



Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, November 5, 2019 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 Cody Weber

Commissioner Angela Wilkerson

Absent:

Commissioner Jon Olson

Commissioner Bill Philips

Also Present:

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Jason Anderson (City Council)

Todd & Kristen Loftus

Cheryl Goodall

Gloria Peterson

Shanon Vasknetz

Acting Chair Gerberding called the meeting to order at 5:32pm. Motion by Weber, second by Bostrom to approve the minutes from the regular Planning Commission meeting held on Tuesday, October 8. Motion carried.

Abernathy introduced Commissioner Angela Wilkerson, who has been appointed in place of Aaron Schoon, who has recently resigned.

Agenda Item #1 – Zoning Amendment – Todd & Kristen Loftus of 885 Main Street

The applicants have applied for a zoning amendment to rezone 885 Main Street (described as Lots 33 & 34 in Block 5 of Ft. Meade Addition) from Medium-Density Residential Housing to Highway Service. The applicants were present and said they intended to tear down the existing home and use the lot for employee parking for Loftus Dental at 866 Lazelle Street. Discussion included access to the lot and surrounding improvements that would be done. **Motion by Bostrom to recommend approval of the zoning amendment. Second by Weber. Motion carried.**

Agenda Item #2 – Variance – Don Feist (Sturgis Properties, LLC)

The applicant has submitted a variance to the Title 19 street improvement requirements for property located at 430 7th Street. Abernathy said the property owner had submitted a plat application to subdivide Lot 3 in Block 1 of Sunnyslope Subdivision into Lot 3A and Lot 3B, prompting the requirement of street improvements to 7th Street near Lot 3A. Such street improvements would require the installation of a cul-de-sac, sidewalk, curb, and gutter.

Treloar entered the meeting at 5:43pm.

After brief discussion, there was a **motion by Treloar to recommend approval of the variance, provided that erosion control measures are installed in place of street improvements. Second by Bostrom. Motion carried (Wilkerson abstaining).**

Agenda Item #3 – Final Plat – Don Feist (Sturgis Properties, LLC)

The applicant has submitted a final plat application of Lots 3A and 3B in Block 1 of Sunnyslope Subdivision. The property is currently described as Lot 3 in Block 1 of Sunnyslope Subdivision. **Motion by Treloar to recommend approval of the final plat as presented. Second by Gerberding. Motion carried. (Wilkerson abstaining).**

Agenda Item #4 – Preliminary/Final Plat – Cheryl Goodall/Gloria Peterson

The applicants have submitted a preliminary and final plat application of Lot 1A Revised in Block 1 of Glover’s Third Addition. The property is currently described as Lot 1A and Lot 1B in Block 1 of Glover’s Third Addition. **Motion by Weber to recommend approval of the plat. Second by Wilkerson. Motion carried.**

Agenda Item #5 – Preliminary Plat – Kim O’Connor

The applicant has submitted a preliminary plat application of Lots 1H-1, 1H-2, 1H-3, 1H-4, and 1H-5 of Hurley Subdivision. The property is located at 2152 Dolan Creek Road and is currently described as Lot 1H Revised of Hurley Subdivision. The Commission asked what the future plans were for the property. Abernathy said that staff requires a development plan submitted prior to final plat approval. **Motion by Treloar to recommend approval of the preliminary plat, provided that a development plan is submitted for review. Second by Bostrom. Motion carried.**

The meeting was adjourned at 6:15pm. The next meeting is currently scheduled for Tuesday, December 3, 2019.

Respectfully submitted,
Laura Abernathy