parking plan. Abernathy also said both properties would need to dedicate 10% of the property for landscaping. Hymans was present and said that the layout for 715 12th Street was based on visibility to Lazelle Street. She also said she had made

an offer for the building at 2221 Lazelle Street, which she currently rents, but did not have a purchase agreement in place with Key City Rentals. Richard Schieffer and Clarence Glover Jr. were present as partners of Key City Rentals. They stated their concerns about a tenant requesting a variance for property that the tenant does not own. City staff said that it is not unusual for an applicant to request a variance for a property they do not own, but usually a purchase agreement or permission from the landowner is in place. Smith said if the variances were approved, they would only apply to the applicant and for the site plan presented, and in this case should be contingent on the applicant owning the property. The commission discussed the 25' width of the alley, direction of traffic entering/exiting the alley, drainage issues in the alley, and the parking space requirements for 715 12th Street. After lengthy discussion, there was a **motion by Olson to table the request until the applicant receives a purchase agreement from Key City Rentals for 2221 Lazelle Street. Motion died due to a lack of a second. Motion by Bostrom to recommend approval of the off-premise signage and variance to the rear setback for 2221 Lazelle Street, pending completion of purchase of the property from Key City Rentals. Second by Weber. Motion passed 5-1 (Olson).**

Motion by Philips to recommend approval of the variance to the street access requirements and variance to side setback for 715 12th Street, given that the entire alley is hard-surfaced from Lazelle Street to 12th Street by the applicant. Second by Weber. Motion passed unanimously.

Agenda Item #2 – Plat – Cheryl Goodall/Gloria Peterson & Patrick and Tammy Tennyson

The applicants have submitted a preliminary and final plat application of Lot 1A Revised and Lot 1C Revised in Block 1 of Glover's Third Addition. The property is currently described as Lot 1A, Lot 1B, and Lot 1C in Block 1 of Glover's Third Addition. Abernathy presented a copy of the plat, and said that this was revised from what was presented at the November 5, 2019 meeting because it reflects an adjustment to the dedicated public right-of-way to allow for the construction of a new cul-de-sac on Harmon Street, and includes additional easements not shown on the previously reviewed plat. **Motion by Olson to recommend approval of the plat. Second by Wilkerson. Motion carried.**

Other Items:

Richard Schieffer stated his concerns about the increase of truck traffic and debris coming off Short Track Road and Moose Drive and had concerns regarding the safety of the intersection at Highway 14A/Lazelle Street and Moose Drive. Smith said that he understood that a haul agreement was in place with the city but he would follow up with the issue.

Schieffer also asked about the lack of hard surfaced driveway for the conditional Use on Review for Mountain View Care at 1681 Joedy Street. Smith said that the landowner would not be required to install improvements until the city paved the remaining section of Joedy Street right-of-way, at which time the applicant would be required to comply with City Ordinance.

The meeting was adjourned at 6:34pm. The next meeting is currently scheduled for Tuesday, April 7, 2020.

Respectfully submitted,
Laura Abernathy