



## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, October 8, 2019 at 5:30pm at Samon's Corner at 1544 Lazelle Street, Sturgis, SD.

### Present:

Commissioner Dustin Bostrom  
Commissioner Jon Olson

Commissioner Bill Philips  
Commissioner Cody Weber

### Absent:

Chairman Kyle Treloar  
Vice-Chairman John Gerberding  
Commissioner Aaron Schoon

### Also Present:

Scott Rovere (Building Inspector)  
Mike Bachand (City Council)  
Michael Kretzschmar

Dan & Trisha Roe  
Shanon Vasknetz

Olson called the meeting to order at 5:30pm. Motion by Philips, second by Weber to approve the minutes from the regular Planning Commission meeting held on Wednesday, September 4. Motion carried.

### **Agenda Item #1 – Variance – Michael Kretzschmar of 1343 Meade Ave**

The applicant has applied for a 7' variance to the 10' rear setback requirement within a Medium-Density Residential Housing district. The property is located at 1343 Meade Avenue, described as Lot 31 of Commanche Addition, less the south 15.75' of Lot 31 and less R.O.W. Lot 55. The applicant is requesting the variance to construct a 16x20 sq. ft. addition to the existing garage. Staff presented the information provided in the commissioners' packets, including the site survey and site pictures. **Motion by Philips to recommend approval of the request, given that the property is surveyed prior to construction and an existing garden located on R.O.W. Lot 55 is removed. Second by Bostrom. Motion carried.**

### **Agenda Item #2 – Preliminary Plat – Don Feist (Sturgis Properties, LLC)**

The applicant has submitted a preliminary 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. Staff presented the information provided in the commissioners' packet, and stated that improvements to the dead end 7<sup>th</sup> Street should be installed with plat approval, including a cul-de-sac, curb, gutter, and sidewalk. **Motion by Philips to recommend approval of the preliminary plat as presented, without requiring street improvements. Second by Weber. Motion carried.**

**Other Items:**

Dan Roe of 2150 Hurley Drive (Lot 5H3 Revised of Hurley Subdivision) was present to discuss a plat application submitted to the Planning and Permitting Department, in which staff told Roe that improvements to Hurley Drive would have to be installed per Title 19 requirements. The Planning Commission recommended that Roe submit a variance application prior to plat review to ask that curb, gutter, and sidewalk improvements not be required with the subdivision of Lot 5H3 Revised.

The meeting was adjourned at 6:15pm. The next meeting is currently scheduled for Tuesday, November 5, 2019.

Respectfully submitted,  
Scott Rovere (Laura Abernathy)