



Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, February 25, 2020 at 5:30pm at Samson's Corner at 1544 Lazelle Street, Sturgis, SD.

Present:

Chairman Kyle Treloar

Vice-Chairman John Gerberding

Commissioner Dustin Bostrom

Commissioner Jon Olson

Commissioner Angela Wilkerson

Commissioner Cody Weber

Absent:

Commissioner Bill Philips

Also Present:

Daniel Ainslie (City Manager)

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Paul Bisson (Sturgis Economic Development Corp)

Amanda Anglin (Sturgis Economic Development

Corp)

Treloar called the meeting to order at 5:30pm. Motion by Gerberding, second by Olson to approve the minutes from the regular Planning Commission meeting held on Tuesday, February 4, 2020. Motion carried.

Agenda Item #1 – Tax Increment Finance District (TIFD) #14 Project Plan

Ainslie presented an overview of the project plan for TIFD #14. The TIFD was created in 2017 to provide funding for infrastructure improvements for the construction of a three-story 50 unit senior living facility, including 34 units of independent senior living and 16 units of assisted senior living.

Improvements in the project plan include stormwater improvements, curb, gutter and sidewalk improvements, and road improvements to Moose Drive, Dolan Creek Road and Ferguson Drive.

Discussion included questions from the commission about the site plan, green space requirements, and management. Treloar asked if the contract for private development addressed what would happen to the TIF loan in the case the property was sold to a non-profit company. Ainslie said that the contract should be revised to address that situation. After brief discussion, there was a **motion by Gerberding to recommend approval of the project plan. Second by Bostrom. Motion carried.**

The meeting was adjourned at 5:57pm. The next meeting is currently scheduled for Tuesday, March 3, 2020.

Respectfully submitted,
Laura Abernathy